

PRELIMINARY PLAT FOR

A PARCEL OF LAND, IN A PORTION OF SECTION 14 AND 23 TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	123.06	S61°48'28"W
L2	244.46	S68°04'47"W
L3	47.84	S55°13'59"W
L4	141.00	S44°30'14"W
L5	48.80	S28°53'18"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	142.39	S85°03'32"E
L7	114.70	N79°23'51"E
L8	13.09	S10°36'09"E
L9	170.00	N79°23'51"E

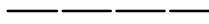
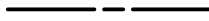
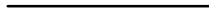
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	2,935.00'	6°40'26"	341.87'	341.68	N13°02'14"E

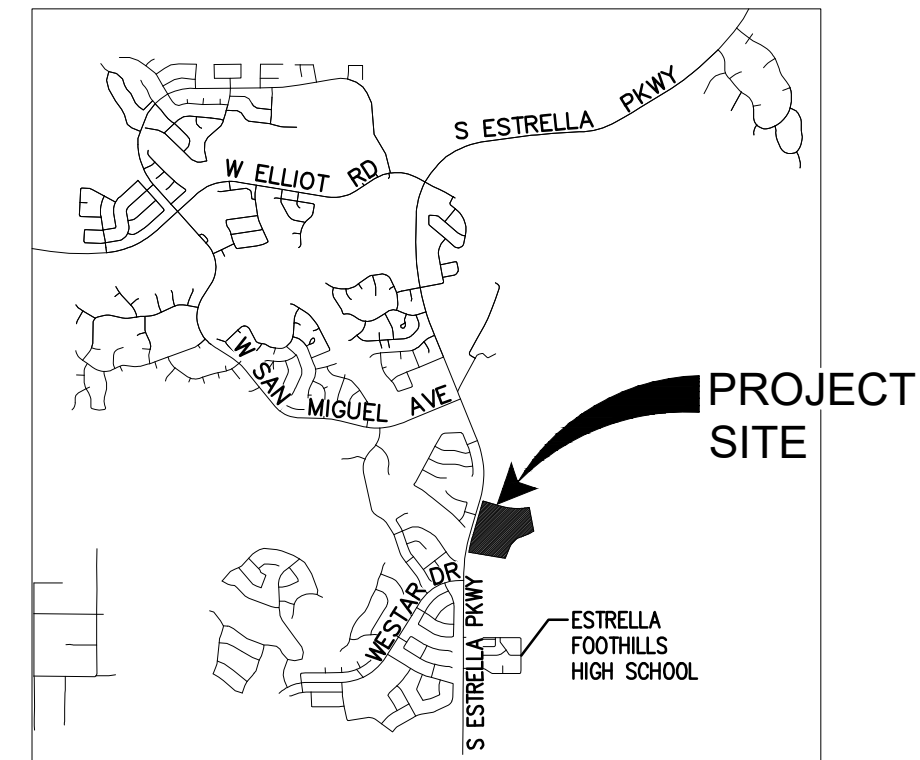
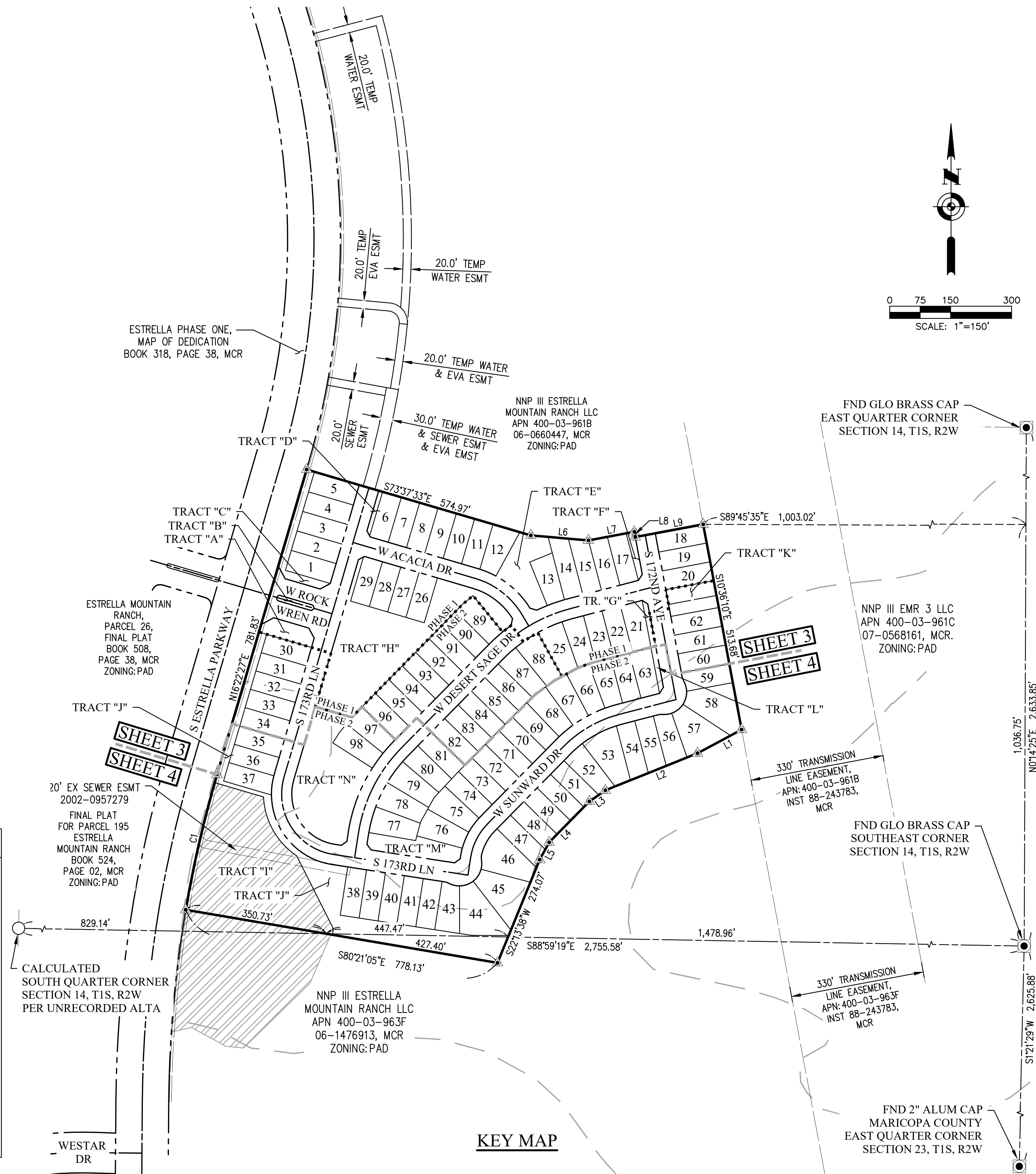
SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,072,606.79	24.62
STREET R/W	209,550.61	4.81
NET AREA	863,056.18	19.81
LOT SIZE (MIN)	47' X 115'	
TOTAL NUMBER OF LOTS	98	
AREA SUBDIVIDED INTO LOTS	589,781.78	13.54
AVERAGE LOT SIZE	6,018.18	0.14
GROSS DENSITY	3.98 DU/ACRE	
OPEN SPACE	273,274.40	6.27
% OF GROSS AREA IN OPEN SPACE	25.48%	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET R/W	4.81
PLUS AREA SUBDIVIDED INTO LOTS	13.54
AREA SUBTOTAL (4.81+13.54 = 18.35)	18.35
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	21.58

