

DEDICATION

STATE OF ARIZONA §
COUNTY OF MARICOPA §

KNOW ALL MEN BY THESE PRESENTS:

THAT NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 9.31", A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

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

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACT E WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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 - ESTRELLA MOUNTAIN RANCH, 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, C, AND D 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 - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION 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 PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

NNP III - ESTRELLA MOUNTAIN RANCH, 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 AND B 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 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 AND B.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL DRAINAGE EASEMENTS ACROSS TRACTS A AND B AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, DRYWELLS, AND MECHANICAL FIRST FLUSH SYSTEMS.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT E, 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 E, 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

DEDICATION CONT...

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 E 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 ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF:

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED. THIS _____ DAY OF _____, 2018.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, AND D REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE _____ DAY OF _____, 2018

VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 2018

BY: _____ ATTEST: _____
GEORGIA LORD, MAYOR DARCIE McCracken, CLERK

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

THIS _____ DAY OF _____, 2018

BY: _____
REBECCA ZOOK, CITY ENGINEER

FINAL PLAT

OF

"ESTRELLA PARCEL 9.31"

GOODYEAR, ARIZONA

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA

PREPARED: December 2018

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of Sections 27 and 34, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found GLO brass cap for the Southwest corner of said Section 27, from which a found GLO brass cap for the West Quarter corner of said Section 27 bears North 0 deg. 13 min. 25 sec. East (Basis of Bearings) - 2634.80 feet;

THENCE South 89 deg. 34 min. 33 sec. East along the South line of the Southwest Quarter of said Section 27, a distance of 1,748.79 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 0 deg. 29 min. 54 sec. West departing said South line, a distance of 96.30 feet to the South line of Montecito Village at Estrella Mountain Ranch Parcel 9.6 recorded in Book 1179 of Maps, Page 32, MCR;

THENCE South 84 deg. 37 min. 33 sec. East along said South line, a distance of 144.29 feet;

THENCE South 88 deg. 49 min. 7 sec. East along said South line, a distance of 246.31 feet;

THENCE North 77 deg. 48 min. 11 sec. East along said South line, a distance of 253.02 feet;

THENCE South 70 deg. 15 min. 2 second East along said South line, at 17.56 feet pass the Southeast corner of said Parcel 9.6 and the Southwest corner of Montecito Village at Estrella Mountain Ranch Parcel 9.5 recorded in Book 1163 of Maps, Page 9, MCR, continue a total distance of 337.59 feet;

THENCE North 89 deg. 29 min. 13 sec. East along the South line of said Parcel 9.5, a distance of 108.08 feet to the West right-of-way line of South 182nd Drive as shown in the Map of Dedication of Montecito Village at Estrella Mountain Ranch recorded in Book 1059 of Maps, Page 15, MCR, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,030.00 feet, a central angle of 15 deg. 23 min. 32 sec., and being subtended by a chord which bears South 16 deg. 20 min. 35 sec. West - 543.71 feet;

THENCE in a Southerly direction along said curve to the left and along said West right-of-way line, a distance of 545.35 feet;

THENCE South 8 deg. 38 min. 49 sec. West tangent to said curve and continue along said West right-of-way line, a distance of 110.71 feet;

THENCE South 52 deg. 51 min. 50 sec. West along said West right-of-way line, a distance of 35.84 feet to the North right-of-way line of West Mountain Vista Drive as shown in said Map of Dedication, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,555.00 feet, a central angle of 19 deg. 34 min. 13 sec., and being subtended by a chord which bears South 86 deg. 50 min. 7 sec. West - 528.56 feet;

THENCE in a Westerly direction along said curve to the left and said North right-of-way line, a distance of 531.13 feet;

THENCE South 77 deg. 3 min. 0 sec. West tangent to said curve and continue along said North right-of-way line, a distance of 358.75 feet;

THENCE North 32 deg. 3 min. 26 sec. East departing said North right-of-way line, a distance of 16.97 feet;

