

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 PARCELS 32-34, AS DEFINED IN THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 AND TRACT 1 PHASE 3, RECORDED IN BOOK _____, PAGE ____, MARICOPA COUNTY RECORDS, ARIZONA AND BEING A PORTION OF THE NORTHEAST QUARTER 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 PARCELS 32-34 AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, 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 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, INCLUDING REFUSE COLLECTION, 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 EASEMENTS GRANTED TO THE CITY IN THIS AN EXCLUSIVE EASEMENT OVER AND ACROSS AND UNDER ALL STREETS, INCLUDING TRACT A1, 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 PERMITTEES 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, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT ORGANIZATION A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (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.

RESTRICTIVE COVENANTS

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

TRACTS A1, B, F, H, M AND R 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 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 A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A1, B, F, H, M AND R.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

AN EASEMENT FOR INGRESS AND EGRESS, FOR AND ON BEHALF OF THE HOMEOWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION IS HEREBY PROVIDED OVER THE ENTIRETY OF TRACT A1.

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, AND ARE DEDICATED TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT ORGANIZATION 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.

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION ALL DRAINAGE EASEMENTS ACROSS TRACTS A1, B, F, H, M AND R 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.

ALL TRACTS WITHIN PARCELS 32-34 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: _____

RE-PLAT
OF
CANTAMIA PARCELS 32-34
GOODYEAR, ARIZONA

A RE-PLAT OF PARCELS 32-34 AS DEFINED IN THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 AND TRACT 1 PHASE 3, RECORDED IN BOOK _____, PAGE ____, MARICOPA COUNTY RECORDS, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER 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.

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 PARCELS 32-34 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

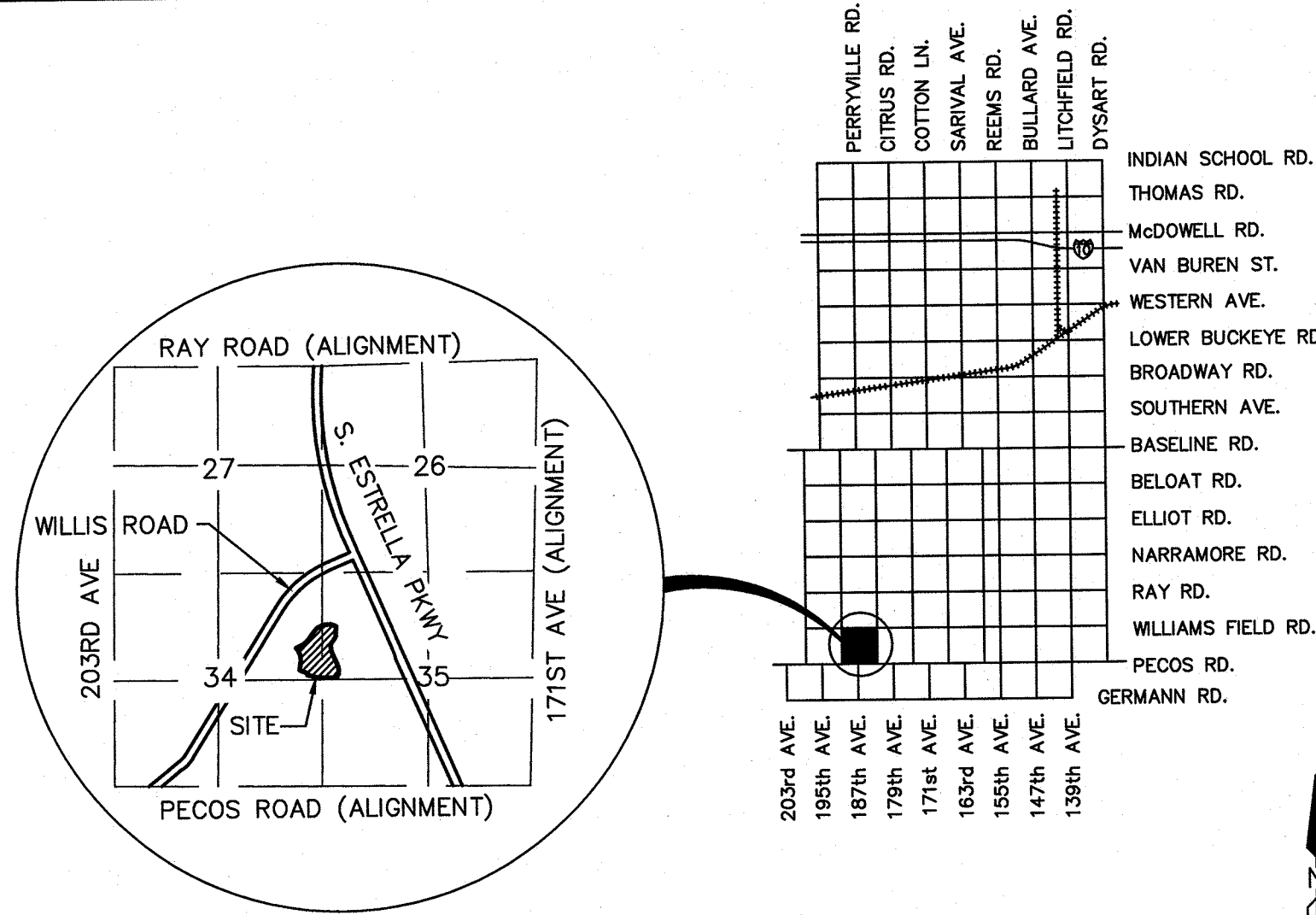
ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT HE AS _____, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED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

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

BY: _____ DATE _____

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,450,776	33.31
NET AREA	1,184,021	27.18
ACTIVE OPEN SPACE	197,072	4.52
PASSIVE OPEN SPACE	81,104	1.86
OPEN SPACE	19%	
NON-OPEN SPACE	81%	

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



VICINITY MAP

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

SHEET INDEX

RP01 COVER SHEET AND VICINITY MAP

RP02-RP03 TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE, KEY MAP, NOTES & LEGAL DESCRIPTION

RP04-RP07 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 AUGUST, 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.

