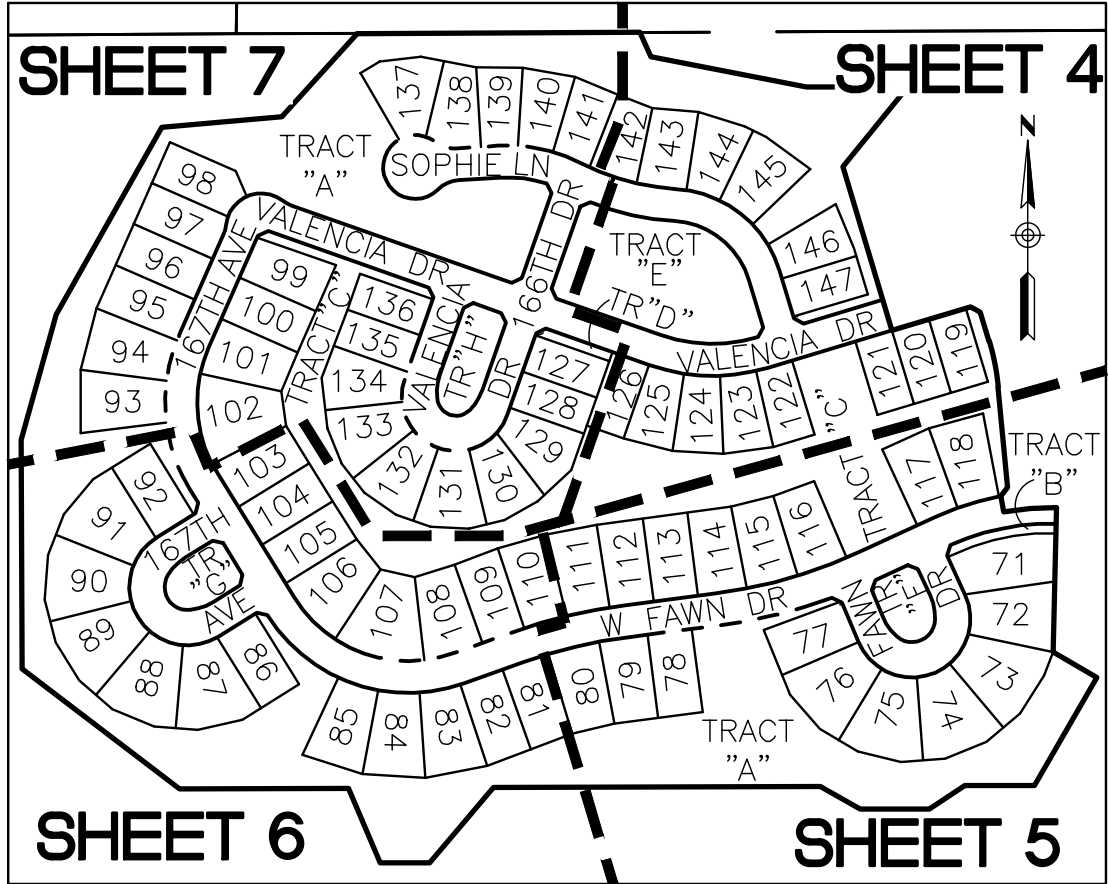


FILED:\WORK\ESTD\2015\1115095 Estrella Parc AT\GOV\5095-Final Plat A.dwg DATE: 10/20/15 TIME: 09:31 am



DEDICATION

STATE OF ARIZONA }
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 11.A1", 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 11.A1", 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 PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A THROUGH H INCLUSIVE AND IN LOTS, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING AND IN LOTS 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, C AND E 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 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 PUBLIC RIGHTS-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 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 A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, C AND E.

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 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 MAINTAINED 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 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 DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT A DESIGNATED AS "SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT A DESIGNATED AS "SEWER EASEMENT" THE SEWER EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING THE LIFT STATION, SEWER PIPES, SEWER FORCE MAIN, AND APPURTENANCES.

IN WITNESS WHEREOF, NNP III – 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 ____ DAY OF _____, 2018.

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

BY: _____
WILLIAM M. OLSON

ITS: SENIOR VICE PRESIDENT _____

FINAL PLAT OF ESTRELLA PARCEL 11.A1 BEING A PORTION OF LAND LYING WITHIN THE NORTH HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

APPROVAL

APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS ____ DAY OF _____, 2018.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

APPROVED BY: _____ DATE _____
CITY ENGINEER (REBECCA ZOOK)

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 11.A1" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN..

NAME: _____

TITLE: _____ DATE: _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 2018, _____ 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