THENCE North 12 deg. 57 min. 0 sec. West, a distance of 7.28 feet for a Point of Curvature of a circular curve to the right, having a radius of 440.00 feet, a central angle of 12 deg. 27 min. 6 sec., and being subtended by a chord which bears North 6 deg. 43 min. 27 sec. West - 95.43 feet;

THENCE in a Northerly direction along said curve to the right, a distance of 95.62 feet;

THENCE North 0 deg. 29 min. 54 sec. West tangent to said curve, a distance of 23.08 feet for a Point of Curvature of a circular curve to the right, having a radius of 100.00 feet, a central angle of 15 deg. 45 min. 13 sec., and being subtended by a chord which bears North 7 deg. 22 min. 42 sec. East - 27.41 feet;

THENCE in a Northerly direction along said curve to the right, a distance of 27.50 feet;

THENCE North 15 deg. 15 min. 18 sec. East tangent to said curve, a distance of 27.58 feet for a Point of Curvature of a circular curve to the left, having a radius of 100.00 feet, a central angle of 15 deg. 45 min. 13 sec., and being subtended by a chord which bears North 7 deg. 22 min. 42 sec. East - 27.41 feet;

THENCE in a Northerly direction along said curve to the left, a distance of 27.50 feet;

THENCE North 0 deg. 29 min. 54 sec. West tangent to said curve, a distance of 300.96 feet for a Point of Curvature of a circular curve to the left, having a radius of 35.00 feet, a central angle of 33 deg. 33 min. 26 sec., and being subtended by a chord which bears North 17 deg. 16 min. 37 sec. West - 20.21 feet;

THENCE in a Northerly direction along said curve to the left, a distance of 20.50 feet for a Point of Curvature of a reverse circular curve to the right, having a radius of 55.00 feet, a central angle of 87 deg. 32 min. 9 sec., and being subtended by a chord which bears North 9 deg. 42 min. 44 sec. East - 76.09 feet;

THENCE in a Northerly direction along said curve to the right, a distance of 84.03 feet;

THENCE North 0 deg. 29 min. 54 sec. West non-tangent to said curve, a distance of 128.80 feet to the **POINT OF BEGINNING**, containing 717,699 square feet or 16,476 acres of land, more or less.

OWNER/DEVELOPER:
NNP III-ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85086
PHONE: (602) 347-6851
CONTACT: PETE TEICHE

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	717,699	16.476
STREET ROW	132,606	3.044
NET AREA	585,093	13.432
LOT SIZE (MIN.)	65' X 125'	
TOTAL LOTS	42	
AREA SUBDIVIDED INTO LOTS	344,263	7.903
GROSS DENSITY	2,549	
OPEN SPACE	240,830	5.529
% OF GROSS AREA IN O.S.	33.56	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	3.04
PLUS AREA SUBDIVIDED INTO LOTS	7.90
AREA SUBTOTAL (3.04+7.90)	10.94
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	12.87

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	42
DIVIDED BY ADJUSTED GROSS AREA	12.87
ADJUSTED GROSS DENSITY (42/12.87=3.26)	3.26

EDU CALCULATION	
NUMBER OF DWELLING UNITS	42
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDU'S REQUIRED FOR PROJECT (42 X 1.00 = 42.00)	42.00

UTILITY SERVICES

WATER _____ CITY OF GOODYEAR
SEWER _____ CITY OF GOODYEAR
ELECTRIC _____ ARIZONA PUBLIC SERVICE COMPANY
GAS _____ SOUTHWEST GAS COMPANY
TELEPHONE _____ CENTURY LINK
SOLID WASTE DISPOSAL _____ CITY OF GOODYEAR
POLICE PROTECTION _____ CITY OF GOODYEAR
(AND PRIVATE PATROL)
FIRE PROTECTION AND
EMERGENCY SERVICES DISPATCH - CITY OF GOODYEAR
CABLE TELEVISION _____ CENTURY LINK

