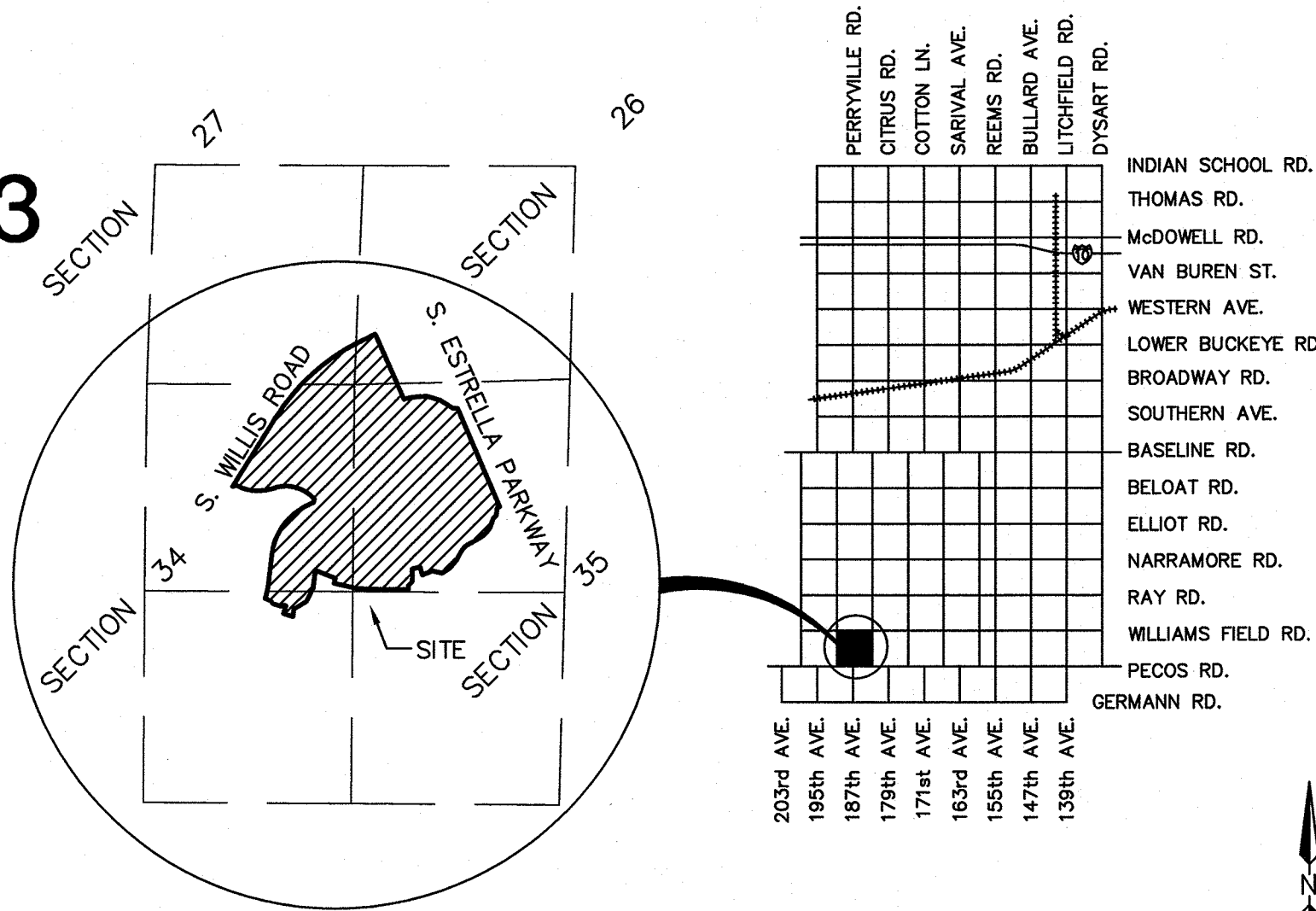


RE-PLAT
OF
CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3
GOODYEAR, ARIZONA

A RE-PLAT OF A PORTION OF TRACT 2 PHASE 2 AND ALL OF TRACT 1 PHASE 3 OF CANTAMIA PHASE 2 & 3, AS DEFINED IN THE MASTER PLAT FILED IN BOOK 1249, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 27, THE EAST HALF OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