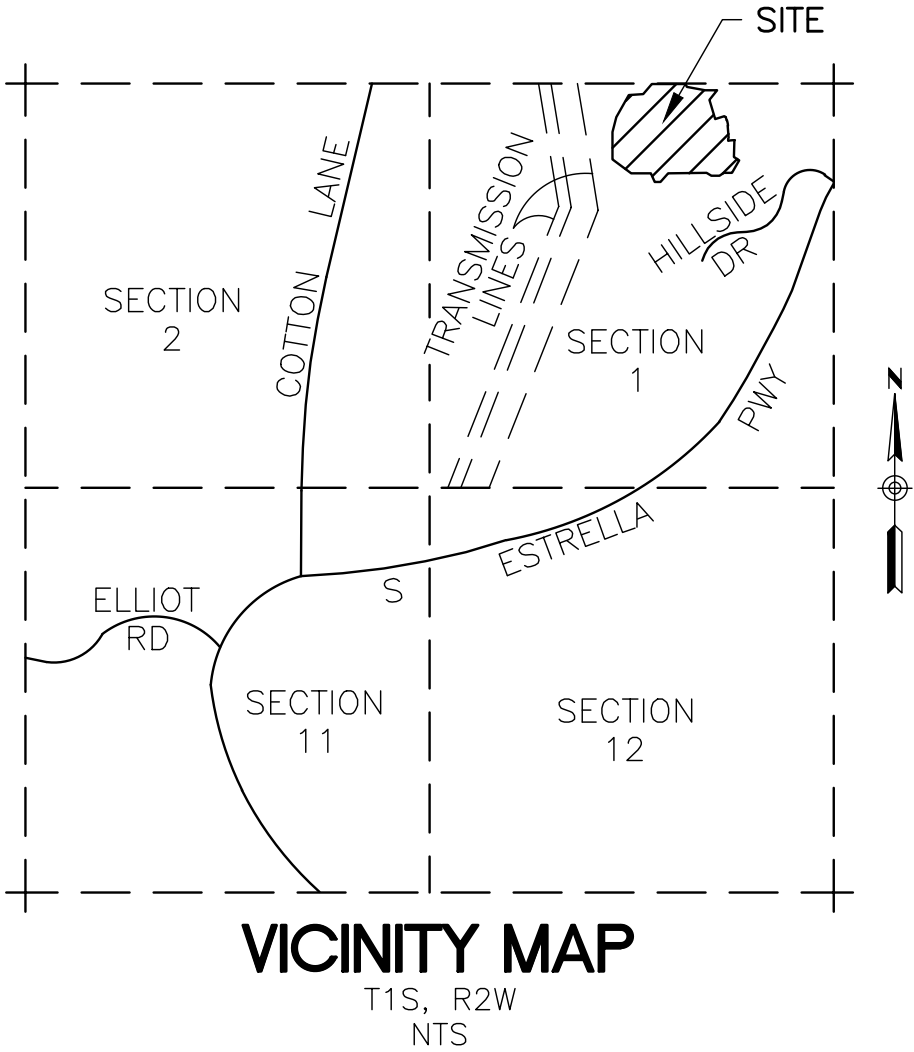
MY COMMISSION EXPIRES _____

PROJECT OWNER

NNP III – EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5090 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., RLS
PHONE: 602-957-1155
FAX: 602-957-2838



SHEET INDEX

SHEET 1 COVER SHEET NOTES, DEDICATION, VICINITY MAP, KEY MAP
SHEET 2 LEGAL DESCRIPTION, TRACT TABLE, LEGEND
SHEET 3 SIGHT NOTES, PAD LIMITS/SETBACKS, SVE EXHIBITS
SHEET 4-7 MAP PLAT 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	1,615,450.45	37.09
STREET ROW	261,498.03	6.00
NET AREA	1,353,952.42	31.08
LOT SIZE (MIN.)	60' X 120' & 70' X 130'	
TOTAL LOTS	77	
AREA SUBDIVIDED INTO LOTS	752,115.00	17.26618457
GROSS DENSITY	2.08	
OPEN SPACE	601,837.42	13.82
% OF GROSS AREA IN O.S.	37.26%	
EXISTING ZONING	P.A.D.	

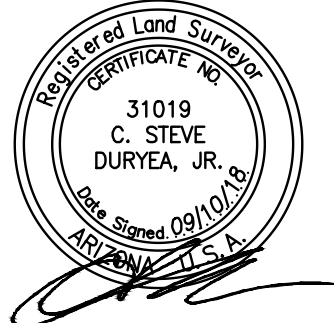
UTILITIES

ELECTRICITY ARIZONA PUBLIC SERVICE
COMMUNICATIONS CENTURY LINK
COMMUNICATIONS COX COMMUNICATIONS
GAS SOUTHWEST GAS
FIRE PROTECTION CITY OF GOODYEAR
WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
RECLAIMED WATER 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, 2014 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 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
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.

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 11.A1
OF A PORTION OF THE NORTH HALF OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1115095	DATE: JULY 2016	SCALE: AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: BAB, CSD		REVIEWED: CSD
REVISIONS:		

SHEET
1
OF 7

FILE\\V:\PROJECTS\2015\115095 Estrella Plat A.dwg DATE: 10/20/19 TIME: 09:31 am

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, 1961.90 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 23 DEGREES 43 MINUTES 47 SECONDS EAST, 41.60 FEET;

THENCE SOUTH 78 DEGREES 57 MINUTES 50 SECONDS EAST, 247.75 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 157.80 FEET;

THENCE SOUTH 39 DEGREES 03 MINUTES 51 SECONDS WEST, 160.28 FEET;

THENCE SOUTH 16 DEGREES 44 MINUTES 16 SECONDS EAST, 266.64 FEET;

THENCE NORTH 73 DEGREES 15 MINUTES 44 SECONDS EAST, 128.15 FEET;

THENCE SOUTH 61 DEGREES 44 MINUTES 16 SECONDS EAST, 16.97 FEET;

THENCE SOUTH 16 DEGREES 44 MINUTES 16 SECONDS EAST, 47.35 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, 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 SOUTH 05 DEGREES 28 MINUTES 31 SECONDS EAST, 156.74 FEET;

THENCE SOUTH 37 DEGREES 26 MINUTES 03 SECONDS WEST, 17.58 FEET;

THENCE SOUTH 10 DEGREES 27 MINUTES 55 SECONDS EAST, 25.00 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 10 DEGREES 27 MINUTES 55 SECONDS EAST, 400.00 FEET;

THENCE EASTERLY 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 SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST, 225.59 FEET;

THENCE SOUTH 59 DEGREES 47 MINUTES 16 SECONDS EAST, 79.62 FEET;

THENCE SOUTH 30 DEGREES 12 MINUTES 44 SECONDS WEST, 194.60 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 108.83 FEET;

THENCE SOUTH 56 DEGREES 36 MINUTES 44 SECONDS WEST, 65.83 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 108.34 FEET;

THENCE NORTH 60 DEGREES 08 MINUTES 49 SECONDS WEST, 71.81 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 510.17 FEET;

THENCE SOUTH 40 DEGREES 16 MINUTES 07 SECONDS WEST, 153.95 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 50 SECONDS WEST, 77.14 FEET;

THENCE NORTH 23 DEGREES 09 MINUTES 32 SECONDS WEST, 127.03 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 263.28 FEET;

THENCE NORTH 52 DEGREES 44 MINUTES 04 SECONDS WEST, 309.36 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, 357.87 FEET;

THENCE NORTH 15 DEGREES 41 MINUTES 31 SECONDS EAST, 203.20 FEET;

THENCE NORTH 29 DEGREES 23 MINUTES 41 SECONDS EAST, 335.67 FEET;

THENCE NORTH 85 DEGREES 04 MINUTES 59 SECONDS EAST, 187.91 FEET;

THENCE NORTH 42 DEGREES 10 MINUTES 34 SECONDS EAST, 175.47 FEET TO THE AFORESAID NORTH LINE OF SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, ALONG AND WITH SAID NORTH LINE, 441.80 FEET TO THE POINT OF BEGINNING.

TRACT TABLE

TRACT	AREA (SF)	AREA (ACRES)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
A	385,220	8.843	OPEN SPACE, LANDSCAPE, DRAINAGE SEWER EASEMENT, LIFT STATION, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
B	2,599	0.060	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
C	134,610	3.090	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
D	1759	0.040	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
E	49,212	1.130	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
F	8,269	0.190	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
G	8,685	0.199	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
H	11,482	0.264	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TOTAL TRACT AREA	601,836	13.816		

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

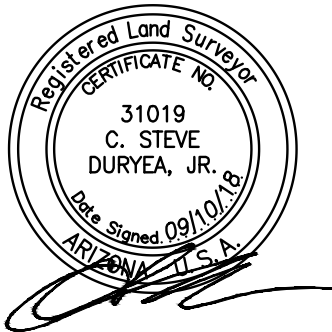
CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	6.00
PLUS AREA SUBDIVIDED INTO LOTS	17.27
	23.27
AREA SUBTOTAL (6.00 + 17.27 = 23.27)	
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	27.38

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	77
DIVIDED BY ADJUSTED GROSS AREA	27.38
ADJUSTED GROSS DENSITY (77/27.38 = 2.81)	2.81

EDU CALCULATION	
NUMBER OF DWELLING UNITS	77
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.0 PER DU)	1
NUMBER OF EDUS REQUIRED FOR PROJECT (77 X 1 = 77)	77.00

LEGEND

	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 (SVE)
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
(PCC)	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 INTRUSION. SEE NOTE 18 ON SHEET 2.



