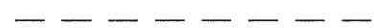
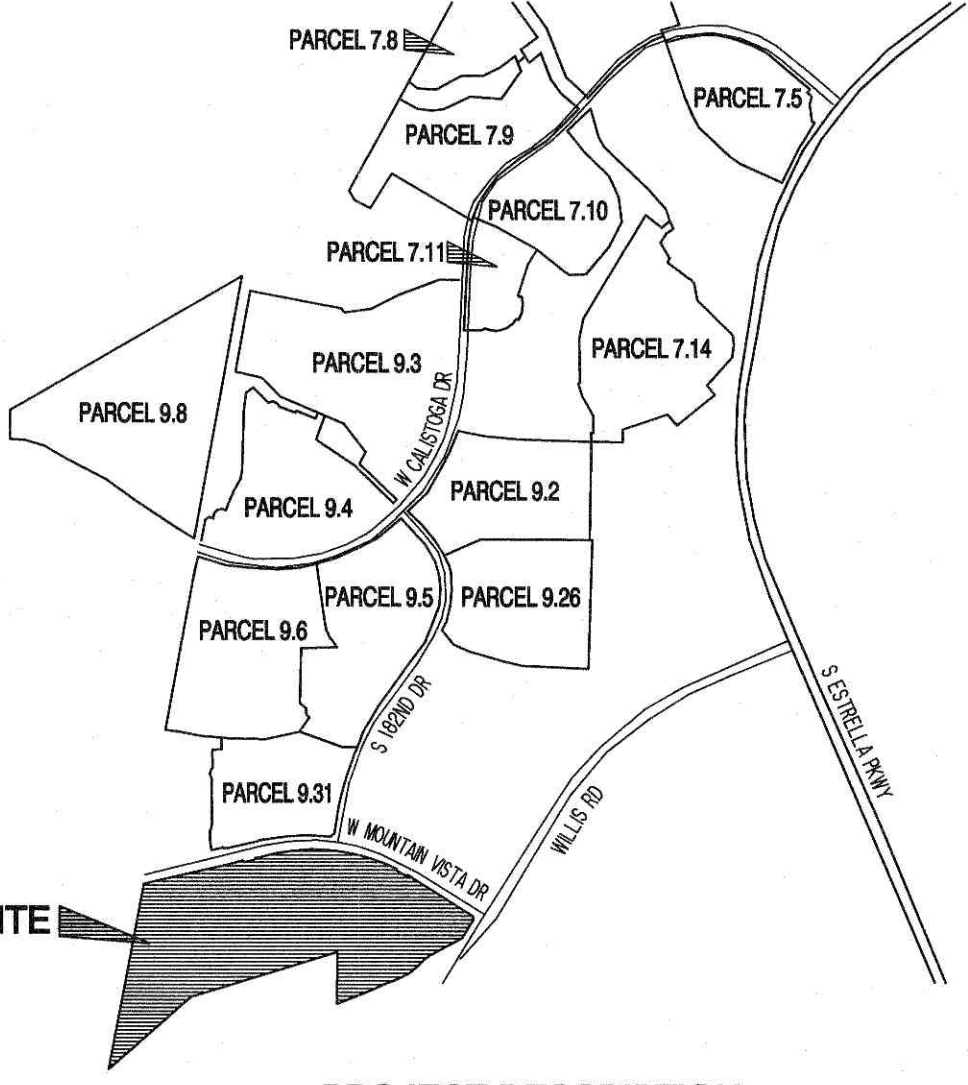


LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	CONSTRUCTION CENTER LINE
	EASEMENT (ESMT)
	BUILDING SETBACK LINE
	LOT LINE
	PROPERTY CORNER
	MONUMENT
	FOUND BCFL
ROW	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
FSL	FRONT BUILDING SETBACK LINE
RSL	REAR BUILDING SETBACK LINE
SVT	SIGHT VISIBILITY TRIANGLE
POB	POINT OF BEGINNING
VNAE	VEHICULAR NON ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

GOODYEAR, ARIZONA
A SUBDIVISION IN PORTIONS OF LAND LYING WITHIN
SECTIONS 34, TOWNSHIP 1 SOUTH,
RANGE 2 WEST OF THE GILA & SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



THIS PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH TRADITIONAL LOTS. THERE WILL BE APPROXIMATELY 111 LOTS ON THE 53.04 ACRE SITE.