CANTANIA PARCELS 32-34

ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA

RE-PLAT

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PROJ. NO.: 1018	STATUS:	MUNICIPAL TRACKING NO:		
DATE: OCT 2018		SCALE: NONE	DRAWN: GS	APPROVED: KJP

DWG. NO.

RP01

SHT. 1 OF 7

LEGAL DESCRIPTION

A PORTION 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 THE NORTHEAST QUARTER 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH GLO IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 34 FROM WHICH A FOUND GLO BRASS CAP 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 SAID NORTHEAST QUARTER, NORTH 89°34'25"WEST, 213.41 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°25'35" EAST, 72.96 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15°06'49" EAST, 61.46 FEET ALONG THE SOUTH LINE OF SAID TRACT 1 PHASE 3;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 68°04'26" WEST, 169.40 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 67°42'27" WEST, 92.99 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 06°42'24" EAST, 265.36 FEET;

THENCE NORTH 01°46'28" WEST, 114.03 FEET;

THENCE NORTH 09°41'37" WEST, 73.74 FEET;

THENCE NORTH 17°36'46" WEST, 37.49 FEET;

THENCE NORTH 20°30'25" WEST, 54.69 FEET;

THENCE NORTH 23°24'04" WEST, 37.49 FEET;

THENCE NORTH 31°19'14" WEST, 97.17 FEET;

THENCE NORTH 50°24'07" WEST, 27.50 FEET;

THENCE NORTH 22°42'44" WEST, 8.73 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 565.00 FEET, THE CENTER OF WHICH BEARS SOUTH 23°26'51" EAST, SAID CURVE BEING THE WEST LINE OF SAID TRACT 1 PHASE 3; THENCE ALONG SAID WEST LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°47'44", AN ARC LENGTH OF 7.85 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 67°20'53" EAST, 138.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 544.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°33'47", AN ARC LENGTH OF 299.68 FEET TO A TANGENT LINE;

THENCE NORTH 35°47'06" EAST, 297.95 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 542.87 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°59'27", AN ARC LENGTH OF 767.38 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 01°56'17" WEST, 13.81 FEET;

THENCE SOUTH 02°55'50" WEST, 180.00 FEET;

THENCE SOUTH 02°12'48" WEST, 111.75 FEET;

THENCE SOUTH 28°50'09" WEST, 134.18 FEET;

THENCE SOUTH 40°31'02" WEST, 127.48 FEET;

THENCE SOUTH 03°45'07" WEST, 83.83 FEET;

THENCE SOUTH 01°01'03" EAST, 54.39 FEET;

THENCE SOUTH 10°39'35" EAST, 109.88 FEET;

THENCE SOUTH 20°02'51" EAST, 137.18 FEET;

THENCE SOUTH 24°41'27" EAST, 280.00 FEET

THENCE SOUTH 20°21'28" EAST, 87.87 FEET;

THENCE SOUTH 10°33'21" EAST, 84.21 FEET;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 1 PHASE 3 THE FOLLOWING 12 COURSES:

THENCE SOUTH 01°02'29" EAST, 85.60 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;

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 TO THE POINT OF BEGINNING.

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,450,776	33.31
STREET ROW	266,754	6.12
NET AREA	1,184,021	27.18
LOT SIZE (MIN.)	45' X 110'	
	60' X 117'	
TOTAL LOTS	135	
AREA SUBDIVIDED INTO LOTS	905,843	20.80
GROSS DENSITY	4.05	
OPEN SPACE	278,177	6.39
% OF GROSS AREA IN O.S.	19.18%	
EXISTING ZONE	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	6.12
PLUS AREA SUBDIVIDED INTO LOTS	20.80
AREA SUBTOTAL	26.92
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	31.67

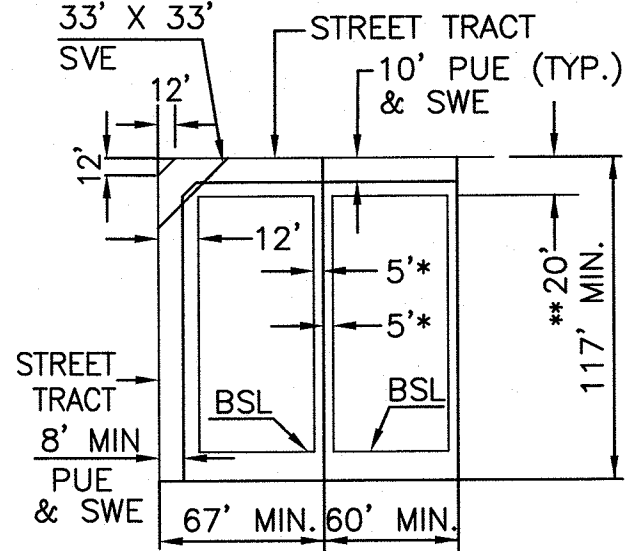
EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	135
DIVIDED BY ADJUSTED GROSS AREA	31.67
ADJUSTED GROSS DENSITY	4.26