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

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FINAL PLAT
ESTRELLA PARCEL 11.A1
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TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
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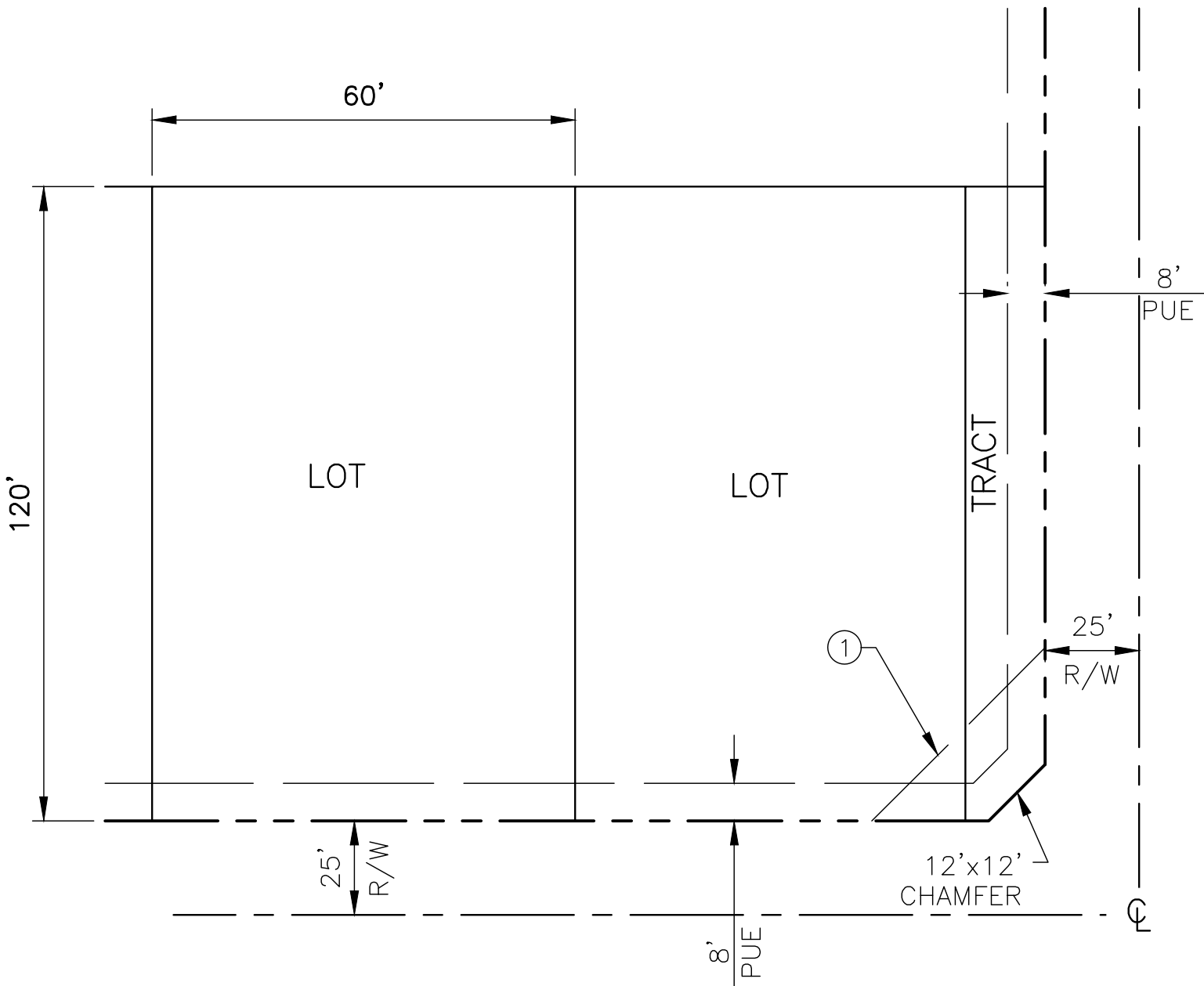
SHEET

2

OF 7

SETBACK NOTES - FROM P.A.D.

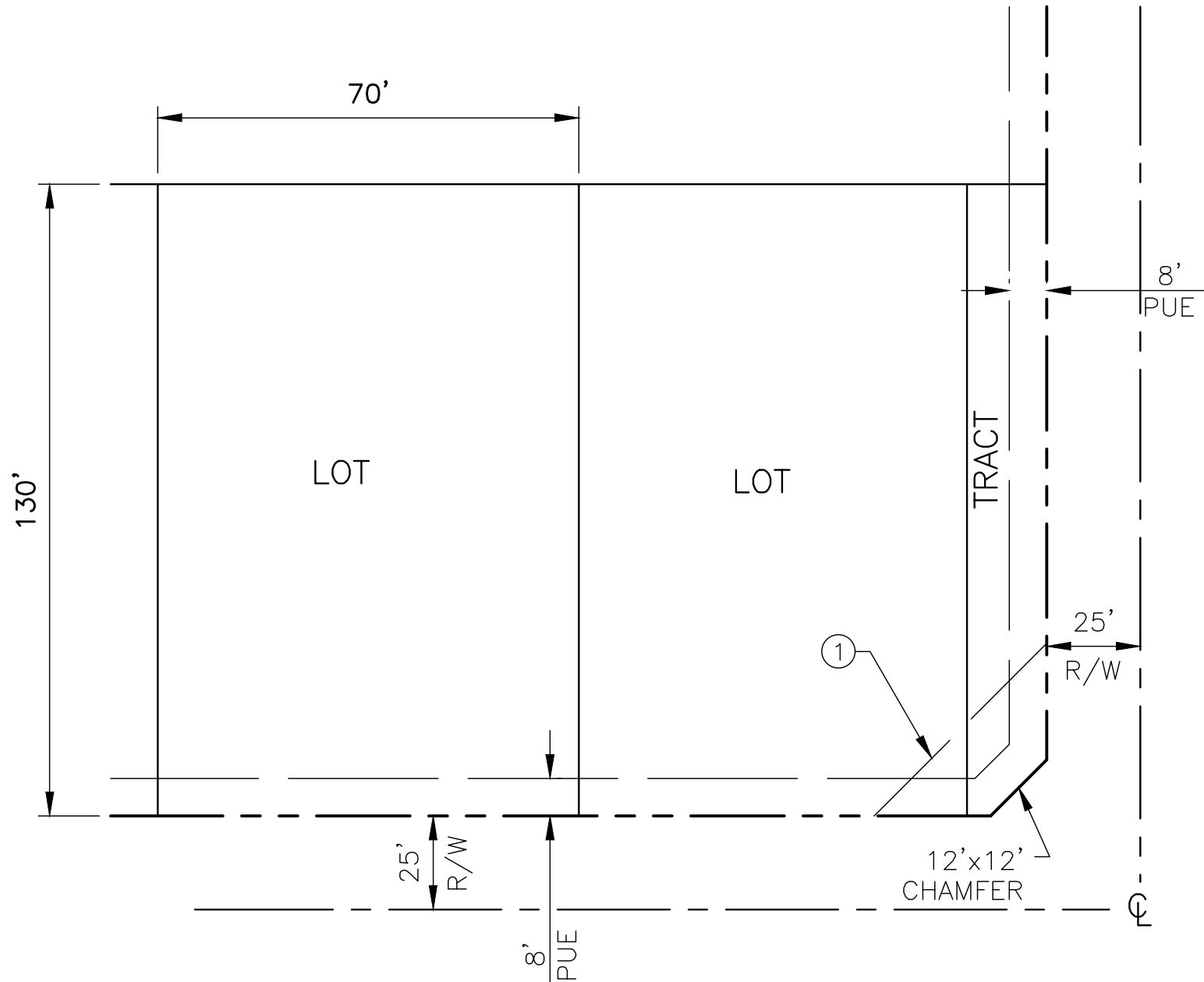
1. SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED.