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS A SINGLE FAMILY
RESIDENTIAL SUBDIVISION WITH TRADITIONAL LOTS. THERE WILL
BE APPROXIMATELY 111 LOTS ON THE 53.04 ACRE SITE.

PARCEL 9.31

WEST MOUNTAIN VISTA DRIVE

POINT OF BEGINNING

TRACT "Q"

TRACT "P"

TRACT "C"

TRACT "N"

TRACT "E"

TRACT "F"

TRACT "D"

TRACT "H"

TRACT "I"

TRACT "J"

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "A"

TRACT "B"

TRACT "G"

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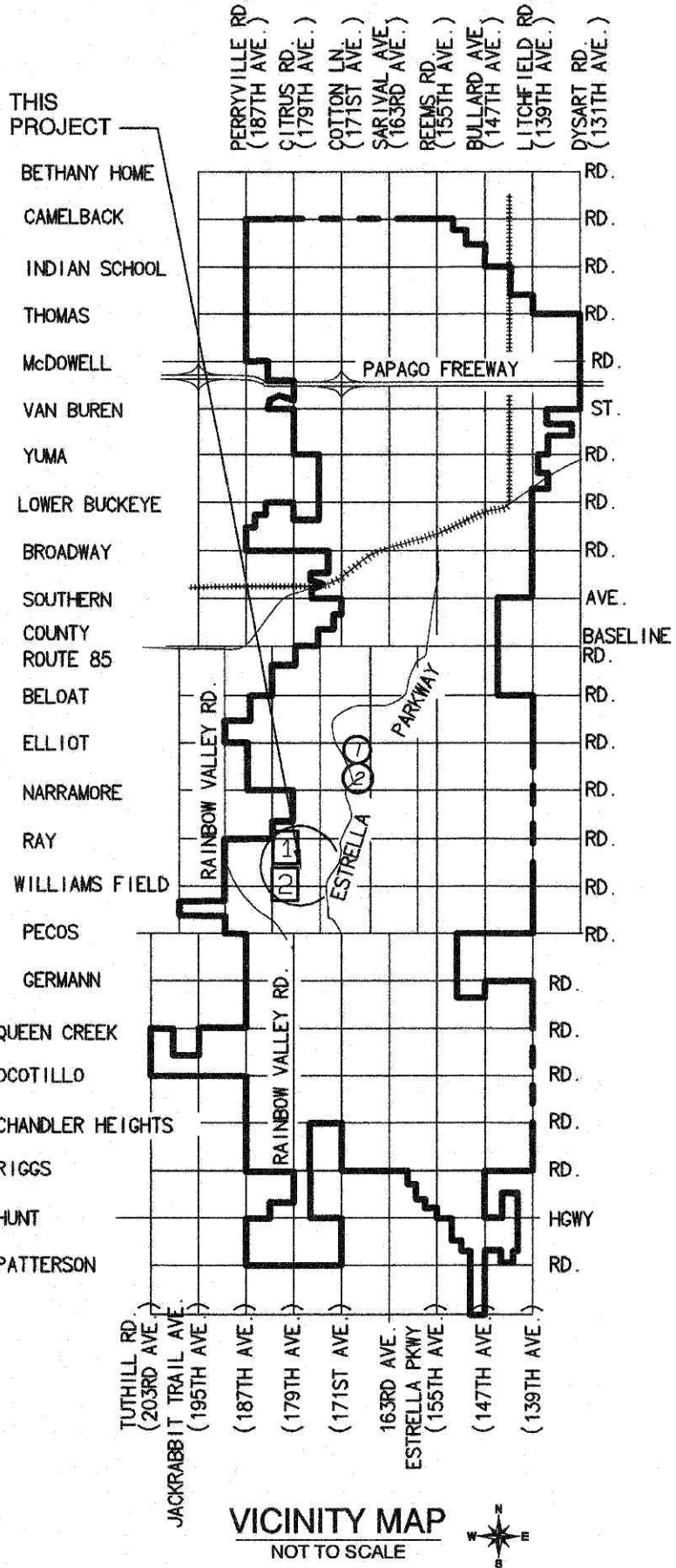
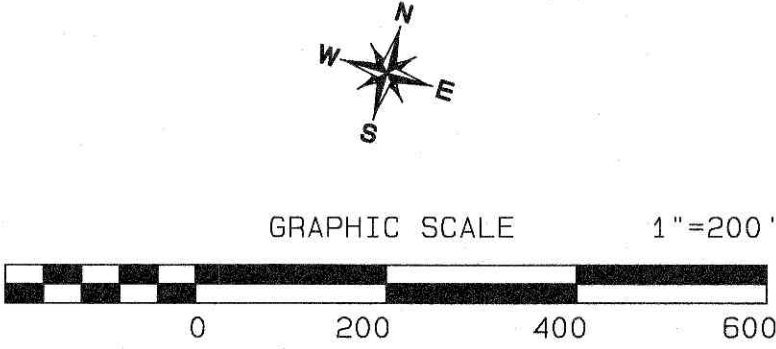
TRACT "87"