SECTIONS 34 & 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
NOT TO SCALE

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

SHEET INDEX

RP01 COVER SHEET AND VICINITY MAP

RP02 TRACT TABLE, KEY MAP, NOTES & LEGAL DESCRIPTION

RP03-RP05 RE-PLAT SHEETS

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: 602-490-0535
FAX: 602-368-2436
CONTACT: KIRK J. PANGUS, RLS

OWNER/DEVELOPER

AV HOMES OF ARIZONA, LLC
9000 EAST PIMA CENTER PARKWAY
SUITE 350
SCOTTSDALE, AZ 85258
(480) 822-6682
CONTACT: BRIAN KONDERIK

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARING

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

APPROVALS

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

BY: _____
GEORGIA LORD – MAYOR

ATTEST: _____
DARCIE MCCrackEN – CITY CLERK

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

BY: _____
REBECCA ZOOK – CITY ENGINEER

LAND SURVEYOR CERTIFICATION

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

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
kpangus@hilgartwilson.com



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

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3, A RE-PLAT OF A PORTION OF TRACT 2 PHASE 2 AND ALL OF TRACT 1 PHASE 3 OF CANTAMIA PHASE 2 & 3, FILED IN BOOK 1249, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 27, THE EAST HALF OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY PUBLISHES THIS RE-PLAT AS AND FOR THE RE-PLAT OF SAID CANTAMIA TRACT 2 PHASE 2 AND TRACT 1 PHASE 3 AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH PARCEL, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID RE-PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS ALL STREETS, INCLUDING TRACT A1 FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENT GRANTED TO THE CITY HERE IN AN EXCLUSIVE EASEMENT OVER AND ACROSS AND UNDER ALL STREETS, INCLUDING TRACT A1 AND ALL AREAS DESIGNATED AS "WATER AND SEWER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REMOVING AND REPLACING WATER LINES, WASTEWATER LINES AND APPURTENANCES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA 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 AN EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN THE TRACTS 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.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS.

RESTRICTIVE COVENANTS

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

AN EASEMENT FOR INGRESS AND EGRESS, FOR AND ON BEHALF OF THE HOMEOWNERS IN CANTAMIA TRACT 2 PHASE 2 AND TRACT 1 PHASE 3 IS HEREBY PROVIDED OVER THE ENTIRETY OF TRACT A1.

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION ALL DRAINAGE EASEMENTS ACROSS TRACTS A1 AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS.

TRACT A1 WITHIN CANTAMIA TRACT 2, PHASE 2 AND TRACT 1 PHASE 3 AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION.

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

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

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF ALL TRACTS WITHIN THIS REPLAT REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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

NAME _____

TITLE: _____ DATE: _____

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT HE AS _____ AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN.

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

BY: _____ DATE: _____

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

CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA

RE-PLAT

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STATUS:

PROJ. NO: 1018

DATE: OCT 2018

SCALE: AS SHOWN

DRAWN: GS/JDL

APPROVED: KJP

DWG. NO.

RP01

SHT. 1 OF 5

LEGAL DESCRIPTION

A PORTION OF TRACT 2 PHASE 2 AND ALL OF TRACT 1 PHASE 3 AS SHOWN ON THE MASTER PLAT OF CANTAMIA PHASES 2 AND 3, AS RECORDED IN BOOK 1249, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA, BEING SITUATED WITHIN A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH GLO IRON PIPE DOWN 1.5 FEET ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 34 FROM WHICH A FOUND GLO BRASS CAP DATED 1931 ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 88°58'50" EAST, 5229.27 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SOUTH 88°58'50" EAST, 700.63 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°01'10"EAST, 7.27 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 1 PHASE 3 THE FOLLOWING 15 COURSES:

THENCE SOUTH 89°37'13" WEST, 112.33 FEET;

THENCE NORTH 88°02'35" WEST, 70.00 FEET;

THENCE SOUTH 89°04'42" WEST, 70.09 FEET;

THENCE NORTH 89°38'59" WEST, 77.03 FEET;

THENCE NORTH 88°01'38" WEST, 190.13 FEET;

THENCE NORTH 87°56'24" WEST, 67.85 FEET;

THENCE NORTH 81°52'23" WEST, 63.22 FEET;

THENCE NORTH 77°00'41" WEST, 270.62 FEET;