60'X120' TYPICAL LOT DETAIL

N.T.S.

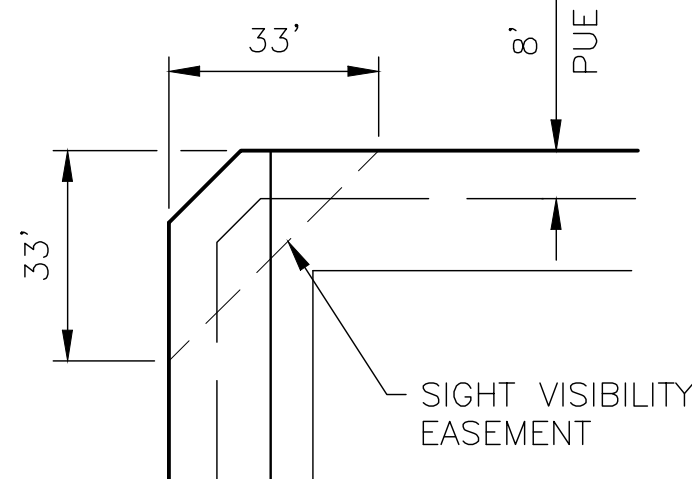
* SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED



70'X130' TYPICAL LOT DETAIL

N.T.S.

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

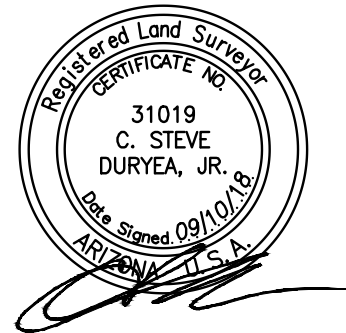


SIGHT VISIBILITY EASEMENT

N.T.S.

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, ON OR 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 WARRANTY 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 DAMAGED 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 AND JOINTS, AND APPLICATION 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 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.
 - 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 MOWED 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.
- 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 HOMEBUILDER 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 WILL 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 PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGH-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 71, 77, 86, 92, 99, 118, 119, 127, 136 AND 147)
- DRIVEWAYS ON CORNER LOTS TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 71, 77, 86, 92, 99, 118, 119, 127, 136 AND 147)
- 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 98, 104, 117, 122 AND 141)
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE. (EDS&PM 0.4.13, NOTE J)
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE (LOT 126).
- DRIVEWAY PREFERENCE FOR LOTS BASED ON GRADING CONSTRAINTS ARE PER GRADING PLANE.
- INDIVIDUAL BACKFLOW PREVENTION ARE REQUIRED FOR THE FOLLOWING LOTS: 94-100, 102, 104, 106, 107, 113, 115, 116, 119-121, 123, 135, 136 AND 138.
- 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.A1 GRADING DESIGN, LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES ARE AS FOLLOW: LOTS 97-98 AND 137-139. AFTER COMPLETION OF THE POTABLE WATER INFRASTRUCTURE SYSTEM FOR LUCERO COMMUNITY AND PARCEL 11.A1 POTABLE WATER SYSTEM DATA, THE PARCEL 11.A1 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 BE 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.