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	98
DIVIDED BY ADJUSTED GROSS AREA	21.58
ADJUSTED GROSS DENSITY (98/21.58 = 4.54)	4.54

EDU CALCULATION	
NUMBER OF DWELLING UNITS	98
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (98 X 0.82 = 80.36)	80.36

LEGEND			
	RIGHT-OF-WAY LINE	ALTA	AMERICAN LAND TITLE ASSOCIATION
	EASEMENT LINE	EVA	EMERGENCY VEHICLE ACCESS
	CENTERLINE	GLO	GOVERNMENT LAND OFFICE
	BOUNDARY LINE	MCR	MARICOPA COUNTY RECORDER
	LOT LINE	MOD	MAP OF DEDICATION
	MATCH LINE	PAD	PLANNED AREA DEVELOPMENT
	PHASE LINE	PKWY	PARKWAY
	SURVEY MONUMENT (FOUND)	PUE	PUBLIC UTILITY EASEMENT
	BOUNDARY MONUMENT	R	RADIUS
	CENTERLINE MONUMENT	R/W	RIGHT-OF-WAY
	CALCULATED MONUMENT	SWE	SIDEWALK EASEMENT
	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)	VNAE	VEHICULAR NON-ACCESS EASEMENT
		WLE	WATER LINE EASEMENT



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER

NNP III EMR 3 LLC
 5090 N. 40TH STREET, SUITE 210
 PHOENIX, AZ 85018
 TEL: (602) 347-6851
 CONTACT: PETE TEICHE
 EMAIL: PTEICHE@NEWLANDCO.COM

ENGINEER

HOSKIN RYAN CONSULTANTS
5050 N. 40TH ST., SUITE 100
PHOENIX, AZ 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: ERIC SHAWD P.E.
EMAIL: ERICSHAWD@HOSKINRYAN.COM

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP, SITE DATA AND LEGEND
SHEET 2	LOT & TRACT TABLES, LEGAL DESCRIPTION, NOTES
	TYPICAL STREET, PAD, & SIGHT VISIBILITY DETAILS
SHEET 3-4	PRELIMINARY PLAT SHEETS, LINE AND CURVE TABLES

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-961B & 400-03-963F

HOME OWNERS ASSOCIATION

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

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL
ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER
CORNER OF SECTION 14, T.1S, R.2W,
ELEVATION = 1093.46

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GLA AND SALT RIVER
MERIDIAN, HAVING A BEARING OF NORTH 00°14'25" EAST AS PER THE
UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH—BULK
OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT
NUMBER 7241-02.

FLOODPLAIN

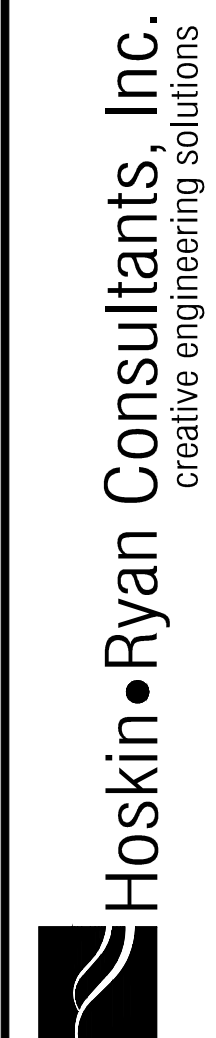
A PORTION OF THE SITE LIES WITHIN FEMA DESIGNATED FLOOD "ZONE A." "ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST WILL BE SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

NOTES

PARCEL 12.23 PHASE 1 TO BE CONSTRUCTED CONCURRENT WITH
PARCEL 12.24

EACH PHASE TO BE PLATTED INDEPENDENTLY.



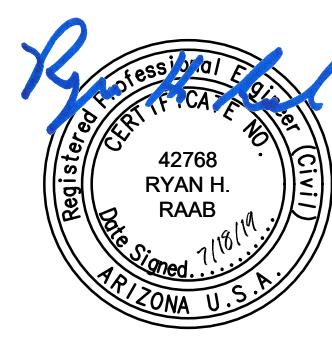
5050 N. 40th Street Suite #100 Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

REVISIONS:

ESTRELLA - PARCEL 12.23

PRELIMINARY PLAT COVER SHEET

and Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES 6/30/2020

DESIGNED:	EDS
DRAWN:	TLD
CHECKED:	EDS
DATE:	07/18/2019
SHEET	1 OF 4
PROJECT NO.	18-004-03

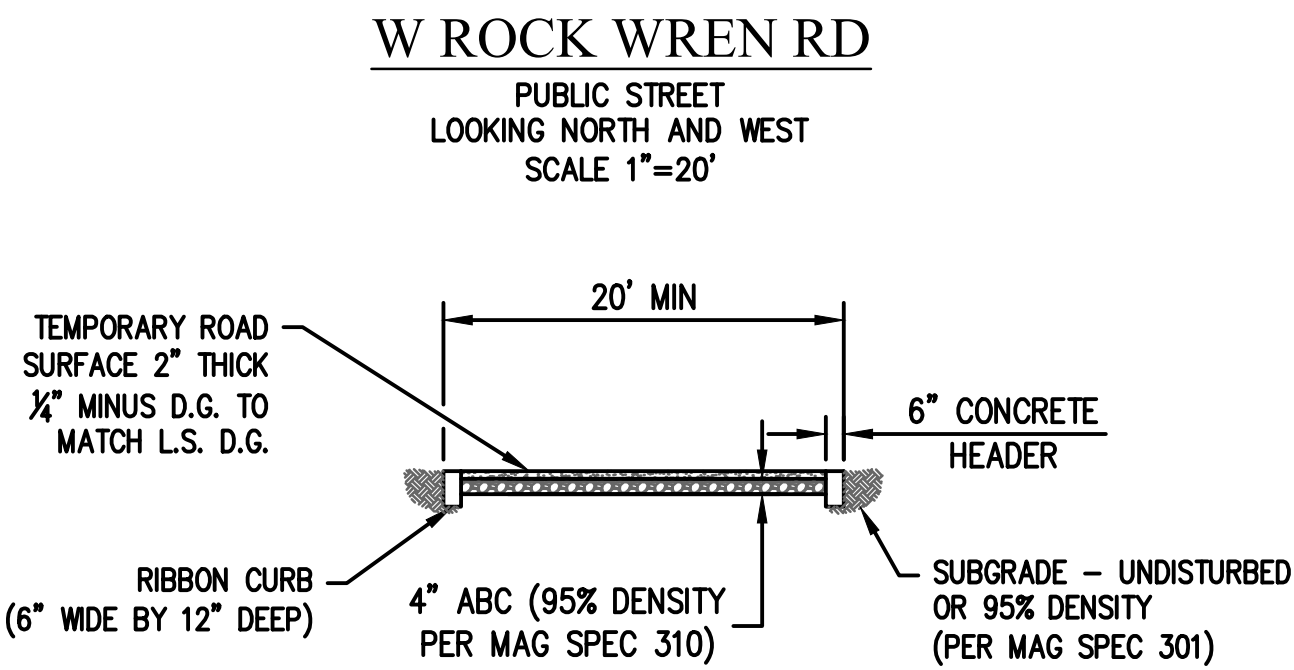
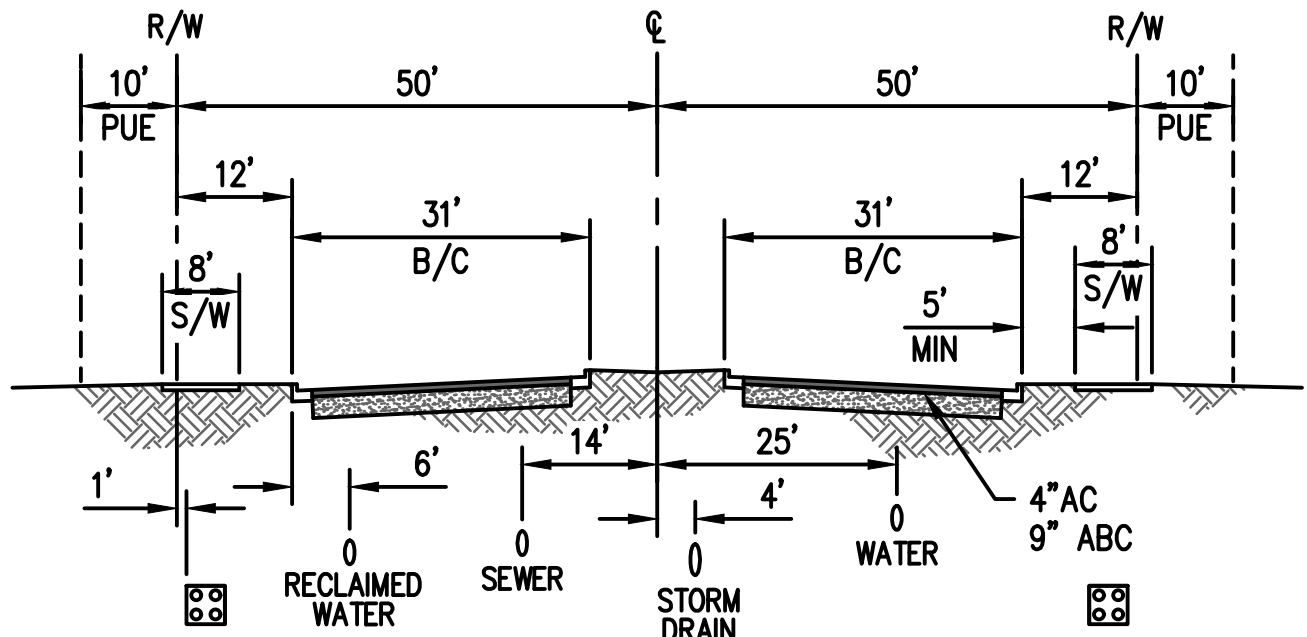
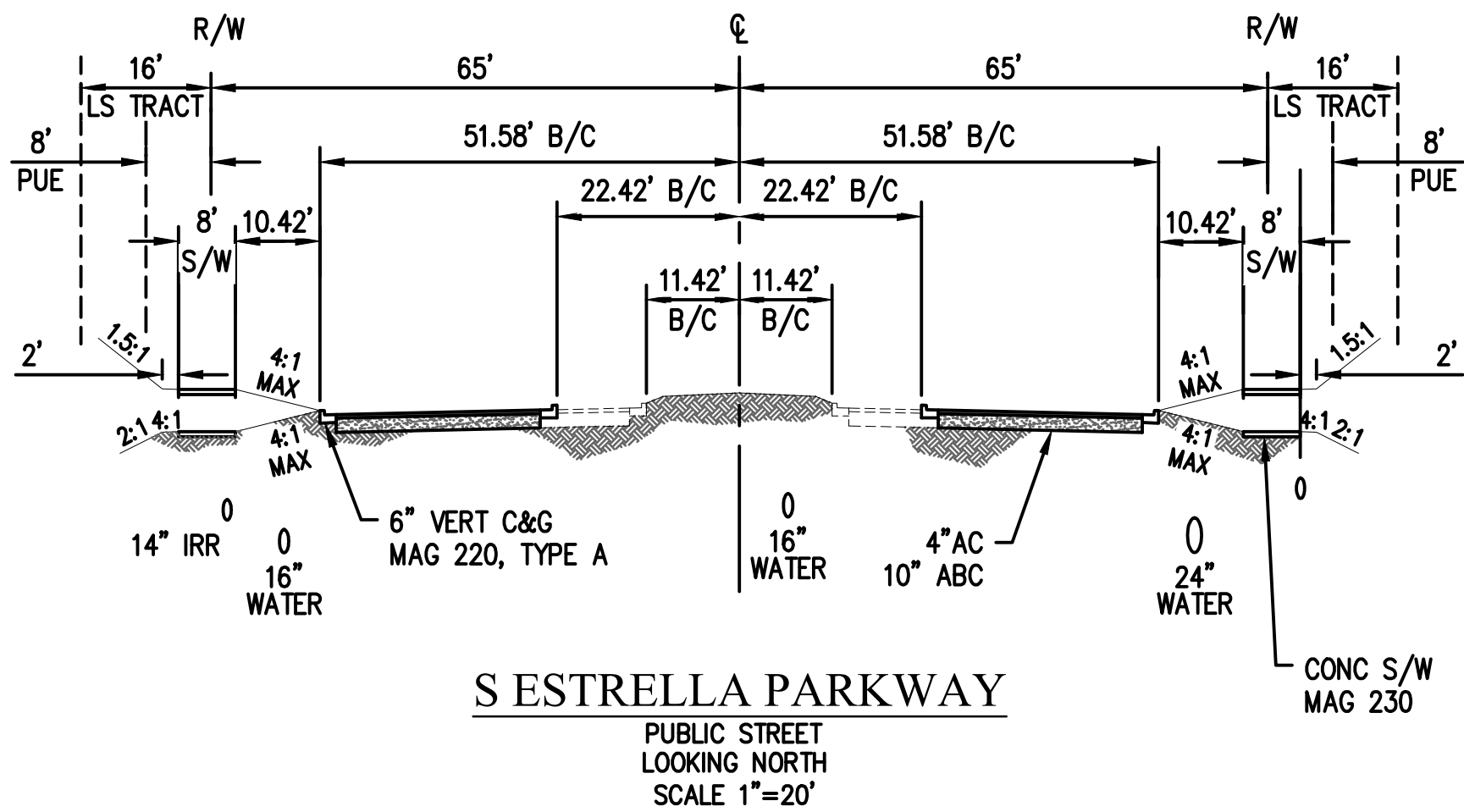
REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT "A"	5,421	0.124	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "B"	1,283	0.029	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "C"	7,239	0.166	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "D"	1,080	0.025	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "E"	