THENCE NORTH 15°06'49" EAST, 61.46 FEET;

THENCE NORTH 68°04'26" WEST, 169.40 FEET;

THENCE NORTH 67°42'27" WEST, 92.99 FEET;

THENCE SOUTH 06°42'24" WEST, 215.75 FEET;

THENCE SOUTH 26°16'50" WEST, 184.66 FEET;

THENCE SOUTH 59°27'02" WEST, 180.00 FEET;

THENCE SOUTH 07°48'11" WEST, 95.33 FEET;

THENCE ALONG THE NORTH LINE OF THE RE-PLAT OF CANTAMIA PHASE 2 TRACT 3, AS RECORDED IN BOOK 1297, PAGE 26, MARICOPA COUNTY RECORDS, ARIZONA, THE FOLLOWING 8 COURSES:

THENCE NORTH 73°02'22" WEST, 120.00 FEET

THENCE NORTH 16°57'38" EAST, 101.49 FEET;

THENCE NORTH 73°02'22" WEST, 43.16 FEET;

THENCE SOUTH 16°57'38" WEST, 10.25 FEET;

THENCE SOUTH 61°57'38" WEST, 16.97 FEET;

THENCE NORTH 73°02'22" WEST, 62.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 478.42 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'16", AN ARC LENGTH OF 52.09 FEET TO A NON-TANGENT LINE;

THENCE NORTH 21°29'27" WEST, 28.72 FEET;

THENCE LEAVING SAID NORTH LINE, NORTH 68°09'18" WEST, 86.00 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 651.00 FEET, THE CENTER OF WHICH BEARS NORTH 68°09'18" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'19", AN ARC LENGTH OF 172.01 FEET TO A TANGENT LINE;

THENCE NORTH 06°42'24" EAST, 372.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 758.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°38'29", AN ARC LENGTH OF 802.26 FEET TO A TANGENT LINE;

THENCE NORTH 67°20'53" EAST, 52.92 FEET;

THENCE NORTH 14°45'13" EAST, 40.08 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 454.50 FEET, THE CENTER OF WHICH BEARS SOUTH 50°03'46" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°20'56", AN ARC LENGTH OF 502.52 FEET TO A NON-TANGENT LINE;

THENCE NORTH 13°17'10" WEST, 93.81 FEET;

LEGAL DESCRIPTION

THENCE SOUTH 82°31'15" WEST, 160.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 436.92 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°23'24", AN ARC LENGTH OF 269.87 FEET TO A NON-TANGENT LINE;

THENCE NORTH 13°51'39" WEST, 45.79 FEET;

THENCE NORTH 32°11'21" EAST, 824.13 FEET ALONG THE WEST LINE OF SAID TRACT 1 PHASE 3, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2500.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°50'00", AN ARC LENGTH OF 1519.89 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 67°01'21" EAST, 79.74 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 23°50'10" EAST, 867.47 FEET ALONG THE NORTH LINE OF SAID TRACT 1 PHASE 3;

THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 5 COURSES:

THENCE NORTH 76°39'58" EAST, 126.37 FEET;

THENCE NORTH 86°52'02" EAST, 152.15 FEET;

THENCE SOUTH 73°58'39" EAST, 173.27 FEET;

THENCE SOUTH 57°57'20" EAST, 182.85 FEET;

THENCE SOUTH 87°08'27" EAST, 60.88 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 22°58'39" EAST, 1304.09 FEET ALONG THE EAST LINE OF SAID TRACT 1;

THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT 1 PHASE 3 THE FOLLOWING 23 COURSES:

THENCE SOUTH 76°49'11" WEST, 28.25 FEET;

THENCE SOUTH 08°12'55" WEST, 108.03 FEET;

THENCE SOUTH 51°41'47" WEST, 43.93 FEET;

THENCE SOUTH 18°47'12" WEST, 132.12 FEET;

THENCE SOUTH 38°29'39" WEST, 78.88 FEET;

THENCE SOUTH 52°39'07" WEST, 78.88 FEET;

THENCE SOUTH 61°09'41" WEST, 120.40 FEET;

THENCE SOUTH 59°49'11" WEST, 60.00 FEET;

THENCE SOUTH 52°50'02" WEST, 52.99 FEET;