7878 North 16th Street

Suite 300

Phoenix, AZ 85020

P 602.957.1155

F 602.957.2838

www.dibblecorp.com

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FINAL PLAT

ESTRELLA PARCEL 11.A1

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

PROJECT NO.: 1115095 DATE: JULY 2016 SCALE: AS SHOWN

SURVEYED: MAR 2014 DRAWN: BAR REVIEWED: CSD

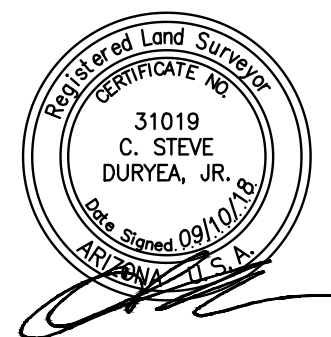
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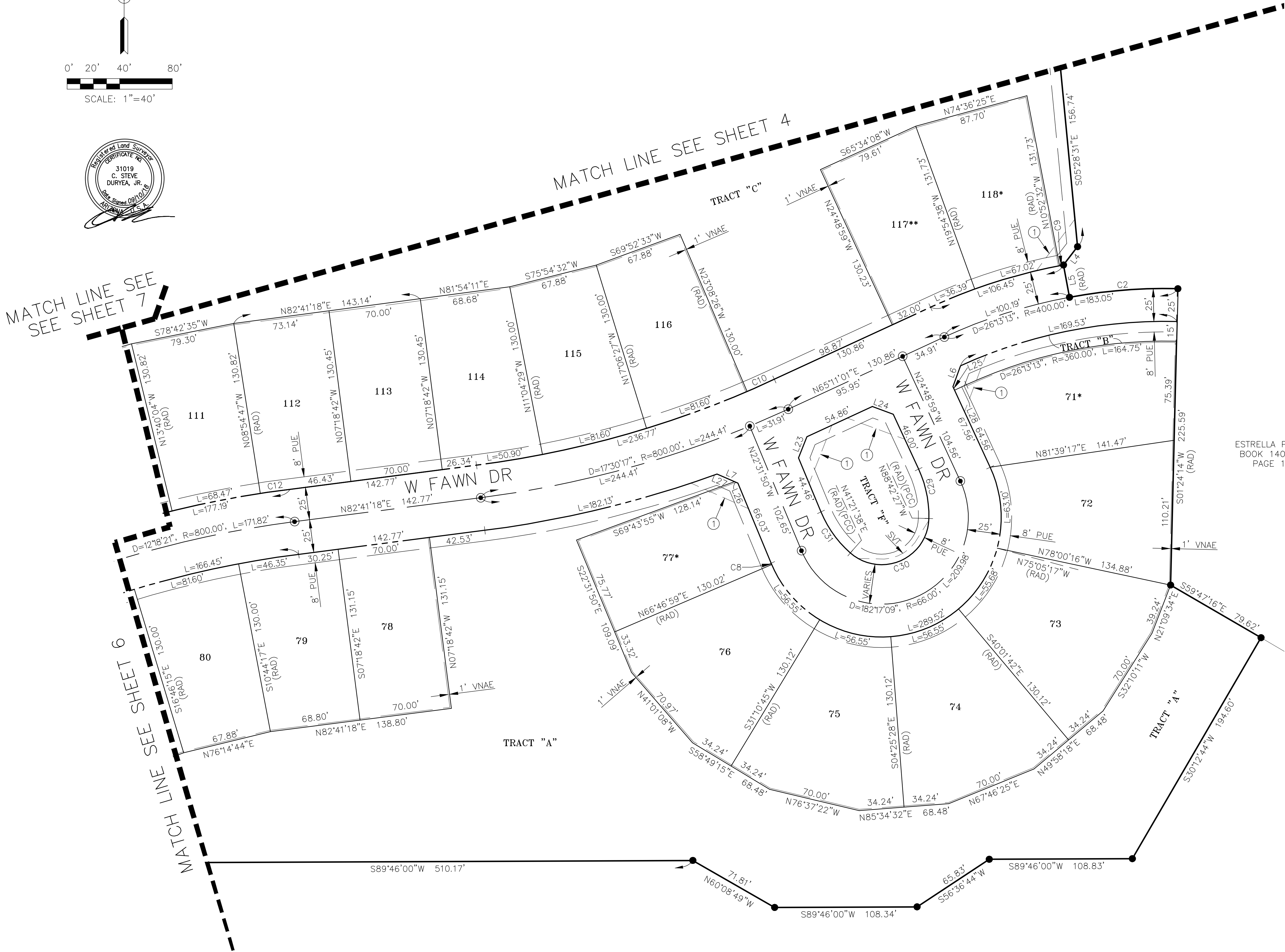
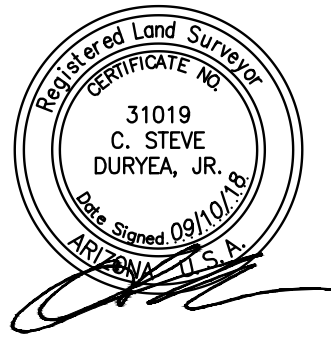
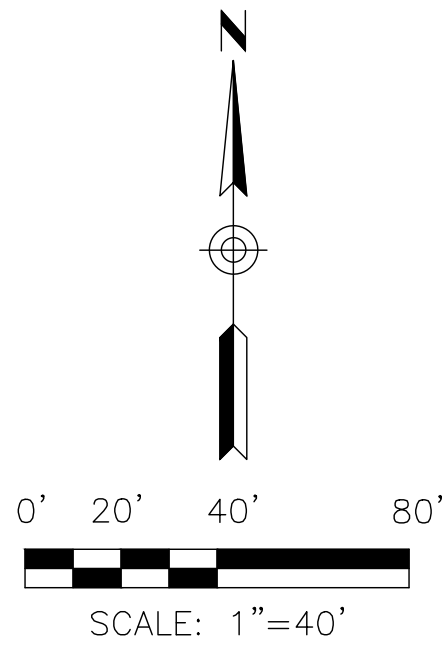
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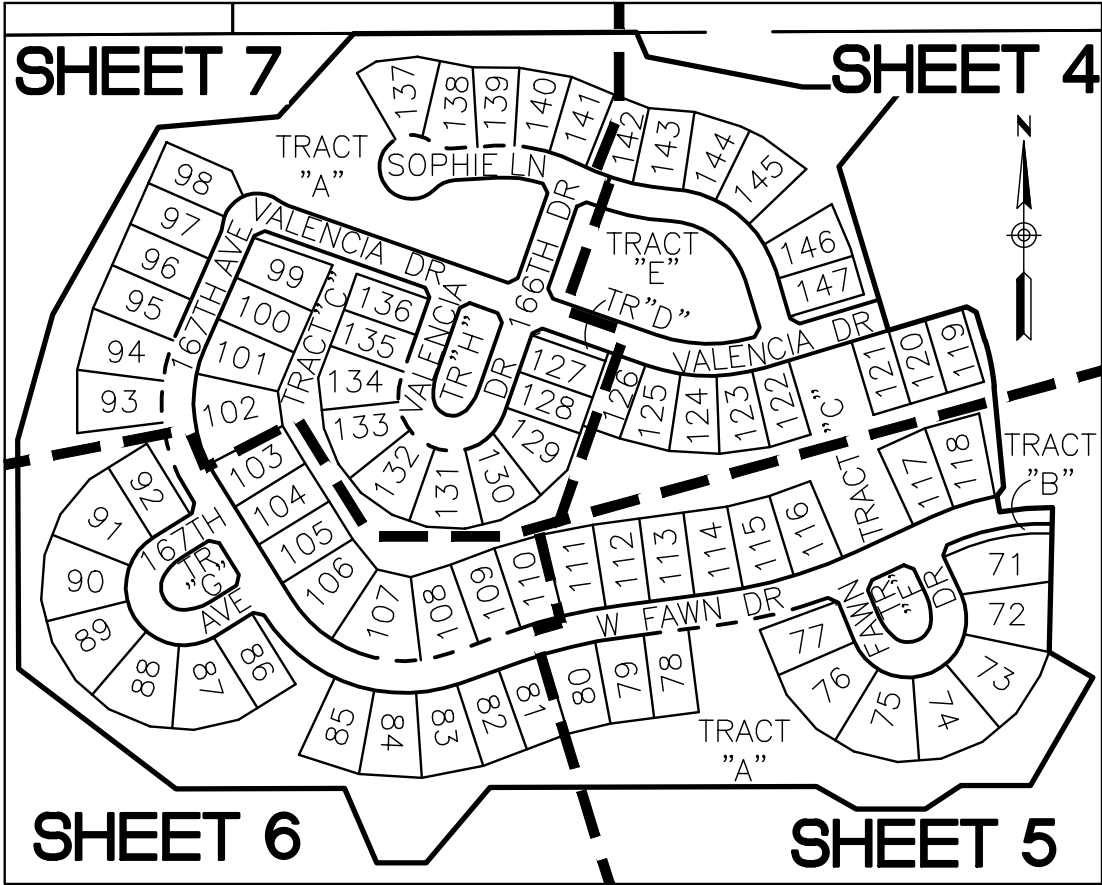




