
**Estrella Mountain Ranch Community
Facilities District
City of Goodyear, Arizona**

**FEASIBILITY
REPORT**



*For the Issuance of
Special Assessment Revenue Bonds
(Lucero Assessment District No. 1), Series 2018*

October 10, 2018

**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District
Feasibility Report**

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SECTION ONE

INTRODUCTION, PURPOSE OF FEASIBILITY REPORT AND GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this “Report”) has been prepared for presentation to the Board of Directors of the Estrella Mountain Ranch Community Facilities District (the “District”) in connection with the proposed issuance by the District of its Special Assessment Revenue Bonds (Lucero Assessment District), Series 2018 (the “Bonds”) in an aggregate principal amount of not to exceed \$7,500,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Act”). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two and to fund a reserve fund with respect to the Bonds.

PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of certain public infrastructure (as defined in A.R.S. §48-701) (the “Projects”) to be financed with proceeds of the Bonds, if issued, and of the plan for financing the Projects in accordance with the provisions of A.R.S. §48-715. Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Projects which are to be acquired (Section Two); (ii) a map showing the general location of the Projects (Section Three); (iii) an estimate of the cost to construct the Projects and schedule for the completion of the Projects (Section Four); and (iv) a plan for financing the Projects (Section Five).

Additionally, this Report includes: (i) a legal description of the District [[Appendix A](#)]; a legal description of the benefited area [[Appendix A-1](#)]; reference to recorded final plats of Assessment Parcels A2, B, C, F2 and G [[Appendix A-2](#)]; and reference to approved pre plats of Assessment Parcels A1 and D1 [[Appendix A-3](#)]; a form of disclosure pamphlet [[Appendix B](#)]; and the estimated special assessment liens [[Appendix C](#)].

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona (“City”), legal counsel and other experts have been consulted as deemed appropriate. **THIS REPORT IS NOT INTENDED TO BE A “FINANCIAL FEASIBILITY REPORT OR STUDY” AS THAT TERM IS CUSTOMARILY USED.**

GENERAL DESCRIPTION OF DISTRICT

Formation of the District was approved by the City upon the request of SunChase Estrella Limited Partnership, a Delaware limited partnership (“SunChase”), as the owner of all the land within the District as of formation on November 22, 1999. Residential Funding Corporation, a Delaware corporation, consented to the formation of the District as a holder of a lien interest in such land as of formation.

Subsequent to the formation of the District, a Development, Financing Participation and Intergovernmental Agreement No. 1 (“the CFD Development Agreement”) was entered into between the District, the City, SunChase and Residential Funding Corporation. The initial and subsequent public infrastructure was described in the General Plan which was recorded on November 23, 1999 as document no. 99-1063338. Ryland Group, Inc. (which subsequently obtained a contractual interest in certain property contained within the District) consented and agreed to the CFD Development Agreement.

In 2003, SunChase conveyed Estrella Mountain Ranch and assigned its interests in the CFD Development Agreement to Sun MP, LLC (“Sun MP”), a limited liability company formed in connection with a restructuring and a new capital investment in the mixed-use, master-planned community known as Estrella Mountain Ranch (“Estrella Mountain Ranch”) by an unrelated party. In October 2003, the City and the District consented to the assignment of SunChase’s interests to Sun MP.

Pursuant to an option agreement, in a series of transactions from May 16, 2005 through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District, to NNP III-Estrella Mountain Ranch, LLC (“Applicant”) and its affiliated entities, as follows:

NNP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres are within the District and 331 acres are near but outside the District. NNP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres are within the District and 320 acres are near but outside the District. NNP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres are within the District and 8,881 acres are near but outside the District.

Combined, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres are within the District and 9,532 acres are near but outside the District. Currently, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities own approximately 6,829 acres of District land. The remaining 2,942 acres of District land is owned by various parties including home builders, homeowners, homeowners association, commercial and civic users and investors.

NNP III – Estrella Mountain Ranch, LLC and NNP III-EMR 3, LLC are wholly-owned by NNP III – Estrella, LLC, a Delaware limited liability company (“NP III – Estrella”). NNP III – Estrella and NNP III-EMR 4, LLC, a Delaware limited liability company are wholly-owned by Estrella Mountain Ranch Developers LLC, a Delaware limited liability company (“NP III”). NNP III is wholly-owned by Land Management Company, LLC. The Members of Land Management Company are California Public Employees’ Retirement System, IHP Land Management Investors, LLC and IHP Land Management Incentives, LLC. The Estrella Mountain Ranch project is managed by Newland Real Estate Group, LLC under a Project Management Agreement with NNP III.

The Bonds, if issued, would represent the sixth series of special assessment revenue bonds issued by the District. The table below summarizes previous series of special assessment bonds.

Estrella Mountain Ranch Community Facilities District
Special Assessment Revenue Bonds Issued

Order	Description and Issue Year	Bond Issue Amount	Infrastructure Financed
1.	Estrella Mountain Ranch Community Facilities District Special Assessment Lien Bonds, Golf Village Series 2001A <i>*Refunding bonds issued in January 2018 in principal amount of \$1,785,000</i>	\$8,088,000*	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension
2.	Estrella Mountain Ranch	\$4,950,000*	San Gabriel Road Phase I, San Gabriel

	Community Facilities District Special Assessment Revenue Bonds, Desert Village Assessment District, Series 2002 <i>*Refunding bonds issued in January 2018 in principal amount of \$1,985,000</i>		Road Phase II, and enhanced landscaping along San Gabriel Road
3.	Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds, Montecito Assessment District, Series 2007 <i>*Refunding bonds issued in January 2018 in principal amount of \$5,329,000</i>	\$7,680,000*	Calistoga Drive Phase I
4.	Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds, Golf Village Assessment District No. 2, Series 2007 <i>*Refunding bonds issued in January 2018 in principal amount of \$4,789,000</i>	\$6,928,000*	Westar Drive Phases II – IV
5.	Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds, Montecito Assessment District No. 2, Series 2015	\$4,980,000	182 nd WMV Ph1, 182 nd WMV Ph2 and Calistoga 2-1
Total Issued	Estrella Mountain Ranch Community Facilities District Special Assessment Bond Issues <i>*Refunding bonds issued in principal amount of \$13,888,000</i>	\$32,626,000	

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds have also been issued. The table below summarizes prior general obligation bond issues.

Estrella Mountain Ranch Community Facilities District

General Obligation Bonds Issued

Order	Description and Issue Year	Bond Issue Amount	Infrastructure Financed
1.	Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2001	\$200,000	Landscape renovations along Estrella Parkway from Elliot Road to San Miguel Drive

2.	Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2005	\$5,005,000	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension
3.	Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2007	\$12,750,000	Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension
4.	Estrella Mountain Ranch Community Facilities District General Obligation Refunding Bonds, Series 2017	\$14,050,000	Refunding Estrella Mountain Ranch Community Facilities District General Obligation Bonds, Series 2005 and Series 2007
Total Issued		\$32,005,000ⁱ	

¹ Because Series 2017 General Obligation Refunding Bonds redeemed \$13,900,000 of Series 2005 and Series 2007 General Obligation Bonds, net General Obligation Bond issues of the Estrella Community Facilities District total **\$18,105,000**.

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for Estrella Mountain Ranch. Lucero Assessment District, consisting primarily of residential development, is the portion of the District that will be benefited by the Projects described in Section Two of this Report. (See the maps in Section Three of this Report). A legal description of Lucero Assessment District has been included as [\[Appendix A-1\]](#) to this Report.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, at the time the land use plan was prepared the build-out of Estrella Mountain Ranch was expected to include the following:

**Estrella Mountain Ranch
Community Facilities District
Land Use Plan**

Type of Development	Acres Within the District (1)
Residential	5,146
Commercial	654
Schools	122
Municipal Uses	157
Open Space	2,897
Parks	232
Miscellaneous	563
Total Acreage	9,771

Footnote:

(1) Estimate: Subject to change.

Source: Applicant.

The following represents a description of the planning areas to be contained within Lucero Assessment District No. 1, as well as the estimated number of acres and lots to be contained within each planning area. The final number of lots may vary from those presented below.

**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Land Use Plan**

Planning Areas	Land Area (Acres)	Platted / Planned Units	Lot Sizes	Owner	Status	Appendix
11.A1	37.1	77	60' X 120' & 70' X 130'	Applicant	Approved Pre Plat	A-3
11.A2	34.0	70	60' X 120' & 70' X 130'	Applicant	Recorded Plat	A-2
11.B	27.4	100	47' X 115'	Applicant	Recorded Plat	A-2
11.C	25.9	91	52' X 120'	Applicant	Recorded Plat	A-2
11.D1	24.7	89	47' X 115'	Applicant	Approved Pre Plat	A-3
11.F2	12.7	49	47' X 90'	Applicant	Recorded Plat	A-2
11.G	12.6	47	47' X 90'	Applicant	Recorded Plat	A-2
	174.4	523				

Source: Applicant

Future residents of Lucero Assessment District No. 1 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet [See [Appendix B](#)] that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District.

The estimated special assessment liens are anticipated to vary depending on the density of each product type within the planning areas of Lucero Assessment District No. 1. The estimated special

assessment liens are indicated in an analysis in [Appendix C]. The final assessment liens will be dependent upon the final cost of the improvements financed, the benefit determined to have been received by each parcel as determined by the District's assessment engineer ("the "Assessment Engineer"), as well as the bulk wholesale value of the parcels to be assessed as determined by an independent third party MAI appraiser retained by the District (the "Appraiser").

Parcels 11.D2, 11.D3 11.E, 11.F1, 11.H, 11.I1, 11.I2 and 11.J, which are in the same benefited area as Parcels included in Lucero Assessment District No. 1, will be included in a future Lucero Assessment District. See page 17 for description of benefited area.

SECTION TWO

DESCRIPTION OF THE PROJECTS

DESCRIPTION OF THE PROJECTS

The Projects to be acquired by the District with proceeds of the Bonds are described below:

1. **Hillside Drive:**

This Project begins approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Its alignment runs through the Assessment District and extends approximately 7,550 feet. The Hillside Drive alignment terminates just north of the existing Star Tower entry feature for Estrella, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping, and streetlight installation. Construction of Hillside Drive began in 2nd quarter of 2017. Blasting and grading are complete. Installation of sanitary sewer, potable water and storm drain began in May 2018. Substantial completion of this project is scheduled for end of June 2019.

2. **16 Inch and 12 Inch Waterlines:**

This Project consists of two potable waterlines that will be constructed within or adjacent to the Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16 inch potable waterline will be installed approximately just west of existing intersection of Cotton Lane and Estrella Parkway and southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12 inch potable waterline will be installed between approximately existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve will be installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure reducing valve. Construction of this project began in the 2nd quarter of 2018 and is scheduled to be completed by the end of December 2018.

3. **Lost Lift Station and Parallel Force Main:**

Lost Lift Station consists of improvements to an existing sanitary sewer lift station known as Lost Lift Station which is owned and operated by the City of Goodyear. Lost Lift Station is located approximately 250 feet west of northwest portion of Lucero Parcel 11.C in the TEP (Tucson Electric Power) easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of a flow meter, a vault, a new back-up generator, an order control system, electrical panels, perimeter wall and gate, force main within lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Lift Station. Construction of this project is scheduled to begin in October 2018.

The Parallel Force Main begins at the existing Lost Lift Station. Approximately 4,300 lineal feet of 8" sanitary sewer force main will be installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of this project is scheduled to begin in September 2018.

These Projects will be completed by the end of March 2019.

4. Zone 2 Water System:

This Project is necessary to provide potable water service to Lucero. It includes upgrades to the City of Goodyear Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of (2) two new 2,000 gallons per minute (gpm) vertical turbine pumps, a variable frequency drive for one of the new 2,000 gpm pumps, new piping and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Substantial completion of this project is scheduled for the end of October 2018.

All work to be completed on the referenced Projects will be per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual.

See the attached maps in Section 3 for the location of the improvements and the corresponding area of benefit.

PROJECT COSTS REPRESENT ENGINEER'S SEALED COST ESTIMATES.

A MAP SHOWING THE PROJECT LOCATION AND AREA OF BENEFIT IS FILED WITH AND IS A PART OF THIS REPORT AS SECTION THREE. THE COSTS AND EXPENSES ARE IN SUMMARY AS FOLLOWS:

**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Project Acquisition/Construction Costs**

Description	Total Estimated Cost to be Acquired by Bond
1) Hillside Drive	\$ 8,693,188
Percentage of Improvements included in this Series 2018 SA Bond	48.5%
Hillside Drive costs to be acquired by the Series 2018 SA Bond. *	\$ 4,217,567
2) 16" and 12" Waterline	\$ 1,665,365
Percentage of Improvements included in this Series 2018 SA Bond	48.5%
16" and 12" Waterline costs to be acquired by the Series 2018 SA Bond.	\$ 807,965
3) Lost Lift Station and Parallel Force Main	\$ 940,389
Percentage of Improvements included in this Series 2018 SA Bond	59.2%
Lost Lift Station and Parallel Force Main costs to be acquired by the Series 2018	\$ 556,992
4) Zone 2 Water System	\$ 618,158
Percentage of Improvements included in this Series 2018 SA Bond	56.4%
Zone 2 Water System costs to be acquired by the Series 2018 SA Bond.	\$ 348,380
Total Infrastructure Improvements	\$ 11,917,101
Total Percentage of Improvements included in this Series 2018 SA Bond	49.8%
Total	\$ 5,930,904

Source: Applicant

* Remainder of the costs, excluding private utilities and non-potable water system costs, are anticipated to be included in a future Lucero Assessment District bond

SECTION THREE

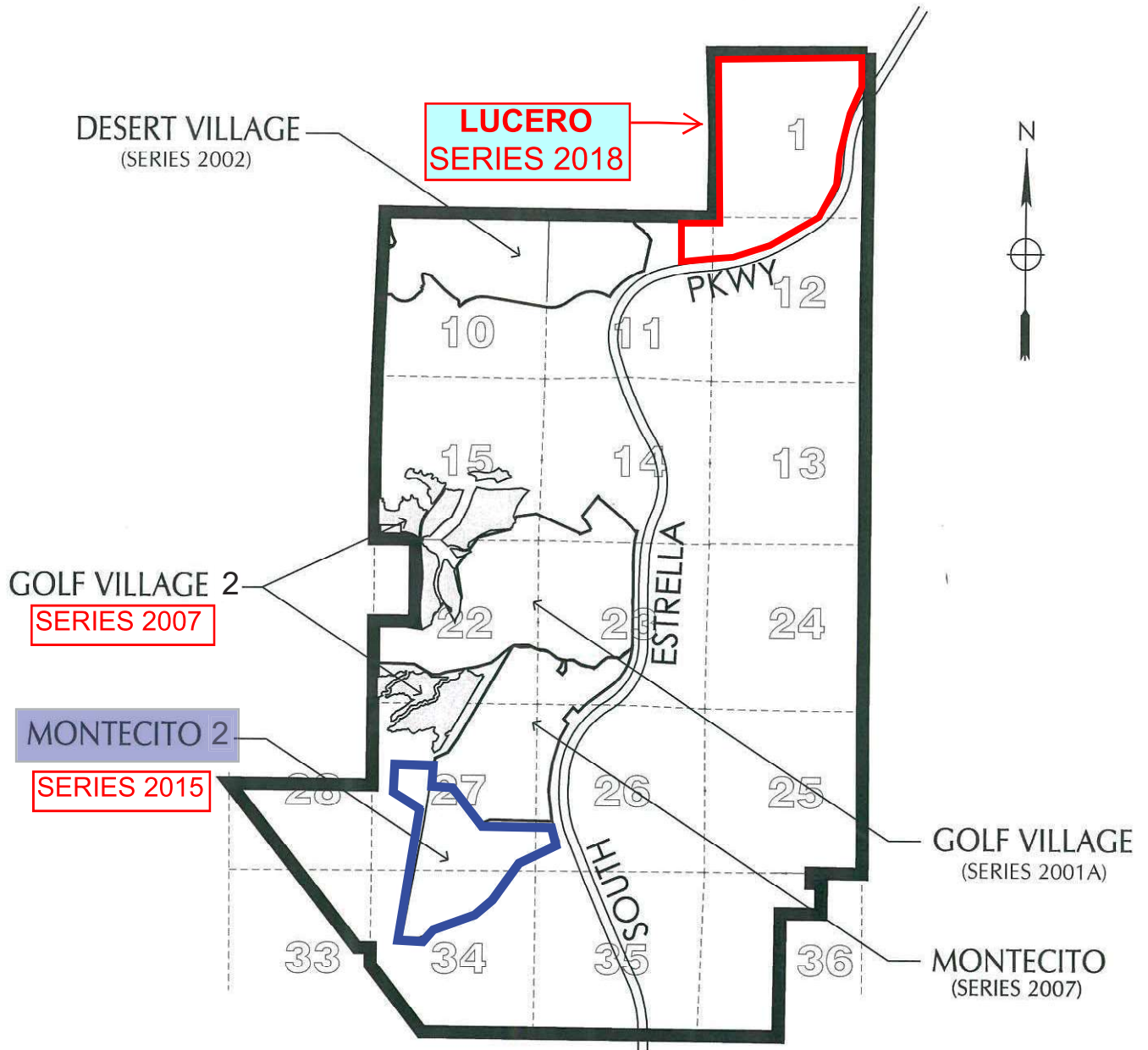
**LOCATION MAP, MAP OF AREA TO BE BENEFITED, MAP OF
PARCELS TO BE INCLUDED IN LUCERO ASSESSMENT DISTRICT
NO. 1 AND IN FUTURE LUCERO ASSESSMENT DISTRICT AND
LOCATION MAP OF THE PROJECTS**

**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Location Map**

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT

CITY OF GOODYEAR, ARIZONA

SPECIAL ASSESSMENT AREAS



DESCRIPTION

A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 1 NORTH,
RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

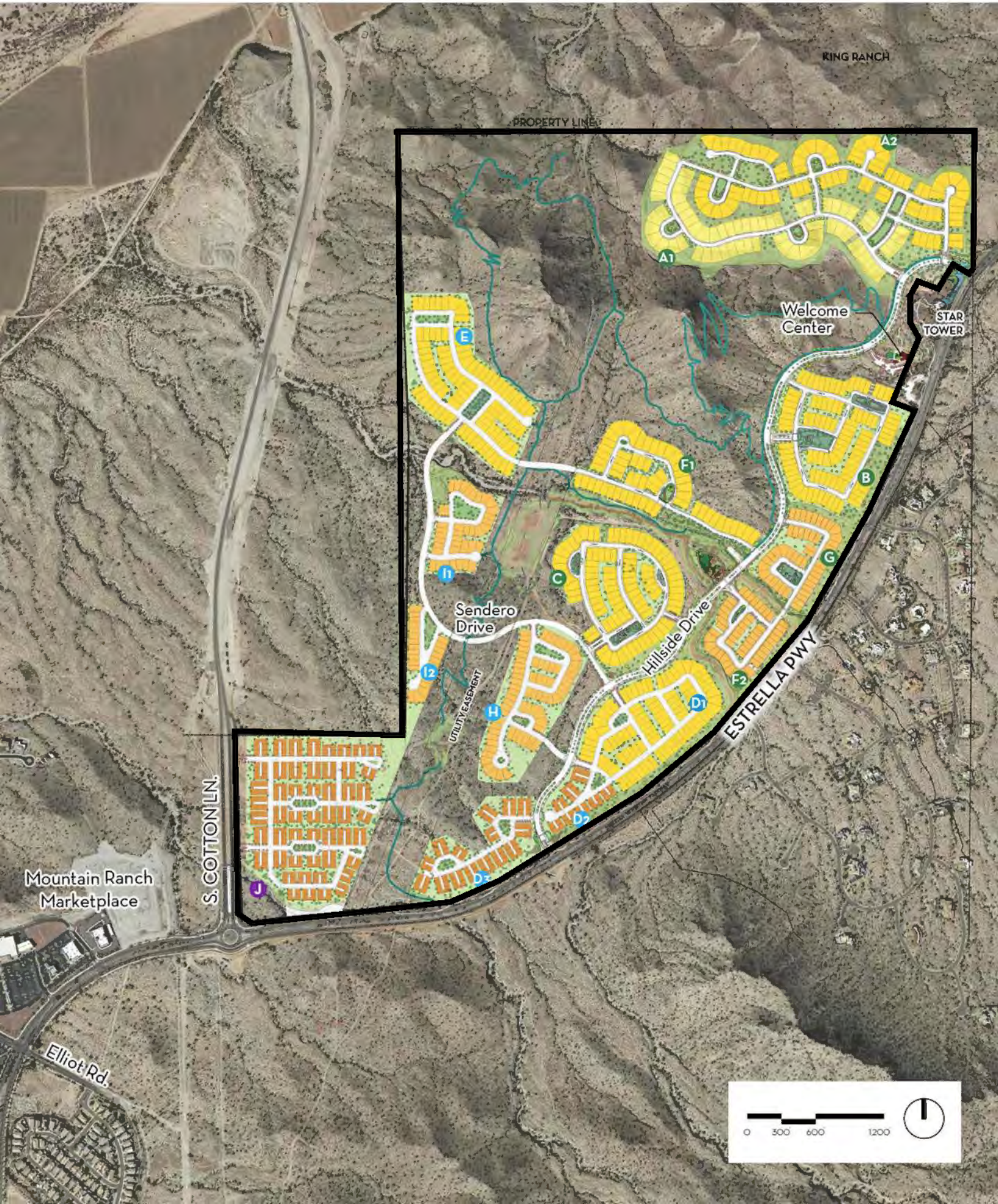
LEGEND

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
BOUNDARY

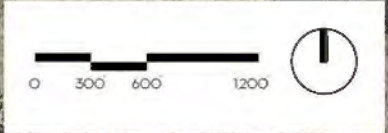
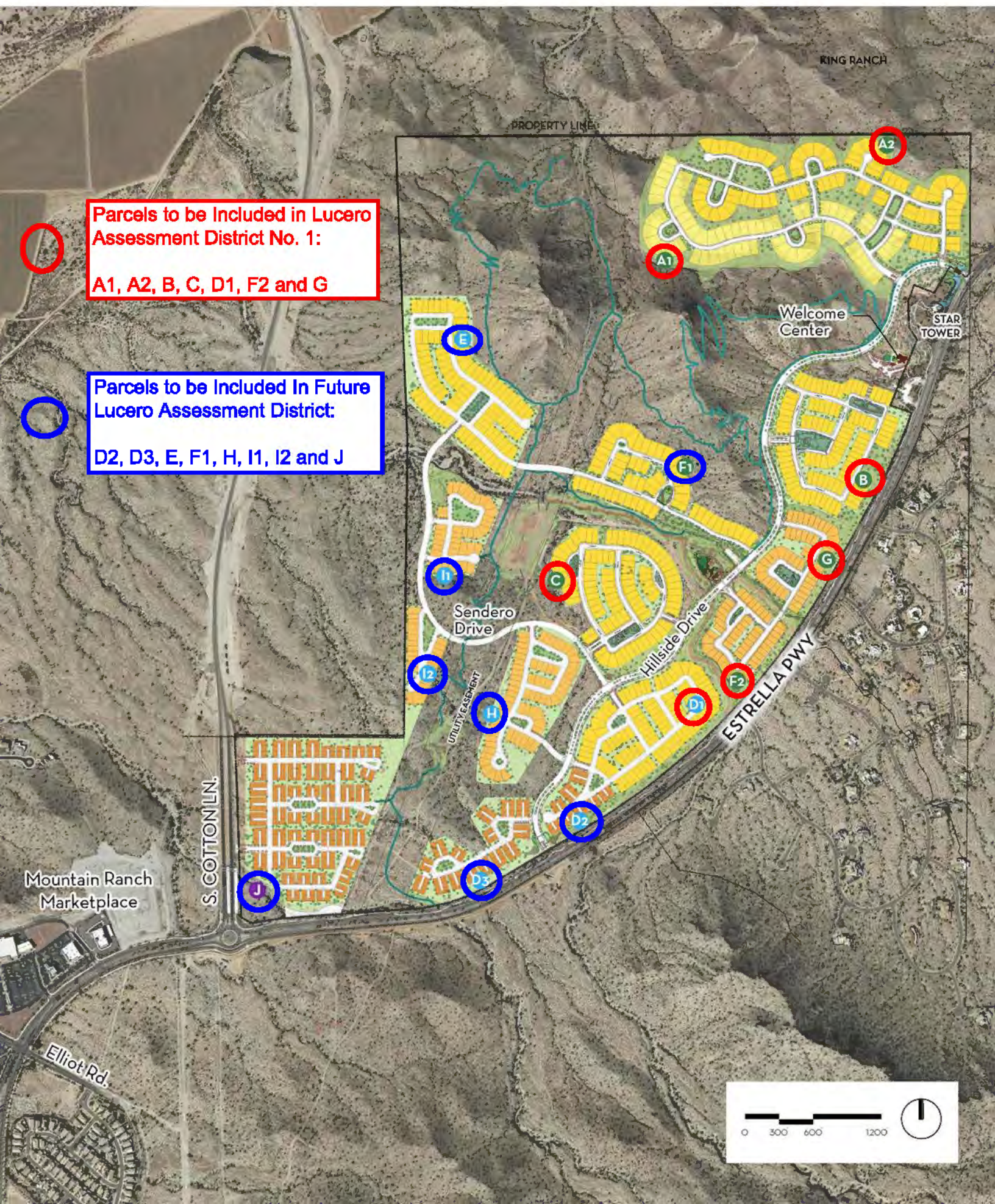