EDU CALCULATION

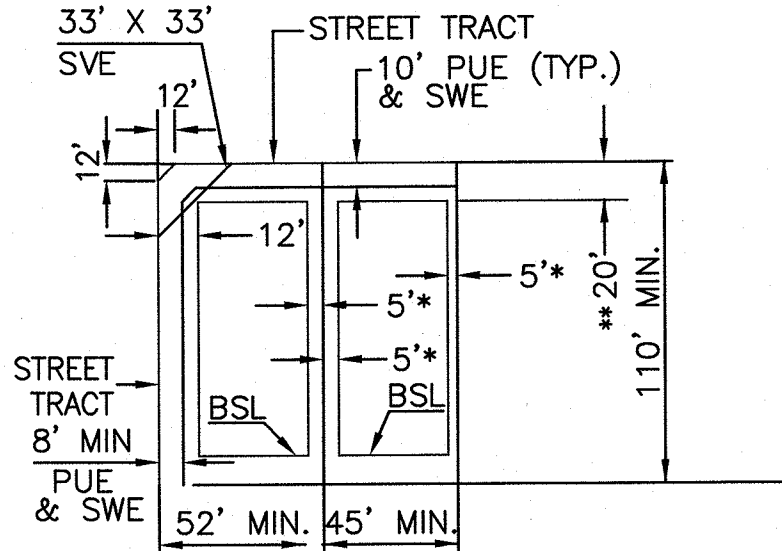
NUMBER OF DWELLING UNITS	135
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT	110.70

*** IF THE ADJUSTED GROSS DENSITY IS 2-4 THE EDU FACTOR IS 1
IF THE ADJUSTED GROSS DENSITY IS 4-6 THE EDU FACTOR IS 0.82



- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005
5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE

TYPICAL LOT DETAIL N.T.S
PARCELS 32-34



- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005
5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE.

TYPICAL LOT DETAIL N.T.S
PARCELS 32-34

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 HOMEOWNERS OR CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 15, 22, 23, 29, 30, 36, 37, 48, 49, 53, 62, 68, 70, 76, 77, 84, 85, 94, 104, 105, 110, 111 AND 114).
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOT 66).
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- 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 8, 12, 33, 55, 61, 98, 115, 122, 130 AND 135).
- GROSS AREA IS 1,450,776.04 S.F. OR 33.3052 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..
- NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
- REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
- 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.

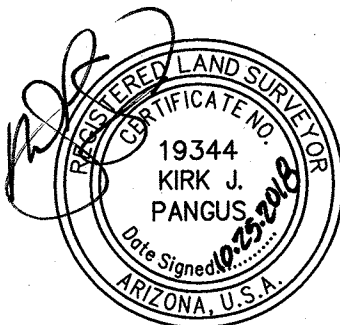
TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.0814	LANDSCAPE & PEDESTRAIN ACCESS, PUE
TRACT A1	6.1238	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACES EASEMENT FOR SERVICE VEHICLES
TRACT B	0.8217	LANDSCAPE, PEDESTRAIN ACCESS, DRAINAGE, PUE
TRACT C	0.0443	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT D	0.1535	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT E	0.0381	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT F	3.6580	LANDSCAPE, PEDESTRAIN ACCESS, DRAINAGE, PUE
TRACT G	0.4414	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT H	0.1813	LANDSCAPE, PEDESTRAIN ACCESS, DRAINAGE, PUE
TRACT I	0.0225	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT J	0.0607	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT K	0.0428	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT L	0.0413	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT M	0.0989	LANDSCAPE, PEDESTRAIN ACCESS, DRAINAGE, PUE
TRACT N	0.0204	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT O	0.0204	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT P	0.0204	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT Q	0.0204	LANDSCAPE, PEDESTRAIN ACCESS, PUE
TRACT R	0.4248	LANDSCAPE, PEDESTRAIN ACCESS, DRAINAGE, PUE
TRACT S	0.1939	LANDSCAPE, PEDESTRAIN ACCESS, PUE

NOTE: CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AS OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5029	0.115	LOT : 21	5402	0.124	LOT : 41	4951	0.114
LOT : 2	5029	0.115	LOT : 22	5763	0.132	LOT : 42	5172	0.119
LOT : 3	5029	0.115	LOT : 23	5774	0.133	LOT : 43	5891	0.135
LOT : 4	5029	0.115	LOT : 24	5082	0.117	LOT : 44	4993	0.115
LOT : 5	5041	0.116	LOT : 25	5057	0.116	LOT : 45	5117	0.117
LOT : 6	6163	0.141	LOT : 26	5057	0.116	LOT : 46	5190	0.119
LOT : 7	6168	0.142	LOT : 27	6077	0.140	LOT : 47	5075	0.117
LOT : 8	6093	0.140	LOT : 28	5457	0.125	LOT : 48	5398	0.124
LOT : 9	5397	0.124	LOT : 29	6178	0.142	LOT : 49	5767	0.132
LOT : 10	5427	0.125	LOT : 30	5005	0.115	LOT : 50	5255	0.121
LOT : 11	7345	0.169	LOT : 31	5047	0.116	LOT : 51	5161	0.118
LOT : 12	6757	0.155	LOT : 32	5332	0.122	LOT : 52	5308	0.122
LOT : 13	5180	0.119	LOT : 33	5554	0.127	LOT : 53	5162	0.118
LOT : 14	5116	0.117	LOT : 34	5317	0.122	LOT : 54	5061	0.116
LOT : 15	5298	0.122	LOT : 35	5085	0.117	LOT : 55	5061	0.116
LOT : 16	5441	0.125	LOT : 36	5658	0.130	LOT : 56	5061	0.116
LOT : 17	5875	0.135	LOT : 37	6180	0.142	LOT : 57	5269	0.121
LOT : 18	5917	0.136	LOT : 38	5028	0.115	LOT : 58	5826	0.134
LOT : 19	5281	0.121	LOT : 39	4953	0.114	LOT : 59	8089	0.186
LOT : 20	5293	0.122	LOT : 40	4952	0.114	LOT : 60	7958	0.183