THENCE SOUTH 35°39'03" WEST, 53.74 FEET;

THENCE SOUTH 30°04'33" WEST, 60.00 FEET;

THENCE SOUTH 29°24'03" WEST, 63.61 FEET;

THENCE SOUTH 36°32'30" WEST, 70.33 FEET;

THENCE SOUTH 44°18'54" WEST, 70.33 FEET;

THENCE SOUTH 58°06'48" WEST, 102.76 FEET;

THENCE NORTH 77°57'49" WEST, 120.12 FEET;

THENCE SOUTH 68°30'38" WEST, 131.98 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 732.79 FEET, THE CENTER OF WHICH BEARS NORTH 68°30'38" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°58'15", AN ARC LENGTH OF 101.94 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 76°28'54" WEST, 95.33 FEET;

THENCE SOUTH 01°02'29" EAST, 82.58 FEET;

THENCE SOUTH 02°01'44" WEST, 75.87 FEET;

THENCE SOUTH 44°43'36" WEST, 61.54 FEET;

THENCE SOUTH 00°22'47" EAST, 47.73 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 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.
- STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET: LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- 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 LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
- THE STREETS IN TRACT A1 ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.
- GROSS AREA IS 6,299,114.27 S.F. OR 144.6078 ACRES MORE OR LESS.
- ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.
- CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
- CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
- ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.

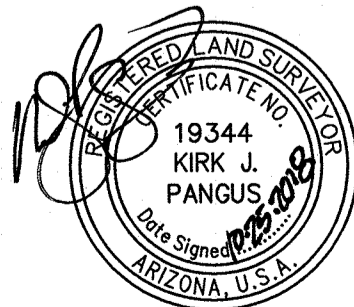
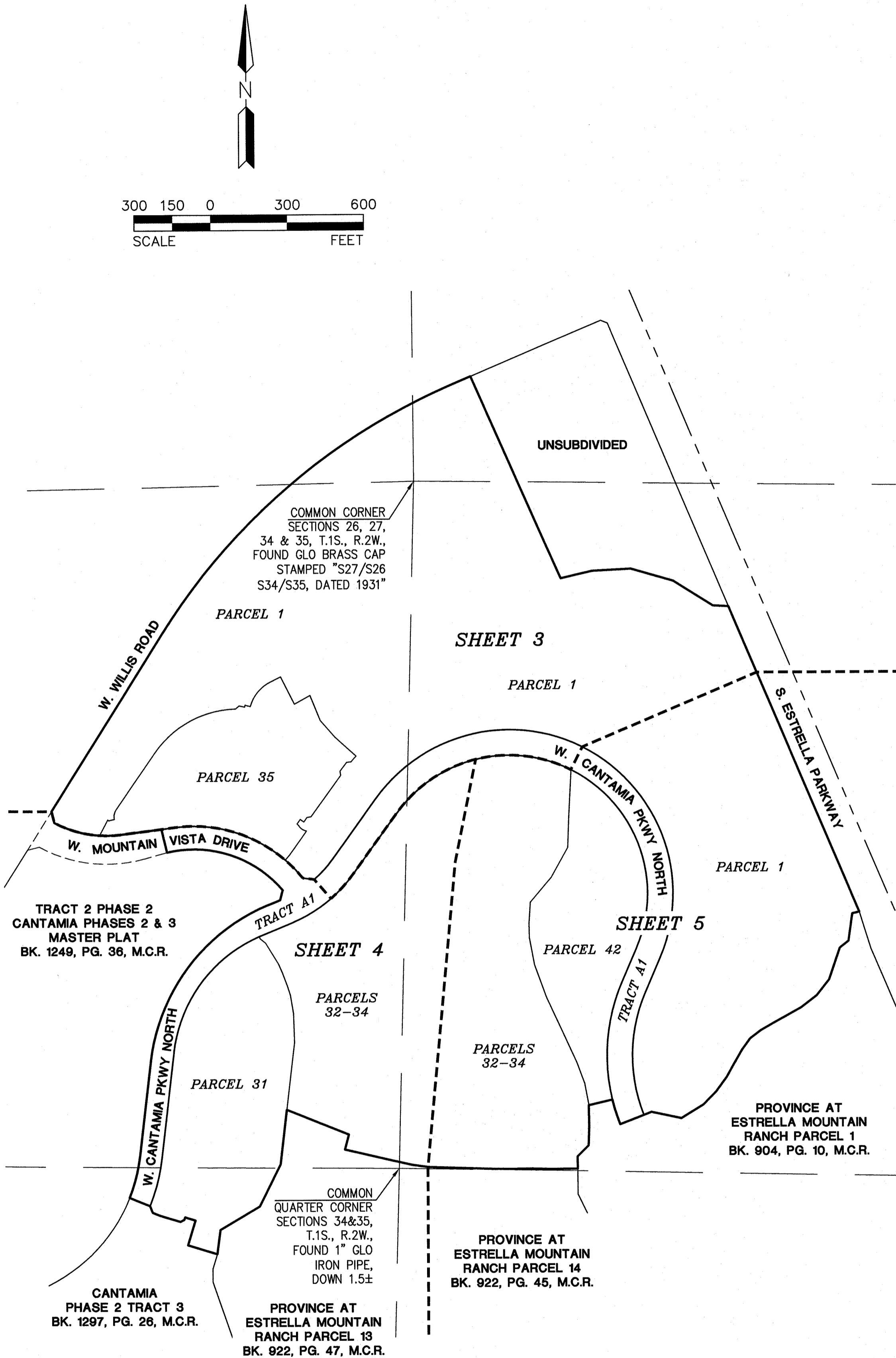
PARCEL TABLE		
PARCEL	AREA (ACRES)	USE
PARCEL 1	72.0640	FUTURE DEVELOPMENT
PARCEL 31	10.6650	FUTURE DEVELOPMENT
PARCEL 32-34	33.3052	FUTURE DEVELOPMENT
PARCEL 35	8.5531	FUTURE DEVELOPMENT
PARCEL 42	7.9010	FUTURE DEVELOPMENT