**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Map of Area to be Benefited**

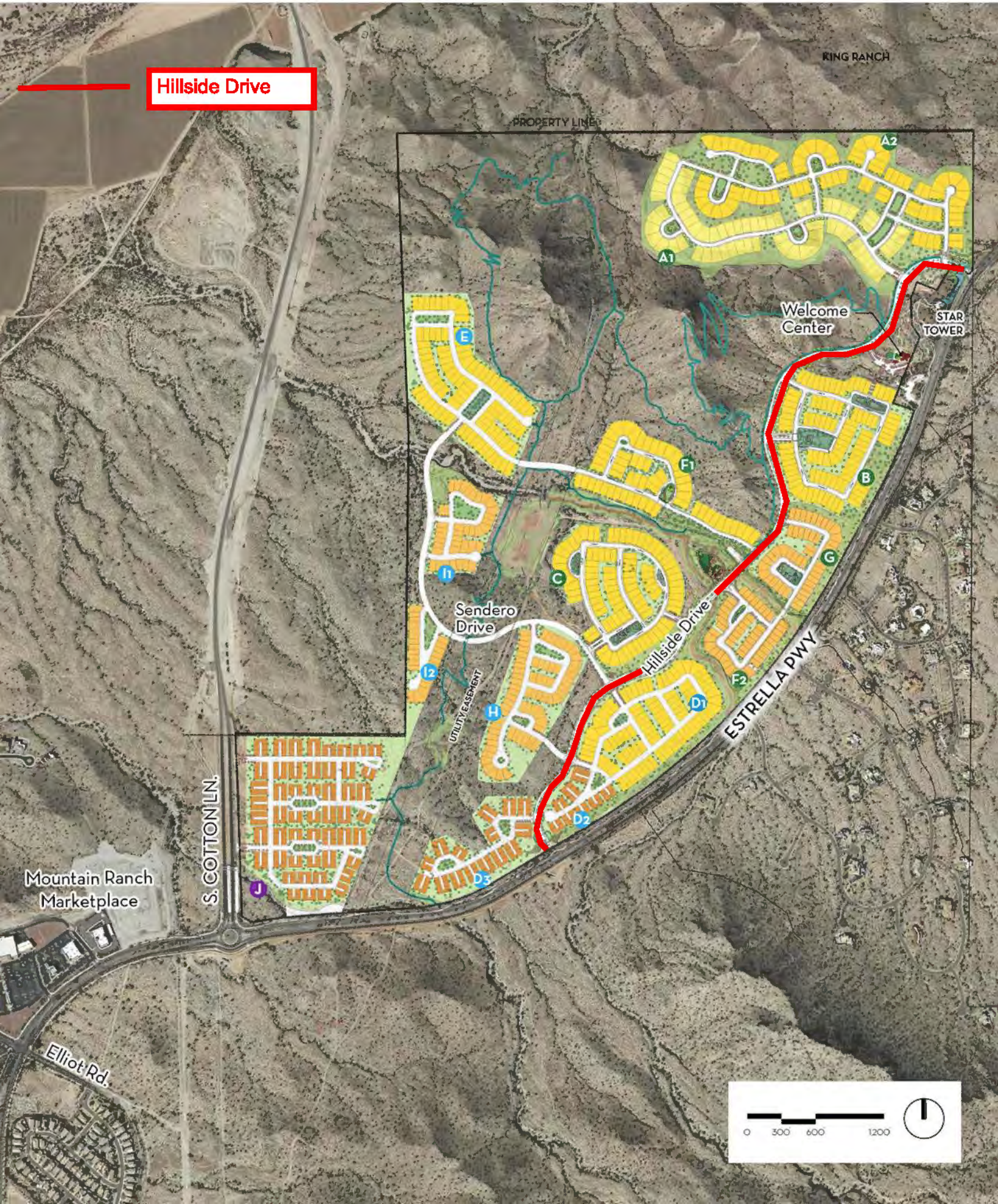
Map of the Area to be Benefited

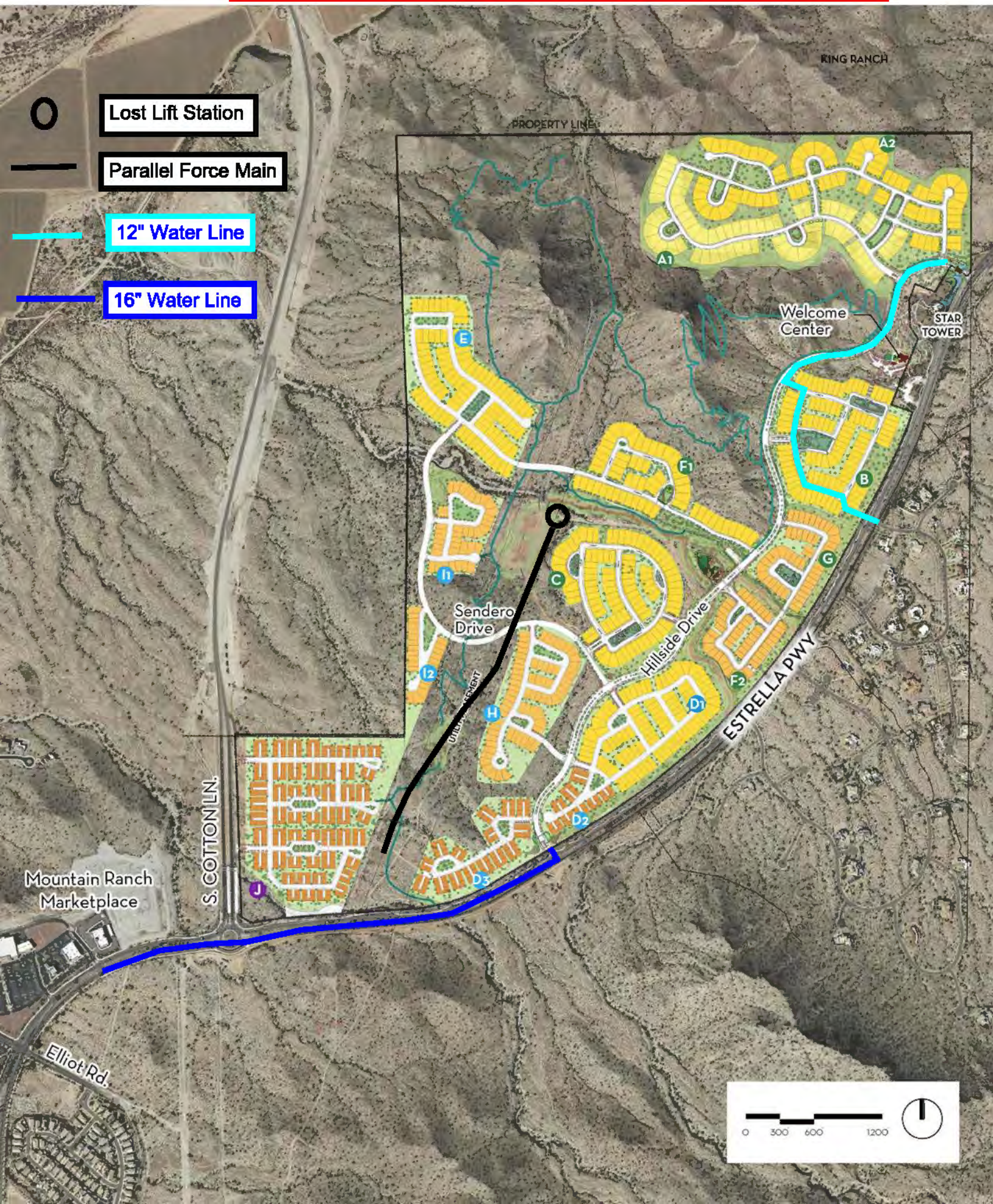


**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Map of Parcels to be Included in Lucero Assessment
District No. 1 and in Future Lucero Assessment District**

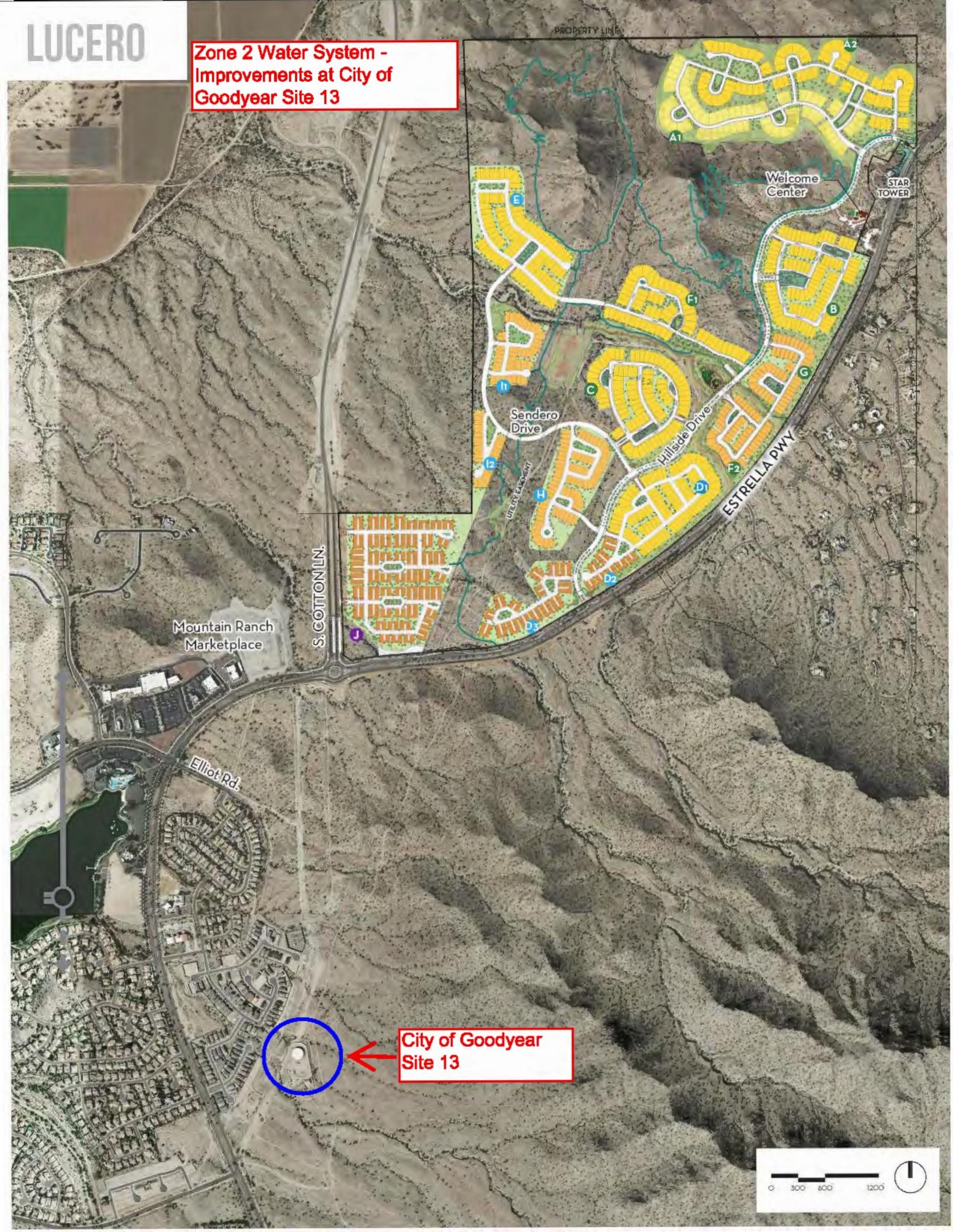


**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Location Map of the Projects**





Zone 2 Water System - Improvements at City of Goodyear Site 13



City of Goodyear
Site 13

0 300 600 1200

Benefit Area Described

Parcels 11.A2, 11.B, 11.C, 11.F2 and 11.G have recorded plats for 357 single family home sites ranging in size from 47' to 60' wide. Parcels 11.A1 and 11.D1 have approved pre-plats for 166 single family home sites ranging in size from 47' to 70' wide. These parcels will be included in Lucero Assessment District No. 1.

Parcels 11.D2, 11.D3 11.E, 11.F1, 11.H, 11.I1, 11.I2 and 11.J are under planning for single family detached and attached home sites. These parcels will be included in a future Lucero Assessment District.

SECTION FOUR

ACTUAL AND ESTIMATED PROJECT COSTS AND SCHEDULE FOR THE COMPLETION OF THE PROJECTS

ACTUAL AND ESTIMATED COST OF THE PROJECTS AND SCHEDULE FOR THE COMPLETION OF THE PROJECTS

Shown below is a summary of the actual and estimated costs and expenses of the Projects. The Applicant will advance the difference between the total Bond proceeds (less reserve fund) and the total Projects' cost in order to complete the Projects. Individual cost categories may increase or decrease so long as the total amount of the Bond issuance to acquire a portion of the total Projects' cost does not exceed \$7,500,000.

Upon the District's acquisition of the Projects, the District will dedicate the Projects to the City. Accordingly, the District will have no operating or maintenance expenses in connection with the Projects. Net Bond proceeds (par amount of the Bonds less reserve fund) in the estimated amount of approximately \$6,000,000 are expected to fund approximately 49.8% (see Page 11) of the overall total Projects' cost.

**Estrella Mountain Ranch Community Facilities District
(City of Goodyear, AZ)
Special Assessment Revenue Bonds
(Lucero Assessment District No. 1) Series 2018
Actual and Estimated costs of the Projects / Schedule for Completion of the Projects**

	Cost of Public Improvements	Completed as of 6/30/2018	Estimated Projected Completion Dates
1 Hillside Drive	\$ 8,693,188	\$ 3,062,457	End of June 2019
2 16" & 12" Waterline	\$ 1,665,365	\$ 1,046,149	End of December 2018
3 Force Main and Lift Station	\$ 940,389	\$ 153,283	End of March 2019
4 Zone 2 Water System	\$ 618,158	\$ 333,008	End of October 2018
Total	\$ 11,917,101	\$ 4,594,897	

Footnote:

See Plan of Finance for the estimated Sources and Uses of Funds.

Source: Applicant.

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

- 1) Costs of the acquisition of the Projects will be provided by the District pursuant to terms of the Act and the CFD Development Agreement. The Applicant will provide for construction and the District will acquire from the Applicant such Projects with the proceeds from the sale of the Bonds.
- 2) Construction contracts for the Projects either have been or will be, as the case may be, publicly bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirements and have been or will be administered in conformance with applicable law and such requirements.
- 3) (A) The District is requested to issue and sell, pursuant to the provisions of the Act, the Bonds, in an amount sufficient:
 - (i) to repay advances for the costs of the acquisition of the Projects and
 - (ii) to pay:
 - (a) all other amounts indicated in this Report and
 - (b) an amount necessary to fund a debt service reserve fund related to the Bonds in an amount not in excess of that permitted by the Act.

All amounts described above (collectively, the "Financeable Amount") may not exceed in principal amount \$7,500,000.

(B) The Applicant shall, prior to the issuance of the Bonds, use equity and/or third party financing to fund a portion of (3) (A) (i). In addition, the Applicant shall entirely fund (3) (A) (ii) (a) and all costs of issuance related to the Bonds.

(C) The Bonds shall be payable from amounts collected by the District from, among other sources, the hereinafter described special assessment (the "Assessment").

- (i) The Assessment shall be based on the Financeable Amount.
- (ii) The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property included in Lucero Assessment District as indicated in [Appendix A-1] hereto based on the benefits to be received by and as allocated to the parcels into which the Lucero Assessment District is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(D) The estimated Sources and Uses of Funds of the Bonds including the estimated Applicant Contribution toward the cost of the Projects are as follows:

Sources and Uses of Funds
Estrella Mountain Ranch Community Facilities District (Goodyear, AZ)
Special Assessment Revenue Bonds (Lucero Assessment District), Series 2018

Dated Date 12/27/2018
Delivery Date 12/27/2018

Sources:

Bond Proceeds:	
Par Amount	6,985,000.00

Other Sources of Funds:

Major Landowner Contribution (1)	350,000.00
	7,335,000.00

Uses:

Acquisition and Construction Deposits:	
Acquisition and Construction Fund (2)	6,000,000.00

Other Fund Deposits:

Debt Service Reserve Fund (3)	559,100.00
Capitalized Interest Fund through 1/1/20	423,756.67
	982,856.67

Delivery Date Expenses:

Costs of Issuance (1)	210,300.00
Underwriter's Discount (1)	139,700.00
	350,000.00

Other Uses of Funds:

Deposit to the Debt Service Fund	2,143.33
	7,335,000.00

Footnotes:

- (1) Preliminary, subject to change. The developer contribution includes the amount to be paid by the Applicant to pay costs of issuance, underwriter's discount and costs of the Projects not funded by Bond proceeds.
- (2) Estimated amount provided by NNP III.
- (3) Represents maximum annual debt service.

Source: Stifel

- (E) The following is a breakdown of the estimated costs of issuance including underwriter fees to be paid by the Applicant:

**Estrella Mountain Ranch Community Facilities District
(City of Goodyear, AZ)
Special Assessment Revenue Bonds
(Lucero Assessment District No. 1) Series 2018
Estimated Cost of Issuance (1)**

Descriptions	
Underwriter Discount	139,700
Bond Counsel	72,000
Underwriter's Counsel	40,000
CFD Financial Advisor	40,000
CFD Appraisal Fee	-
Bond Registrar, Paying Agent	500
Printing Fees	15,000
Assessment Engineer	20,000
Miscellaneous Costs	22,800
Total Estimated Costs of Issuance (2)	350,000

Footnotes:

(1) All figures have been rounded. Certain individual amounts are estimates and may change when the final bond amount is determined.

(2) Estimate: Actual amounts may vary.

Source: Applicant.

- (F) An estimated annual debt service schedule for the Bonds (assuming a total issuance of \$6,985,000 in principal amount and current estimated interest rates) is shown in Exhibit A.
- 4) To the extent that cost savings may exist with respect to any Project category, such cost savings may be used to contract or fund overruns or District advances which may exist with respect to Projects authorized by this Report.
 - 5) The Bonds are expected to have a 25 year maturity with the first year being interest only and the principal amount amortized over the remaining 24 years. The Bonds will not be rated or credit-enhanced in any form.
 - 6) An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within Parcels A1, A2, B, C, F2 and G are within a 4-to-1 value-to-lien ratio and Parcel D1 is within a 3 to 1 value to lien ratio.
 - 7) Prior to closing on the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of Parcels A1, A2, B, C, F2 and G shall be at least four (4) times the amount of the Assessment, except the market value of Parcel D1 shall be at least three (3) times the amount of the Assessment.

- 8) Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement (“IGA”) which was recorded on July 17, 2007 as document no. 2007-0811440 between the District and the Maricopa County Treasurer’s Office.
- 9) Assessment on each individual lot will be determined by an allocation methodology reviewed and approved by the Assessment Engineer. It is estimated that the residential Assessment amounts will range from approximately \$12,000 to \$15,000 per lot depending upon the type of unit being assessed as well as the final density of each residential subdivision. Based on this range of Assessment, the estimated average annual payments for the Assessment are anticipated to range from approximately \$956 to \$1,195 [See Appendix C].

EXHIBIT A

ESTIMATED ANNUAL DEBT SERVICE SCHEDULE

Estimated Bond Debt Service
 Estrella Mountain Ranch Community Facilities District (Goodyear, AZ)
 Special Assessment Revenue Bonds (Lucero Assessment District), Series 2018
 Dated Date 12/27/2018
 Delivery Date 12/27/2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/27/2018					
7/1/2019		6.000%	214,206.67	214,206.67	214,206.67
1/1/2020			209,550.00	209,550.00	
7/1/2020	140,000	6.000%	209,550.00	349,550.00	559,100.00
1/1/2021			205,350.00	205,350.00	
7/1/2021	145,000	6.000%	205,350.00	350,350.00	555,700.00
1/1/2022			201,000.00	201,000.00	
7/1/2022	155,000	6.000%	201,000.00	356,000.00	557,000.00
1/1/2023			196,350.00	196,350.00	
7/1/2023	165,000	6.000%	196,350.00	361,350.00	557,700.00
1/1/2024			191,400.00	191,400.00	
7/1/2024	175,000	6.000%	191,400.00	366,400.00	557,800.00
1/1/2025			186,150.00	186,150.00	
7/1/2025	185,000	6.000%	186,150.00	371,150.00	557,300.00
1/1/2026			180,600.00	180,600.00	
7/1/2026	195,000	6.000%	180,600.00	375,600.00	556,200.00
1/1/2027			174,750.00	174,750.00	
7/1/2027	205,000	6.000%	174,750.00	379,750.00	554,500.00
1/1/2028			168,600.00	168,600.00	
7/1/2028	220,000	6.000%	168,600.00	388,600.00	557,200.00
1/1/2029			162,000.00	162,000.00	
7/1/2029	235,000	6.000%	162,000.00	397,000.00	559,000.00
1/1/2030			154,950.00	154,950.00	
7/1/2030	245,000	6.000%	154,950.00	399,950.00	554,900.00
1/1/2031			147,600.00	147,600.00	
7/1/2031	260,000	6.000%	147,600.00	407,600.00	555,200.00
1/1/2032			139,800.00	139,800.00	
7/1/2032	275,000	6.000%	139,800.00	414,800.00	554,600.00
1/1/2033			131,550.00	131,550.00	
7/1/2033	295,000	6.000%	131,550.00	426,550.00	558,100.00
1/1/2034			122,700.00	122,700.00	
7/1/2034	310,000	6.000%	122,700.00	432,700.00	555,400.00
1/1/2035			113,400.00	113,400.00	
7/1/2035	330,000	6.000%	113,400.00	443,400.00	556,800.00
1/1/2036			103,500.00	103,500.00	
7/1/2036	350,000	6.000%	103,500.00	453,500.00	557,000.00
1/1/2037			93,000.00	93,000.00	
7/1/2037	370,000	6.000%	93,000.00	463,000.00	556,000.00
1/1/2038			81,900.00	81,900.00	
7/1/2038	390,000	6.000%	81,900.00	471,900.00	553,800.00
1/1/2039			70,200.00	70,200.00	
7/1/2039	415,000	6.000%	70,200.00	485,200.00	555,400.00
1/1/2040			57,750.00	57,750.00	
7/1/2040	440,000	6.000%	57,750.00	497,750.00	555,500.00
1/1/2041			44,550.00	44,550.00	
7/1/2041	465,000	6.000%	44,550.00	509,550.00	554,100.00
1/1/2042			30,600.00	30,600.00	
7/1/2042	495,000	6.000%	30,600.00	525,600.00	556,200.00
1/1/2043			15,750.00	15,750.00	
7/1/2043	525,000	6.000%	15,750.00	540,750.00	556,500.00
	6,985,000		6,580,206.67	13,565,206.67	13,565,206.67

Footnote:

Estimate, actual debt service schedule will be provided by the underwriter at the time of issuance and is subject to market conditions. Interest is estimated at 6.00% for the Bonds.

Source: Stifel

APPENDIX A

LEGAL DESCRIPTION OF THE DISTRICT

February 27, 1997

LEGAL DESCRIPTION
ESTRELLA - LEGAL 3

PARCEL 1

That part of Sections 1, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast Corner of said Section 1, as shown on the "Estrella Phase One, Map of Dedication", as recorded in Book 318 of Maps, Page 38, Maricopa County Records;

Thence South $00^{\circ}20'21''$ West (measured), South $00^{\circ}20'03''$ West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

Thence South $00^{\circ}13'59''$ West (measured), South $00^{\circ}14'18''$ West (record), continuing along the East line of said Section 1, a distance of 2,640.94 feet (measured), 2641.11 feet (record) to the Northeast Corner of said Section 12;

Thence South $00^{\circ}28'03''$ West (measured), South $00^{\circ}28'10''$ West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12;

Thence South $00^{\circ}13'23''$ West (measured), South $00^{\circ}13'30''$ West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Corner of said Section 13;

Thence South $00^{\circ}07'53''$ West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South $00^{\circ}13'33''$ West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South $00^{\circ}13'33''$ West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South $00^{\circ}17'47''$ West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South $00^{\circ}08'16''$ West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

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Estrella - Legal 3
February 27, 1997
Page 2 of 7

Thence South $00^{\circ}12'04''$ West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North $89^{\circ}13'00''$ West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South $00^{\circ}31'11''$ West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South $89^{\circ}15'58''$ East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South $00^{\circ}28'07''$ West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North $89^{\circ}24'51''$ West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South $00^{\circ}40'22''$ West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North $89^{\circ}36'54''$ West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35;

Thence North $89^{\circ}36'09''$ West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North $89^{\circ}34'19''$ West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North $89^{\circ}29'43''$ West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

Legal Description for
Estrella - Legal 3
February 27, 1997
Page 3 of 7

Thence North $89^{\circ}29'43''$ West, continuing along the South line of said Section 34, a distance of 964.18 feet to a point on the Northeasterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence North $37^{\circ}50'26''$ West, along the Northeasterly right-of-way line of said "Rainbow Valley Road," a distance of 2,704.64 feet to a point on the East line of said Section 33;

Thence North $00^{\circ}21'07''$ East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

Thence North $89^{\circ}49'56''$ West, along the East-West mid-section line of said Section 33, a distance of 442.93 feet to a point on the Northeasterly right-of-way line of said "Rainbow Valley Road";

Thence North $37^{\circ}50'26''$ West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28;

Thence South $89^{\circ}27'48''$ East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North $00^{\circ}28'09''$ East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22;

Thence North $00^{\circ}14'06''$ East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22;

Thence South $89^{\circ}51'29''$ East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North $00^{\circ}11'40''$ East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North $89^{\circ}24'39''$ West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

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Estrella - Legal 3
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Thence North $00^{\circ}03'52''$ East, along the West line of said Section 15, a distance of 2,651.85 feet to the West Quarter Corner of said Section 15, said point also being the Southwesterly Boundary Corner of said "Estrella Phase One, Map of Dedication;"

Thence North $01^{\circ}27'57''$ East (measured), North $01^{\circ}27'59''$ East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2,614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North $02^{\circ}27'13''$ East (measured), North $02^{\circ}27'17''$ East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

Thence North $02^{\circ}22'18''$ East (measured), North $02^{\circ}22'31''$ East (record), continuing along the West line of said Section 10, a distance of 2,635.09 feet (measured), 2,635.54 feet (record) to the Northwest Corner of said Section 10;

Thence South $89^{\circ}13'00''$ East (measured), South $89^{\circ}12'35''$ East (record), along the North line of said Section 10, a distance of 2,650.33 feet (measured), 2,650.49 feet (record) to the North Quarter Corner of said Section 10;

Thence South $89^{\circ}22'02''$ East (measured), South $89^{\circ}21'52''$ East (record), continuing along the North line of said Section 10, a distance of 2,638.74 feet (measured), 2,639.03 feet (record) to the Northwest Corner of said Section 11;

Thence South $89^{\circ}31'04''$ East (measured), South $89^{\circ}31'03''$ East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

Thence South $89^{\circ}39'41''$ East (measured), South $89^{\circ}39'05''$ East (record), continuing along the North line of said Section 11, a distance of 2,649.36 feet (measured), 2,649.51 feet (record) to the Southwest Corner of said Section 1;

Thence North $00^{\circ}39'36''$ East (measured), North $00^{\circ}39'46''$ East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

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Estrella - Legal 3
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Thence North 02°11'20" West (measured), North 02°10'59" West (record), continuing along the West line of said Section 1, a distance of 2,694.65 feet (measured), 2,694.49 feet (record) to the Northwest Corner of said Section 1;

Thence North 89°37'33" East (measured), North 89°37'44" East (record), along the North line of said Section 1, a distance of 2,470.13 feet (measured) to the Southeast Corner of Section 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°43'37" East (measured), North 89°37'44" East (record), continuing along the North line of said Section 1, a distance of 70.26 feet (measured) to the North Quarter Corner of said Section 1;

Thence North 89°43'37" East (measured), North 89°46'12" East (record), continuing along the North line of said Section 1, a distance of 2,521.98 feet (measured), 2,521.62 feet (record) to the Point of Beginning.