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	7126	0.164	LOT : 81	7024	0.161	LOT : 101	7320	0.168
LOT : 62	8138	0.187	LOT : 82	7067	0.162	LOT : 102	7185	0.165
LOT : 63	7679	0.176	LOT : 83	7159	0.164	LOT : 103	9144	0.210
LOT : 64	7194	0.165	LOT : 84	9826	0.226	LOT : 104	7221	0.166
LOT : 65	7776	0.179	LOT : 85	8478	0.195	LOT : 105	7608	0.175
LOT : 66	8489	0.195	LOT : 86	8408	0.193	LOT : 106	7841	0.180
LOT : 67	7330	0.168	LOT : 87	7572	0.174	LOT : 107	8178	0.188
LOT : 68	8098	0.186	LOT : 88	7125	0.164	LOT : 108	7817	0.179
LOT : 69	7703	0.177	LOT : 89	7125	0.164	LOT : 109	7616	0.175
LOT : 70	9340	0.214	LOT : 90	7353	0.169	LOT : 110	8047	0.185
LOT : 71	7421	0.170	LOT : 91	7809	0.179	LOT : 111	7431	0.171
LOT : 72	7701	0.177	LOT : 92	7227	0.166	LOT : 112	7234	0.166
LOT : 73	7943	0.182	LOT : 93	7424	0.170	LOT : 113	7297	0.168
LOT : 74	7682	0.176	LOT : 94	7903	0.181	LOT : 114	7758	0.178
LOT : 75	7325	0.168	LOT : 95	7110	0.163	LOT : 115	7119	0.163
LOT : 76	9644	0.221	LOT : 96	7446	0.171	LOT : 116	7049	0.162
LOT : 77	7593	0.174	LOT : 97	9611	0.221	LOT : 117	7513	0.172
LOT : 78	7097	0.163	LOT : 98	7320	0.168	LOT : 118	7727	0.177
LOT : 79	7096	0.163	LOT : 99	7320	0.168	LOT : 119	7052	0.162
LOT : 80	8140	0.187	LOT : 100	7320	0.168	LOT : 120	7035	0.162

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 121	7035	0.162
LOT : 122	7303	0.168
LOT : 123	7076	0.162
LOT : 124	7196	0.165
LOT : 125	9926	0.228
LOT : 126	8090	0.186
LOT : 127	7910	0.182
LOT : 128	7678	0.176
LOT : 129	7215	0.166
LOT : 130	7197	0.165
LOT : 131	7180	0.165
LOT : 132	7162	0.164
LOT : 133	7160	0.164
LOT : 134	7936	0.182
LOT : 135	7817	0.179