LINE DATA TABLE		
LINE	BEARING	DISTANCE
L4	S37°26'03"W	17.58'
L5	S10°27'55"E	25.00'
L6	N20°11'51"E	16.97'
L7	S66°27'14"E	17.29'
L23	S21°25'01"W	17.28'
L24	N69°48'59"W	16.97'
L25	S24°48'59"E	3.00'
L26	N66°27'14"W	2.83'
L27	N66°27'14"W	14.46'
L28	N65°11'01"E	9.91'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	82.86'	400.00'	11°52'09"
C8	1.09'	91.00'	0°41'11"
C9	3.04'	425.00'	0°24'38"
C10	22.67'	775.00'	1°40'33"
C12	23.06'	825.00'	1°36'05"
C29	38.73'	85.00'	26°06'32"
C30	81.72'	36.00'	130°04'04"
C31	38.73'	85.00'	26°06'32"

ESTRELLA PARCEL 11.A2
BOOK 1406 OF MAPS,
PAGE 13, M.C.R.



SEE SHEET 2 FOR LEGEND

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

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FINAL PLAT
ESTRELLA PARCEL 11.A1
OF A PORTION OF THE NORTH HALF OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO.: 1115095	DATE: JULY 2016	SCALE: AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: BAB, CSD		REVIEWED: CSD
REVISIONS:		

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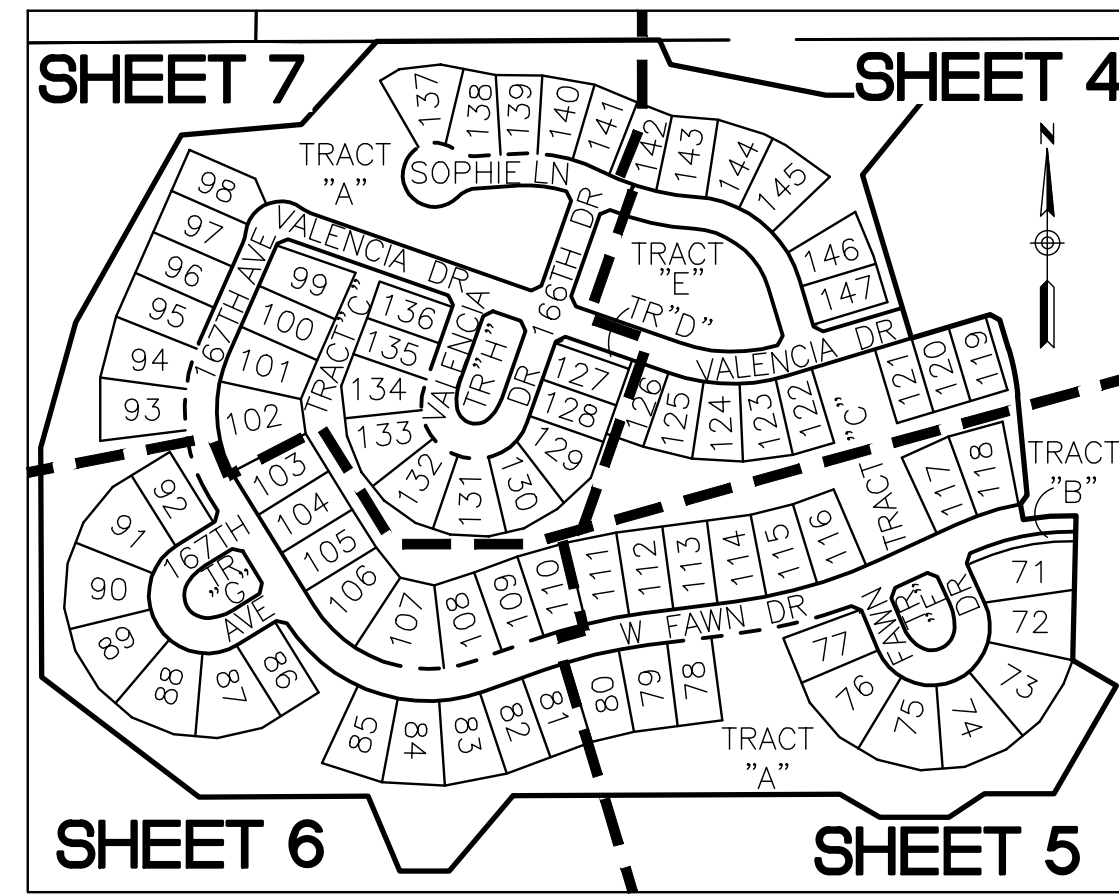
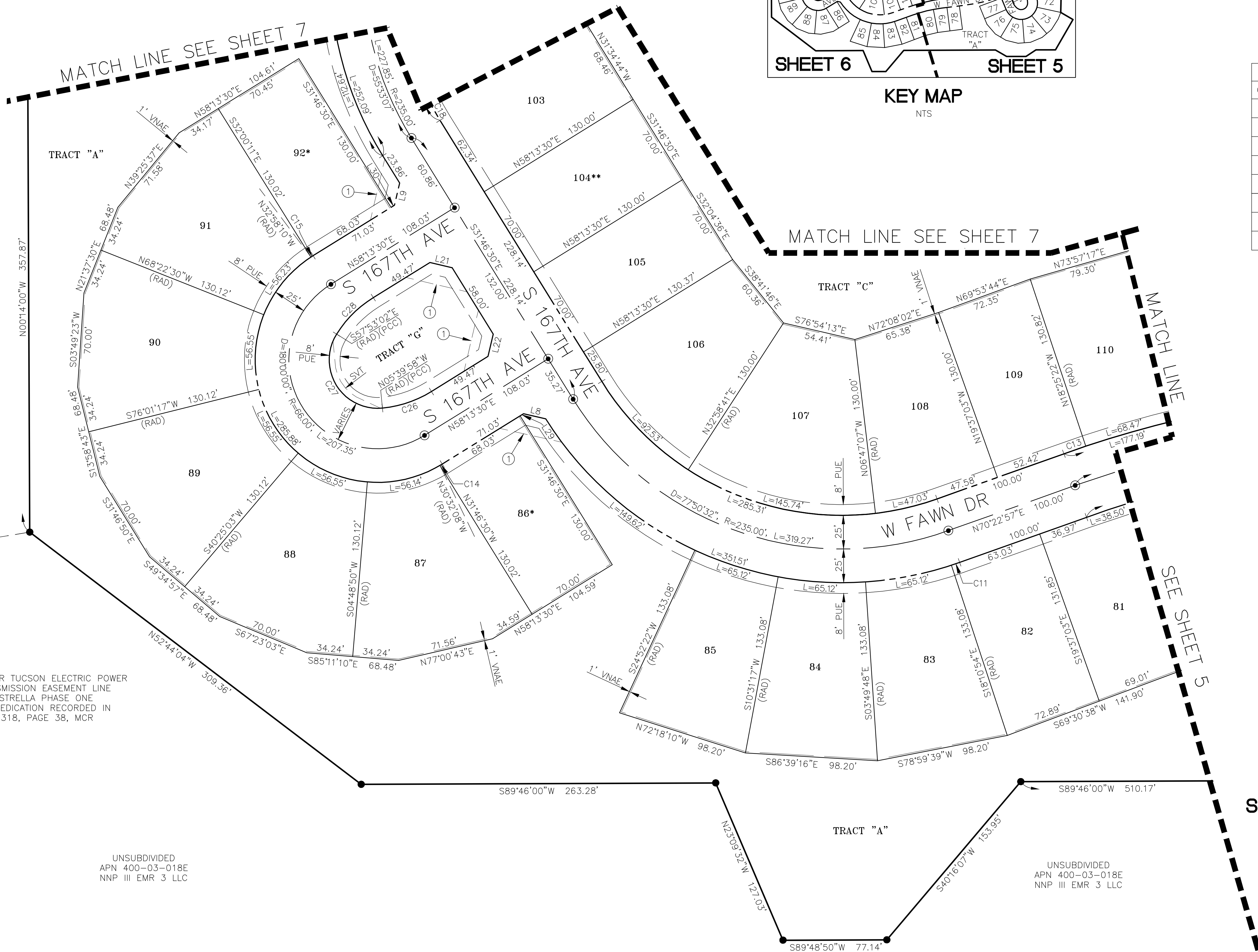
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UNSUBDIVIDED
APN 400-03-018E
NNP III EMR 3 LLC