Containing 10,067.869 Acres more or less.

PARCEL 2

That part of the Southwest Quarter of Section 34, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest Corner of said Section 34;

Thence North 00°21'07" East, along the West line of said Section 34, a distance of 1,991.83 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of "Rainbow Valley Road," a distance of 2,539.67 feet to a point on the South line of said Section 34;

Thence North 89°29'43" West, along said South line, a distance of 1,570.30 feet to the Point of Beginning.

Containing 35.902 Acres more or less.

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Estrella - Legal 3
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PARCEL 3

That part of the Southwest Quarter of Section 28, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest Corner of said Section 28;

Thence North $00^{\circ}08'04''$ East, along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

Thence South $89^{\circ}27'48''$ East, along the East-West mid-section line of said Section 28, a distance of 583.08 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South $37^{\circ}50'26''$ East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,329.90 feet to a point on the South line of said Section 28;

Thence South $89^{\circ}51'39''$ West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

PARCEL 4

That part of the North Half of Section 33 and the South Half of the North Half of Section 32, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 32;

Thence North $89^{\circ}48'26''$ West, along the East-West mid-section line of said Section 32, a distance of 5,208.80 feet to a point on the Easterly right-of-way line of "Tuthill Road," as recorded in Book 33 of Road Maps, Page 39 and Instrument #92-109925, Maricopa County Records, said line being parallel with and 40.00 feet Easterly, as measured at right angles, from the West line of said Section 32;

Thence North $01^{\circ}01'17''$ West, along the Easterly right-of-way line of said "Tuthill Road," a distance of 1,338.76 feet to point on the North line of the South Half of the North Half of said Section 32;

Legal Description for
Estrella - Legal 3
February 27, 1997
Page 7 of 7

Thence South $89^{\circ}39'25''$ East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South $89^{\circ}59'09''$ East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

Thence North $00^{\circ}31'52''$ East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

Thence South $37^{\circ}50'26''$ East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,353.83 feet to a point on the East-West mid-section line of said Section 33;

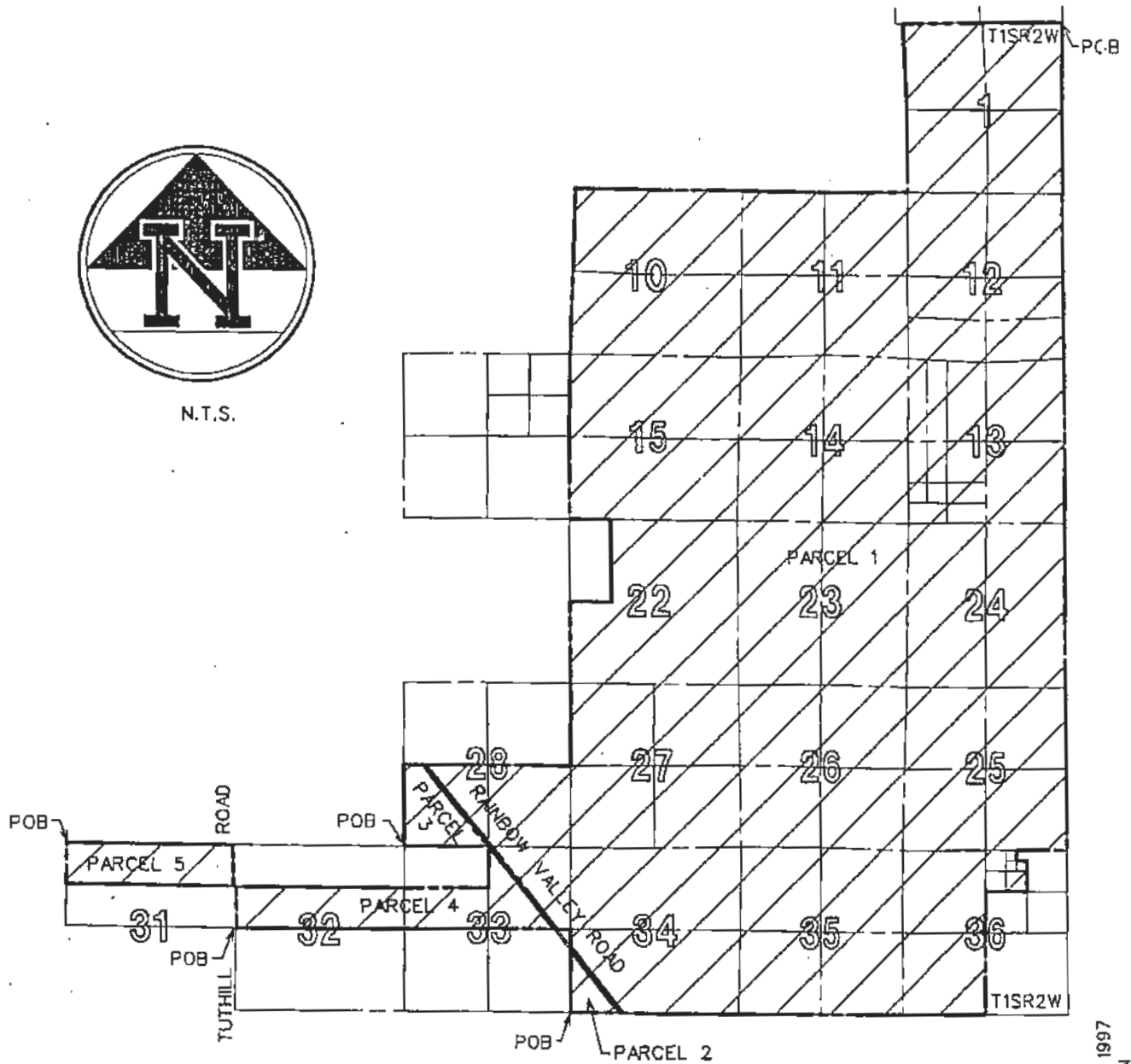
Thence North $89^{\circ}49'56''$ West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.



N.T.S.



DATE:- Feb. 26, 1997
TIME:- 09:07:34
FILE:- q:\460001\land\phase2\ch3ph12.dgn

EXHIBIT

ESTRELLA - LEGAL 3

JOB NO

46002501

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

SHEET

1 OF 1

EXCEPT the following parcels, legally described as follows:

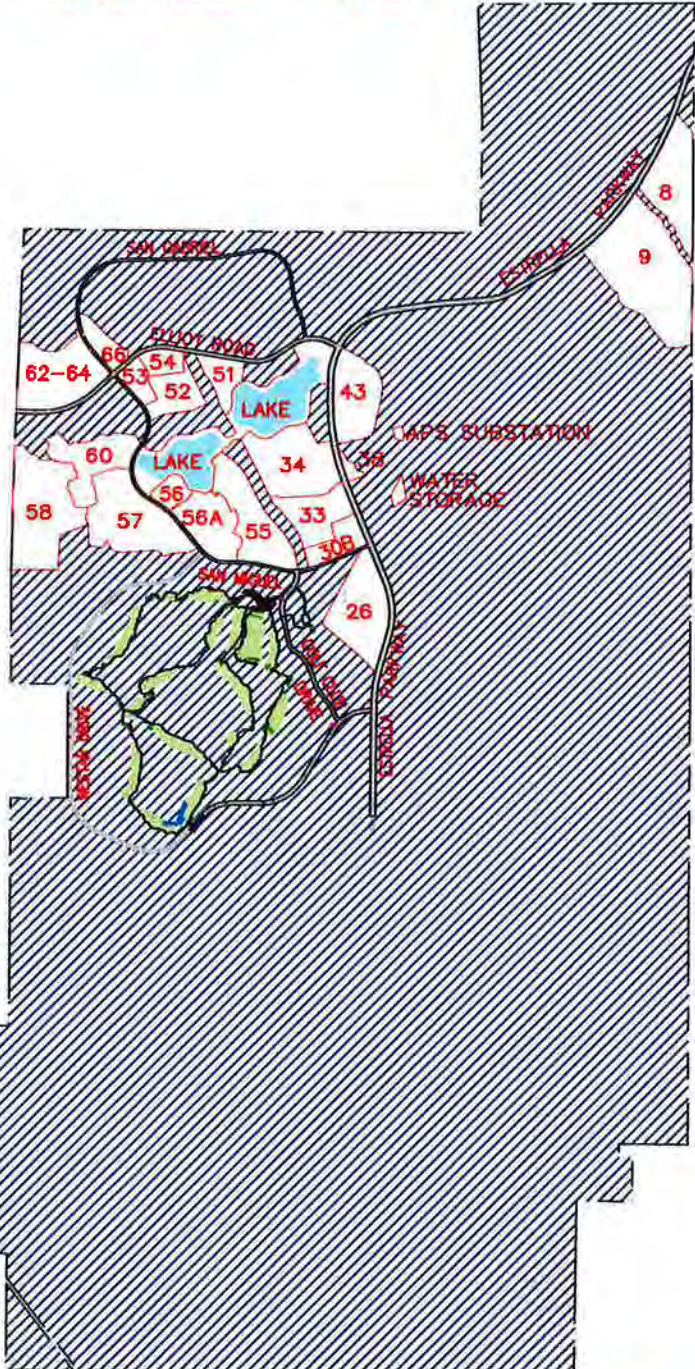
- a) Estrella Parcel 8, according to Book 318 of Maps, Page 39, Records of Maricopa County, Arizona.
- b) Lots 22, 23, 24, 28 – 32, 38, 39, 75, and Tracts A, B, C and D of Estrella Parcel 9, according to Book 318 of Maps, Page 40, Records of Maricopa County, Arizona.
- c) SunChase at Estrella Parcel 33, according to 451 of Maps, Page 21, Instrument No. 97-0697454, Records of Maricopa County, Arizona.
- d) Estrella Parcel 34, according to Book 329 of Maps, Page 34, Records of Maricopa County, Arizona.
- e) Estrella Mountain Ranch Parcel 43, according to Book 482 of Maps, Page 50, Instrument No. 98-0938131, Records of Maricopa County, Arizona.
- f) Estrella Parcel 51, according to Book 325 of Maps, Page 41; and Affidavit of Correction recorded in Instrument No. 90-387749, Records of Maricopa County, Arizona.
- g) Estrella Parcel 55, according to Book 325 of Maps, Page 42, and Affidavit of Correction recorded in Instrument No. 89-475003, Records of Maricopa County, Arizona.
- h) Estrella Parcel 56, according to Book 329 of Maps, Page 33, Records of Maricopa County, Arizona.
- i) Estrella Parcel 56A, according to Book 419 of Maps, Page 42 in Instrument No. 96-0488725, Records of Maricopa County, Arizona.
- j) Estrella Parcel 57 amended, according to Book 329 of Maps, Page 12, Records of Maricopa County, Arizona.
- k) Estrella Parcel 58, according to Book 321 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 89-303317, Records of Maricopa County, Arizona.
- l) Estrella Parcel 60, according to Book 321 of Maps, Page 30; and Affidavit of Correction recorded in Instrument No. 89-336248, Records of Maricopa County, Arizona.
- m) SunChase at Estrella Parcels 62-64, according to Book 438 of Maps, Page 42 in Instrument No. 97-0236401, Records of Maricopa County, Arizona.
- n) SunChase at Estrella Parcel 66, according to Book 442 of Maps, Page 03 in Instrument No. 97-0339182, Records of Maricopa County, Arizona.
- o) Parcel 30B, in Instrument No. 89-0098746, Records of Maricopa County, Arizona.

- p) Parcel 30B, landscape tract in Instrument No. 94-474763, Records of Maricopa County, Arizona.
- q) Parcel 38, in Instrument No. 88-571563, Records of Maricopa County, Arizona.
- r) Parcel 38, landscape tract in Instrument No. 94-474764, Records of Maricopa County, Arizona.
- s) Parcel 53, in Instrument No. 90-387712, Records of Maricopa County, Arizona.
- t) Parcel 53, landscape tract in Instrument No. 94-474765, Records of Maricopa County, Arizona.
- u) North Lake and South Lake, in Instrument No. 90-538581, Records of Maricopa County, Arizona.
- v) Lakes common area, in Instrument No. 94-474760, Records of Maricopa County, Arizona.
- w) Lakes common area, in Instrument No. 94-481850, Records of Maricopa County, Arizona.
- x) Parcel 54 (ballfield), in Instrument No. 97-0911325, Records of Maricopa County, Arizona.
- y) APS sub-station, in Instrument No. 88-618019, Records of Maricopa County, Arizona.
- z) Estrella Parcel 52 amended, according to Book 512 of Maps, Page 31, Instrument No. 99-0878298, Records of Maricopa County, Arizona.
- aa) Parcel 26 according to Book 508 of Maps, Page 38, Instrument No. 99-072948, Records of Maricopa County, Arizona.
- bb) Land described as tax parcel 400-03-022N and any other real property including rights-of-way owned by the City of Goodyear or any other governmental entity.
- cc) Land described as tax parcel 400-52-211R.

EXCEPTION PARCELS:

- A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.
- B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 9, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.
- C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-0897454 RECORDS OF, MARICOPA COUNTY, ARIZONA.
- D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.
- E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.
- F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 90-387749 RECORDS OF MARICOPA COUNTY, ARIZONA.
- G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.
- H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.
- I) ESTRELLA PARCEL 56A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0488725, RECORDS OF MARICOPA COUNTY, AZ.
- J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
- K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-303317, RECORDS OF MARICOPA COUNTY, ARIZONA.
- L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-336248, RECORDS OF MARICOPA COUNTY, AZ.
- M) SUNCHASE AT ESTRELLA PARCELS 62-64, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0235401, RECORDS OF MARICOPA COUNTY, ARIZONA.
- N) SUNCHASE AT ESTRELLA PARCEL 88, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.
- O) PARCEL 30B, IN INSTRUMENT NO. 89-0098746 RECORDS OF MARICOPA COUNTY, AZ.
- P) PARCEL 30B, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.
- Q) PARCEL 38, IN INSTRUMENT NO. 88-571583 RECORDS OF MARICOPA COUNTY, AZ.
- R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.
- S) PARCEL 53, IN INSTRUMENT NO. 90-387712 RECORDS OF MARICOPA COUNTY, AZ.
- T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474785, RECORDS OF MARICOPA COUNTY, AZ.
- U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538581, RECORDS OF MARICOPA COUNTY, AZ.

- V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.
- W) LAKES COMMON AREA, IN INSTRUMENT NO. 94-481850, RECORDS OF MARICOPA COUNTY, AZ.
- X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO. 97-0911325, RECORDS OF MARICOPA COUNTY, AZ.
- Y) APS SUB-STATION, IN INSTRUMENT NO. 88-618019, RECORDS OF MARICOPA COUNTY, AZ.
- Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512 OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.
- AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY, ARIZONA.
- BB) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.
- CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.



COMMUNITY FACILITIES EXHIBIT B
ESTRELLA MOUNTAIN RANCH



CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436

APPENDIX A-1

LEGAL DESCRIPTION OF THE BENEFITED AREA

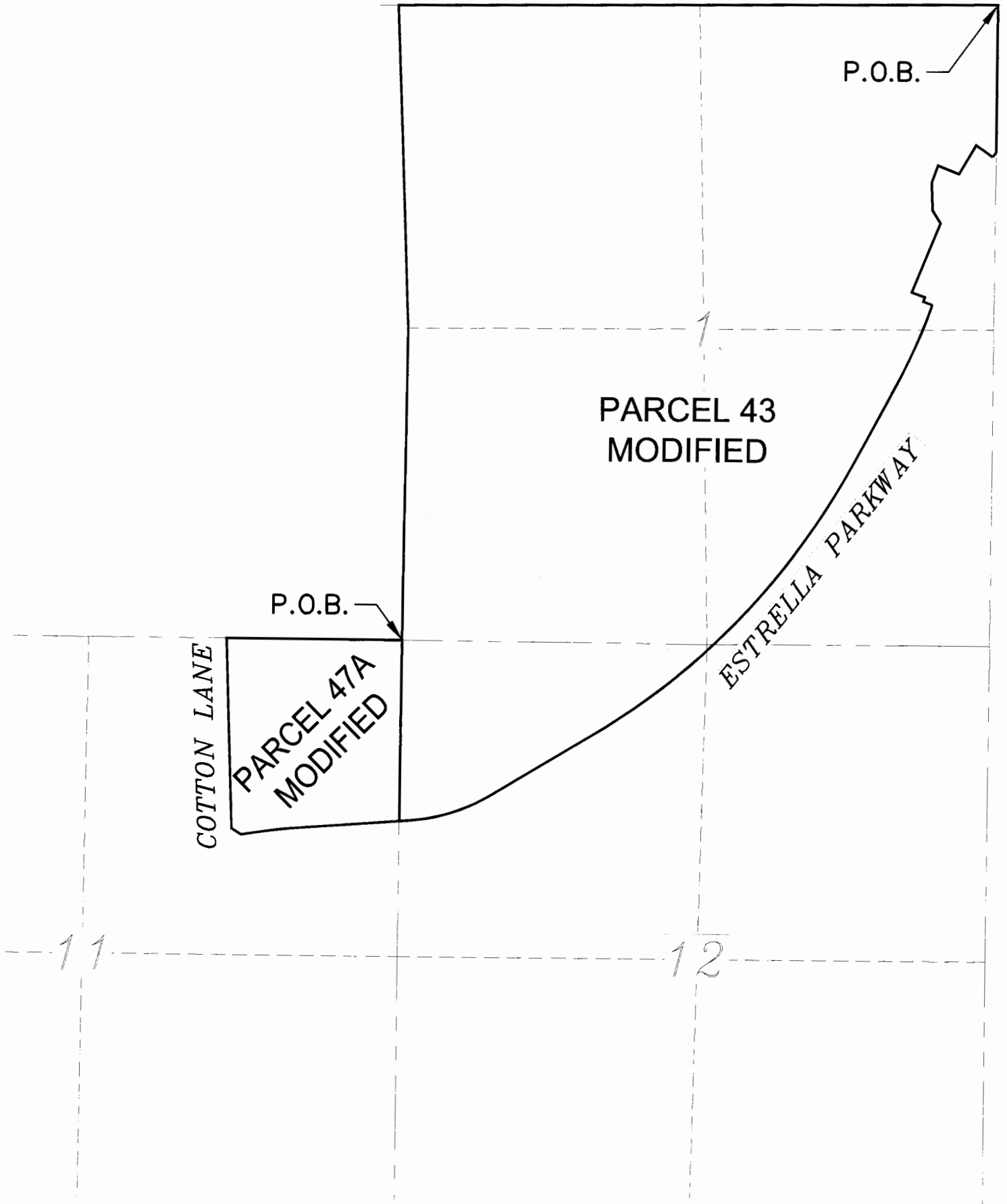


Exhibit A

**ESTRELLA PARCEL 43 (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA**



November 30, 2012
Job No. 2012-057
Page 1 of 2

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,665.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET

THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET;

THENCE NORTH 68 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;

THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;

THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET;

THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET;

THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;

THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;

THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;

THENCE SOUTH 70 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING A THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;



THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,606.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,521.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.

**ESTRELLA PARCEL 47a (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA**

November 30, 2012
Job No. 2012-057
Page 1 of 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2649.32 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,165.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,588.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.



APPENDIX A-2

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS (RECORDED PLATS) – 11.A2, 11.B, 11.C, 11.F2, 11.G

As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.A2	8/28/2018	1406	13	2018-0649361
11.B	6/7/2018	1392	24	2018-0434919
11.C	6/8/2018	1392	46	2018-0440974
11.F2	6/8/2018	1392	47	2018-0440979
11.G	6/8/2018	1392	45	2018-0440972

DEDICATION

STATE OF ARIZONA } SS
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 11A2", A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "ESTRELLA PARCEL 11A2", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR 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 DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A THROUGH K 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, A PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENT (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.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A, D, F, G, AND H 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 RIGHT-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 OUTFALLS AND RETENTION AREAS SHALL BE INSTALLED BY THE OWNER AND BE MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION 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 THE PUBLIC RIGHT-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 AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER 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 COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, D, F, G, AND H.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES. SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACTS L AND M 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 PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACTS L AND M, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN THE TRACTS L AND M, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN, EXCEPT AS PROVIDED HEREIN. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN THE MEDIAN IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY; AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY ANY UNSAFE CONDITION AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACTS L AND M AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND MEDIAN, AND THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF, NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 20th DAY OF August, 2018.

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

BY: William M. Olson
WILLIAM M. OLSON

ITS: SENIOR VICE PRESIDENT

FINAL PLAT OF ESTRELLA PARCEL 11A2 BEING A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME THIS 20th DAY OF August, 2018, WILLIAM M. OLSON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE SENIOR VICE PRESIDENT OF NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THAT HE, WILLIAM M. OLSON AS SENIOR VICE PRESIDENT FOR NNP III - EMR 3, LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

Leah O. Swamy 8-20-2018
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES 11-18-2021

APPROVAL

APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 20th DAY OF August, 2018.

BY: Rebecca Zook ATTEST: Quinn McLeister
MAYOR CITY CLERK

APPROVED BY: Rebecca Zook 8/24/19
CITY ENGINEER (REBECCA ZOOK) DATE

RATIFICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF ESTRELLA PARCEL 11A2 AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: Rebecca Zook DATE: 8-20-2018
TITLE: President

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME THIS 20th DAY OF August, 2018, R. Stuart Bowers PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Leah O. Swamy 8-20-2018
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES 11-18-2021



KEY MAP
N.T.S.

PROJECT OWNER

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5030 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
CONTACT: STUART BARNEY, PE; PROJECT MANAGER
PHONE: 602-468-0800

LAND SURVEYOR

DIBBLE ENGINEERING
7878 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
CONTACT: C. STEVE DURYEA, JR.
PHONE: 602-957-1155
FAX: 602-957-2838

SHEET INDEX

SHEET 1 COVER SHEET NOTES, DEDICATION, KEY MAP, VICINITY MAP
SHEET 2 LEGAL DESCRIPTION, SIGHT NOTES
SHEET 3 TRACT TABLE, LEGEND, PAD LIMITS/SETBACKS AND SVE EXHIBITS
SHEET 4-6 MAP SHEETS

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF S 89°46'00" W.

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,486,905.82	33.99
STREET ROW	779,053.00	8.48
NET AREA	1,201,452.82	27.58
LOT SIZE (MIN.)	66' X 120' 6" 70' X 130'	
TOTAL LOTS	70	
AREA SURVIVORED INTO LOTS	624,430.13	14.34M(43)
GROSS DENSITY	2.06	
OPEN SPACE	577,022.69	13.25
% OF GROSS AREA IN O.S.	38.97%	
EXISTING ZONING	P.A.D.	

UTILITIES

ELECTRICITY
COMMUNICATIONS
GAS
FIRE PROTECTION
WATER
SEWER
RECLAIMED WATER

ARIZONA PUBLIC SERVICE
CENTURY LINK
COX COMMUNICATIONS
SOUTHWEST GAS
CITY OF GOODYEAR
CITY OF GOODYEAR
CITY OF GOODYEAR
PRIVATE

LAND SURVEY CERTIFICATION

I, C. STEVE DURYEA, JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT, CONSISTING OF 7 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2016 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:
C. STEVE DURYEA, JR., RLS
RLS# 31019
DIBBLE ENGINEERING
7878 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020-4669
PHONE: (602) 957-1155

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.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FORTES
20180649361 08/28/2018 11:45
BOOK 1406 PAGE 13
ELECTRONIC RECORDING

ESTRELLAPARCEL11A2-7-1-1-M-
Tockm

7878 North 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
www.dibblecorp.com

Dibble
Engineering

FINAL PLAT
ESTRELLA PARCEL 11A2

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1115094 DATE: JULY 2016 SCALE: AS SHOWN
SURVEYED MAR 2014 DRAWN: BAR
FIELD WORK: BAG, CSD
REVISED: CSD
1ST CITY SUBMITTAL 4/03/17; 2ND SUBMITTAL 6/15/17
3RD CITY SUBMITTAL 8/08/17; 4TH SUBMITTAL 2/22/18

SHEET
1
OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, MONUMENTED WITH A 3 INCH GLO BRASS CAP ON POST, FROM WHICH THE NORTH QUARTER CORNER, ALSO MONUMENTED WITH A 3 INCH GLO BRASS CAP ON POST, BEARS SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 2522.04 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG AND WITH THE NORTH LINE OF SAID SECTION 1, 681.04 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 298.29 FEET;

THENCE SOUTH 65 DEGREES 05 MINUTES 43 SECONDS EAST, 301.58 FEET;

THENCE NORTH 51 DEGREES 05 MINUTES 11 SECONDS EAST, 180.71 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 38 SECONDS EAST, 265.02 FEET TO THE EAST LINE OF THE AFORESAID SECTION 1;

THENCE SOUTH 00 DEGREES 20 MINUTES 22 SECONDS WEST, ALONG AND WITH SAID EAST LINE, 900.26 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 80 DEGREES 19 MINUTES 31 SECONDS WEST, 37.05 FEET;

THENCE NORTH 55 DEGREES 32 MINUTES 06 SECONDS WEST, 67.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 53 MINUTES 18 SECONDS, AN ARC LENGTH OF 126.92 FEET;

THENCE NORTH 33 DEGREES 31 MINUTES 02 SECONDS WEST, 19.16 FEET;

THENCE NORTH 81 DEGREES 07 MINUTES 23 SECONDS WEST, 64.00 FEET;

THENCE SOUTH 51 DEGREES 18 MINUTES 16 SECONDS WEST, 19.16 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 02 DEGREES 10 MINUTES 37 SECONDS WEST, 385.00 FEET;

THENCE WESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 41 SECONDS, AN ARC LENGTH OF 342.77 FEET;

THENCE SOUTH 81 DEGREES 19 MINUTES 30 SECONDS WEST, 29.89 FEET;

THENCE SOUTH 32 DEGREES 58 MINUTES 23 SECONDS WEST, 70.00 FEET;

THENCE SOUTH 15 DEGREES 22 MINUTES 45 SECONDS EAST, 29.89 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 65 DEGREES 13 MINUTES 11 SECONDS EAST, 385.00 FEET;

THENCE SOUTHERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 11 MINUTES 35 SECONDS, AN ARC LENGTH OF 95.37 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 10 DEGREES 35 MINUTES 14 SECONDS WEST, 51.66 FEET;

THENCE NORTH 79 DEGREES 24 MINUTES 46 SECONDS WEST, 200.72 FEET;

THENCE NORTH 32 DEGREES 34 MINUTES 08 SECONDS WEST, 430.74 FEET;

THENCE NORTH 59 DEGREES 47 MINUTES 16 SECONDS WEST, 211.80 FEET;

THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST, 225.59 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST, 400.00 FEET;

THENCE WESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 52 MINUTES 09 SECONDS, AN ARC LENGTH OF 82.86 FEET;

THENCE NORTH 10 DEGREES 27 MINUTES 55 SECONDS WEST, 25.00 FEET;

THENCE NORTH 37 DEGREES 26 MINUTES 03 SECONDS EAST, 17.58 FEET;

THENCE NORTH 05 DEGREES 28 MINUTES 31 SECONDS WEST, 156.74 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 15 MINUTES 45 SECONDS, AN ARC LENGTH OF 73.71 FEET TO A POINT OF TANGENCY;

THENCE NORTH 16 DEGREES 44 MINUTES 16 SECONDS WEST, 47.35 FEET;

THENCE NORTH 61 DEGREES 44 MINUTES 16 SECONDS WEST, 16.97 FEET;

THENCE SOUTH 73 DEGREES 15 MINUTES 44 SECONDS WEST, 128.15 FEET;

THENCE NORTH 16 DEGREES 44 MINUTES 16 SECONDS WEST, 266.64 FEET;

THENCE NORTH 39 DEGREES 03 MINUTES 51 SECONDS EAST, 240.44 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 278.77 FEET;


THENCE SOUTH 24 DEGREES 02 MINUTES 51 SECONDS EAST, 133.06 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 54.22 FEET;

THENCE NORTH 18 DEGREES 33 MINUTES 20 SECONDS EAST, 156.60 FEET TO THE AFORESAID NORTH LINE OF SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, ALONG AND WITH SAID NORTH LINE, 375.58 FEET TO THE POINT OF BEGINNING.