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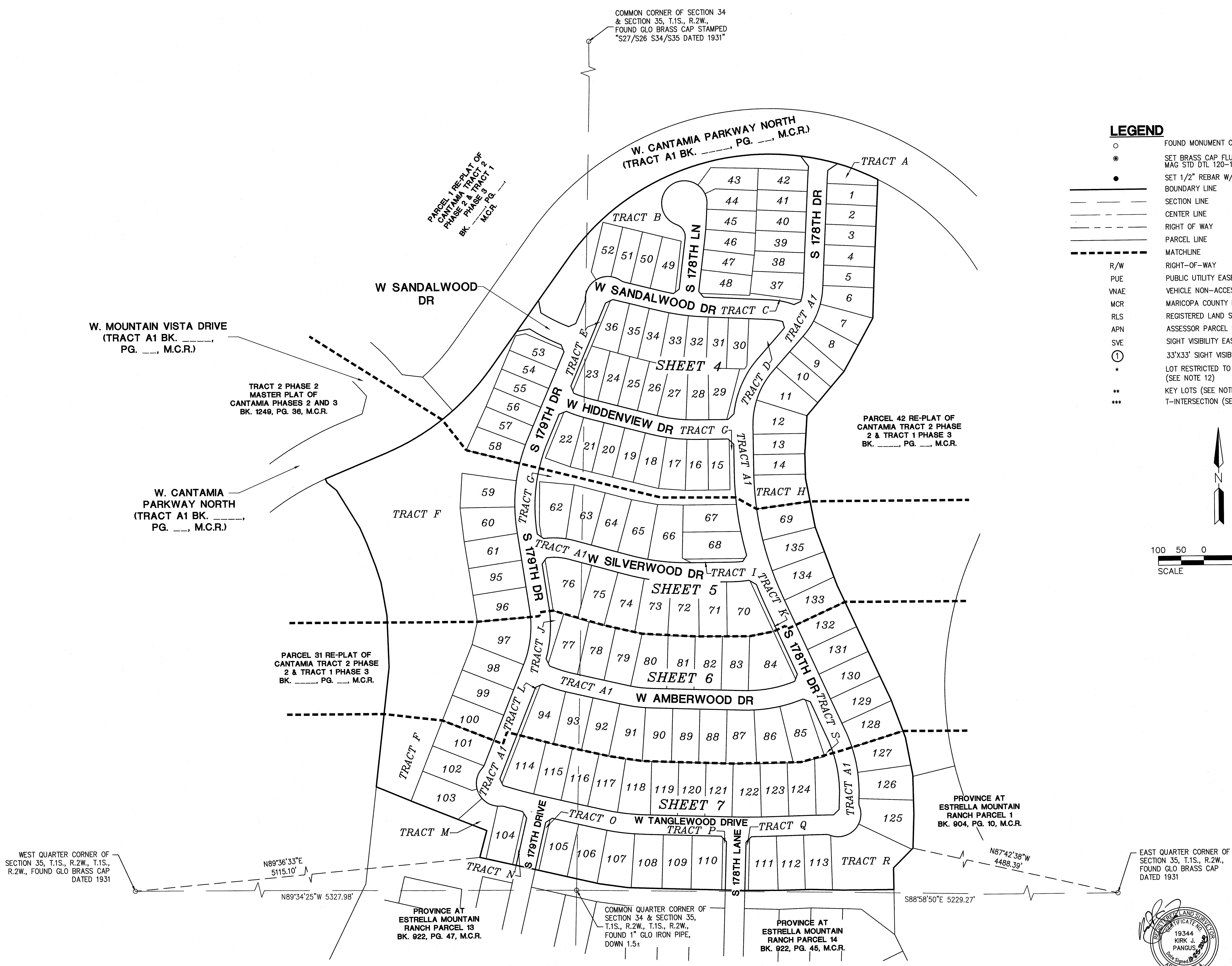
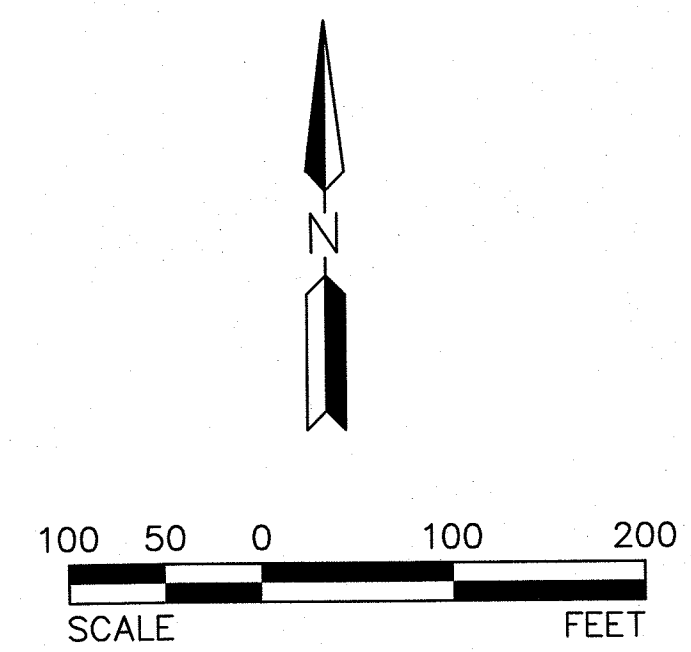
CANTANIA PARCELS 32-34

CANTANIA PARCELS 32-34
ESTRELLA PARKWAY & WILLIS ROAD
GOOD YEAR, ARIZONA
RE-PLAT

PROJ. NO.: 1018	STATUS:
DATE: OCT 2018	MUNICIPAL TRACKING NO.:
SCALE: NONE	
DRAWN: OS	
APPROVED: KJP	

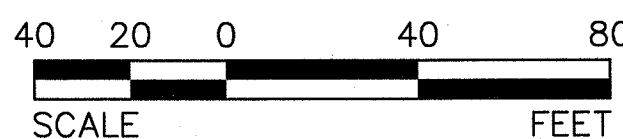
LEGEND

- FOUND MONUMENT OR AS NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- SET 1/2" REBAR W/ CAP, OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- MATCHLINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- SVE SIGHT VISIBILITY EASEMENT
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- * LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12)
- ** KEY LOTS (SEE NOTE 13)
- *** T-INTERSECTION (SEE NOTE 15)



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COMMON CORNER OF SECTION 34
& SECTION 35, T.1S., R.2W.,
FOUND GLO BRASS CAP STAMPED
"S27/S26 S34/S35 DATED 1931"