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊙ FOUND FLUSH BRASS CAP
- SET 1/2" REBAR W/ CAP, OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- _____ BOUNDARY LINE
- -- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- P.U.E. MARICOPA COUNTY RECORDS
- M.C.R. REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN POINT OF COMMENCEMENT
- P.O.C.

TRACT TABLE				
TRACT	AREA (ACRES)	USE	OWNER	MAINTENANCE
TRACT A1	10.8214	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENT, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT, P.U.E., AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES	CMECA	CMECA

NOTE: CMECA IS THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION



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STATUS:

PROJ. NO.: 1018

DATE: OCT 2018

SCALE: AS SHOWN

DRAWN: GS/JDL

APPROVED: KJP

MUNICIPAL TRACKING NO:

CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3

ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA

RE-PLAT

DWG. NO.

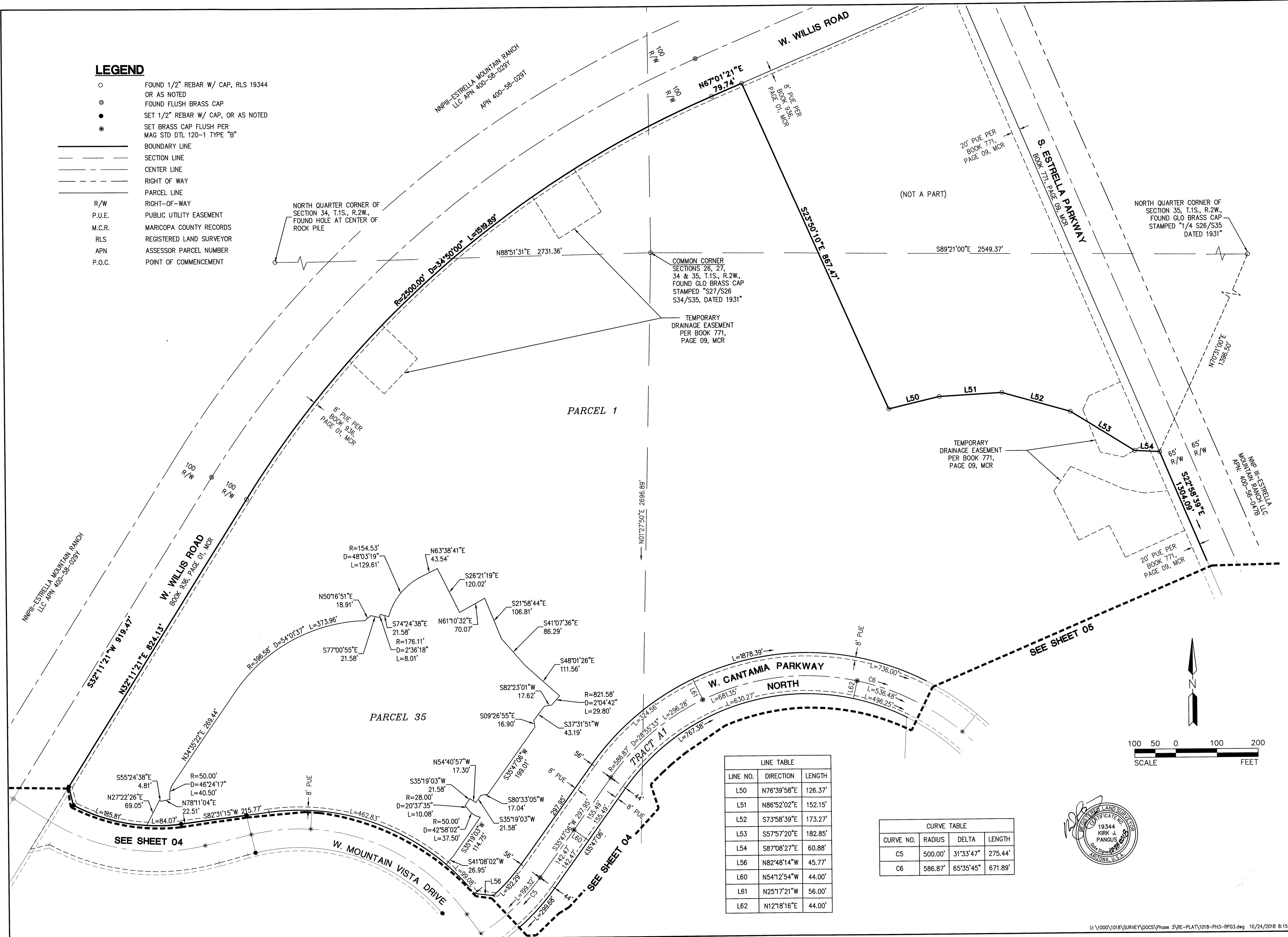
RP02

SHT. 2 OF 5

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www.hilgartwilson.com

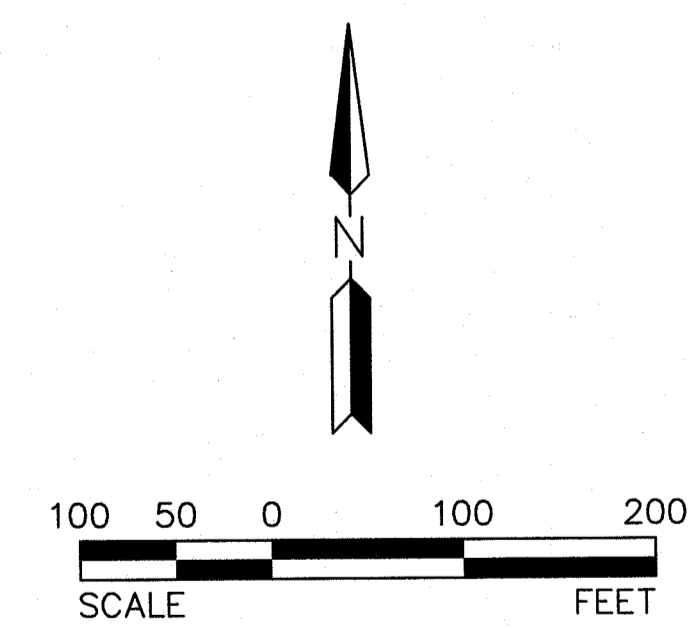
LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- FOUND FLUSH BRASS CAP
- SET 1/2" REBAR W/ CAP, OR AS NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.C. POINT OF COMMENCEMENT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L50	N76°39'58"E	126.37'
L51	N86°52'02"E	152.15'
L52	S73°58'39"E	173.27'
L53	S57°57'20"E	182.85'
L54	S87°08'27"E	60.88'
L56	N82°48'14"W	45.77'
L60	N54°12'54"W	44.00'
L61	N25°17'21"W	56.00'
L62	N12°18'16"E	44.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	500.00'	31°33'47"	275.44'
C6	586.87'	65°35'45"	671.89'