13,688	0.314	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "F"	1,850	0.042	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "G"	1,337	0.031	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "H"	59,014	1.355	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "I"	77,209	1.772	404 MITIGATION ZONE, OPEN SPACE, SEWER EASEMENT	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "J"	45,594	1.047	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER EASEMENT, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "K"	8,040	0.185	OPEN SPACE, LANDSCAPE, SEWER EASEMENT, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "L"	1,303	0.030	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "M"	9,778	0.224	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "N"	40,439	0.928	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	5,865	0.135
2	5,750	0.132
3	5,750	0.132
4	5,750	0.132
5	5,929	0.136
6	5,518	0.127
7	5,405	0.124
8	5,405	0.124
9	5,405	0.124
10	5,405	0.124
11	5,405	0.124
12	6,565	0.151
13	6,082	0.140
14	7,107	0.163
15	6,322	0.145
16	5,853	0.134
17	5,715	0.131
18	5,640	0.129
19	5,640	0.129
20	5,640	0.129
21	5,979	0.137
22	5,499	0.126
23	5,499	0.126
24	5,965	0.137
25	6,704	0.154
26	5,405	0.124
27	5,405	0.124
28	5,405	0.124
29	5,518	0.127
30	5,405	0.124
31	5,405	0.124
32	5,405	0.124
33	5,405	0.124