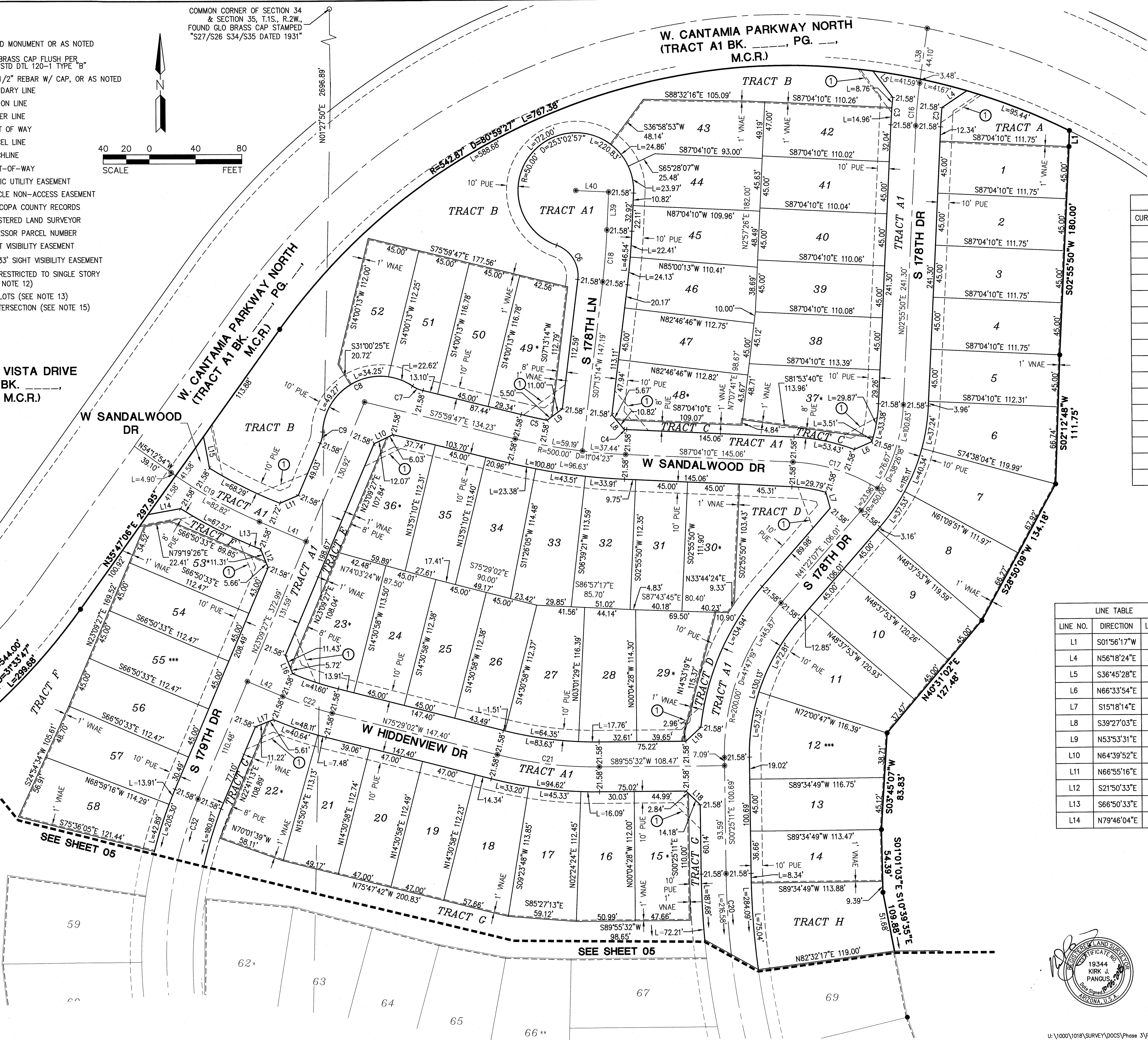
W. CANTANIA PARKWAY NORTH
(TRACT A1 BK. M.C.R.) PG. ---