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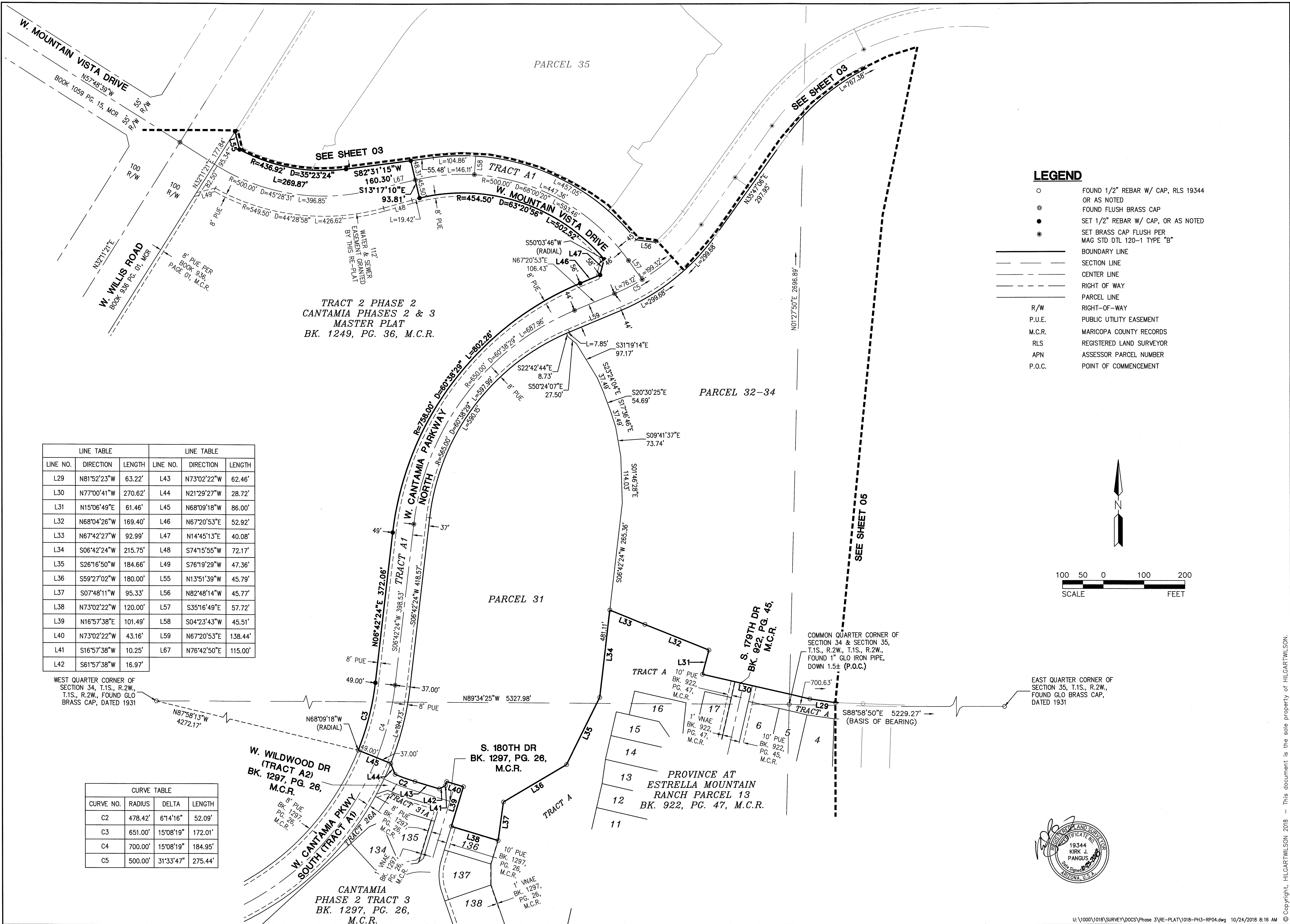
CANTAMA TRACT 2 PHASE 2 & TRACT 1 PHASE 3
ESTRELLA PARKWAY & WILLIS ROAD
GOOD YEAR, ARIZONA