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 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.
- 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.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN OR ON OVER THE 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 EASEMENT.
- 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.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANT ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGE IMPROVEMENT IDENTIFIED BY THE CITY ENGINEERING DEPARTMENT AS A LIFE SAFETY CONCERN SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS IN DRIVEWAYS, AND REPAIR OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND MEET CITY STANDARDS.
 - 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 APPROVAL.
- 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.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANT 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.
 - 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.
 - 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 ASSURE GOOD NORMAL GROWTH.
 - 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 MOVED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
 - 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.
 - 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 SIGHT-VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN SIGHT-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. (LOTS 12, 19, 26, 27, 33, 34, 41, 43, 46, 47, 51 AND 61)
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON PROPERTY.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER-FLIGHTS 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 HOMEOWNER 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.
- ALL NEW OR RELOCATED UTILITIES  SHALL BE PLACED UNDERGROUND, EXCEPT 69 KV OR LARGER POWER LINES.
- 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.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- ANY PRIVATE ROADWAYS MUST BE BROUGHT TO CITY OF GOODYEAR STANDARDS BEFORE THE CITY OF GOODYEAR WILL CONSIDER ACCEPTING RESPONSIBILITY FOR THESE ROADWAYS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS: THE LANDSCAPING IN PUBLIC UTILITY AND LANDSCAPE EASEMENTS IN THE FRONT OF SINGLE FAMILY RESIDENCES WILL BE MAINTAINED BY THE PROPERTY OWNER PER NOTE 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 PLAN. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET, TRACT, AND/OR PUE.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (**LOTS 12, 19, 26, 27, 33, 34, 41, 43, 46, 47, 51, 54, 55, 61 AND 62)
- DRIVEWAYS ON CORNER LOTS ARE SUBJECT TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 12, 19, 26, 27, 33, 34, 41, 43, 46, 47, 51, 54, 55 AND 61).
- 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. (**LOTS 5, 18, 35, 65 AND 67).
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE (LOT 13 & 44).
- DRIVEWAY PREFERENCE FOR LOTS BASED ON GRADING CONSTRAINTS ARE PER GRADING PLANS.
- INDIVIDUAL BACKFLOW PREVENTION ARE REQUIRED FOR THE FOLLOWING LOTS: 3, 4, 14-16, 19, 20, 25, 26, 52, 53.

NOTES (CONT.)

- PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (I.I.T.E. # 16-4315) APPROVED ON JULY 28TH, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVES. BASED ON THE 11A2 GRADING DESIGN, LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES ARE AS FOLLOWS: LOTS 1-5 AND 46-50. AFTER COMPLETION OF THE POTABLE WATER INFRASTRUCTURE SYSTEM FOR THE LUCERO COMMUNITY AND PARCEL 11A2 POTABLE WATER SYSTEM, THE PARCEL 11A2 WATER REPORT WILL BE UPDATED USING EXISTING POTABLE WATER SYSTEM DATA. MODIFICATION TO THE BUILDING PAD ELEVATION THAT IDENTIFIES LOTS THAT WILL REQUIRE HOME TO HAVE AN INDIVIDUAL HOME PRESSURE REDUCING VALVE MAY REQUIRED.
- ALL ON-SITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
- 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.

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MARICOPA COUNTY RECORDER
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BOOK 1406 PAGE 13
ELECTRONIC RECORDING

ESTRELLA PARCEL 11A2-7-1-1-M-
Yorlma

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Engineering

FINAL PLAN
ESTRELLA PARCEL 11A2

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO. 1115084	DATE: JULY 2016	SCALE: AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: BAR, CSD		REVIEWED: CSD
REVISIONS:		
1ST CITY SUBMITTAL: 4/03/17	2ND SUBMITTAL: 6/15/17	
3RD CITY SUBMITTAL: 8/08/17	4TH SUBMITTAL: 2/27/18	

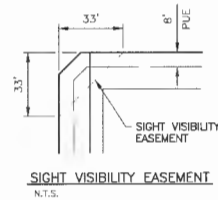
SHEET
2
OF 7

1. SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED.

ESTRELLAPARCEL11A2-7-1-1-M-
Yorkm



TRACT	AREA (SQ')	REA (ACRES)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
A	237,067	5.442	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
B	2,889	0.066	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
C	2,103	0.048	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
D	111,956	2.570	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
E	1,718	0.039	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
F	24,533	0.566	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
G	73,564	1.689	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
H	82,934	1.904	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
I	19,202	0.441	OPEN SPACE, LANDSCAPE, PUE, RECREATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
J	12,825	0.294	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
K	6,945	0.159	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
L	281	0.007	OPEN SPACE, LANDSCAPE	OWNED BY THE CITY OF GOODYEAR, MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
M	926	0.021	OPEN SPACE, LANDSCAPE	OWNED BY THE CITY OF GOODYEAR, MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TOTAL TRACT AREA	577,023	13.247		



FOUND 3" GLO BRASS CAP ON POST
 SET BRASS CAP FLUSH PER MAG
 STANDARD DETAIL 120 TYPE "B"
 SET 1/2" REBAR W/ CAP STAMPED
 RLS 31019
 BOUNDARY
 RIGHT OF WAY LINE
 LOT/TRACT LINE
 CENTER LINE
 EASEMENT LINE
 SECTION LINE
 33'x33' SIGHT VISIBILITY EASEMENT (SVD)
 FND FOUND
 GLO GENERAL LAND OFFICE
 MCR MARICOPA COUNTY RECORDS
 TR TRACT
 PUE PUBLIC UTILITY EASEMENT
 VNAE VEHICLE NON-ACCESS EASEMENT
 (RAD) RADIAL BEARING
 (PRC) POINT OF REVERSE CURVE
 (PC) POINT OF COMPOUND CURVE
 (SF) SQUARE FEET
 (AC) ACRES
 LOT RESTRICTED TO SINGLE STORY
 UNIT. SEE NOTE 16 ON SHEET 2.
 LOT SUBJECT TO HEADLIGHT INTERFUSION.
 SEE NOTE 18 ON SHEET 2.

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	6.4
PULS AREA SURROUNDING TO LOTS	14.3
	20.7
APPLY 35% OPEN SPACE FACTOR	
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 0.65)	31.3
	24.46
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	76
DIVIDED BY ADJUSTED GROSS AREA	24.46
ADJUSTED GROSS DENSITY (76/24.4 = 3.11)	2.8
EDU CALCULATION	
NUMBER OF DWELLING UNITS	76
EQUIVALENT EDU FACTOR FOR 2.4 DU/AC (1.0 PER DU)	76.0
NUMBER OF EDUs REQUIRED FOR PROJECT (1000 / 0.82 = 82)	76.19

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FINAL PLAT
ESTRELLA PARCEL 11A2
OF A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO 1115094	DATE: JUL 1 2016	SUAL AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: BAR, CSD		REVIEWED: CSD
REVISIONS:		
1ST CITY SUBMITTAL 4/03/17, 2ND SUBMITTAL 6/15/17		
3RD CITY SUBMITTAL 8/08/17, 4TH SUBMITTAL 2/27/18		

SHEET **3** **OF 7**

FND GLO BRASS CAP
N 1/4 COR SEC 1
T 1 S, R 2 W

UNSUBDIVIDED
APN 500-85-0035
HE CAPITAL KR, LLC
SECTION 31
T 1 N, R 1 W

POINT OF BEGINNING

BASIS OF BEARING
S89°48'00"W 2522.04'

UNSUBDIVIDED
APN 400-03-018E
NMP II EMR 3 LLC

FND GLO BRASS CAP
NE COR SEC 1
T 1 S, R 2 W
POINT OF COMMENCEMENT

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ELECTRONIC RECORDING
ESTRELLA PARCEL 11A2-7-1-1-M-
Yorlkm



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L13	N50°15'51"E	17.49'
L14	N43°09'58"W	17.41'
L15	N70°25'21"E	16.97'
L16	S19°34'39"E	16.97'
L17	N70°25'21"E	16.97'
L18	N19°34'39"W	16.97'
L19	S19°34'39"E	16.97'
L20	N70°25'21"E	16.97'
L47	S89°39'38"E	25.00'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	45.08'	50.00'	51°39'17"
C4	30.59'	50.00'	35°03'11"
C10	19.34'	50.00'	22°09'32"
C11	11.25'	50.00'	12°53'49"
C15	3.02'	268.79'	00°58'40"



SEE SHEET 3 FOR LEGEND

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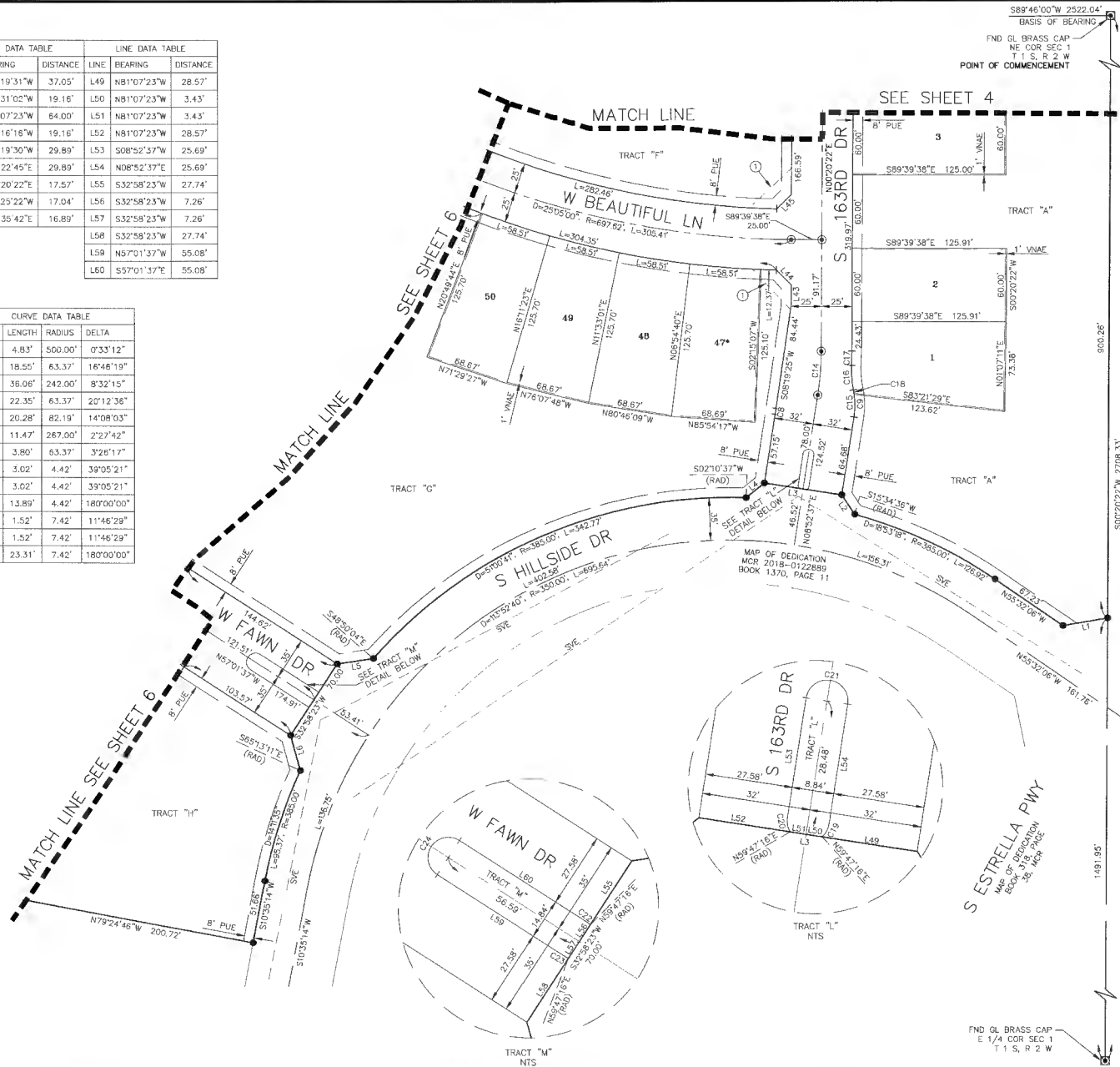
FINAL PLAT
ESTRELLA PARCEL 11A2
OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO. 1115094	DATE: JUL 2016	SCALE: AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAP	REVIEWED: CSD
FIELD WORK: GAB, CSD		REVIEWED: CSD
REVISIONS:		
1ST CITY SUBMITTAL 4/23/17	2ND SUBMITTAL 6/15/17	
3RD CITY SUBMITTAL 8/08/17	4TH SUBMITTAL 2/27/18	

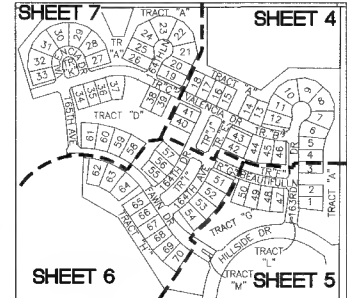
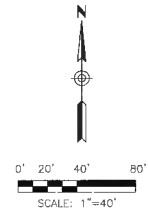
SHEET 4 OF 7

LINE DATA TABLE				LINE DATA TABLE			
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE	
L1	S80°19'31"W	37.05'		L49	N81°07'23"W	28.57'	
L2	N33°31'02"W	19.16'		L50	N81°07'23"W	3.43'	
L3	N81°07'23"W	64.00'		L51	N81°07'23"W	3.43'	
L4	S51°16'16"W	19.16'		L52	N81°07'23"W	28.57'	
L5	S81°19'30"W	29.89'		L53	S06°52'37"W	25.69'	
L6	S15°22'45"E	29.89'		L54	N08°52'37"E	25.69'	
L43	N00°20'22"E	17.57'		L55	S32°58'23"W	27.74'	
L44	N44°25'22"W	17.04'		L56	S32°58'23"W	7.26'	
L45	N45°35'42"E	16.89'		L57	S32°58'23"W	7.26'	
				L58	S32°58'23"W	27.74'	
				L59	N57°01'37"W	55.08'	
				L60	S57°01'37"E	55.08'	

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C8	4.83'	500.00'	0°33'12"
C9	18.55'	63.37'	16°46'19"
C14	36.06'	242.00'	8°32'15"
C15	22.35'	63.37'	20°12'36"
C16	20.28'	82.19'	14°08'03"
C17	11.47'	267.00'	2°27'42"
C18	3.80'	63.37'	3°28'17"
C19	3.02'	4.42'	39°05'21"
C20	3.02'	4.42'	39°05'21"
C21	13.89'	4.42'	180°00'00"
C22	1.52'	7.42'	11°46'29"
C23	1.52'	7.42'	11°46'29"
C24	23.31'	7.42'	180°00'00"



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20180649361 08/28/2018 11:45
BOOK 1406 PAGE 13
ELECTRONIC RECORDING
ESTRELLAPARCEL11A2-7-1-1-M-
Yorlun



KEY MAP
NTS

SEE SHEET 3 FOR LEGEND

7878 North 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
www.dibblecorp.com

Dibble
Engineering

FINAL PLAT
ESTRELLA PARCEL 11A2
OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GLA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO.	DATE	SCALE	AS SHOWN
1115094	JULY 2016	SCALE: AS SHOWN	
SURVEYED	MAY 2014	PPAWH, BAR	REVIEWED: CSD
FIELD WORK	BAB, CSD		REVIEWED: CSD
REVISIONS:			
1ST CITY SUBMITTAL	4/03/17	2ND SUBMITTAL	6/15/17
3RD CITY SUBMITTAL	8/08/17	4TH SUBMITTAL	2/27/18

SHEET 5 OF 7

UNSUBDIVIDED
APN 400-03-018E
NMP III EMR 3 LLC

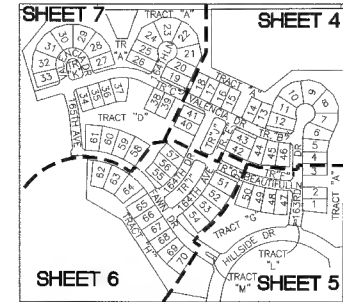
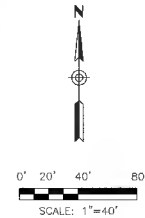
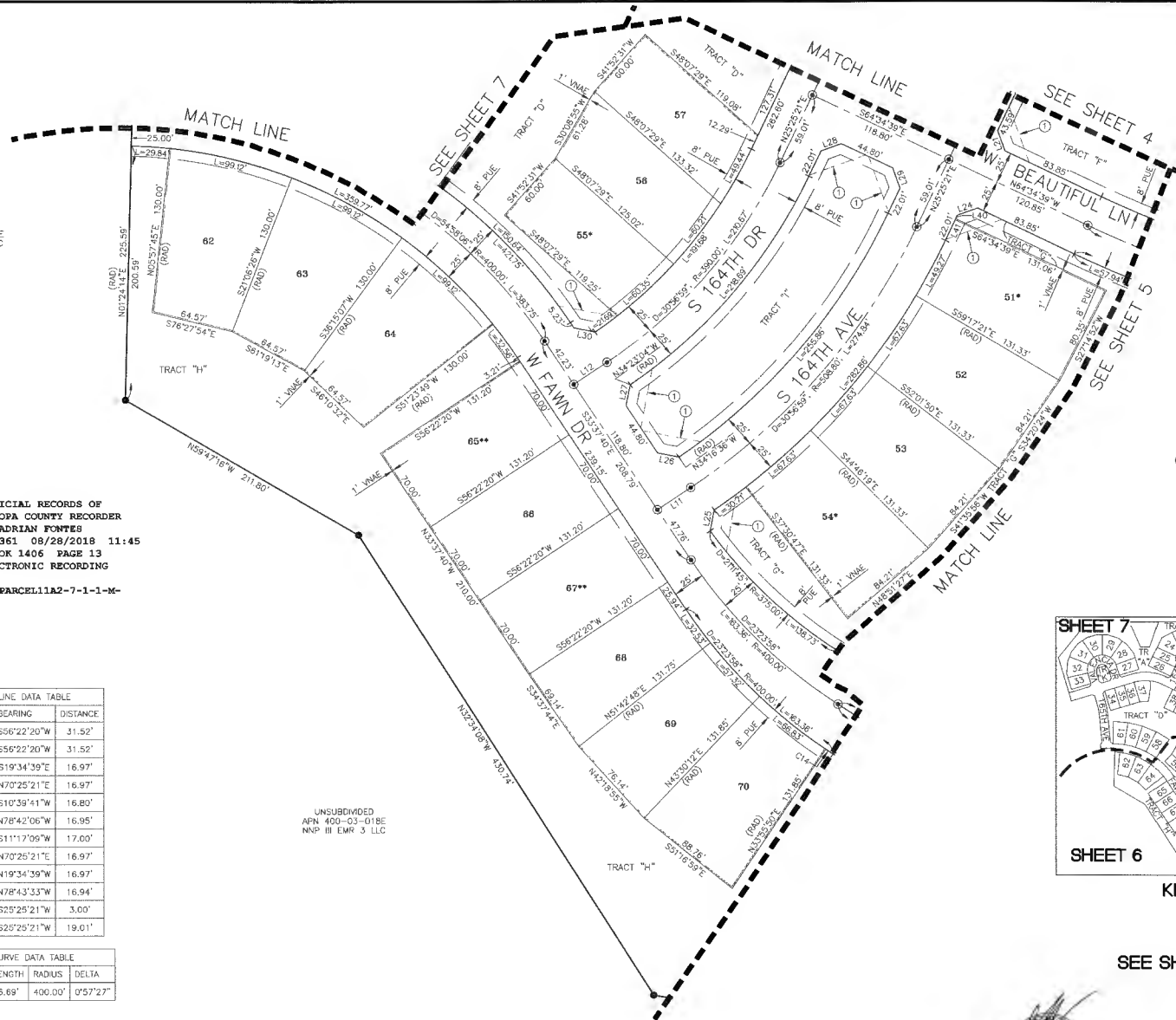
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20180649361 08/28/2018 11:45
BOOK 1406 PAGE 13
ELECTRONIC RECORDING

ESTRELLA PARCEL 11A2-7-1-1-M-
Yorkm

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L11	S56°22'20"W	31.52'
L12	S56°22'20"W	31.52'
L21	S19°34'39"E	16.97'
L24	N70°25'21"E	16.97'
L25	S10°39'41"W	16.80'
L26	N78°42'06"W	16.95'
L27	S11°17'09"W	17.60'
L28	N70°25'21"E	16.97'
L29	N19°34'39"W	16.97'
L30	N78°43'33"W	16.94'
L40	S25°25'21"W	3.00'
L41	S25°25'21"W	19.01'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C14	6.69'	400.00'	0°57'27"

UNSUBDIVIDED
APN 400-03-018E
NMP III EMR 3 LLC



KEY MAP
NTS

SEE SHEET 3 FOR LEGEND



7878 North 16th Street
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P 602.957.1155
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www.dibblecorp.com

Dibble
Engineering

FINAL PLAT
ESTRELLA PARCEL 11A2
OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO. 1115084	DATE: JULY 2016	SCALE: AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: BJB, CSD		REVIEWED: CSD
REVISIONS:		
1ST CITY SUBMITTAL 4/30/17, 2ND SUBMITTAL 6/15/17		
3RD CITY SUBMITTAL 8/28/17, 4TH SUBMITTAL 2/27/18		

SHEET
6
OF 7

FND GLO BRASS CAP
N 1/4 COR SEC 1
T 1 S, R 2 W

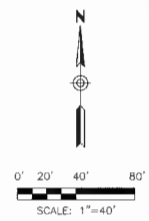
UNSUBDIVIDED
APN 500-86-003G
HE CAPITAL KR, LLC
SECTION 31
T 1 N, R 1 W

GLO LOT 11 GLO LOT 12

BASIS OF BEARING
S89°46'50"W 2522.04'

UNSUBDIVIDED
APN 500-86-003G
HE CAPITAL KR, LLC
SECTION 31
T 1 N, R 1 W

POINT OF BEGINNING
FND GLO BRASS CAP
NE COR SEC 1
T 1 S, R 2 W
POINT OF COMMENCEMENT



LINE DATA TABLE

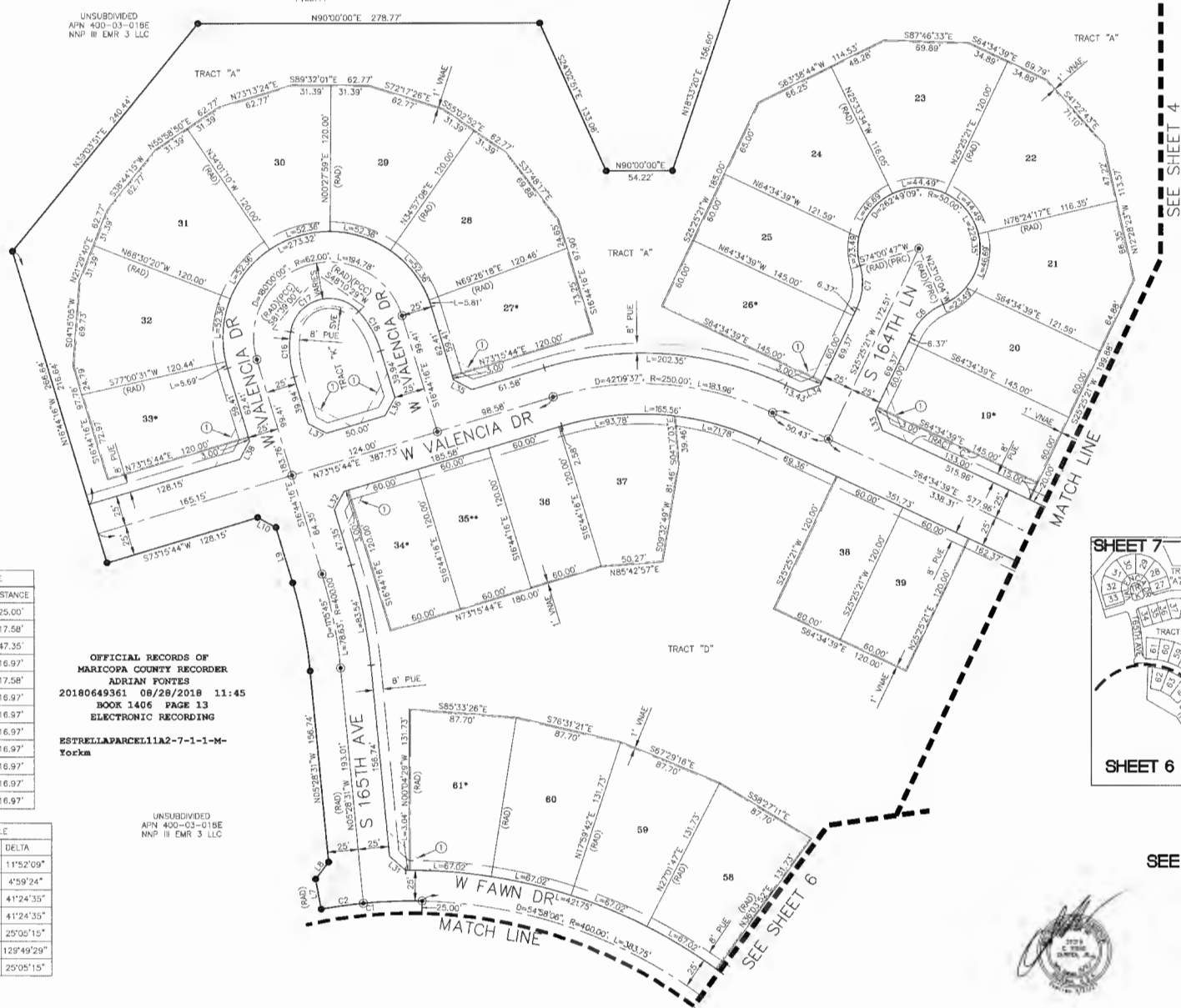
LINE	BEARING	DISTANCE
L7	N10°27'55"W	25.00'
L8	N37°26'03"E	17.58'
L9	N18°44'16"W	47.35'
L10	N61°44'16"W	16.97'
L31	N48°23'04"W	17.58'
L32	S28°15'44"W	16.97'
L33	S19°34'39"E	16.97'
L34	N70°25'21"E	16.97'
L35	S61°44'16"E	16.97'
L36	N28°12'44"E	16.97'
L37	S61°44'16"E	16.97'
L38	N28°15'44"E	16.97'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN PONTES
20180649361 08/28/2018 11:45
BOOK 1406 PAGE 13
ELECTRONIC RECORDING
ESTRELLA PARCEL 11A2-7-1-1-M-Yorkm

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	82.88'	400.00'	11°52'09"
C2	34.84'	400.00'	4°59'24"
C6	36.14'	50.00'	41°24'35"
C7	36.14'	50.00'	41°24'35"
C16	37.22'	85.00'	25°05'15"
C17	72.51'	32.00'	129°49'29"
C18	37.22'	85.00'	25°05'15"

UNSUBDIVIDED
APN 400-03-018E
NNP III EMR 3 LLC



SEE SHEET 3 FOR LEGEND

7878 North 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
www.dibblecorp.com

Dibble
Engineering

FINAL PLAT
ESTRELLA PARCEL 11A2
OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO. 1115084 | DATE: JULY 2016 | SCALE: AS SHOWN

REVIEWED	DATE	BY
SUBMITTED	MAR 2014	CRANK: BAR
FIELD WORK	BAB: CSD	REVIEWED: CSD
REVISIONS		
1ST CITY SUBMITTAL	4/3/17	2ND SUBMITTAL 6/15/17
3RD CITY SUBMITTAL	8/08/17	4TH SUBMITTAL 2/22/18

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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 11.B" A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AND FOR THE PLAT OF SAID "ESTRELLA PARCEL 11.B", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREET CONSTITUTING SAID PLAT AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS AND TRACT C, 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 DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, D, F, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, A PERPETUAL VEHICLE NON ACCESS EASEMENT ("VNA.E.") UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNA.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A, B, D, F, AND H ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND TRACTS 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. 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 AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR VIOLATING ANY PROCEEDING AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, D, F, AND H.