W. MOUNTAIN VISTA DRIVE
(TRACT A1 BK. PG. ---, M.C.R.)

W SANDALWOOD DR

W SANDALWOOD DR

W HIDDENVIEW DR

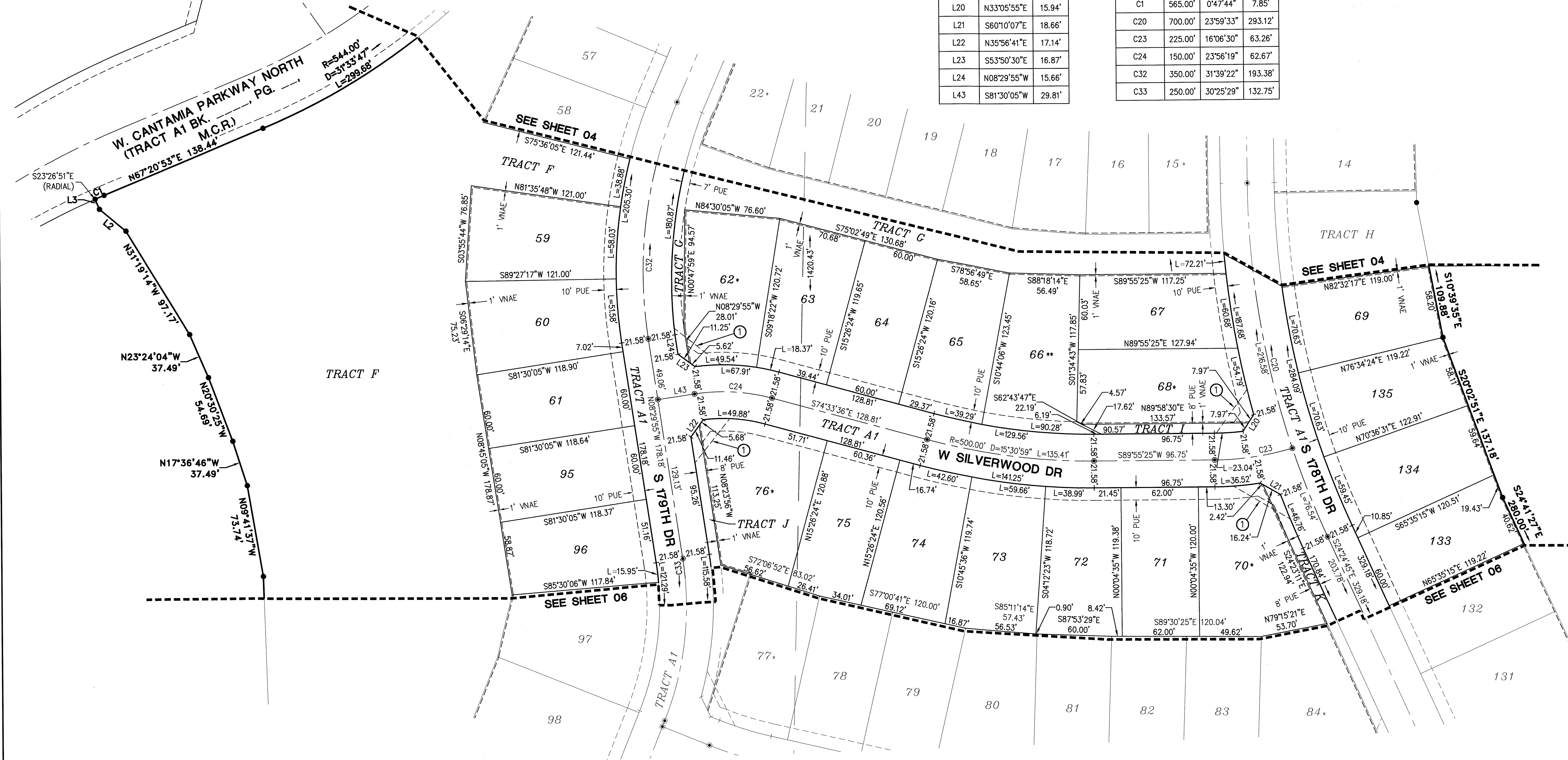


CURVE TABLE		
CURVE NO.	RADIUS	DELTA
C2	378.42'	2°31'16"
C3	421.58'	3°13'26"
C4	478.42'	0°15'55"
C5	478.42'	2°45'29"
C6	28.00'	77°20'21"
C7	28.00'	20°09'34"
C8	50.00'	121°37'55"
C9	28.00'	20°37'35"
C16	400.00'	5°19'11"
C17	150.00'	29°39'16"
C18	600.00'	4°17'24"
C19	398.00'	12°37'39"
C20	700.00'	23°59'33"
C21	350.00'	14°35'26"
C22	300.00'	8°38'29"
C32	350.00'	31°39'22"

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S01°56'17"W	13.81'	L15	S10°20'56"E	27.72'
L4	N56°18'24"E	26.06'	L16	S21°14'42"E	17.15'
L5	S36°45'28"E	28.64'	L17	N68°38'37"E	16.83'
L6	N66°33'54"E	16.65'	L18	S45°14'50"E	17.02'
L7	S15°18'14"E	14.36'	L19	N47°22'03"E	17.74'
L8	S39°27'03"E	16.50'	L38	N08°15'00"E	47.59'
L9	N53°53'31"E	16.50'	L39	N02°55'50"E	32.92'
L10	N64°39'52"E	18.10'	L40	S87°04'10"E	28.42'
L11	N66°55'16"E	17.33'	L41	S66°50'33"E	43.80'
L12	S21°50'33"E	16.97'	L42	N66°50'33"W	33.19'
L13	S66°50'33"E	10.22'			
L14	N79°46'04"E	28.78'			



W. MOUNTAIN VISTA DRIVE
(TRACT A1 BK. _____,
PG. __, M.C.R.)



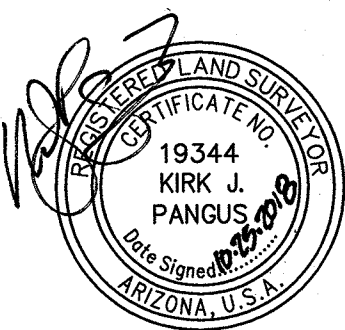
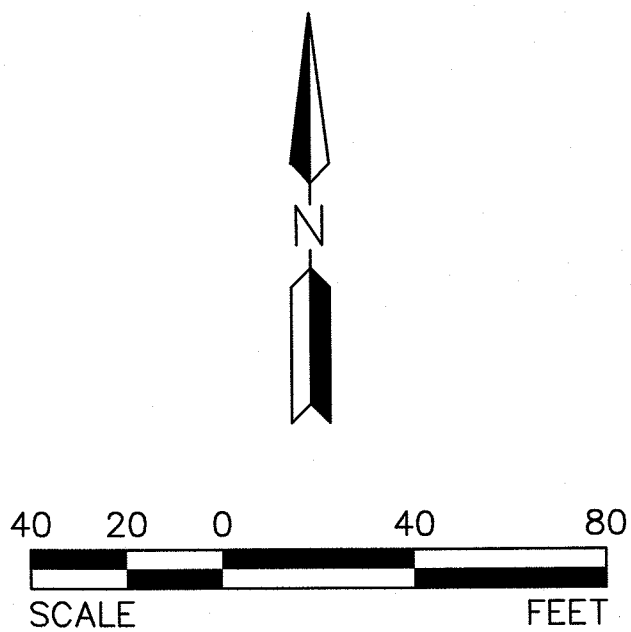
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N50°24'07"W	27.50'
L3	N22°42'44"W	8.73'
L20	N33°05'55"E	15.94'
L21	S60°10'07"E	18.66'
L22	N35°56'41"E	17.14'
L23	S53°50'30"E	16.87'
L24	N08°29'55"W	15.66'
L43	S81°30'05"W	29.81'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	565.00'	0°47'44"	7.85'
C20	700.00'	23°59'33"	293.12'
C23	225.00'	16°06'30"	63.26'
C24	150.00'	23°56'19"	62.67'
C32	350.00'	31°39'22"	193.38'
C33	250.00'	30°25'29"	132.75'