RE-PLAT

PROJ. NO.: 1018
DATE: OCT 2018
SCALE: AS SHOWN
DRAWN: GS/JDL
APPROVED: KJP

STATUS:
MUNICIPAL TRACKING NO:

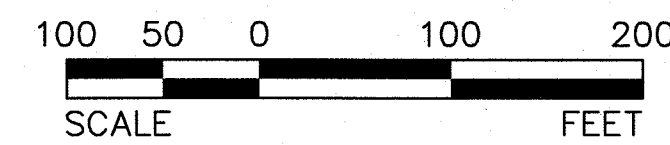
DWG. NO.
RP03
SHT. 3 OF 5



LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L29	N81°52'23"W	63.22'	L43	N73°02'22"W	62.46'
L30	N77°00'41"W	270.62'	L44	N21°29'27"W	28.72'
L31	N15°06'49"E	61.46'	L45	N68°09'18"W	86.00'
L32	N68°04'26"W	169.40'	L46	N67°20'53"E	52.92'
L33	N67°42'27"W	92.99'	L47	N14°45'13"E	40.08'
L34	S06°42'24"W	215.75'	L48	S74°15'55"W	72.17'
L35	S26°16'50"W	184.66'	L49	S76°19'29"W	47.36'
L36	S59°27'02"W	180.00'	L55	N13°51'39"W	45.79'
L37	S07°48'11"W	95.33'	L56	N82°48'14"W	45.77'
L38	N73°02'22"W	120.00'	L57	S35°16'49"E	57.72'
L39	N16°57'38"E	101.49'	L58	S04°23'43"W	45.51'
L40	N73°02'22"W	43.16'	L59	N67°20'53"E	138.44'
L41	S16°57'38"W	10.25'	L67	N76°42'50"E	115.00'
L42	S61°57'38"W	16.97'			

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	478.42'	61°4'16"	52.09'
C3	651.00'	15°08'19"	172.01'
C4	700.00'	15°08'19"	184.95'
C5	500.00'	31°33'47"	275.44'

- LEGEND**
- FOUND 1/2" REBAR W/ CAP, RLS 19344
 - OR AS NOTED
 - FOUND FLUSH BRASS CAP
 - SET 1/2" REBAR W/ CAP, OR AS NOTED
 - SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT OF WAY
 - PARCEL LINE
 - RIGHT-OF-WAY
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDS
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CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3

ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA

RE-PLAT

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RP04

SHT. 4 OF 5

CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
RE-PLAT

PROJ. NO.: 1018	STATUS:
DATE: OCT 2018	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: GS/JDL
APPROVED: KJP	DWG. NO.
	RP05
	SHT. 5 OF 5

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344
- OR AS NOTED
- FOUND FLUSH BRASS CAP
- SET 1/2" REBAR W/ CAP, OR AS NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
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- P.U.E. PUBLIC UTILITY EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S76°49'11"W	28.25'	L17	S68°30'38"W	131.98'
L2	S08°12'55"W	108.03'	L18	S76°28'54"W	95.33'
L3	S51°41'47"W	43.93'	L19	S01°02'29"E	82.58'
L4	S18°47'12"W	132.12'	L20	S02°01'44"W	75.87'
L5	S38°29'39"W	78.88'	L21	S44°43'36"W	61.54'
L6	S52°39'07"W	78.88'	L22	S00°22'47"E	47.73'
L7	S61°09'41"W	120.40'	L23	S89°37'13"W	112.33'
L8	S59°49'11"W	60.00'	L24	N88°02'35"W	70.00'
L9	S52°50'02"W	52.99'	L25	S89°04'42"W	70.09'
L10	S35°39'03"W	53.74'	L26	N89°38'59"W	77.03'
L11	S30°04'33"W	60.00'	L27	N88°01'38"W	190.13'
L12	S29°24'03"W	63.61'	L28	N87°56'24"W	67.85'
L13	S36°32'30"W	70.33'	L63	N40°18'24"E	56.00'
L14	S44°18'54"W	70.33'	L64	S64°40'48"W	44.00'
L15	S58°06'48"W	102.76'	L65	S66°48'16"E	56.00'
L16	N77°57'49"W	120.12'	L66	S78°38'34"E	44.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	732.79'	7°58'15"	101.94'
C6	586.87'	65°35'45"	671.89'