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② FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL & ESTRELLA PARKWAY.
ELEVATION IS 1026.73 NGVD 29 (OLD CITY OF GOODYEAR DATUM).
TO ACHIEVE NAVD 88 (NEW CITY OF GOODYEAR DATUM) ADD 1.64'

SOUTH 00 DEG. 41 MIN. 09 SEC. WEST AS MEASURED BETWEEN A FOUND GLO BRASS CAP AT THE NORTHWEST CORNER OF SECTION 34, T1S, R2W AND A FOUND GLO BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 34.

NEWLAND COMMUNITIES
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: PETE TEICHE

GOODWIN & MARSHALL INC.
2705 S. ALMA SCHOOL RD, STE 2
PHOENIX, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: WARREN C. RUSSELL, P.E.
EMAIL: WRUSSELL@GMCIVIL.COM

STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVENUE, SUITE 4
TEMPE, ARIZONA 85282
PHONE: (480) 272-7634
CONTACT: JOSH MOYES

1 FOUND GLO BRASS CAP AT THE NORTHWEST
CORNER OF SECTION 34, T1S, R2W

2 FOUND GLO BRASS CAP AT THE WEST
QUARTER CORNER OF SAID SECTION 34.

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

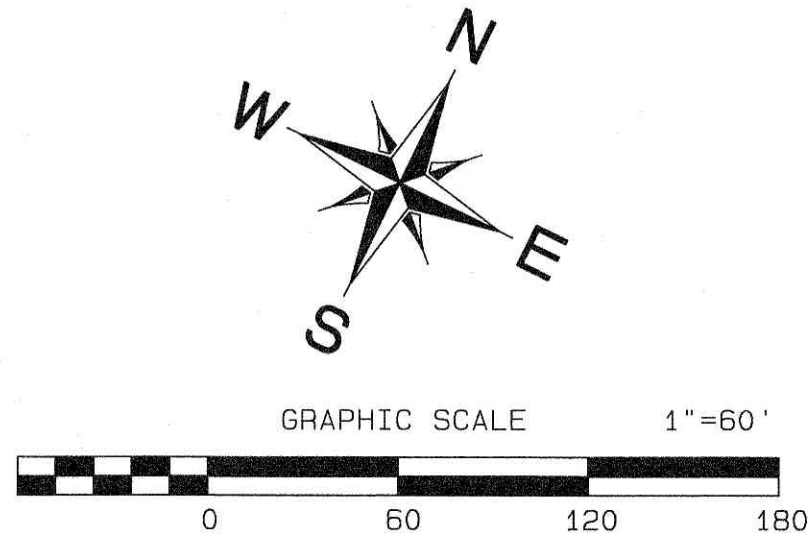
SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	DETAIL SHEET
SHEET 3	PRE-PLAT PLAN SHEET
SHEET 4	PRE-PLAT PLAN SHEET

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

[illegible]

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CONSTRUCTION CENTER LINE
- EASEMENT (ESMT)
- LOT LINE
- SIGHT LINE
- SIGHT VISIBILITY TRIANGLE