OWNER NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS. CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL WATER AND SEWER EASEMENTS UPON, OVER, ACROSS AND FORTH 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 PURPOSES 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACT C 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 PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT C, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPAIR LANDSCAPING WITHIN TRACT C, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN, EXCEPT AS PROVIDED HEREIN. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE MEDIAN FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT C AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEY'S FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF, NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREINTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 25th DAY OF May, 2018.

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

By: *William M. Olson*
WILLIAM M. OLSON
ITS SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 25th DAY OF May, 2018, BY *William M. Olson*, THE SENIOR VICE PRESIDENT OF NNP III EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Nov. 13, 2021

ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 25th DAY OF May, 2018, BY *William M. Olson*, THE SENIOR VICE PRESIDENT OF NNP III EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Nov. 13, 2021

FINAL PLAT ESTRELLA PARCEL 11.B GOODYEAR, ARIZONA

A PORTION OF THE SOUTH HALF OF THE NORTH-EAST QUARTER AND
A PORTION OF THE NORTH HALF OF THE SOUTH-EAST QUARTER
OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE, AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20180434919 06/07/2018 11:12
BOOK 1392 PAGE 24
ELECTRONIC RECORDING

ESTRELLAPARCEL11B-4-1-1-M-
sarabian

VICINITY MAP
N.T.S.



SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,193,432.12	27.4
NET AREA	963,727.00	22.12
LOT SIZE (MIN)	47'x115' & 52'x120'	
TOTAL LOTS	100	
GROSS DENSITY	3.65 DU/AC	
OPEN SPACE	363,327.00	8.3
% OF GROSS DENSITY	30.29%	
EXISTING ZONING	P.A.D.	

UTILITY PROVIDERS	
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	PRIVATE

CALCULATION OF ADJUSTED GROSS AREA		
AREA OF LOCAL STREET ROW		7.45 AC
PLUS AREA SUBDIVIDED INTO LOTS		11.61 AC
AREA SUBTOTAL (7.45 + 11.61 = 19.06)		19.06 AC
APPLY 15% OPEN SPACE FACTOR		0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)		22.42

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	100
DIVIDED BY ADJUSTED GROSS AREA	22.42
ADJUSTED GROSS DENSITY (100/22.42 = 4.46)	4.46

EDU CALCULATION	
NUMBER OF DWELLING UNITS	100
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (100 X .82 = 82.00)	82

SHEET INDEX

1 COVER SHEET

2 DETAIL SHEET

3-4 PLAT SHEETS

OWNER/DEVELOPER

NNP II-EMR 3, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: STUART BARNEY, P.E.

CIVIL ENGINEER

ENTELLUS, INC.
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
CONTACT: MICHAEL R. GLEASON, P.E.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTH-WEST QUARTER OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 2, WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING = NORTH 69°30'23" WEST.

RATIFICATION AND CONSENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "ESTRELLA PARCEL 11.B" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS, AND ACCEPTS THE DEDICATIONS, CONVEYANCES, AND RESPONSIBILITIES SET FORTH THEREIN.

IN WITNESS WHEREOF, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER
THIS 25th DAY OF May, 2018.

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

By: *[Signature]*
ITS: PRESIDENT

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THE 25th DAY OF May, 2018.

By: *[Signature]*
MAYOR
Attest: *[Signature]*
CITY CLERK



THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

[Signature] 5/25/18
CITY ENGINEER (REBECCA ZOOK) DATE

CERTIFICATION

I, DANIEL G. FRANCETIC, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF (4) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

SIGNED: *[Signature]*

DATE: 5/25/2018

DANIEL G. FRANCETIC, RLS
REGISTERED LAND SURVEYOR #33874
ENTELLUS, INC.
3033 NORTH 44TH STREET, #250
PHOENIX, ARIZONA 85018
PHONE: 602-244-2566
E-MAIL: dfrancetic@entellus.com

KEY MAP
N.T.S.



REVISIONS:	
NO.	DATE DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ESTRELLA PARCEL 11.B
GOODYEAR, MARICOPA COUNTY, ARIZONA
FINAL PLAT

DESIGN	EM
DRAWN	EM
CHECKED	EM
AS-BUILT	EM
ENT. PROJ.	648.004
SHEET	CVR 1 OF 4

LOT #	AREA(SF)	AREA(AC)
1	5621.40	0.1359
2	8184.03	0.1420
3	6529.31	0.1469
4	8245.93	0.1434
5	5893.41	0.1353
6	6020.23	0.1382
7	5896.52	0.1354
8	5915.03	0.1358
9	7703.69	0.1789
10	6992.04	0.1603
11	5662.52	0.1300
12	5596.67	0.1287
13	5452.00	0.1252
14	6292.00	0.1444
15	6292.00	0.1444
16	6425.03	0.1475
17	5876.84	0.1348
18	5802.21	0.1332
19	5467.04	0.1255
20	5492.68	0.1261
21	5902.48	0.1355
22	5852.57	0.1344
23	5451.98	0.1252
24	5452.00	0.1252
25	5452.00	0.1252
26	5452.00	0.1252
27	5452.00	0.1252
28	5491.89	0.1261
29	5642.34	0.1289
30	5708.02	0.1310
31	5708.02	0.1310
32	5708.02	0.1310
33	5708.02	0.1310
34	5708.11	0.1310
35	5606.99	0.1287
36	5602.24	0.1263
37	5502.24	0.1263
38	5602.24	0.1263
39	5502.24	0.1263
40	5616.52	0.1289
41	5777.57	0.1325
42	8518.89	0.1956
43	7001.82	0.1607
44	5876.80	0.1372
45	5766.51	0.1324
46	5748.13	0.1320
47	5460.21	0.1253
48	5700.86	0.1309
49	5700.86	0.1309
50	5700.66	0.1309
51	5778.07	0.1326
52	5753.63	0.1321
53	5536.25	0.1271
54	5474.82	0.1257
55	5499.10	0.1262
56	5499.10	0.1262
57	5499.10	0.1262
58	5499.10	0.1262
59	5499.10	0.1262
60	5499.10	0.1262
61	5499.10	0.1262
62	5499.10	0.1262
63	5499.10	0.1262
64	5626.55	0.1361
65	5828.12	0.1361
66	5925.55	0.1361
67	5925.55	0.1361
68	5925.55	0.1361
69	5925.55	0.1361
70	5925.55	0.1361
71	5925.55	0.1361
72	5925.55	0.1361
73	5925.55	0.1361
74	5925.55	0.1361
75	5925.55	0.1361
76	5925.55	0.1361
77	5925.55	0.1361
78	5925.55	0.1361
79	5925.55	0.1361
80	5925.55	0.1361
81	5925.55	0.1361
82	5925.55	0.1361
83	5925.55	0.1361
84	5925.55	0.1361
85	5925.55	0.1361
86	5925.55	0.1361
87	5925.55	0.1361
88	5925.55	0.1361
89	5925.55	0.1361
90	5925.55	0.1361
91	5925.55	0.1361
92	5925.55	0.1361
93	5925.55	0.1361
94	5925.55	0.1361
95	5925.55	0.1361
96	5925.55	0.1361
97	5925.55	0.1361
98	5925.55	0.1361
99	5925.55	0.1361
100	5925.55	0.1361

LOT #	AREA(SF)	AREA(AC)
68	5928.12	0.1361
69	5928.12	0.1361
70	5928.12	0.1361
71	5928.12	0.1361
72	5928.12	0.1361
73	5917.50	0.1358
74	5921.57	0.1359
75	5911.71	0.1357
76	5579.54	0.1281
77	5629.99	0.1336
78	6107.50	0.1402
79	6078.54	0.1395
80	6156.68	0.1413
81	6156.68	0.1413
82	6357.24	0.1459
83	6435.17	0.1477
84	7724.49	0.1773
85	8923.57	0.2048
86	5857.17	0.1345
87	5875.00	0.1349
88	5932.87	0.1362
89	6154.20	0.1413
90	6154.20	0.1413
91	6154.20	0.1413
92	6154.20	0.1413
93	6154.20	0.1413
94	6803.71	0.1562
95	6795.98	0.1560
96	6795.98	0.1560
97	6795.98	0.1560
98	6795.98	0.1560
99	6776.64	0.1558
100	6518.04	0.1496

LEGEND

-----	PROPERTY
-----	RIGHT OF WAY
-----	CONSTRUCTED
-----	EASEMENT
-----	SIGHT LINE
-----	LOT LINE
▲	PROPERTY
■	MONUMENT
●	FOUND BOLT
R/W	RIGHT OF WAY
CL	CENTER LINE
PUB	PUBLIC UTILITY
BSL	BUILDING SETBACK
SVT	SGHT VISIBILITY
POB	POINT OF BEGINNING
(NR)	NON-RADIATING

TRACT	AREA(SF)	AREA(AC)	DESCRIPTION
TRACT A	19331.42	0.4438	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, TRAILS
TRACT B	194928.84	4.4749	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, WATER & SEWER EASEMENT, RETENTION
TRACT C	2309.22	0.0530	OPEN SPACE, LANDSCAPE
TRACT D	24451.29	0.5613	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
TRACT E	29952.51	0.6876	OPEN SPACE, LANDSCAPE, (NO RETENTION)
TRACT F	26512.28	0.6066	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
TRACT G	11957.80	0.2705	OPEN SPACE, LANDSCAPE, (NO RETENTION)
TRACT H	47954.91	1.1009	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
TRACT I	1090.00	0.0250	OPEN SPACE, LANDSCAPE, PUE
TRACT J	2764.26	0.0635	OPEN SPACE, LANDSCAPE, PUE
TRACT K	2044.63	0.0470	OPEN SPACE, LANDSCAPE, PUE

* ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, EXCEPT TRACT C, WHICH WILL BE OWNED BY THE CITY AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
ALL OPEN SPACE IN THIS PARCEL IS "PASSIVE" EXCEPT FOR TRACT E, WHICH IS 60% "PASSIVE" AND 40% "ACTIVE"

N.T.S.

52' LOT

120'

LOT

LOT

LOT

33'x33' S.V.T.

25' R/W

TRACT

25' R/W

8' P.D.

12'x12' CHAMFER

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

-----	PROPERTY BOUNDARY
-----	RIGHT OF WAY LINE
-----	CONSTRUCTION CENTER LINE
-----	EASEMENT (ESMT)
-----	SIGHT LINE TRIANGLE (G-3232)
-----	LOT LINE
▲	PROPERTY CORNER
•	MONUMENT
⊕	FOUND BCPL
R/W	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
BSL	BUILDING SETBACK LINE
SVT	SIGHT VISIBILITY TRIANGLE
PGB	POINT OF BEGINNING
(NR)	NON-RADIAL LINE

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

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 169 DEGREES 30 MINUTES BEING THE 30 MINUTE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND THE BASIS OF BEARINGS OF THIS DESCRIPTION; THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, NORTH D1 DEGREE 08 MINUTES 57 SECONDS WEST A DISTANCE OF 2,654.01 FEET TO THE CENTER OF SAID SECTION 1; THENCE ALONG THE EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST A DISTANCE OF 706.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 48 MINUTES 15 SECONDS EAST A DISTANCE OF 42.85 FEET TO A POINT; THENCE NORTH 01 DEGREE 25 MINUTES 17 SECONDS WEST A DISTANCE OF 26.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 455.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEGREES 55 MINUTES 10 SECONDS AN ARC DISTANCE OF 48.04 FEET TO A POINT; THENCE NORTH 76 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 256.16 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 455.00; THENCE ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 13 SECONDS AN ARC DISTANCE OF 121.09 FEET TO A POINT; THENCE NORTH 76 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 27.88 FEET TO A POINT; THENCE NORTH 34 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 50.09 FEET TO A POINT; THENCE NORTH 09 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 28.46 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 455.00 FEET BEARING SOUTH 49 DEGREES 28 MINUTES 39 SECONDS WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 52 SECONDS AN ARC DISTANCE OF 132.68 FEET TO A POINT; THENCE NORTH 76 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 23.21 FEET TO A POINT; THENCE SOUTH 68 DEGREES 18 MINUTES 20 SECONDS EAST A DISTANCE OF 120.36 FEET TO A POINT; THENCE SOUTH 79 DEGREES 05 MINUTES 28 SECONDS EAST A DISTANCE OF 13.92 FEET TO A POINT; THENCE SOUTH 76 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 55.28 FEET TO A POINT; THENCE SOUTH 72 DEGREES 20 MINUTES 54 SECONDS EAST A DISTANCE OF 51.90 FEET TO A POINT; THENCE NORTH 73 DEGREES 01 MINUTE 03 SECONDS EAST A DISTANCE OF 56.20 FEET TO A POINT; THENCE NORTH 21 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 48.05 FEET TO A POINT; THENCE SOUTH 70 DEGREES 13 MINUTES 39 SECONDS EAST A DISTANCE OF 45.93 FEET TO THE POINT OF THE WEST PROPERTY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL "B" IN DOCUMENT # 2010-0999377 OF THE MARICOPA COUNTY RECORDER; THENCE ALONG SAID WEST PROPERTY LINE, SOUTH 22 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 117.31 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL, SOUTH 70 DEGREES 40 MINUTES 55 SECONDS EAST A DISTANCE OF 199.65 FEET TO A POINT ON A NON-TANGENT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4,835.00 FEET BEARING NORTH 70 DEGREES 40 MINUTES 55 SECONDS WEST, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DEFINED IN THE "ESTRELLA PARKWAY RIGHT-OF-WAY AGREEMENT" FOUND IN BOOK 318 OF MAPS, PAGE 38 OF THE MARICOPA COUNTY RECORDER; THENCE ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 23 MINUTES 17 SECONDS AN ARC DISTANCE OF 808.61 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 28 DEGREES 42 MINUTES 10 SECONDS WEST A DISTANCE OF 133.38 FEET TO A POINT; THENCE NORTH 01 DEGREE 17 MINUTES 38 SECONDS WEST A DISTANCE OF 199.81 FEET TO A POINT; THENCE NORTH 65 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 201.12 FEET TO A POINT; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 171.44 FEET TO A POINT; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 105.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 535.00 FEET BEARING SOUTH 09 DEGREES 32 MINUTES 46 SECONDS WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 16 MINUTES 55 SECONDS AN ARC DISTANCE OF 122.35 FEET TO A POINT; THENCE NORTH 44 DEGREES 44 MINUTES 09 SECONDS WEST A DISTANCE OF 221.35 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 455.00 FEET; THENCE ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 45 MINUTES 32 SECONDS AN ARC DISTANCE OF 127.90 FEET TO A POINT; THENCE NORTH 44 DEGREES 01 MINUTE 47 SECONDS EAST A DISTANCE OF 28.88 FEET TO A POINT; THENCE NORTH 01 DEGREE 48 MINUTES 15 SECONDS EAST A DISTANCE OF 27.15 FEET TO A POINT; SAID PARCEL CONTAINING 1,193,432 SQUARE FEET, OR 27,397 ACRES, MORE OR LESS.

ESTRELLAPARCEL11B-4-1-1-M
sarabiam

ESTRELLAPARCEL11B-4-1-1-M-
sarabiam

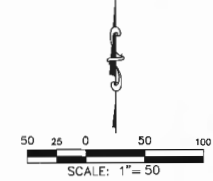
1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 17-576 SUBSECTION B. THE CITY OF GOODYEAR ASSURES WATER SUPPLY DESIGNATION SUPPORTED BY PAYMENT OF THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER 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.

- [illegible]

#	LENGTH	BEARING
L3	16.65'	N 38°32'57" W
L4	18.60'	N 48°57'52" E
L5	17.36'	S 45°30'58" W
L6	17.36'	S 47°02'28" E
L7	17.33'	N 48°57'53" W
L8	18.60'	S 65°05'51" W
L9	16.58'	S 20°41'54" E
L10	17.22'	N 65°57'34" E
L11	40.36'	N 89°10'09" E
L12	10.25'	N 89°11'45" W
L13	2.35'	N 89°11'45" W
L14	2.35'	N 89°11'45" W
L15	2.35'	N 89°11'45" W
L16	10.25'	S 89°11'45" E
L17	15.90'	N 38°20'58" E
L18	20.32'	S 47°56'53" E
L19	8.16'	S 61°17'48" E
L20	18.97'	N 73°42'14" E
L21	83.82'	S 89°10'05" W
L22	10.25'	N 89°11'45" W

NNP III EMR 3 LLC
APN: 400-03-018E
ZONING: PAD

#	LENGTH	RADIUS	TANGENT	DELTA
C1	23.31'	7.42'	INFINITY	180°00'00"
C2	100.00'	2192.56'	50.45'	2°38'10"
C3	101.56'	2207.42'	50.79'	2°38'10"
C4	16.49'	50.00'	8.32'	18°04'02"
C5	15.31'	50.00'	7.72'	17°32'45"
C6	17.23'	50.00'	8.70'	18°54'41"
C7	16.49'	50.00'	8.32'	18°04'02"
C8	15.49'	50.00'	7.81'	17°45'10"
C9	15.49'	50.00'	7.81'	17°45'10"
C10	23.31'	7.42'	INFINITY	180°00'00"



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REVISIONS:

#	DATE	DESCRIPTION

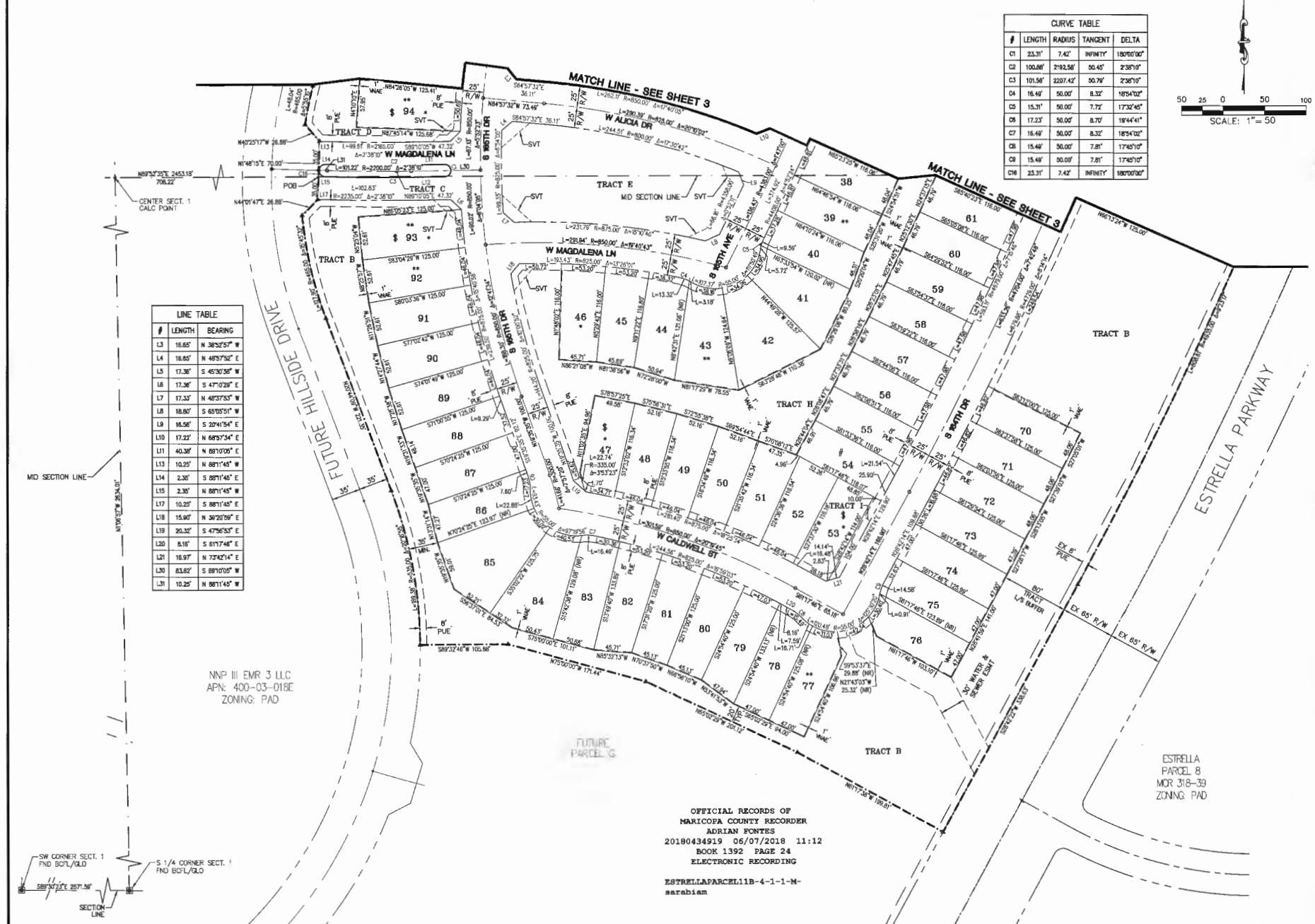
VERSIONS:

#	DATE	DESCRIPTION

ESTRELLA PARCEL 11.B
GOODYEAR, MARICOPA COUNTY, ARIZONA

FINAL PLAT

DESIGN: EW
CHECKED: CW
DATE: 04/20/2018
AS-BUILT #: ---
CITY: PHOENIX
SHEET: 3 OF 4



DESIGN:	EM
DRAFTED:	EM
QA/QC:	DGF
AS-BUILT #:	
ENT. PROJ #:	848.004
SHEET:	FP 4 OF 4

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS:

THAT NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.C", A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT, AS SHOWN ON THE PLAT OF "ESTRELLA PARCEL 11.C", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREET CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS AND TRACT C, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A,B,D,E,G,H, AND I, 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 II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, A PROPRIETARY, VEHICLE NON ACCESS EASEMENT (VNA.E) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNA.E" FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A, B, F, AND G 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 FOR IMPROVED PLANS APPROVED BY AND IN 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 ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDING AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, F, AND G.

OWNER NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, SURFACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE AND PERPETUAL WATER AND SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "WATER & SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "WATER & SEWER EASEMENT". THE WATER AND SEWER EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWERLINE, WATERLINES AND APPURTENANCES.

NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACT C 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 PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT C, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN TRACT C, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN. EXCEPT AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN THE MEDIAN IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY, AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT C AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEY'S FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

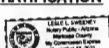
IN WITNESS WHEREOF, NNP II - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 14th DAY OF May, 2018.