SHEET INDEX

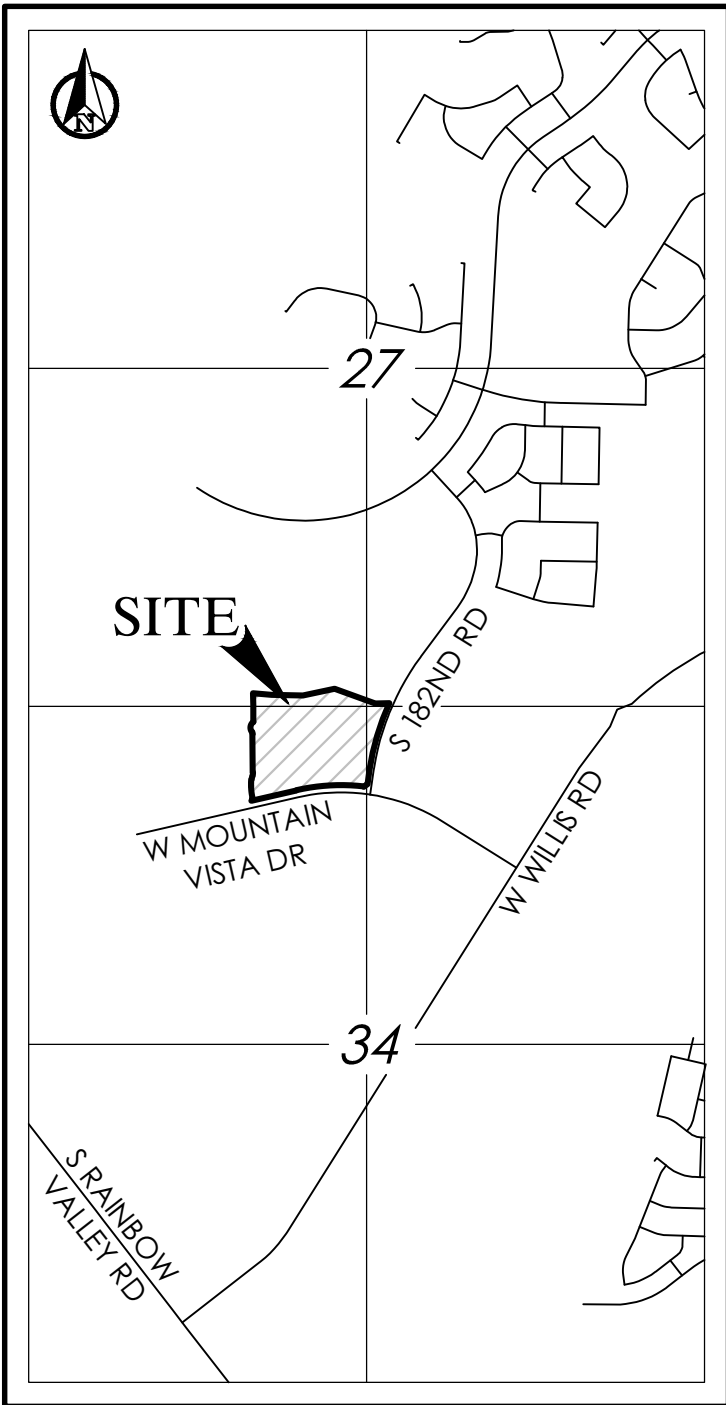
SHEET 1	COVER
SHEET 2	TYPICAL DETAILS, LEGEND, PLAT NOTES, AND TRACT SUMMARY TABLE
SHEET 3	PLAT

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEARING: NORTH 00°13'25" EAST

FLOOD PLAIN

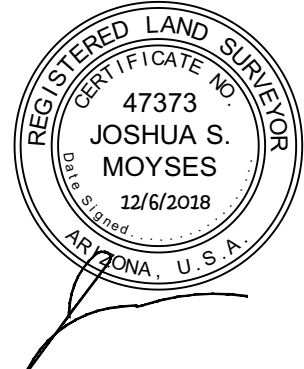
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2625M, DATED NOVEMBER 4, 2015, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



VICINITY MAP
N.T.S.