¢ CURVE TABLE

LINE	ARC	RADIUS	TANGENT	DELTA
C1	132.64	1275.00	66.38	5°57'38"
C2	125.01	150.00	66.39	47°44'57"
C3	64.26	500.00	32.17	7°21'48"
C4	98.13	300.00	49.51	18°44'28"
C5	93.83	300.00	47.30	17°55'11"
C6	97.22	200.00	49.59	27°51'08"
C7	49.56	200.00	9.79	5°36'15"
C8	49.56	200.00	9.79	5°36'15"
C9	163.95	500.00	82.51	18°44'28"
C10	120.31	500.00	60.45	13°47'11"
C11	144.80	125.00	81.51	66°16'52"
C12	119.44	150.00	63.09	45°37'17"
C13	157.25	125.00	90.95	72°04'49"
C14	93.04	300.00	46.90	17°46'09"
C15	96.25	400.00	48.36	13°47'11"

¢ LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°26'30"E	225.00
L2	N64°43'55"E	129.77
L3	N64°43'55"E	300.14
L4	N64°43'55"E	134.71
L5	N72°05'43"E	237.52
L6	S89°09'49"E	74.94
L7	S89°09'49"E	124.69
L8	N72°05'43"E	150.81
L9	S79°13'52"E	155.03
L10	S23°30'31"E	96.03
L11	N17°54'17"W	124.02
L12	N23°30'31"W	119.53
L13	S17°54'17"E	138.72
L14	N72°05'43"E	340.03
L15	S89°09'49"E	123.62
L16	N77°03'00"E	243.01
L17	N10°46'08"E	171.34
L18	N10°46'08"E	271.02
L19	S34°51'09"E	104.80
L20	N00°50'11"E	81.11
L21	S12°57'00"E	94.77
L22	N55°08'51"E	289.16
L23	N55°08'51"E	148.68
L24	N72°05'43"E	293.13
L25	N00°50'11"E	168.73

BOUNDARY CURVE TABLE

LINE	ARC	RADIUS	TANGENT	DELTA
BC1	991.44	1445.00	516.13	39°18'42"
BC2	42.07	1445.00	21.04	1°40'05"
BC3	71.05	300.00	35.69	13°34'13"
BC4	236.27	600.00	119.68	22°33'42"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N67°57'00"W	16.97
BL2	S77°03'00"W	60.00
BL3	S32°03'00"W	16.97
BL4	N17°35'54"W	17.28
BL5	N61°33'30"W	80.00
BL6	S74°28'53"W	17.28
BL7	S12°48'39"E	28.28
BL8	N60°41'25"E	65.00
BL9	S47°07'12"W	50.28
BL10	N69°40'54"E	64.00

APN# 400-58-328
NMP III-ESTRELLA MOUNTAIN RANCH LLC
INST. # 20130589950
M.C.R.
ZONED PAD (SFD-60)

50' E.P.N.G. ESMT.
PER SCHEDULE B #8 & 9,
2001-0753945 M.C.R.

25' UTILITY ESMT.
PER SCHEDULE B #8
2005-1874947 M.C.R.

APN# 400-58-328
NMP III-ESTRELLA MOUNTAIN RANCH LLC
INST. # 20130589950
M.C.R.
ZONED PAD (BP, BP-1)

*PHASING NOTE
PROJECT MAY BE PHASED AS SHOWN TO ALLOW
THE PROPOSED AMENDMENT TO ORD 03-863 TO
BE PROCESSED THROUGH THE CITY OF GOODYEAR.

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

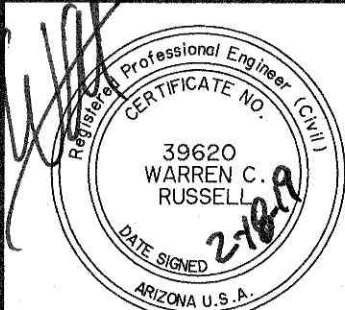
GOODWIN
MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2706 S. Alma School Rd. Ste 2
Phoenix, Arizona 85028
Contact: Warren Russell

ESTRELLA - PARCEL 9.22 and 9.24 A&B

PRELIMINARY PLAT

DATE: FEB. 2019
DRAFTER: IAS
DESIGNER: WCR
CHECKED:

PROJECT NO.
10813A



EXPIRES 9/30/21

PP

3 OF: 4