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

By: William M. Olson
WILLIAM M. OLSON
ITS SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS



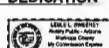
THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 14th DAY OF May, 2018, BY William M. Olson THE Senior Vice President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

John D. Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 13, 2021

ACKNOWLEDGEMENT OF DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS



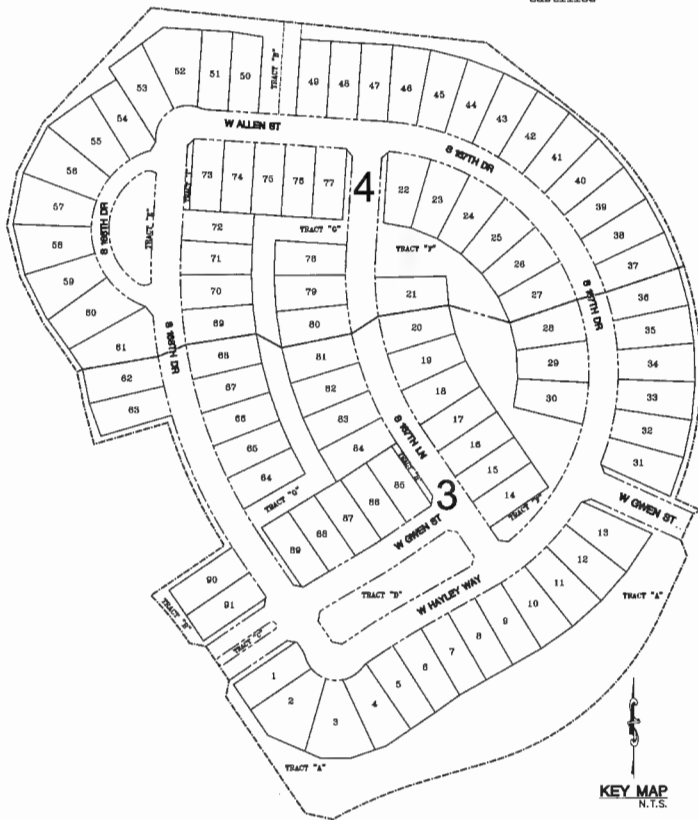
THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 14th DAY OF May, 2018, BY William M. Olson THE Senior Vice President OF NNP II EMR 3, LLC, A DELAWARE COMPANY, ON THEIR BEHALF.

John D. Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 13, 2021

FINAL PLAT ESTRELLA PARCEL 11.C GOODYEAR, ARIZONA

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



KEY MAP
N.T.S.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20180440974 06/08/2018 02:40
BOOK 1392 PAGE 46
ELECTRONIC RECORDING

ESTRELLA PARCEL 11.C-4-1-1-M-
castillioe

VICINITY MAP
N.T.S.



SHEET INDEX

1 COVER SHEET
2 DETAIL SHEET
3-4 PLAT SHEETS

OWNER/DEVELOPER

NNP II-ESTRELLA MOUNTAIN RANCH, LLC
5000 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: STUART BARNEY, P.E.

CIVIL ENGINEER

ENTELLUS, INC
3033 N. 44TH STREET, STE. 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
CONTACT: MICHAEL R. GLEASON, P.E.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING = NORTH 89°30'23" WEST.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THE 14th DAY OF May, 2018.

BY: Stuart Barney
MAYOR
ATTEST: David McCreary
CITY CLERK



THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 46-576.

CITY ENGINEER (REBECCA ZOOK)

6/7/18
DATE

CERTIFICATION

I, DANIEL G. FRANCITIC, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF (4) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2018; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

SIGNED: Daniel G. Francitic
DATE: 6/1/2018

DANIEL G. FRANCITIC, RLS
REGISTERED LAND SURVEYOR #33874
ENTELLUS, INC.
3033 NORTH 44TH STREET, #250
PHOENIX, ARIZONA 85018
PHONE: 602-244-2566
E-MAIL: dfrancitic@entellus.com

RATIFICATION AND CONSENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "ESTRELLA PARCEL 11.C" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS, AND ACCEPTS THE DEDICATIONS, CONVEYANCES, AND RESPONSIBILITIES SET FORTH THEREIN.

IN WITNESS WHEREOF, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER. THIS 14th DAY OF May, 2018.

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

By: Stuart Barney
ITS President

EntellusTM
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Phone: 602-244-2566
Fax: 602-244-2567
Website: www.entellus.com

DANIEL G. FRANCITIC
REGISTERED LAND SURVEYOR
EXPIRES 06/30/20

REVISIONS:

NO.	DATE	DESCRIPTION
1	6/7/18	FINAL PLAT SUBMITTAL

VERSIONS:

NO.	DATE	DESCRIPTION
1	6/7/18	FINAL PLAT SUBMITTAL

ESTRELLA PARCEL 11.C
GOODYEAR, MARICOPA COUNTY, ARIZONA

FINAL PLAT

DESIGN: EM
DRAWN: EM
CHECKED: DGP
AS-BUILT: #
DATE PLOTTED: 6/1/2018
SHEET: 1 OF 4

LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)	LOT #	AREA(SF)	AREA(AC)
1	8953.32	0.1527	47	6831.58	0.1568
2	8848.45	0.2215	48	8760.00	0.1552
3	10040.74	0.2305	49	8760.00	0.1552
4	7913.42	0.1794	50	6960.00	0.1582
5	7153.48	0.1642	51	6966.67	0.1606
6	7094.02	0.1629	52	6961.25	0.2271
7	6817.77	0.1555	53	7957.27	0.1827
8	6788.59	0.1558	54	6784.20	0.1557
9	7011.30	0.1610	55	8672.52	0.1991
10	7492.55	0.1720	56	8921.34	0.2048
11	7492.99	0.1720	57	8773.97	0.2014
12	7491.82	0.1720	58	8394.04	0.1927
13	8187.06	0.1879	59	8020.48	0.1841
14	6262.00	0.1444	60	9060.98	0.2080
15	6262.00	0.1444	61	9049.54	0.2077
16	6292.00	0.1444	62	7130.38	0.1637
17	6408.28	0.1471	63	6963.67	0.1603
18	7006.29	0.1608	64	6670.72	0.1531
19	7006.29	0.1608	65	6670.72	0.1531
20	7006.29	0.1608	66	6670.72	0.1531
21	7006.29	0.1608	67	6670.72	0.1531
22	7408.01	0.1700	68	6670.72	0.1531
23	7289.12	0.1669	69	6670.72	0.1531
24	7289.12	0.1669	70	6670.72	0.1531
25	7289.12	0.1669	71	6648.10	0.1528
26	7289.12	0.1669	72	6292.00	0.1444
27	7289.12	0.1669	73	6363.20	0.1461
28	7289.12	0.1669	74	6292.00	0.1444
29	7289.12	0.1669	75	6292.00	0.1444
30	7289.12	0.1669	76	6292.00	0.1444
31	7728.80	0.1774	77	6363.20	0.1461
32	7492.77	0.1720	78	6673.09	0.1532
33	7491.98	0.1720	79	6795.86	0.1580
34	7491.98	0.1720	80	6795.86	0.1580
35	7491.98	0.1720	81	6795.86	0.1580
36	7491.98	0.1720	82	6795.86	0.1580
37	7491.98	0.1720	83	6795.86	0.1580
38	7491.98	0.1720	84	6794.87	0.1580
39	7491.98	0.1720	85	6363.23	0.1455
40	7491.98	0.1720	86	6363.42	0.1455
41	7491.98	0.1720	87	6437.98	0.1478
42	7491.98	0.1720	88	6428.10	0.1478
43	7491.98	0.1720	89	6526.87	0.1488
44	7491.98	0.1720	90	6761.43	0.1552
45	7491.98	0.1720	91	6756.00	0.1551
46	7488.01	0.1719			

TRACT AREA TABLE			
TRACT	AREA(SF)	AREA(AC)	USE
TRACT A	92840.02	2.1267	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, TRAILS
TRACT B	57377.44	1.3172	OPEN SPACE, LANDSCAPE, DRAINAGE, EASEMENT, WATER & SEWER EASEMENT, PUE, TRAILS
TRACT C	1723.74	0.0396	OPEN SPACE, LANDSCAPE, MEDIAN
TRACT D	18413.09	0.4227	OPEN SPACE, LANDSCAPE (NO RETENTION), P.U.E.
TRACT E	11328.80	0.2601	OPEN SPACE, LANDSCAPE (NO RETENTION), P.U.E.
TRACT F	44007.47	1.0103	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
TRACT G	31033.88	0.7124	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
TRACT H	1163.53	0.0267	OPEN SPACE, LANDSCAPE, PUE
TRACT I	1140.00	0.0262	OPEN SPACE, LANDSCAPE, PUE, POTABLE WATER

*ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, EXCEPT TRACT C, WHICH WILL BE OWNED BY THE CITY AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,128,541.74	25.91
NET AREA	915,684.58	21.02
LOT SIZE (MIN)	52'x120'	
TOTAL LOTS	91	
GROSS DENSITY	3.51 DU/AC	
OPEN SPACE	258,827.97	5.94
% OF GROSS DENSITY	22.9%	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA		
AREA OF LOCAL STREET ROW		4.89
PLUS AREA SUBDIVIDED INTO LOTS		15.09
AREA SUBTOTAL (4.89 + 15.09 = 19.98)		19.98
APPLY 15% OPEN SPACE FACTOR		0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)		23.50

EDU DENSITY CALCULATION		
NUMBER OF DWELLING UNITS		91
DIVIDED BY ADJUSTED GROSS AREA		23.50
ADJUSTED GROSS DENSITY (91/23.50 = 3.87)		3.87

EDU CALCULATION		
NUMBER OF DWELLING UNITS		91
EQUIVALENT EDU FACTOR FOR 3-4 DU/AC (1.00 PER DU)		1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (91 X 1.00 = 91.00)		91.00

UTILITY PROVIDERS

SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	PRIVATE

RIGHT OF WAY			
PARCEL	AREA(SF)	AREA(AC)	USE
ROW	212857.18	4.8665	PUBLIC INGRESS & EGRESS

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST A DISTANCE OF 571.58 FEET; SAID LINE BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, NORTH 01 DEGREE 06 MINUTES 57 SECONDS WEST A DISTANCE OF 1,052.43 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 92.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 24 DEGREES 46 MINUTES 53 SECONDS WEST A DISTANCE OF 14.44 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 26 MINUTES 42 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT;

THENCE SOUTH 33 MINUTES 18 SECONDS WEST A DISTANCE OF 106.22 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 485.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 07 MINUTES 07 SECONDS AN ARC DISTANCE OF 586.64 FEET TO A POINT;

THENCE SOUTH 73 DEGREES 40 MINUTES 25 SECONDS WEST A DISTANCE OF 118.96 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 705.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 57 MINUTES 03 SECONDS AN ARC DISTANCE OF 168.14 FEET TO A POINT;

THENCE NORTH 77 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 48.12 FEET TO A POINT;

THENCE NORTH 34 DEGREES 11 MINUTES 21 SECONDS EAST A DISTANCE OF 239.60 FEET TO A POINT;

THENCE NORTH 10 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT;

THENCE NORTH 34 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT;

THENCE NORTH 79 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT;

THENCE NORTH 34 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 11.33 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE TO SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 15 MINUTES 56 SECONDS AN ARC DISTANCE OF 0.17 FEET TO A POINT;

THENCE NORTH 55 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 150.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 85.00 FEET BEARING NORTH 57 DEGREES 45 MINUTES 37 SECONDS EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 16 MINUTES 18 SECONDS AN ARC DISTANCE OF 230.56 FEET TO A POINT;

THENCE SOUTH 73 DEGREES 41 MINUTES 40 SECONDS WEST A DISTANCE OF 130.79 FEET TO A POINT;

THENCE NORTH 11 DEGREES 36 MINUTES 12 SECONDS EAST A DISTANCE OF 69.14 FEET TO A POINT;

THENCE NORTH 33 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 39.17 FEET TO A POINT;

THENCE NORTH 35 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 61.49 FEET TO A POINT;

THENCE NORTH 28 DEGREES 26 MINUTES 44 SECONDS WEST A DISTANCE OF 86.82 FEET TO A POINT;

THENCE NORTH 14 DEGREES 24 MINUTES 07 SECONDS WEST A DISTANCE OF 90.47 FEET TO A POINT;

THENCE NORTH 10 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 92.00 FEET TO A POINT;

THENCE NORTH 28 DEGREES 00 MINUTES 22 SECONDS EAST A DISTANCE OF 94.93 FEET TO A POINT;

THENCE NORTH 43 DEGREES 27 MINUTES 04 SECONDS EAST A DISTANCE OF 268.85 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING 20-FOOT SANITARY SEWER EASEMENT FOUND IN MARICOPA COUNTY RECORDER DOCUMENT # 1997-0098150;

THENCE ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 01 MINUTE 41 SECONDS EAST A DISTANCE OF 573.18 FEET TO AN ANGLE POINT IN SAID SOUTH LINE;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 51 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE OF 225.21 FEET TO A POINT;

THENCE SOUTH 51 DEGREES 51 MINUTES 31 SECONDS EAST A DISTANCE OF 24.72 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 564.00 FEET BEARING SOUTH 45 DEGREES 02 MINUTES 54 SECONDS WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67 DEGREES 41 MINUTES 28 SECONDS AN ARC DISTANCE OF 666.33 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 26 MINUTES 42 SECONDS EAST A DISTANCE OF 48.19 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 1,128,542 SQUARE FEET OR 25.908 ACRES, MORE OR LESS.

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

52' LOT

25' R/W

120' LOT

33'x33' S.V.I.

12'x12' CHAMFER

TYPICAL 52' x 120' LOT DETAIL

N.T.S.

NOTES

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 AND NO VEGETATION SHALL BE PLANTED OR 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 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 APPROVAL.

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, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.

D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS 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 AREAS SHALL BE ALIVE, 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.

6. STRUCTURES WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.

7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER 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, PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER 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. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

10. ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

11. 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.

12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.

13. 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 PUE.

14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 13, 14, 22, 31, 73, 77, 85, 88, 91). NOTED WITH AN "A".

15. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOTS 72 AND 84). NOTED WITH AN "B".

16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHERST FROM THE STREET INTERSECTION. (LOTS 1, 13, 14, 22, 31, 73, 77, 85, 88, 91). NOTED WITH AN "C".

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. (10, 15, 47, 52). NOTED WITH AN "D".

18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26TH, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVES. BASED ON THE 11.C GRADING DESIGN, LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES ARE AS FOLLOWS: (13, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84). AFTER COMPLETION OF THE POTABLE WATER INFRASTRUCTURE SYSTEM FOR THE LUCERO COMMUNITY AND PARCEL 11.C POTABLE WATER SYSTEM, THE PARCEL 11.C WATER REPORT WILL BE UPDATED USING EXISTING POTABLE WATER SYSTEM DATA. MODIFICATION TO THE BUILDING PAD ELEVATION THAT IDENTIFIES LOTS THAT WILL REQUIRE HOMES TO HAVE AN INDIVIDUAL HOME PRESSURE REDUCING VALVE MAY BE REQUIRED.

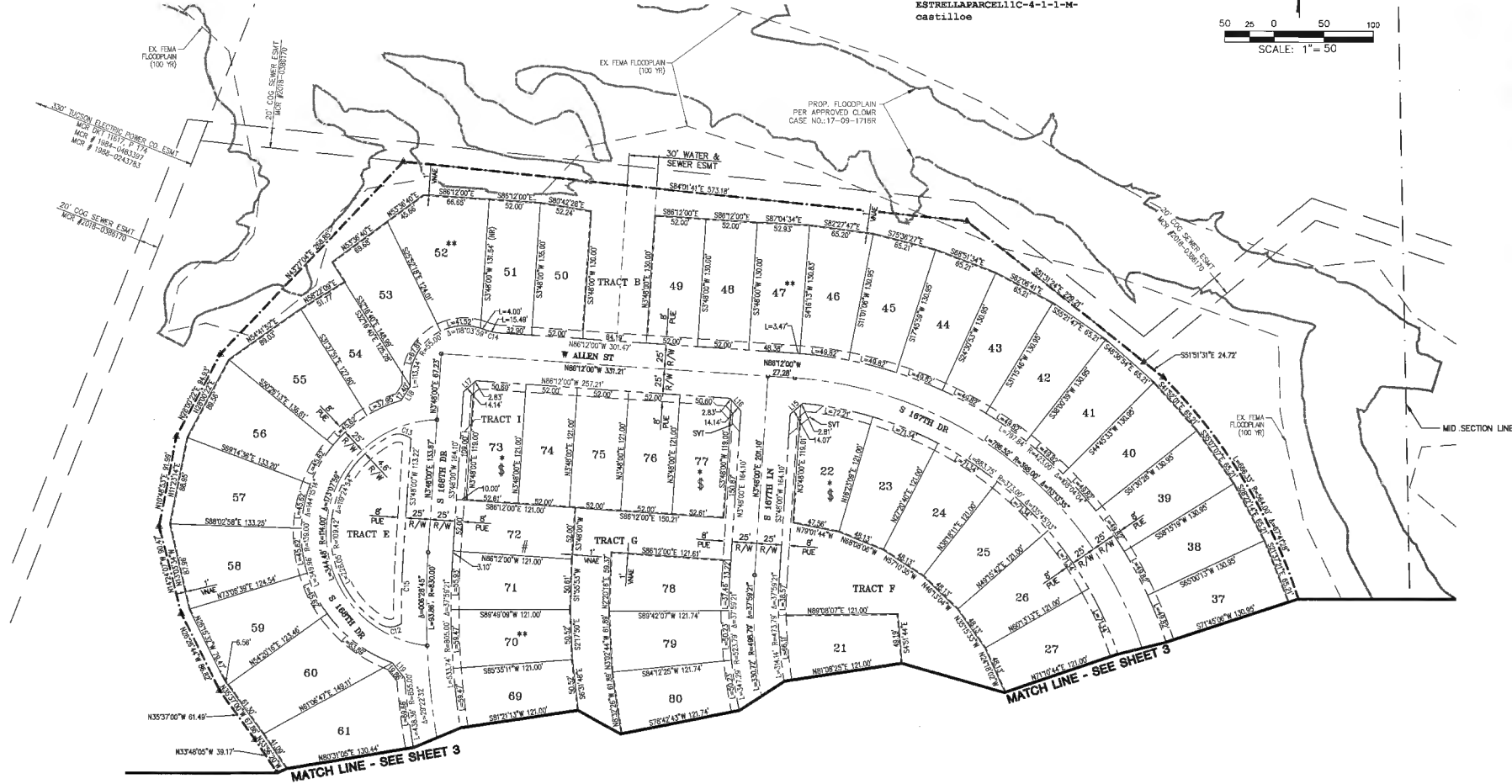
19. SEWER BACKFLOW PREVENTER REQUIRED ON LOT 72.

20. ALL ON-SITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS

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MARICOPA COUNTY RECORDER
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ELECTRONIC RECORDING

ESTRELLA PARCEL 11C-4-1-1-M-
castilloe

SCALE: 1" = 50'



#	LENGTH	BEARING
L15	16.88'	S49°08'30\"W
L16	16.67'	S41°12'00\"E
L17	18.97'	N48°48'00\"E
L18	17.40'	N32°56'15\"E
L19	18.86'	S38°33'50\"E

#	LENGTH	RADIUS	TANGENT	DELTA
C12	24.19'	20.00'	13.83'	69°18'34\"
C13	23.17'	20.00'	13.06'	66°22'53\"
C14	15.48'	50.00'	7.81'	17°45'10\"
C15	72.87'	655.00'	36.91'	4°53'24\"



REVISIONS:	
#	DATE DESCRIPTION
1	06/08/2018
2	06/08/2018
3	06/08/2018
4	06/08/2018
5	06/08/2018
6	06/08/2018
7	06/08/2018
8	06/08/2018
9	06/08/2018
10	06/08/2018

VERSIONS:	
#	DATE DESCRIPTION
1	06/08/2018
2	06/08/2018
3	06/08/2018
4	06/08/2018
5	06/08/2018
6	06/08/2018
7	06/08/2018
8	06/08/2018
9	06/08/2018
10	06/08/2018

DESIGN:	EM
DRAWN:	EM
CHECK:	EM
AS-BUILT:	---
ENT. PROJ. #	848.012
SHEET:	FP 4 OF 4

ESTRELLA PARCEL 11C
GOODYEAR, MARICOPA COUNTY, ARIZONA
FINAL PLAT

NOTES

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 WATER AGENCY (CAWA) DISTRICT (CAGORD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGORD 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 TYPING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPAIR OR PROVIDE REMEDIAL WORK 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 OVERTHE 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 DRAIS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STOPPING.

A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF COMPLETION OF THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING AND WARRANTY 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 CROOKS 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 UNDAUNAGED 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 APPROVAL.

5. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE 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 AND WARRANTY 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, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, WEEDING, 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 MOVED THEREAFTER AND REDUCED IN SEW INCREMENTS TO A HEIGHT OF 2-INCHES.

E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARRER 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.

6. STRUCTURES WITHIN UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET. LANDSCAPING WITHIN THE UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRASSES LESS THAN TWO (2) FEET TALL. 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. THE CITY OF GOODYEAR HAS A LUGO AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DESIRES AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER FROM ANY LIABILITY FOR 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 10 AND THE PROPOSED LOOP 303.

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

11. 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.

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.

NOTES CONT.

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 PLAN. LANDSCAPING LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR P.U.E.

16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 4, 35, 36, 42, 43, AND 49.

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 4, 11, AND 39.

18. THE 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 LUGO AIR FORCE BASE, ADJACENT 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" x 36") 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 II - EMB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A, B, C, D, AND E INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TRANSFERRED OVER TO THE HOMEOWNERS ASSOCIATION.

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

22. COMMON AREAS DECLARED ON THIS PLAN 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 10' 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.

29. 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. 162, WHICH IS LOCATED AT THE NORTHEAST CORNER OF S. ESTRELLA PARKWAY AND S. 105TH DRIVE. THIS STATION IS LOCATED APPROXIMATELY 2.1 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.

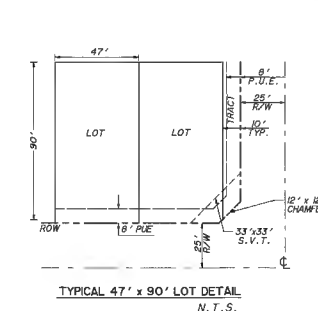
32. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR LUGO, DEVELOPER SHALL CONSTRUCT ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED.

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.

34. LOTS 27, 28, 29, 30, 31, 32, 33, AND 34 SHOWN HEREIN ARE CURRENTLY AFFECTED BY THE EXISTING FEMA EFFECTIVE 100-YEAR FLOOD HAZARD AREA. THE AFFECTED LOTS ARE TO BE REMOVED FROM THE FLOOD HAZARD AREA UPON COMPLETION OF THE LETTER OF MAP REVISION IN SUPPORT OF PROJECT. THE PROPOSED 100-YEAR FLOODPLAIN REVISIONS ARE REPRESENTED HEREIN BASED UPON THE CONDITIONAL LETTER OF MAP REVISION CASE NO. 17-09-1716R.

35. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (L.F. 17-04-018) APPROVED ON JULY 26TH, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 967.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVES, BASED ON THE 11/15 GRADING DESIGN. LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES ARE AS FOLLOWS: LOTS 1, 2, 3, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, AND 42. AFTER COMPLETION OF THE POTABLE WATER INFRASTRUCTURE SYSTEM FOR THE LUGO COMMUNITY AND PARCEL 11/2 POTABLE WATER SYSTEM, THE PARCEL 11/2 WATER REPORT WILL BE UPDATED USING EXISTING POTABLE WATER SYSTEM DATA. A MODIFICATION TO THE BUILDING PAD ELEVATION THAT IDENTIFIES LOTS THAT REQUIRE HOMES TO HAVE AN INDIVIDUAL HOME PRESSURE REDUCING VALVE MAY BE REQUIRED.

36. SEWER BACKFLOW PREVENTER REQUIRED ON LOTS 5 AND 21.



TYPICAL 47' x 90' LOT DETAIL
N.T.S.

• SETBACKS AND DEVELOPMENT STANDARDS PER THE LUGO PAD, AS AMENDED

TYPICAL LOT SETBACKS

N.T.S.

LOT SUMMARY TABLE

LOT	(SQ. FT.)	LOT	(SQ. FT.)
1	4371	26	5026
2	4371	27	7561
3	4371	28	7039
4	4371	29	5032
5	4371	30	4794
6	4371	31	5625
7	4393	32	4924
8	4723	33	4838
9	4390	34	4720
10	4724	35	4873
11	4724	36	4414
12	4724	37	4545
13	4724	38	4466
14	4724	39	4371
15	4724	40	4371
16	4724	41	4371
17	4724	42	4369
18	4724	43	4403
19	5954	44	4403
20	7039	45	4403
21	7039	46	4403
22	5763	47	4403
23	5061	48	4403
24	5844	49	4397
25	4476	TOTAL	239,476

LOT SUMMARY TABLE

LOT	(SQ. FT.)	LOT	(SQ. FT.)
1	4371	26	5026
2	4371	27	7561
3	4371	28	7039
4	4371	29	5032
5	4371	30	4794
6	4371	31	5625
7	4393	32	4924
8	4723	33	4838
9	4390	34	4720
10	4724	35	4873
11	4724	36	4414
12	4724	37	4545
13	4724	38	4466
14	4724	39	4371
15	4724	40	4371
16	4724	41	4371
17	4724	42	4369
18	4724	43	4403
19	5954	44	4403
20	7039	45	4403
21	7039	46	4403
22	5763	47	4403
23	5061	48	4403
24	5844	49	4397
25	4476	TOTAL	239,476

TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
A	133776	L.S., O.S., P.U.E., D.E., P.R.W.	H.O.A.
B	56153	L.S., O.S., P.U.E., D.E., S.E.	H.O.A.
C	4755	L.S., O.S.	H.O.A.
D	18920	L.S., O.S., P.U.E.	H.O.A.
E	5531	L.S., O.S.	H.O.A.
214,063 TOTAL AREA OF TRACTS (SQ. FT.)			

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

NOTE: TRACTS A, B, C, D, AND E ARE OWNED/MAINTAINED BY H.O.A. TRACT E IS OWNED BY THE CITY OF GOODYEAR AND MAINTAINED BY THE H.O.A.