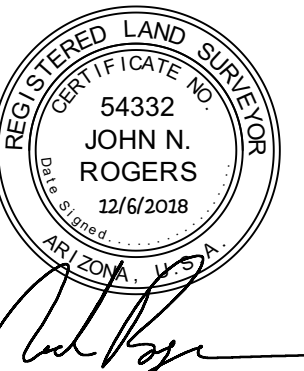
SURVEYOR'S STATEMENT

I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN. THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: JOSHUA S. MOYSES, R.L.S. #47373
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE., SUITE 4
TEMPE, ARIZONA 85282
(480) 272-7634

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

SHEET 1 OF 3

PREPARED BY:

GOODWIN &
MARSHALL &

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

STRATEGIC
SURVEYING, LLC



1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

3. 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 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 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, RE-SEEDING, 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 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 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.
 - 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 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.
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 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.
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.
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 PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 15, 16, 22, 23, 32, 33, AND 42.
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 INTERUSION INTO LIVING AREAS, THIS INCLUDES LOT 12.
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 LUKE AIR FORCE BASE ACCIDENT 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"-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 III - ESTRELLA MOUNTAIN RANCH, 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 TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
21. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
22. COMMON AREAS DECLARED ON THIS PLAT 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. THE SAME STANDARD PLAN AND ELEVATION SHALL NOT BE BUILT NEXT DOOR TO OR ACROSS THE STREET FROM ONE ANOTHER (I.E. PLAN 1 ELEVATION A SHALL NOT BE BUILT NEXT DOOR TO, OR ACROSS THE STREET FROM PLAN 1 ELEVATION A).
25. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
26. ALL ON-SITE AND OFF-SITE 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. 182, WHICH IS LOCATED AT THE NORTHEAST CORNER OF S. ESTRELLA PARKWAY AND S. 175TH DRIVE. THIS STATION IS LOCATED APPROXIMATELY 3.4 MILES FROM THE SUBDIVISION.
31. PARCEL 9.31 IS RESTRICTED TO SINGLE-STORY UNITS, PER THE MONTECITO PLANNED AREA DEVELOPMENT REGULATIONS.

(R1) MONTECITO VILLAGE AT ESTRELLA
MOUNTAIN RANCH MAP OF DEDICATION
BOOK 1059 OF MAPS, PAGE 15, MCR

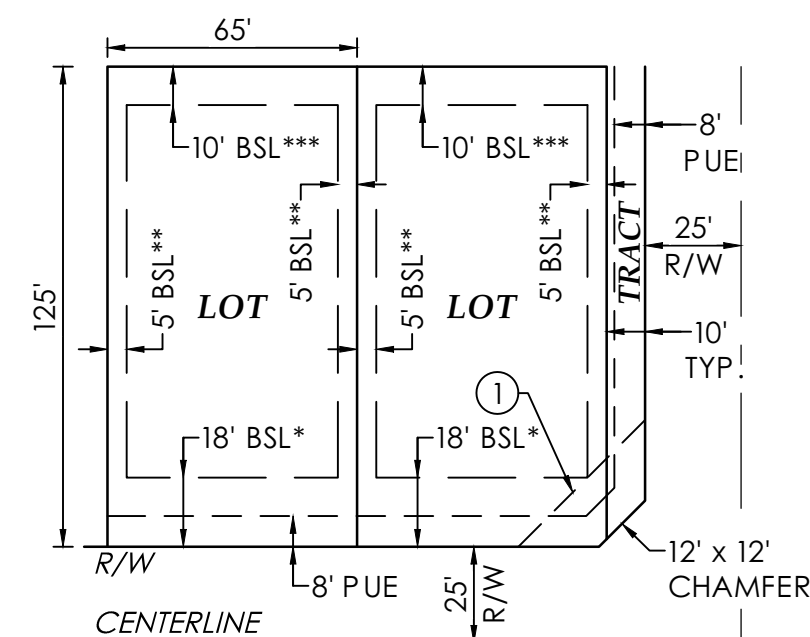
TRACT SUMMARY TABLE			
TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
A	140575	L.S., O.S., P.U.E., D.E.	H.O.A.
B	93136	L.S., O.S., P.U.E., D.E., P.A.E.	H.O.A.
C	2360	L.S., O.S., P.U.E.	H.O.A.
D	2360	L.S., O.S., P.U.E.	H.O.A.
E	2399	L.S., O.S.	H.O.A.