EAST LINE FOR TUCSON ELECTRIC POWER
CO. TRANSMISSION EASEMENT LINE
PER ESTRELLA PHASE ONE
MAP OF DEDICATION RECORDED IN
BOOK 318, PAGE 38, MCR

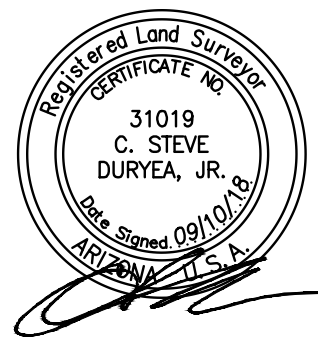
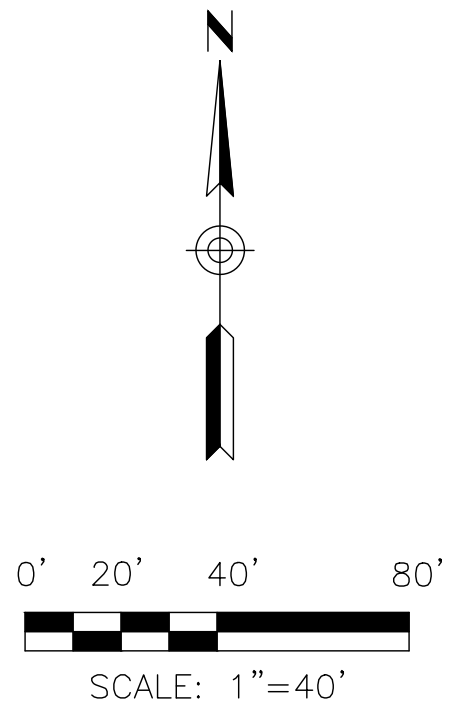
UNSUBDIVIDED
APN 400-03-018E
NNP III EMR 3 LLC

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



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L8	S76°47'20"E	16.97'
L9	S13°13'30"W	16.97'
L21	N76°46'30"W	16.97'
L22	N13°13'30"E	16.97'
L29	S58°13'30"W	3.00'
L30	N58°13'30"E	3.00'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C11	6.52'	260.00'	1°26'09"
C13	17.20'	825.00'	1°11'41"
C14	1.97'	91.00'	1°14'22"
C15	1.90'	91.00'	1°11'40"
C18	16.09'	210.00'	44°23'20"
C26	38.73'	85.00'	26°06'32"
C27	80.29'	36.00'	127°46'56"
C28	38.73'	85.00'	26°06'32"



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P 602.957.1155
F 602.957.2838
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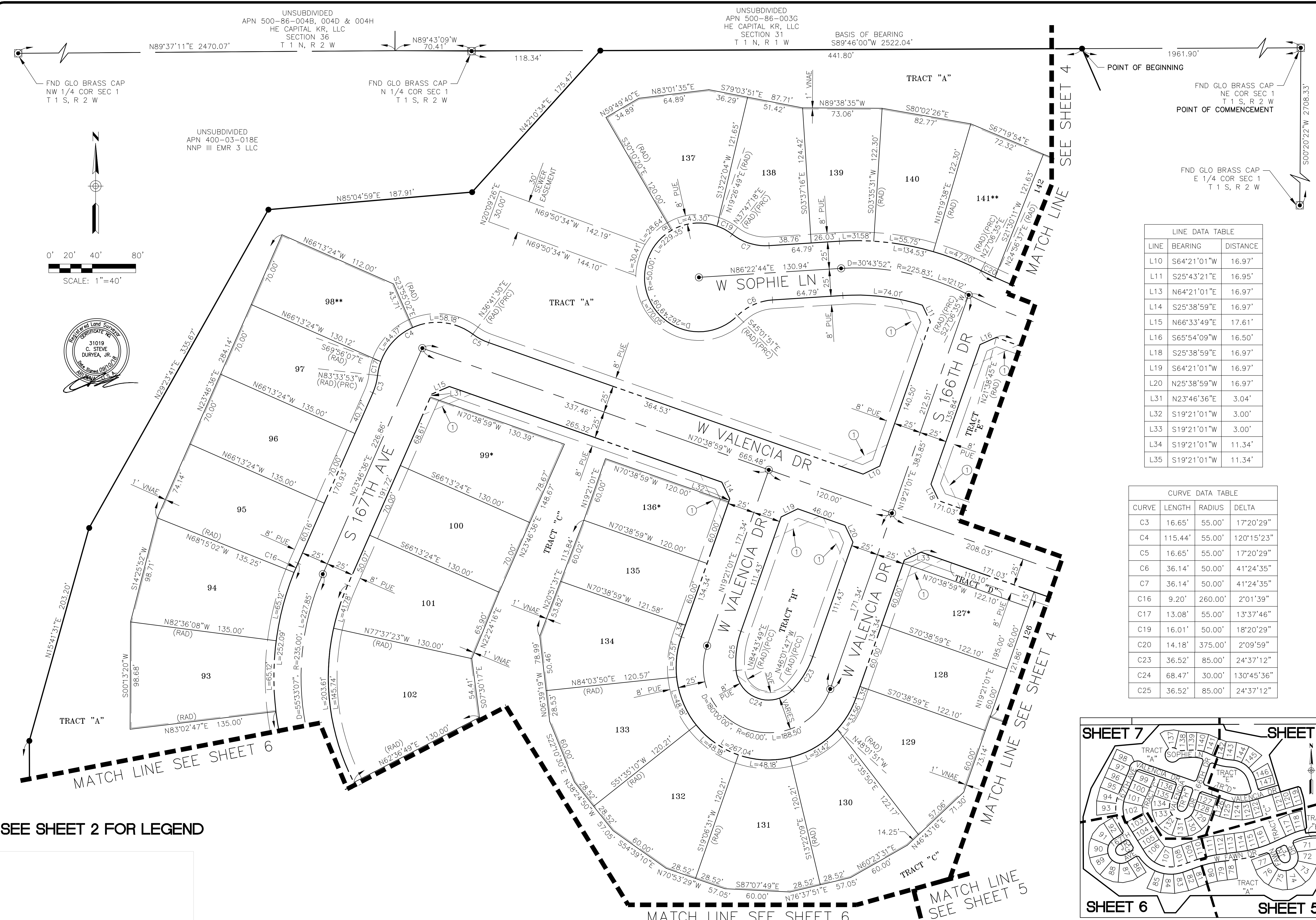
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FINAL PLAT
ESTRELLA PARCEL 11A1
OF A PORTION OF THE NORTH HALF OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO.: 1115095	DATE: JULY 2016	SCALE: AS SHOWN
SURVEYED: MAR 2014	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: BAB, CSD		REVIEWED: CSD
REVISIONS:		