MAINTENANCE LEGEND

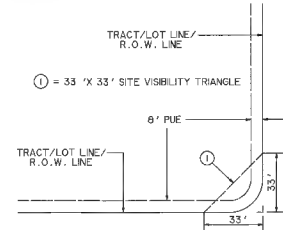
H.O.A. VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

LAND USAGE LEGEND

A.E. ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
L.S. LANDSCAPE
O.S. OPEN SPACE
P.U.E. PUBLIC UTILITY EASEMENT
S.E. CITY OF GOODYEAR SEWER EASEMENT
P.R.W. PRIVATE RECLAIMED WATER

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NOTE: DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

① = 33' X 33' UNOBSTRUCTED VIEW EASEMENT

TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

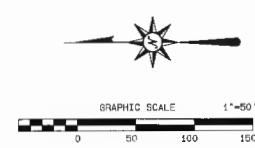
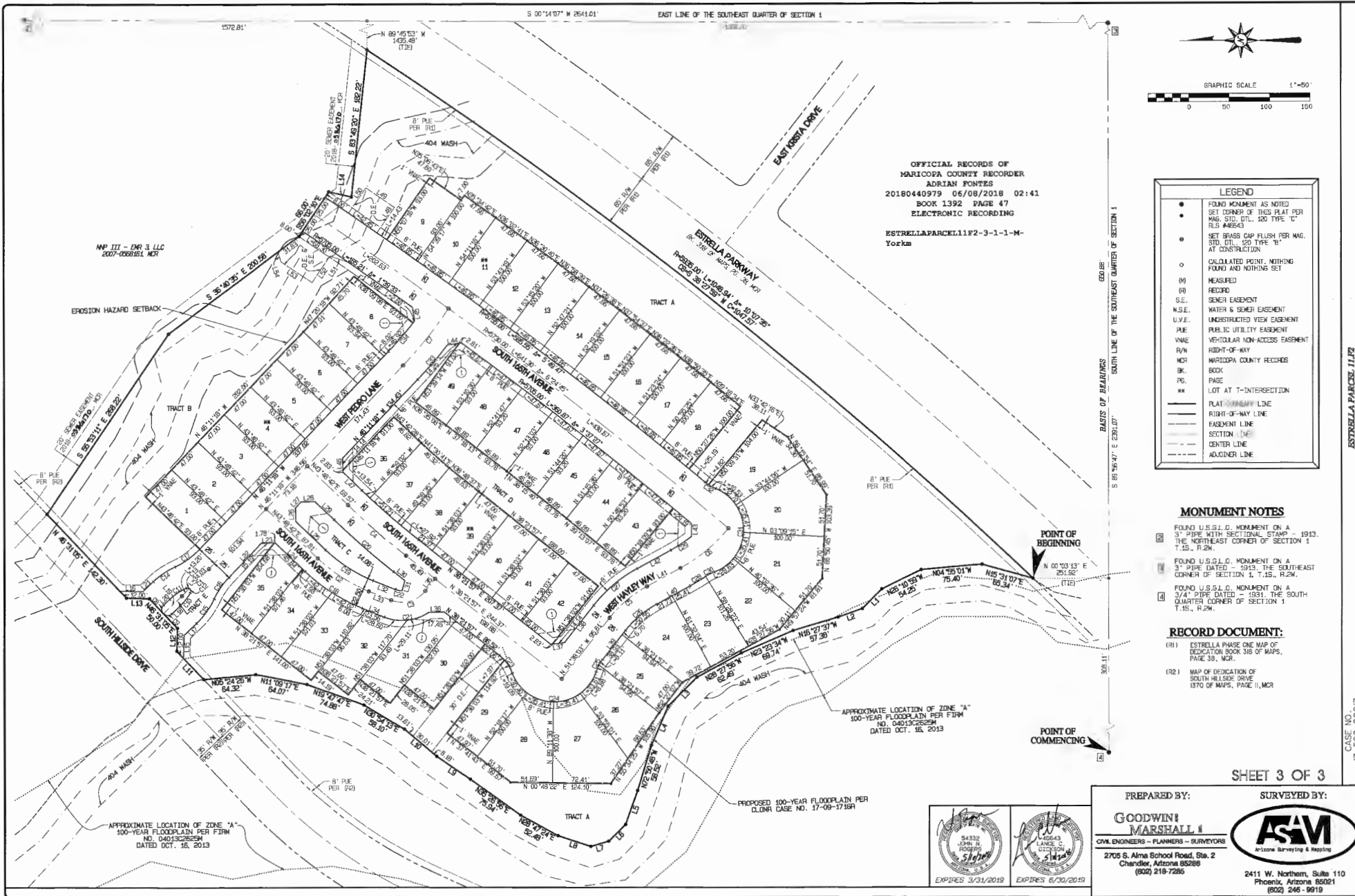
N.T.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°46'10"W	33.72
L2	N39°20'26"W	32.16
L3	N44°57'24"W	50.48
L4	N66°46'07"W	52.07
L5	N70°20'51"W	44.40
L6	N44°46'16"W	29.07
L7	N35°10'32"W	23.85
L8	N18°10'57"E	42.80
L9	N34°28'59"E	50.50
L10	N39°56'59"E	51.80
L11	N46°51'05"E	48.20
L12	N39°28'59"W	28.28
L13	N01°31'01"E	28.28
L14	N32°27'21"E	26.85
L15	N39°28'59"W	28.28
L16	N01°31'01"E	28.28
L17	N43°28'59"W	21.25
L18	N40°28'59"W	13.84
L19	N43°28'59"W	31.35
L20	N43°28'59"W	10.83
L21	N43°28'59"W	18.05
L22	N46°11'18"W	57.91
L23	N21°11'18"W	16.37
L24	N43°46'42"E	50.81
L25	N43°46'42"E	50.81
L26	N39°46'42"E	16.97
L27	N46°11'18"W	50.47
L28	N21°11'18"W	16.37
L29	N43°46'42"E	32.37
L30	N39°21'57"E	17.75
L31	N74°34'53"W	13.03
L32	N21°48'05"E	29.84
L33	N21°48'05"E	29.84
L34	N21°48'05"E	29.84
L35	N51°38'03"W	39.37
L36	N01°11'52"W	18.80
L37	N05°38'03"W	36.87
L38	N51°38'03"W	36.81
L39	N51°38'03"W	46.53
L40	N05°27'55"W	47.14
L41	N05°27'55"W	47.14
L42	N05°27'55"W	47.14
L43	N05°27'55"W	15.70
L44	N05°27'55"W	17.07
L45	N01°24'00"E	36.76
L46	N05°46'42"E	16.97
L47	N43°46'42"E	32.37
L48	N35°51'54"E	36.00
L49	N34°51'26"E	42.73
L50	N35°51'26"E	36.00
L51	N18°38'30"E	23.80
L52	N36°31'53"W	39.37
L53	N33°48'49"E	45.74
L54	N73°48'49"E	12.75

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1000.00	47.23	2°42'22"	N44°50'07"W	42.23
C2	189.50	76.48	22°10'37"	N32°49'24"E	70.02
C3	35.50	46.78	73°25'08"	N14°54'59"W	43.64
C4	1000.00	95.05	5°26'45"	N41°05'20"E	95.01
C5	150.00	60.93	23°10'07"	N40°02'59"W	60.24
C6	200.00	77.35	22°10'37"	N39°58'41"W	76.87
C7	500.00	10.01	10°10'20"	N51°20'58"W	99.95
C8	7.42	11.65	90°00'00"	N88°28'55"W	10.48
C9	7.42	11.65	90°00'00"	N01°31'06"E	10.48
C10	70.42	20.83	15°57'00"	N51°57'25"W	20.76
C11	70.42	24.42	19°52'15"	N33°32'47"W	24.30
C12	4.00	5.72	81°58'22"	S78°34'15"W	5.65
C13	4.00	4.27	61°14'12"	N05°58'57"E	4.07
C14	100.00	32.68	18°42'51"	N34°07'30"W	32.52
C15	100.00	37.23	21°20'02"	N64°09'57"W	37.06
C16	100.00	35.51	18°37'40"	N65°30'08"W	35.37
C17	100.00	37.39	21°25'14"	N35°28'41"W	37.17
C18	215.00	84.13	22°10'37"	N32°48'24"E	83.61
C19	182.42	70.09	22°10'37"	N32°48'24"E	70.02
C20	1025.00	97.42	5°26'45"	N41°05'20"E	97.36
C21	50.00	57.71	98°08'45"	N06°13'18"W	55.45
C22	22.42	6.44	21°54'39"	N10°10'45"E	6.39
C23	50.00	57.75	97°10'00"	N07°10'00"E	57.65
C24	50.00	56.98	134°24'14"	N01°10'00"E	56.93
C25	150.00	55.98	19°27'47"	N61°21'56"W	55.93
C26	125.00	50.59	23°10'07"	N40°02'59"W	50.52
C27	175.00	70.75	25°10'07"	N40°02'59"W	70.29
C28	22.42	6.44	21°54'39"	N10°10'45"E	6.39
C29	175.00	70.75	25°10'07"	N40°02'59"W	70.29
C30	150.00	55.93	19°27'47"	N61°21'56"W	55.87
C31	50.00	12.25	14°02'21"	N79°10'17"W	12.22
C32	50.00	12.25	137°39'55"	N81°08'04"W	12.55
C33	50.00	15.35	17°35'39"	N33°49'17"E	15.25
C34	50.00	16.43	16°19'28"	N33°49'17"E	16.34
C35	625.00	10.01	10°10'20"	N51°20'58"W	10.01



LEGEND	
●	FOUND MONUMENT AS NOTED
○	SET CORNER OF THIS PLAT PER HAS STD. DTL. 120 TYPE "C" RLS #46543
○	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120 TYPE "B" AT CONSTRUCTION
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
○	MEASURED
(M)	RECORD
(R)	SEWER EASEMENT
(W.S.E.)	WATER & SEWER EASEMENT
(U.V.E.)	UNDISTURBED VIEW EASEMENT
(P.U.E.)	PUBLIC UTILITY EASEMENT
(V.N.E.)	VEHICULAR NON-ACCESS EASEMENT
(R.O.W.)	RIGHT-OF-WAY
(N.C.R.)	NARICOPA COUNTY RECORDS
(B.K.)	BOOK
(P.G.)	PAGE
(X)	LOT AT T-INTERSECTION
—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	SECTION LINE
—	CENTER LINE
—	ADJOINER LINE

- MONUMENT NOTES**
- (1) FOUND U.S.G.L.C. MONUMENT ON A 3" PIPE WITH SECTIONAL STAMP - 1913, THE NORTHEAST CORNER OF SECTION 1 T.1S., R.2W.
- (2) FOUND U.S.G.L.C. MONUMENT ON A 3" PIPE DATED - 1913, THE SOUTHEAST CORNER OF SECTION 1, T.1S., R.2W.
- (3) FOUND U.S.G.L.C. MONUMENT ON A 3/4" PIPE DATED - 1931, THE SOUTH QUARTER CORNER OF SECTION 1 T.1S., R.2W.
- RECORD DOCUMENT:**
- (R1) ESTRELLA PHASE ONE MAP OF LOCATION BOOK 318 OF MAPS, PAGE 39, NCR.
- (R2) MAP OF DEDICATION OF SOUTH HILLSIDE DRIVE 1370 OF MAPS, PAGE 11, NCR.

SHEET 3 OF 3

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NOTES

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 REPLEISHMENT DISTRICT (CAGRD). PROJECT 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. WHEN REMOVABLE 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 MAINTENANCE, 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 UNDAUNED 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 APPROVAL.

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 AREAS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C) MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANTS, FERTILIZING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RESEEDING, 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 MOVED THEREAFTER AND REDUCED IN SAFE MOVEMENTS TO A HEIGHT OF 2-INCHES.

E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAUNED, 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.

6. STRUCTURES WITH UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET. LANDSCAPING WITH UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRASSES 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 THE FORMER MAINTENANCE 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 PRECINCT-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER 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 10 AND THE PROPOSED LOOP 303.

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

11. 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 PLAN. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR P.U.E.

16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THIS INCLUDES LOTS 1, 5, 10, 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 (CAPZ), 65 LON AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PRECINCT-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS TWENTY-FOUR INCH BY THIRTY-SIX INCH (24" X 36") 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 IDENTIFIED.

20. INP B - DMR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS B, C, 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 PLAN 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 10' 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.

29. 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. 482, 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.

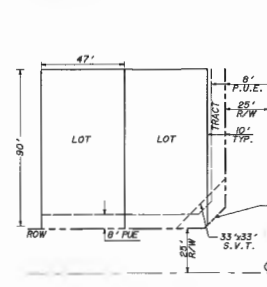
31. THE DEVELOPER SHALL CONSTRUCT OFF-SITE IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE DEVELOPMENT REGULATIONS, AS THE TERM IS DEFINED IN THE DEVELOPMENT AGREEMENT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT.

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 DESIGNATED 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.

34. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.P. # 16-183) APPROVED ON 08/17/2018, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 957.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVES. BASED ON THE I.G. GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES. AFTER COMPLETION OF THE POTABLE WATER INFRASTRUCTURE SYSTEM, THE LUCERO COMMUNITY AND PARCEL II.G POTABLE WATER SYSTEM, THE PARCEL II.G WATER REPORT WILL BE UPDATED USING EXISTING POTABLE WATER SYSTEM DATA. MODIFICATION TO THE BUILDING PAD ELEVATION THAT DETERMINES LOTS THAT WILL REQUIRE HOMES TO HAVE AN INDIVIDUAL HOME PRESSURE REDUCING VALVE MAY BE REQUIRED.

LINE	BEARING	DISTANCE
L1	N12°37'21"E	26.85
L2	N62°58'14"E	29.05
L3	N30°49'40"W	26.71
L4	N68°04'53"W	43.83
L5	N12°59'31"W	16.92
L6	N68°04'53"W	6.13
L7	N76°45'26"E	16.92
L8	N68°04'53"W	6.13
L9	N45°11'18"W	22.51
L10	N46°11'18"W	60.59
L11	N01°11'18"W	6.37
L12	N43°48'42"E	52.96
L13	N43°48'42"E	12.50
L14	N83°48'42"E	18.67
L15	N65°11'18"W	74.87
L16	N65°11'18"W	55.04
L17	N69°37'09"W	70.27
L18	N59°37'09"W	70.27
L19	N14°27'09"W	16.92
L20	N75°13'30"E	16.92
L21	N26°17'22"W	45.97
L22	N61°17'22"W	44.76
L23	N61°17'22"W	24.74
L24	N73°49'40"E	49.09
L25	N65°48'20"E	16.00



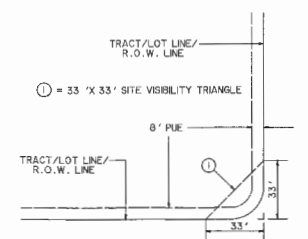
TYPICAL 47' x 90' LOT DETAIL

N.T.S.

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

TYPICAL LOT SETBACKS

N.T.S.



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

NOTE: DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

① = 33' x 33' UNOBSTRUCTED VIEW EASEMENT

TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

LOT SUMMARY TABLE

LOT	(SQ. FT.)
1	4871
2	4946
3	4963
4	4809
5	4918
6	7039
7	7039
8	5222
9	4880
10	6636
11	7039
12	5211
13	4772
14	4920
15	4751
16	4701
17	4700
18	4777
19	5066
20	5100
21	5065
22	4854
23	4639
24	4664
TOTAL	241,450

LOT SUMMARY TABLE

LOT	(SQ. FT.)
25	4886
26	4956
27	4949
28	5072
29	5087
30	4822
31	5275
32	7291
33	7039
34	4634
35	4700
36	4700
37	4700
38	4724
39	4724
40	4724
41	4724
42	4724
43	4724
44	4724
45	4724
46	4724
47	4724
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89	4724
90	4724
91	4724
92	4724
93	4724
94	4724
95	4724
96	4724
97	4724
98	4724
99	4724
100	4724

TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
A	78460	L.S., O.S., P.U.E., S.E., D.E.	H.O.A.
B	19443	D.E., L.S., O.S., P.U.E., P.R.W.	H.O.A.
C	19260	L.S., O.S., P.U.E.	H.O.A.
217,163 TOTAL AREA OF TRACTS (SQ. FT.)			

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

MAINTENANCE LEGEND

H.O.A. VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

LAND USE LEGEND

A.E. ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
L.S. LANDSCAPE
O.S. OPEN SPACE
P.U.E. PUBLIC UTILITY EASEMENT
S.E. CITY OF GOODYEAR SEWER EASEMENT
P.R.W. PRIVATE RECLAIMED WATER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
201804405972 06/08/2018 02:40
BOOK 1392 PAGE 45
ELECTRONIC RECORDING

ESTRELLAPARCEL11G-3-1-1-M-
Scotter



PREPARED BY: SURVEYED BY:

GOODWIN MARSHALL & ASSOCIATES
CIVIL ENGINEERS - PLANNERS - SURVEYORS

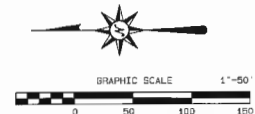
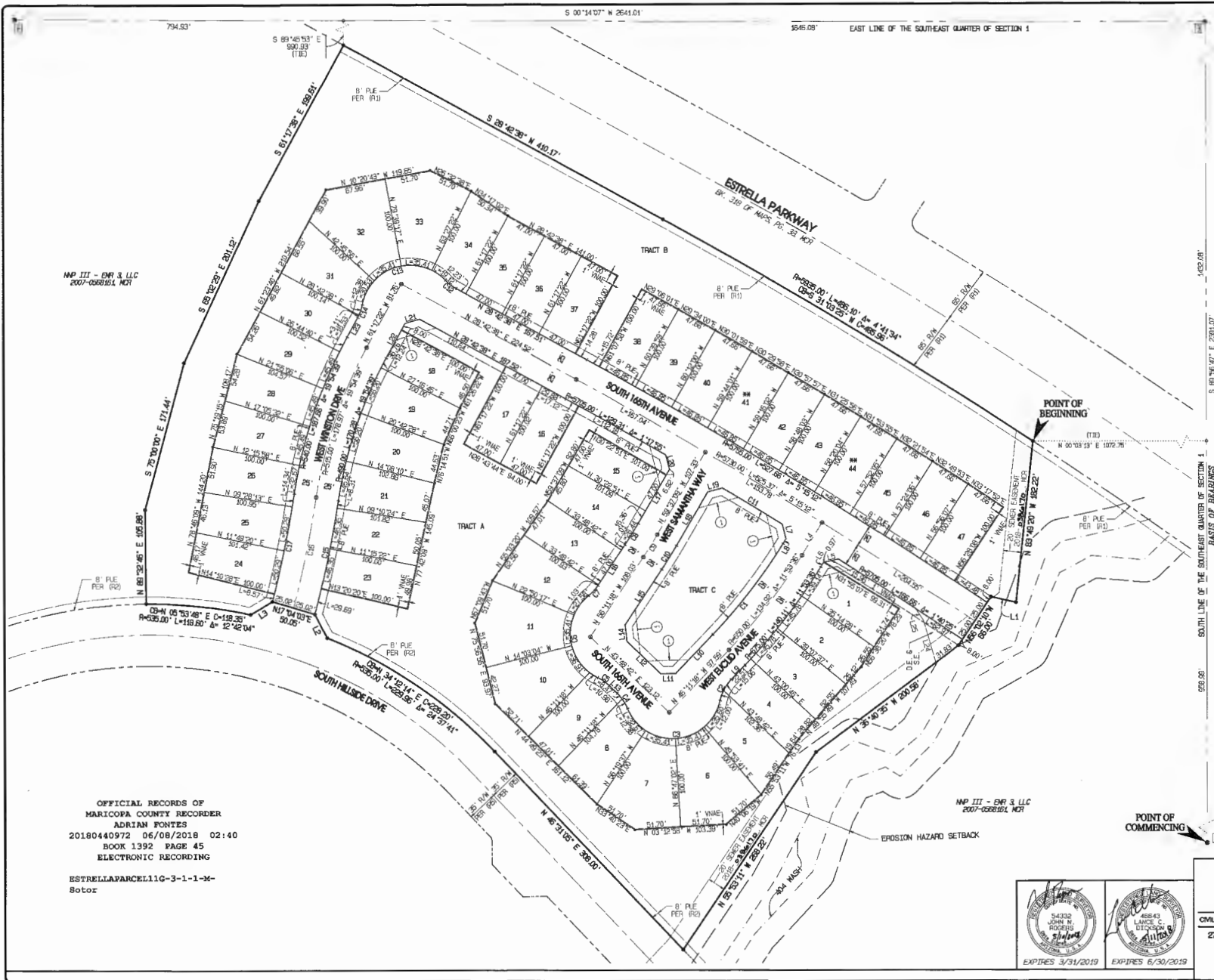
2705 S. Alma School Road, Ste. 2
Chandler, Arizona 85008
(602) 218-7285

ASAM
Arizona Surveying & Mapping

2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 248-9919

SHEET 2 OF 3

ESTRELLA PARCEL 11G
CASE NO. 17-523C-C00315
W:\07324- Lucero (Estrella) \C00315\AFLAT Base, pro plan.dwg 3/1/2018 2:08



LEGEND	
•	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER REG. STD. DTL. 120 TYPE "C" (R.S. #46843)
•	SET BRASS CAP FLUSH PER REG. STD. DTL. 120 TYPE "B" AT CONSTRUCTION
o	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
(M)	MEASURED
(R)	RECORD
S.E.	SEWER EASEMENT
W.S.E.	WATER & SEWER EASEMENT
U.V.E.	UNOBTSTRUCTED VIEW EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.E.	VEHICULAR NON-ACCESS EASEMENT
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
BOOK	BOOK
PAGE	PAGE
**	LOT AT T-INTERSECTION
---	PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SECTION LINE
---	CENTER LINE
---	ADJOINER LINE

MONUMENT NOTES

- FOUND U.S.G.S. MONUMENT ON A 3" PIPE WITH SECTIONAL STAMP THE NORTH-EAST CORNER OF SECTION 1 T.15S., R.26W.
- FOUND U.S.G.S. MONUMENT ON A 3" PIPE DATED - 1913, THE SOUTHEAST CORNER OF SECTION 1 T.15S., R.26W.
- FOUND U.S.G.S. MONUMENT ON A 3/4" PIPE DATED - 1931, THE SOUTH QUARTER CORNER OF SECTION 1 T.15S., R.26W.

RECORD DOCUMENT:

- (R1) ESTRELLA PHASE ONE MAP OF DEDICATION BOOK 318 OF MAPS, PAGE 38, MCR.
- (R2) MAP OF DEDICATION OF SOUTH HILLSIDE DRIVE (370 OF MAPS, PAGE 11, MCR)

SHEET 3 OF 3

PREPARED BY:
GOODWIN MARSHALL &
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2705 S. Alma School Road, Ste. 2
Chandler, Arizona 85226
(602) 219-7295

SURVEYED BY:
AS&M
Arizona Surveying & Mapping
2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-0919

MAP III - ENR & LLC
2007-0688151, MCR

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FORTES
20180440972 06/08/2018 02:40
BOOK 1392 PAGE 45
ELECTRONIC RECORDING
ESTRELLAPARCEL11G-3-1-1-M-
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ESTRELLA PARCEL 11G
CASE NO. 17-520-0001B
W:\107224 - Lucero (Estrella)\COGO\PLAT BASE.prt Printed: Thu May 10 11:48:44 2018

APPENDIX A-3

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS (APPROVED PRE-PLATS) – 11.A1 AND 11.D1

PRELIMINARY PLAT FOR
ESTRELLA PARCEL 11.A1
GOODYEAR, ARIZONA
A PORTION OF SECTION 1
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE
GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

PP-1 PRE-PLAT COVER SHEET
PP-2 LOT & TRACT TABLES
PP-3 PRELIMINARY PLAT
PP-4 PRELIMINARY PLAT

OWNER

NMP III-DMR 3, LLC.
3090 N. 40TH STREET, STE. 210
PHOENIX, AZ 85018
PHONE: 602-488-0800
CONTACT: STUART BARNEY, P.E.
PROJECT MANAGER

LANDSCAPE ARCHITECT

SWABACK PARTNERS
7550 E. McDONALD DR.
SCOTTSDALE, AZ 85250
PHONE: 480-367-2100
CONTACT: JEFF DENZAK

BENCHMARK

POINT NUMBER 311
FOUND 3" GLO BRASS CAP ON POST
OBSERVED ELEVATION = 970.14
POINT NUMBER 108
FOUND 3" GLO BRASS CAP ON POST
OBSERVED ELEVATION = 978.44

HOME OWNERS ASSOCIATION

THIS PROJECT WILL BE INCORPORATED INTO
THE THE EXISTING VILLAGES AT ESTRELLA
MOUNTAIN RANCH COMMUNITY ASSOCIATION.

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-018E

UTILITY

ELECTRICITY ARIZONA PUBLIC SERVICE
COMMUNICATIONS CENTURY LINK
GAS COX COMMUNICATIONS
FIRE PROTECTION SOUTHWEST GAS
WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
RECLAIMED WATER PRIVATE

TRACT TABLE

TRACT	AREA (SF)	AREA (ACRES)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
A	385,220	8.8434	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
B	2,599	0.0597	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
C	134,610	3.0902	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
D	1,759	0.0404	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
E	49,212	1.1298	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
F	8,269	0.1898	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
G	8,585	0.1994	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
H	11,482	0.2638	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
TOTAL TRACT AREA	601,836	13.8163		

NOTE-- ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER, WITH
THE EXCEPTION OF TRACT G.

CIVIL ENGINEER

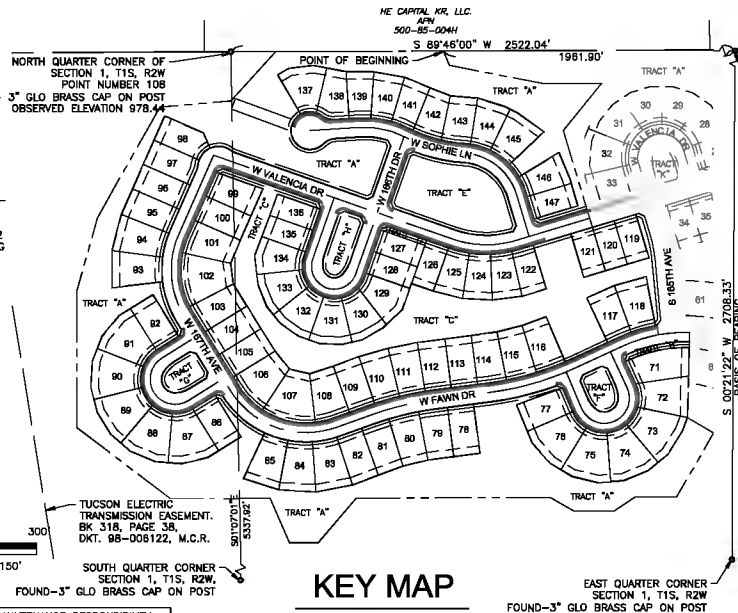
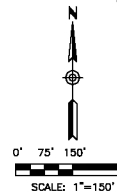
DIBBLE ENGINEERING
7500 N DREAMY DRAW DR, SUITE 200
PHOENIX, ARIZONA 85020
PHONE: 602-957-1155
CONTACT: SHANNON GINECCIA, P.E.