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

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

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

D.E.	DRAINAGE EASEMENT
L.S.	LANDSCAPE
O.S.	OPEN SPACE
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT



TYPICAL 65' x 125' LOT DETAIL

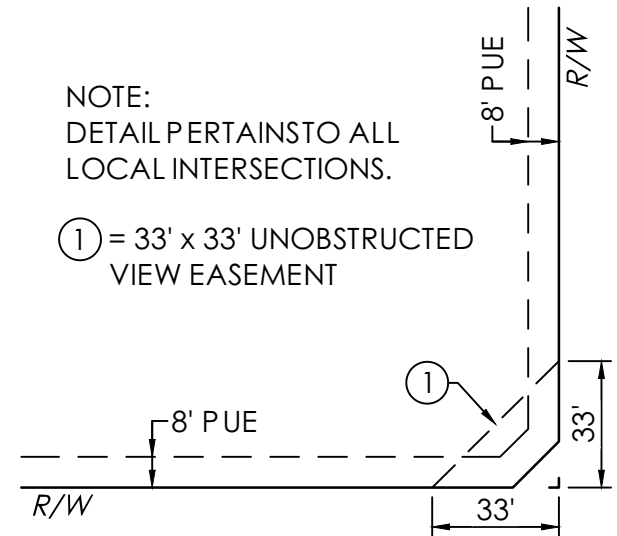
N.T.S.
SETBACKS AND DEVELOPMENT
STANDARDS PER SFD-50 OF THE
MONTECITO PAD, AS AMENDED

* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET.

**** AWNINGS BAY WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL DETAILS MAY ENCROACH 2 FEET INTO THE SIDE SETBACK. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.**

*** MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.

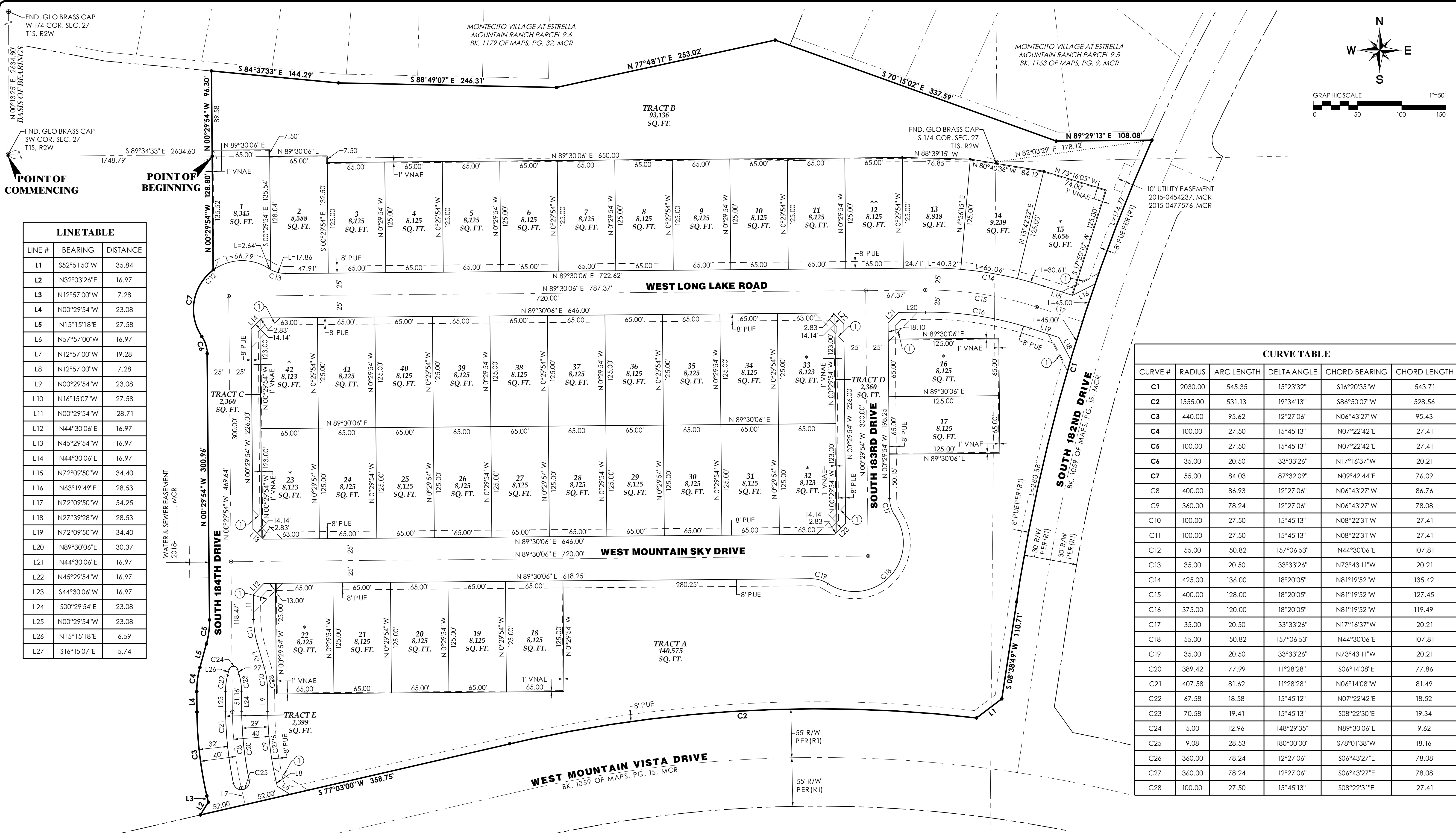
ALL UNITS ARE RESTRICTED TO SINGLE-STORY