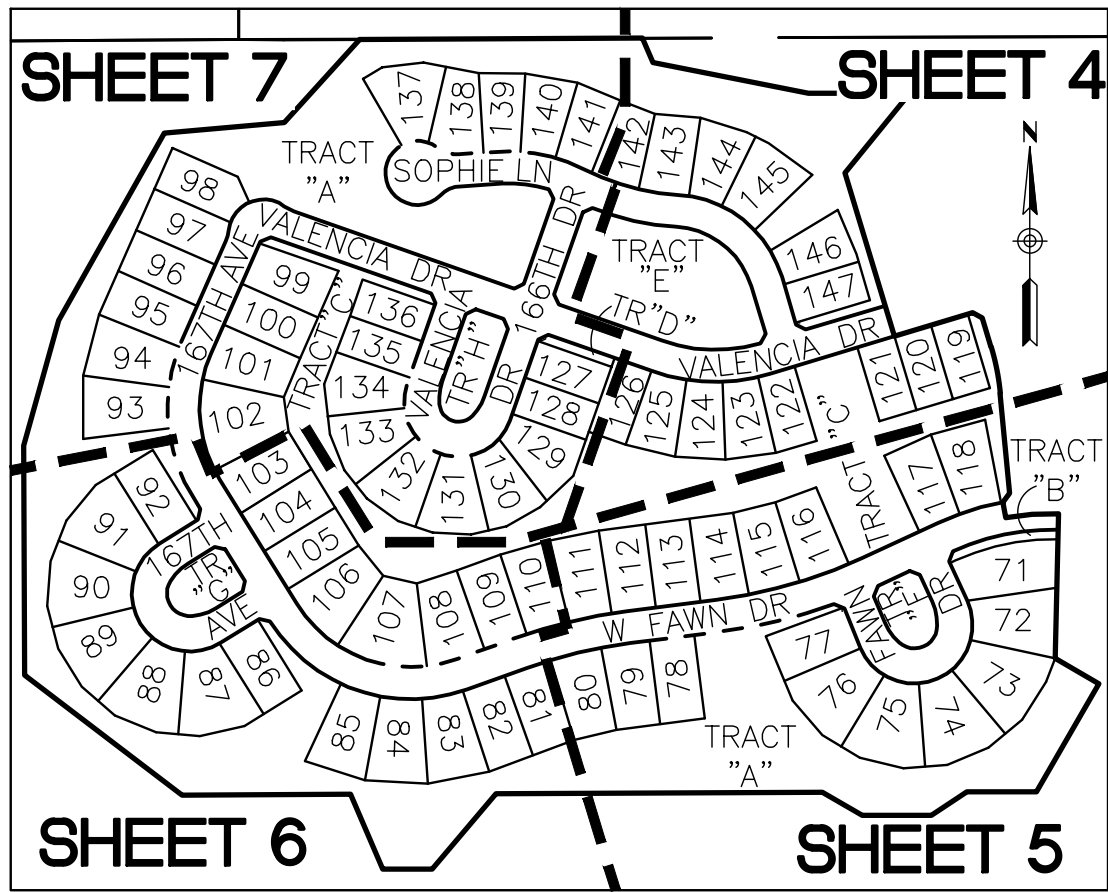
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OF 7

FILE:V:\PROJECTS\2015\1115095 Estrella Parcel 11A1.dwg DATE:10/20/19 TIME:09:32 am



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L10	S64°21'01"W	16.97'
L11	S25°43'21"E	16.95'
L13	N64°21'01"E	16.97'
L14	S25°38'59"E	16.97'
L15	N66°33'49"E	17.61'
L16	S65°54'09"W	16.50'
L18	S25°38'59"E	16.97'
L19	S64°21'01"W	16.97'
L20	N25°38'59"W	16.97'
L31	N23°46'36"E	3.04'
L32	S19°21'01"W	3.00'
L33	S19°21'01"W	3.00'
L34	S19°21'01"W	11.34'
L35	S19°21'01"W	11.34'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	16.65'	55.00'	17°20'29"
C4	115.44'	55.00'	120°15'23"
C5	16.65'	55.00'	17°20'29"
C6	36.14'	50.00'	41°24'35"
C7	36.14'	50.00'	41°24'35"
C16	9.20'	260.00'	2°01'39"
C17	13.08'	55.00'	13°37'46"
C19	16.01'	50.00'	18°20'29"
C20	14.18'	375.00'	2°09'59"
C23	36.52'	85.00'	24°37'12"
C24	68.47'	30.00'	130°45'36"
C25	36.52'	85.00'	24°37'12"



7878 North 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
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FINAL PLAT

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OF A PORTION OF THE NORTH HALF OF SECTION 1,
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RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1115095

DATE: JULY 2016

SCALE: AS SHOWN

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SURVEYED: MAR 2014

DRAWN: BAR

REVIEWED: CSD

FIELD WORK: BAB, CSD

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