LEGEND

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- *** T-INTERSECTION (SEE NOTE 15)



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CANTANIA PARCELS 32-34

ESTRELLA PARKWAY & WILLIS ROAD
GOOD YEAR, ARIZONA

RE-PLAT

STATUS:

PROJ. NO.: 1018

DATE: OCT 2018

SCALE: AS SHOWN

DRAWN: GS

APPROVED: KJP

DWG. NO.

RP05

SHT. 5 OF 7

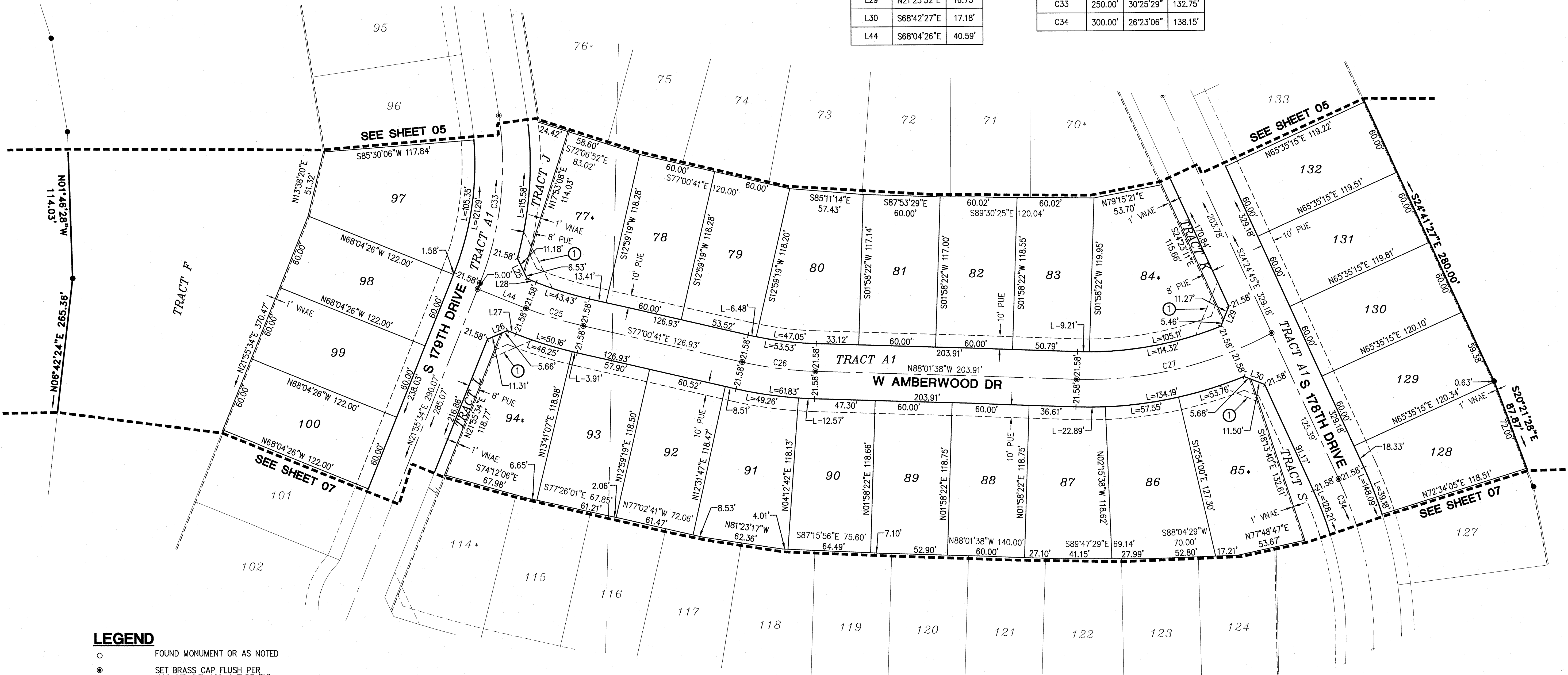
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CANTANIA PARCELS 32-34
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
RE-PLAT

PROJECT NO.: 1018	STATUS:
DATE: OCT 2018	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: GS
APPROVED: KJP	DWG. NO. RP06
SHT. 6 OF 7	

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L25	S25°24'53"E	17.71'
L26	N66°55'34"E	16.97'
L27	S68°04'26"E	7.01'
L28	S68°04'26"E	7.49'
L29	N21°23'52"E	16.73'
L30	S68°42'27"E	17.18'
L44	S68°04'26"E	40.59'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C25	300.00'	8°56'15"	46.80'
C26	300.00'	11°00'57"	57.68'
C27	300.00'	30°08'50"	157.85'
C33	250.00'	30°25'29"	132.75'
C34	300.00'	26°23'06"	138.15'



- LEGEND**
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