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

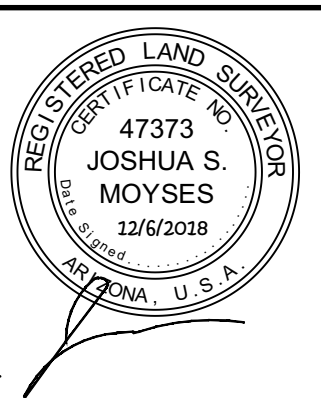
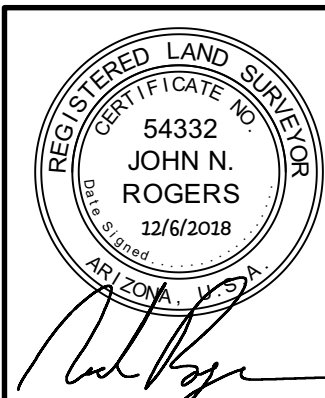
LEGEND	
⊙	FOUND MONUMENT AS NOTED
●	SET 1/2" REBAR RLS #47373 UNLESS OTHERWISE NOTED
⊙	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
R/W	RIGHT-OF-WAY
MCR	MARICOP A COUNTY RECORDS
FND	FOUND
BK	BOOK
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	DRIVEWAY RESTRICTIONS SEE PLATNOTE 16
**	LOT AT T-INTERSECTION SEE PLATNOTE 17
_____	BOUNDARY LINE
_____ - - -	ADJOINER LINE
- - - - -	EASEMENT LINE
_____ - - -	SECTION LINE
_____ - -	CENTER LINE
_____	LOT LINE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S52°51'50"W	35.84
L2	N32°03'26"E	16.97
L3	N12°57'00"W	7.28
L4	N00°29'54"W	23.08
L5	N15°15'18"E	27.58
L6	N57°57'00"W	16.97
L7	N12°57'00"W	19.28
L8	N12°57'00"W	7.28
L9	N00°29'54"W	23.08
L10	N16°15'07"W	27.58
L11	N00°29'54"W	28.71
L12	N44°30'06"E	16.97
L13	N45°29'54"W	16.97
L14	N44°30'06"E	16.97
L15	N72°09'50"W	34.40
L16	N63°19'49"E	28.53
L17	N72°09'50"W	54.25
L18	N27°39'28"W	28.53
L19	N72°09'50"W	34.40
L20	N89°30'06"E	30.37
L21	N44°30'06"E	16.97
L22	N45°29'54"W	16.97
L23	S44°30'06"W	16.97
L24	S00°29'54"E	23.08
L25	N00°29'54"W	23.08
L26	N15°15'18"E	6.59
L27	S16°15'07"E	5.74

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2030.00	545.35	15°23'32"	S16°20'35"W	543.71
C2	1555.00	531.13	19°34'13"	S86°50'07"W	528.56
C3	440.00	95.62	12°27'06"	N06°43'27"W	95.43
C4	100.00	27.50	15°45'13"	N07°22'42"E	27.41
C5	100.00	27.50	15°45'13"	N07°22'42"E	27.41
C6	35.00	20.50	33°33'26"	N17°16'37"W	20.21
C7	55.00	84.03	87°32'09"	N09°42'44"E	76.09
C8	400.00	86.93	12°27'06"	N06°43'27"W	86.76
C9	360.00	78.24	12°27'06"	N06°43'27"W	78.08
C10	100.00	27.50	15°45'13"	N08°22'31"W	27.41
C11	100.00	27.50	15°45'13"	N08°22'31"W	27.41
C12	55.00	150.82	157°06'53"	N44°30'06"E	107.81
C13	35.00	20.50	33°33'26"	N73°43'11"W	20.21
C14	425.00	136.00	18°20'05"	N81°19'52"W	135.42
C15	400.00	128.00	18°20'05"	N81°19'52"W	127.45
C16	375.00	120.00	18°20'05"	N81°19'52"W	119.49
C17	35.00	20.50	33°33'26"	N17°16'37"W	20.21
C18	55.00	150.82	157°06'53"	N44°30'06"E	107.81
C19	35.00	20.50	33°33'26"	N73°43'11"W	20.21
C20	389.42	77.99	11°28'28"	S06°14'08"E	77.86
C21	407.58	81.62	11°28'28"	N06°14'08"W	81.49
C22	67.58	18.58	15°45'12"	N07°22'42"E	18.52
C23	70.58	19.41	15°45'13"	S08°22'30"E	19.34
C24	5.00	12.96	148°29'35"	N89°30'06"E	9.62
C25	9.08	28.53	180°00'00"	S78°01'38"W	18.16
C26	360.00	78.24	12°27'06"	S06°43'27"E	78.08
C27	360.00	78.24	12°27'06"	S06°43'27"E	78.08
C28	100.00	27.50	15°45'13"	S08°22'31"E	27.41

SHEET 3 OF 3



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PH 480-272-7634

"FINAL PLAT OF ESTRELLA PARCEL 9.31"

CASE NO. 18-520-00025

W:\10799A - Estrella 9.31\COGO\ESTRELLA 9.31 PLAT.dwg