LAND SURVEYOR

WESTWOOD
14325 N. KIERLAND BLVD, STE 112
SCOTTSDALE, AZ 85254
480-747-6558
CONTACT: JOSH MOYES

BASIS OF BEARING

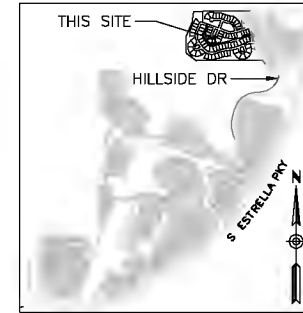
BEARINGS SHOWN HEREON ARE BASED ON
THE EAST LINE OF THE NORTHEAST QUARTER
OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2
WEST, GILA AND SALT RIVER MERIDIAN, HAVING
A BEARING OF S 00°20'22" W IS THE BASIS
OF BEARING FOR THIS SURVEY



KEY MAP

ABBREVIATIONS

BCF BRASS CAP FLUSH
BM BENCHMARK
CL CENTERLINE
DET DETAIL
ESMT EASEMENT
EXST EXISTING
FND FOUND
FT FOOT OR FEET
MAG MARICOPA ASSOCIATION OF
GOVERNMENTS
MAX MAXIMUM
MIN MINIMUM
M MONUMENT LINE
NTS NOT TO SCALE
PUE PROPERTY LINE
R PUBLIC UTILITY EASEMENT
R/W RADIUS
R/W RIGHT-OF-WAY
SEC SECTION
STA STATION
STD STANDARD
TYP TYPICAL
VNAE VEHICLE NON ACCESS EASEMENT
W/ WITH



VICINITY MAP
N.T.S.

SITE DATA

GROSS AREA	37.09 AC
MIN LOT SIZE	70' X 130' 60' X 120'
TOTAL LOTS	48 LOTS 29 LOTS 77 TOTAL LOTS
OPEN SPACE	13.81 AC
% GROSS OPEN SPACE	37.26%
MAX LOT COVERAGE	50% 50%
GROSS RES. DENSITY	2.08
EXISTING ZONING	P.A.D./LOW DENSITY RESIDENTIAL

EQUIV DENSITY & EDU CALC

GROSS AREA = 37.09 AC
OF LOTS = 77 LOTS
GROSS DENSITY = 77 / 37.09 AC = 2.08 DU/ACRE
EDU CALCULATION:
1 EDU FACTOR PER DWELLING UNIT 2-4 DU/AC DENSITY
77 LOTS X 1 = 77 EDU'S

LEGEND

EXST
▲ BENCHMARK
● BRASS CAP FLUSH
⊗ BRASS CAP IN HANDHOLE
--- EASEMENT
--- PROPERTY LINE
--- RIGHT-OF-WAY
--- FENCE CHAINLINK
--- MAJOR CONTOUR
--- MINOR CONTOUR
--- UTILITY LINE (TYPE NOTED)

NEW
--- CENTERLINE
--- EASEMENT
--- RIGHT-OF-WAY
--- FRONT & REAR
--- MINIMUM SETBACK
--- SIDEWALK



1826 N. Litchfield Road
Suite 150
Goodyear, AZ 85395
P 623.935.2258

Dibble
Engineering

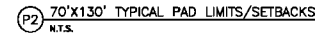
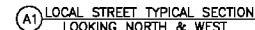
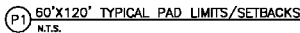
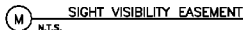


PRELIMINARY PLAT FOR
ESTRELLA PARCEL 11.A1
COVER SHEET

PP-1

LEGAL DESCRIPTION

THENCE SOUTH 01 DEGREES 24 MINUTES 14 SECONDS



1. 10' FRONT YARD SETBACKS ARE PERMITTED FOR SIDE ENTRY GARAGES.
2. DETACHED SINGLE FAMILY DWELLINGS ON ADJACENT LOTS SHALL HAVE FRONT YARD SETBACKS VARY BY AT LEAST THREE FEET. A 10' FRONT YARD SETBACK OF ONE LOT IS PERMITTED TO ACCOMMODATE THE 3' BUILDING SETBACK DIFFERENTIAL. BUILDING SETBACKS SHOULD BE 16'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.
3. THE MAXIMUM HEIGHT FOR ANY DWELLING UNIT SHALL BE 30 FEET EXCEPT FOR THE THIRD FLOOR OF A MAXIMUM HEIGHT AREA, WHICH SHALL ALLOW A MAXIMUM HEIGHT OF 35 FEET.
4. TWO STORY HOMES SHALL NOT BE PERMITTED ON CORNER LOTS OR LOTS BACKING TO AN ARTERIAL ROADWAY (EXCEPT FOR 74'X90' LOTS). UNLESS A LANDSCAPE BUFFER AT LEAST 35 FEET IN WIDTH IS PROVIDED.
5. TWO STORY HOMES MAY NOT BE PLACED ON MORE THAN THREE CONSECUTIVE LOTS EXCEPT IN THE MEDIUM HIGH DENSITY RESIDENTIAL DISTRICTS.
6. THE MAXIMUM RESIDENTIAL LOT COVERAGE SHALL BE 60% FOR LOTS LESS THAN 60 FEET IN WIDTH. THE MAXIMUM RESIDENTIAL LOT COVERAGE SHALL BE 50% FOR ALL LOTS WITH WIDTHS OF 60 FEET OR MORE.
7. ARCHITECTURAL FEATURES LIKE BAY WINDOW MAY ENCRANCH 5' INTO THE FRONT YARD SETBACK, BUT NO CLOSER THAN 10' TO THE PROPERTY LINE.
8. FRONT PORCHES MAY ENCRANCH 10' INTO THE FRONT YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.


9. REAR PATIO COVERINGS MAY ENCRATCH 10' INTO THE REAR BUILDING SETBACK. (FOR 47'X90' LOTS, ONLY 5' ALLOWED).
10. BASED ON THE REAR SETBACK REQUESTED, A TYPICAL BACK OF LOT SETBACK SHALL HAVE AN ADDITIONAL SETBACK OF 10' FROM THE REAR ZONE OF 30' +/- (WITH THE EXCEPTION OF SOME LOTS ORIENTED ON AND NEXT TO THE NEIGHBORHOOD GREENS).
11. A MINIMUM FENCING SHALL BE PROVIDED FOR LOTS ADJACENT TO OPEN SPACE.
12. ALL DWELLINGS SHALL HAVE FOUR-SIDE ARCHITECTURAL, FRONT AND REAR, SETBACKS. (FOR DWELLINGS ON CORNERS LOTS) THAT ARE VISIBLE FROM PUBLIC AREAS SHALL HAVE A GREATER LEVEL OF ENHANCEMENT.
13. ALL ARCHITECTURAL FEATURES LIKE BAY WINDOWS MAY ENCRATCH 5' INTO THE REAR YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK 14. THE PROPOSED PLAN ONLY INCLUDES ATTACHED SIDEWALKS ON LOT 15.
15. A 20' MINIMUM DEPTH BETWEEN THE BACK OF SIDEWALK AND FACE OF THE GARAGE (FRONT FACING) SHALL BE MAINTAINED, AND THE GARAGE OR PORCH ENTRY SHALL BE 10' OR LARGER SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET.




A	REVISION	BY	DATE
1	SUBMITTAL PRE-PLAY		5/26/04
2	SUBMITTAL PRE-PLAY		5/26/04

PP-3

PRELIMINARY PLAT FOR
ESTRELLA PARCEL 11:A1





DIBBLE PROJECT NO: 11150044		VER: REV: SHEET 3 of 4
DIN: 0.01	DIN: 3.33	
POINT DATE:	VERTICAL	
SCALE: HORIZONTAL 1"=40'		

SITE DATA	
DESCRIPTION	QUANTITY
GROSS AREA:	24.67 AC
LOT SIZES:	
MINIMUM:	47' X 115'
TOTAL LOTS:	89 LOTS
GROSS RES. DENSITY:	3.61 DU/AC
OPEN SPACE:	7.74 AC
% GROSS OPEN SPACE:	31%
MAX LOT COVERAGE:	60%
EXISTING ZONING:	P.A.D.-SFD-CL

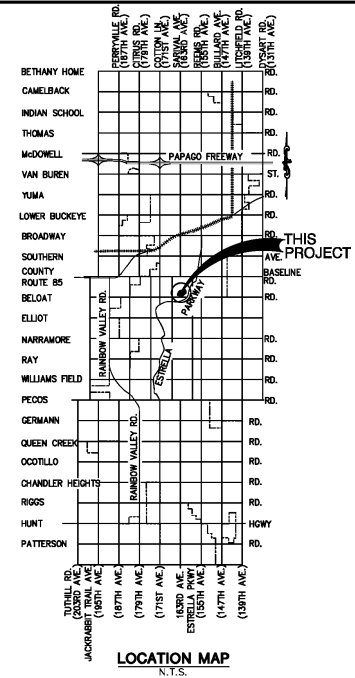
EQUIV DENSITY & EDU CALC	
PAD AREA:	12.36 AC
STREET AREA:	4.57 AC
OPEN SPACE:	7.75 AC
NET AREA: (PAD+STREET)/.85 + (.15*OPEN SPACE)	21.08 AC
EQUIV. DENSITY:	89/21.08
	4.22 DU/AC
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	
89 x 0.82 = 73 EDU'S	

LEGEND	
---	PROPERTY BOUNDARY
---	RIGHT OF WAY LINE
---	CONSTRUCTION CENTER LINE
---	EASEMENT (ESMT)
---	SIGHT VISIBILITY
---	LOT LINE
▲	PROPERTY CORNER
•	MONUMENT
■	FOUND B.C.F.L.
R/W	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
BSL	BUILDING SETBACK LINE
SVT	SIGHT VISIBILITY TRIANGLE
POB	POINT OF BEGINNING
VNAE	VEHICULAR NON ACCESS EASEMENT

ESTRELLA PARCEL 11D1 **PRELIMINARY PLAT** A PORTION OF THE SOUTH HALF OF SECTION 1 AND NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA **GOODYEAR, ARIZONA**



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND ON PIPE AT THE SOUTHWEST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE GLO BRASS CAP FOUND ON PIPE AT THE SOUTHWEST CORNER OF SAID SECTION 1, ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 12, BEARS SOUTH 89 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 2,571.59 FEET, SAID LINE BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, ALSO BEING THE NORTH LINE OF THE NORTH QUARTER OF SAID SECTION 12, AND SAID LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 1,534.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 54.15 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 36 MINUTES 08 SECONDS AN ARC DISTANCE OF 424.82 FEET TO A POINT;

THENCE SOUTH 80 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 27.52 FEET TO A POINT;

THENCE NORTH 55 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 12 DEGREES 19 MINUTES 08 SECONDS EAST A DISTANCE OF 27.53 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 665.00 FEET BEARING SOUTH 30 DEGREES 15 MINUTES 42 SECONDS EAST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 59 MINUTES 07 SECONDS AN ARC DISTANCE OF 162.32 FEET TO A POINT;

THENCE NORTH 73 DEGREES 40 MINUTES 25 SECONDS EAST A DISTANCE OF 118.96 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO LEFT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 535.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 07 MINUTES 07 SECONDS AN ARC DISTANCE OF 458.65 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 39 SECONDS EAST A DISTANCE OF 109.46 FEET TO A POINT;

THENCE SOUTH 16 DEGREES 07 MINUTES 32 SECONDS EAST A DISTANCE OF 23.15 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 42 MINUTES 16 SECONDS EAST A DISTANCE OF 29.07 FEET TO A POINT;

THENCE SOUTH 70 DEGREES 20 MINUTES 51 SECONDS EAST A DISTANCE OF 44.40 FEET TO A POINT;

THENCE SOUTH 72 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 58.52 FEET TO A POINT;

THENCE SOUTH 66 DEGREES 48 MINUTES 07 SECONDS EAST A DISTANCE OF 52.07 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 57 MINUTES 24 SECONDS EAST A DISTANCE OF 50.48 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 27 MINUTES 56 SECONDS EAST A DISTANCE OF 62.49 FEET TO A POINT;

THENCE SOUTH 23 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 89.74 FEET TO A POINT;

THENCE SOUTH 16 DEGREES 27 MINUTES 37 SECONDS EAST A DISTANCE OF 57.38 FEET TO A POINT;

THENCE SOUTH 19 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 32.06 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 45 MINUTES 10 SECONDS EAST A DISTANCE OF 33.72 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 10 MINUTES 59 SECONDS EAST A DISTANCE OF 54.25 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 55 MINUTES 01 SECOND EAST A DISTANCE OF 75.40 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 31 MINUTES 07 SECONDS WEST A DISTANCE OF 65.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5,935.00 FEET BEARING NORTH 46 DEGREES 27 MINUTES 58 SECONDS WEST, SAID CURVE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DELINEATED ON "ESTRELLA PHASE ONE" MAP OF DEDICATION FOUND IN BOOK 518 OF MAPS, PAGE 36 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 30 SECONDS AN ARC DISTANCE OF 1,260.00 FEET TO A POINT;

THENCE NORTH 34 DEGREES 35 MINUTES 32 SECONDS WEST A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5,730.00 FEET BEARING NORTH 34 DEGREES 17 MINUTES 32 SECONDS WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 12 SECONDS AN ARC DISTANCE OF 35.33 FEET TO A POINT;

THENCE NORTH 33 DEGREES 56 MINUTES 20 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 07 DEGREES 52 MINUTES 12 SECONDS EAST A DISTANCE OF 16.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET BEARING SOUTH 48 DEGREES 35 MINUTES 37 SECONDS WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 21 SECONDS AN ARC DISTANCE OF 158.16 FEET TO A POINT;

THENCE NORTH 71 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 140.60 FEET TO A POINT;

THENCE NORTH 19 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 50.01 FEET TO A POINT;

THENCE NORTH 40 DEGREES 45 MINUTES 05 SECONDS WEST A DISTANCE OF 23.90 FEET TO A POINT;

THENCE NORTH 15 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 176.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,074,702 SQUARE FEET OR 24.672 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING = NORTH 89°30'23" WEST.

OWNER/DEVELOPER

NAV II-EMX3, LLC
 5090 N. 40TH STREET, SUITE 210
 PHOENIX, AZ 85018
 PHONE: 602-347-8881
 CONTACT: PETE TEIGHE

UTILITY PROVIDERS

WATER CITY OF GOODYEAR
 SEWER CITY OF GOODYEAR
 GAS SOUTHWEST GAS
 ELECTRIC ARIZONA PUBLIC SERVICE
 CABLE TV/ CENTURYLINK/COX
 TELEPHONE

CIVIL ENGINEER

ENTELLUS, INC
 3033 N. 44TH STREET, STE 250
 PHOENIX, AZ 85018
 PHONE: 602-244-2566
 CONTACT: MICHAEL R. GLEASON, P.E.

LAND SURVEYOR

STRATEGIC SURVEY
 1102 W. SOUTHERN AVE, STE 4
 TEMPE, AZ 85282
 PHONE: 480-865-4399
 CONTACT: JOSH MOYSES

SHEET INDEX

- 1 COVER SHEET
- 2 DETAIL SHEET
- 3 PRE-PLAT PLAN SHEET

HOME OWNERS ASSOCIATION

THE PROJECT WILL BE INCORPORATED INTO THE EXISTING VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

BENCHMARKS

GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST. PLAN ELEVATION = 973.37

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY. PLAN ELEVATION = 1026.73

CONVERSION EQUATION: TO ACHIEVE THE NAVD83 DATUM, ADD 1.84' TO ALL ELEVATIONS.



3033 N. 44TH STREET, STE 250
 PHOENIX, AZ 85018
 PHONE: 602-244-2566
 FAX: 602-244-2567
 Website: www.entellus.com

REVISIONS:	
NO.	DESCRIPTION
1	DATE: 12/7/2018 INITIAL SUBMITTAL TO CITY OF GOODYEAR
2	DATE: 2/9/2019 SECOND SUBMITTAL TO CITY OF GOODYEAR

ESTRELLA PARCEL 11D1
GOODYEAR, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

DESIGN: EN
 DRAFTED: MM
 QA/QC: MG
 AS-BUILT: # 249022
 ENGR. PROJ. SHEET: PP 1 OF 3



REVISIONS:	
DATE	DESCRIPTION
12/7/2018	INITIAL SUBMITTAL TO CITY OF GOODYEAR
2/3/2019	SECOND SUBMITTAL TO CITY OF GOODYEAR
VERSIONS:	
DATE	DESCRIPTION
X	

ESTRELLA PARCEL 11D1
GOODYEAR, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

Tract	Description	SQFT	AC
A	LANDSCAPE, DRAINAGE, OPEN SPACE, SEWER EASEMENT, PUBLIC UTILITY, PUBLIC UTILITY EASEMENT	23828.76	5.2407
B	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	23567.38	0.5410
C	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	16452.71	0.3777
D	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	28700.31	0.6570
E	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	30558.07	0.7107
F	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	1351.35	0.0310
G	LANDSCAPE, OPEN SPACE	12045.49	0.2765

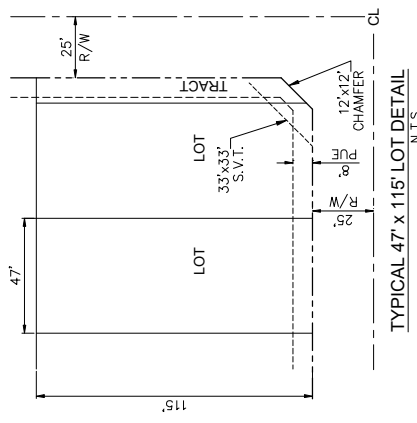
ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

ROW	USE	SQFT	AC
ROW	PUBLIC STREETS AND RIGHT OF WAY	198936.99	4.5670

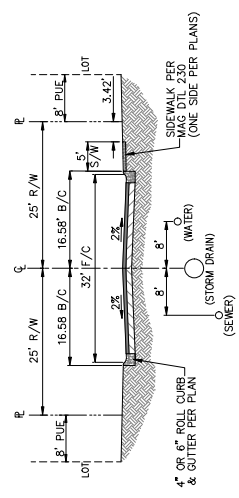
Lot#	SQFT	AC
63	5918.89	0.1359
64	5915.80	0.1358
65	6552.54	0.1504
66	6174.78	0.1418
67	7391.35	0.1697
68	5759.95	0.1322
69	5925.78	0.1360
70	5971.34	0.1371
71	5773.54	0.1335
72	5973.97	0.1371
73	5567.50	0.1278
74	5569.50	0.1279
75	5569.50	0.1279
76	7332.64	0.1316
77	6058.72	0.1391
78	7821.91	0.1750
79	6260.22	0.1437
80	5875.00	0.1349
81	5875.00	0.1349
82	5899.00	0.1354
83	7766.41	0.1783
84	6380.23	0.1442
85	8529.28	0.1958
86	7656.50	0.1758
87	6477.05	0.1487
88	6485.47	0.1489
89	6537.57	0.1501

Lot#	SQFT	AC
32	5915.80	0.1358
33	5918.89	0.1359
34	6422.10	0.1474
35	5405.00	0.1241
36	5405.00	0.1241
37	5405.00	0.1241
38	5557.97	0.1276
39	5562.57	0.1277
40	5562.57	0.1277
41	5562.57	0.1277
42	6375.10	0.1464
43	6099.63	0.1400
44	5405.00	0.1241
45	5405.00	0.1241
46	5405.00	0.1241
47	5405.00	0.1241
48	5426.88	0.1246
49	5546.00	0.1273
50	5546.00	0.1273
51	5546.00	0.1273
52	5546.00	0.1273
53	5546.00	0.1273
54	5546.00	0.1273
55	6115.65	0.1404
56	5915.80	0.1359
57	5918.89	0.1359
58	5915.80	0.1358
59	5918.89	0.1359
60	5915.80	0.1358
61	5918.89	0.1359
62	5915.80	0.1358

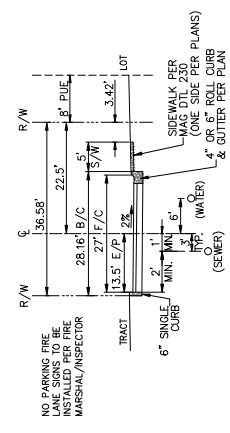
Lot#	SQFT	AC
1	6258.67	0.1427
2	6048.17	0.1388
3	5875.00	0.1349
4	5875.00	0.1349
5	5875.00	0.1349
6	5875.00	0.1349
7	6101.70	0.1401
8	6101.70	0.1401
9	6101.70	0.1401
10	6027.77	0.1384
11	5874.99	0.1349
12	5672.00	0.1303
13	5827.09	0.1338
14	6077.28	0.1395
15	5640.00	0.1295
16	5640.00	0.1295
17	5640.00	0.1295
18	5831.05	0.1339
19	8236.55	0.1891
20	7985.87	0.1834
21	6055.42	0.1390
22	5915.80	0.1358
23	5918.89	0.1359
24	5915.80	0.1358
25	5915.80	0.1358
26	5915.80	0.1358
27	5918.89	0.1359
28	5915.80	0.1358
29	5918.89	0.1359
30	5915.80	0.1358
31	5918.89	0.1359



* SETBACKS AND DEVELOPMENT STANDARDS PER THE LUGERO PAD, AS AMENDED.



SECTION A-A
LOCAL TYPICAL STREET SECTION
LOOKING NORTH AND WEST



SECTION B-B
1-WAY TYPICAL STREET SECTION
LOOKING NORTH AND WEST

APPENDIX B

FORM OF DISCLOSURE PAMPHLET

**Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 1
Form of Disclosure Pamphlet**

Buyer(s): _____
Lot: _____ Parcel: _____
Date of Sale: _____
Homebuilder: _____

General CFD Provisions

The home you are purchasing is within the Estrella Ranch Community Facilities District (the “CFD”). The CFD was formed on November 22, 1999 to finance the acquisition, construction and maintenance of public infrastructure benefiting Estrella Mountain Ranch Community Facilities District. The CFD issues general obligation and/or special assessment bonds to raise funds to pay for acquisition and construction of these improvements and operation and maintenance expenses. The CFD also obtains funds from an ad valorem property tax levied against all property located within the CFD to pay for operation and maintenance expenses.

Ad Valorem Taxes of the CFD

General obligation bonds and the CFD’s operation and maintenance expenses are paid from ad valorem property taxes levied against all property within the CFD. Currently, \$1.30 is added to the property tax rate; however, such adjustment to the tax rate could vary depending upon factors including the amount financed with general obligation bonds, the terms of financing, and the assessed valuation (i.e., for tax purposes) of property within the CFD. Your share of general obligation bond payments and expenses are included as part of your regular Maricopa County property tax statement and are separately shown in addition to taxes levied by the City of Goodyear and other political subdivisions.

Special Assessments of the CFD

Special assessment bonds are paid from special assessment payments secured by an assessment lien on each benefited lot within a special assessment area. Special assessment areas are formed from time to time based on the public improvements being constructed or acquired with proceeds of the special assessment bonds. The amount of the special assessment liens may vary depending upon the size of the lot within the special assessment area, the benefits estimated to be received by each such lot, the cost of the public improvements to be acquired, and the financing terms of the applicable special assessment bonds. The special assessment payments as well as the applicable administrative charges are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD.

INITIAL FINANCING'S COST TO HOMEOWNER

At the request of _____, a _____, the prior owner of Parcel _____, the CFD has formed a special assessment area (the "Special Assessment Area") that includes Parcel _____ for the construction and/or acquisition of certain public improvements, i.e., construction of _____. The CFD has assessed Lot _____ within Parcel _____ in the amount of \$ _____ (the "Assessment").

The following shows the total annual CFD taxes including the CFD operational and maintenance tax, for repayment of expected CFD general obligation bonds as well as the anticipated special assessment obligation.

Estimated Home Price	Estimated Annual General Obligations and Expense Payment (1)	Estimated Annual Special Assessment Payment (2)	Estimated Total Annual CFD Tax Payments (3)
\$250,000			
\$300,000			
\$350,000			
\$400,000			
\$450,000			

Footnotes:

- (1) General obligation bond debt service and operations and maintenance expenses assuming a \$1.30 increase in the ad valorem property tax rate per \$100 of assessed value. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.
- (2) All lots located within the boundaries of the Special Assessment District are anticipated to have a special assessment lien.
- (3) All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the City of Goodyear or other political subdivisions and are in addition to any assessments or fees imposed by any homeowners association.

Homeowner's Acknowledgments

By signing this disclosure statement, you as a contract purchaser of a lot located within the CFD and the Special Assessment Area (i) acknowledge receipt of this Disclosure; (ii) agree that you have been granted an opportunity to review the material contained in this Disclosure; and (iii) agree that you accept an assessment lien estimated to be approximately \$ _____ against your lot that secures your share of the special assessments due for the Special Assessment Area. The Assessment and any applicable administrative charges will be paid by you, the owner of the assessed lot, and are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD. **If the Assessment is not paid, the CFD has the right to institute proceedings to foreclose the assessment lien and sell your property.** Should there be any questions or concerns regarding special assessments or the District property tax, please contact the Special Districts & Taxation Division for the City of Goodyear at (623) 932-3015.

Appendix “B” - Page 2 of 3

Your signature below acknowledges that you have received, read and understood this document at the time you have signed our purchase contract and agree to its terms.

[name]

[name]

[address]

[address]

Date: _____, 20__

Date: _____, 20__

Appendix “B” - Page 3 of 3

APPENDIX C

ESTIMATED SPECIAL ASSESSMENTS LIENS

**Estrella Mountain Ranch Community Facilities District
(City of Goodyear, AZ)
Special Assessment Revenue Bonds
(Lucero Assessment District No. 1) Series 2018
Estimated Cost of Issuance**

Unit Type	Projected Average Sales Price	Estimated Assessor's Limited Property Value Ratio (1)	Projected Limited Property Value	Projected Limited Assessed Value	Estimated Average Assessment Per Unit (3)	Average Annual Assessment Payment (2)	Estimated Annual SA Debt Service per \$100 of Assessed Value
	(A)	(B)	(C)=(A)x(B)	(D)=(C)x10%	(E)	(F)	(G)=(F)/((D)/100)
SF Detached	\$375,000	73%	\$273,750	\$27,375	\$15,000	\$1,195	\$4.37
SF Detached	\$275,000	73%	\$200,750	\$20,075	\$12,000	\$956	\$4.76

Footnotes:

- (1) Assumed Limited Property Values are approximately 73% of sales price.
- (2) Preliminary estimates based upon initial discussions with the District Assessment Engineer.
- (3) Assumes a 24-year amortization period and a 6.00% interest rate.

Source: Applicant.