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
34	5,405	0.124
35	5,405	0.124
36	5,405	0.124
37	5,537	0.127
38	5,640	0.129
39	5,640	0.129
40	5,640	0.129
41	5,640	0.129
42	5,640	0.129
43	6,213	0.143
44	10,878	0.250
45	10,390	0.239
46	10,000	0.230
47	5,992	0.138
48	5,457	0.125
49	5,405	0.124
50	5,405	0.124
51	5,477	0.126
52	6,660	0.153
53	9,243	0.212
54	6,376	0.146
55	6,095	0.140
56	6,070	0.139
57	9,258	0.213
58	11,242	0.258
59	5,522	0.127
60	5,640	0.129
61	5,640	0.129
62	5,640	0.129
63	5,869	0.135
64	5,405	0.124
65	5,861	0.135
66	6,106	0.140

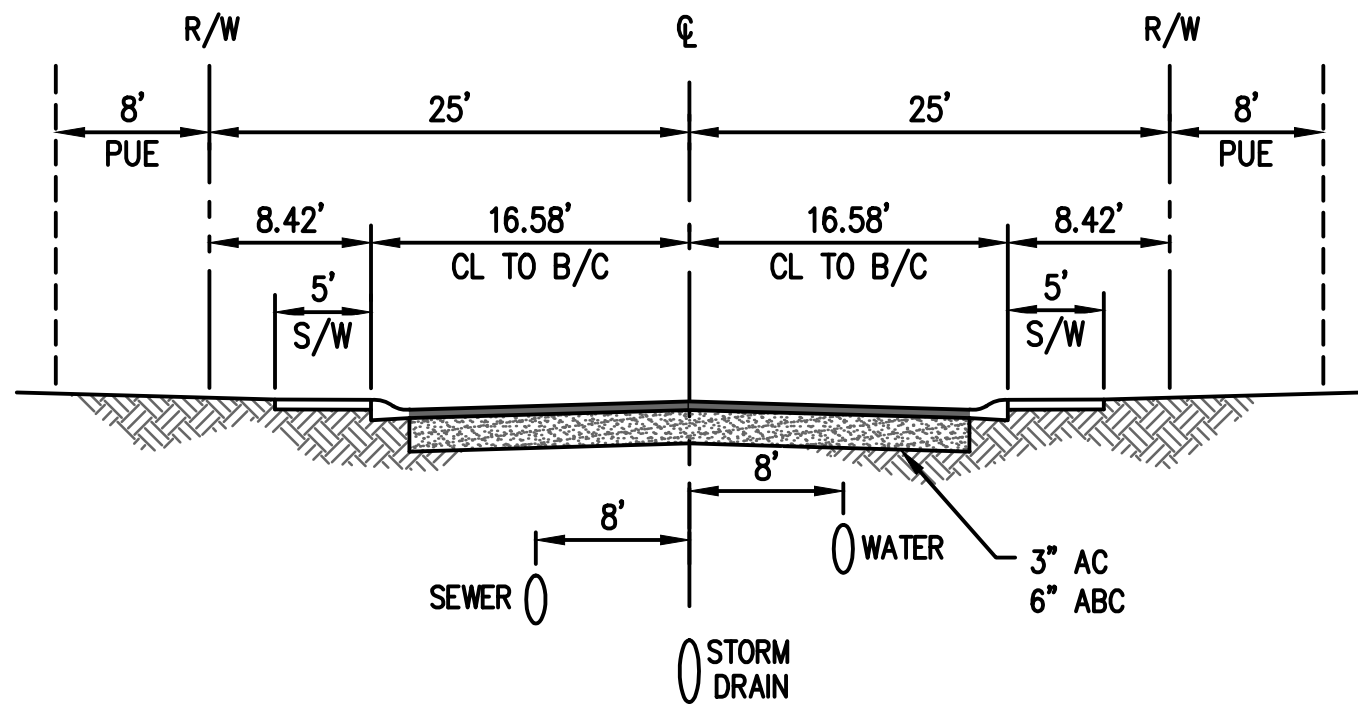
LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
67	6,083	0.140
68	6,090	0.140
69	5,591	0.128
70	5,452	0.125
71	5,452	0.125
72	5,452	0.125
73	5,452	0.125
74	5,541	0.127
75	6,608	0.152
76	6,637	0.152
77	6,461	0.148
78	6,453	0.148
79	6,391	0.147
80	5,860	0.135
81	5,456	0.125
82	5,452	0.125
83	5,452	0.125
84	5,452	0.125
85	5,455	0.125
86	5,482	0.126
87	6,194	0.142
88	6,757	0.155
89	5,918	0.136
90	5,436	0.125
91	5,405	0.124
92	5,405	0.124
93	5,405	0.124
94	5,405	0.124
95	5,405	0.124
96	5,405	0.124
97	5,871	0.135
98	5,958	0.137



FIRE DEPARTMENT TEMPORARY ACCESS ROADWAY

NOTES

- ALL CONCRETE SHALL BE MAG CLASS A.
- THE MAXIMUM GRADIENT OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT EXCEED 8% (8' IN 100').
- WHERE BUILDINGS ARE LESS THAN 30' IN HEIGHT, A 20' UNOBSTRUCTED WIDTH SHALL BE MAINTAINED FOR THE ACCESS ROADWAY.
- WHERE BUILDINGS ARE MORE THAN 30' IN HEIGHT, A 26' UNOBSTRUCTED WIDTH SHALL BE MAINTAINED FOR THE ACCESS ROADWAY.



TYPICAL LOCAL STREET

PUBLIC STREET
LOOKING NORTH AND WEST
SCALE 1"=10'

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 14 AND 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00°14'25" EAST (ASSUMED BASIS OF BEARING), A DISTANCE OF 2633.85 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 00°14'25" EAST, A DISTANCE OF 1036.75 FEET;

THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, NORTH 89°45'35" WEST, A DISTANCE OF 1003.02 FEET, TO A POINT ON THE WEST LINE OF AN EASEMENT FOR TRANSMISSION, RECORDED AS INSTRUMENT NUMBER 1988-0243783, MARICOPA COUNTY RECORDS (MCR), AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 10°36'10" EAST, A DISTANCE OF 513.68 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 61°48'28" WEST, A DISTANCE OF 123.06 FEET;

THENCE SOUTH 68°04'47" WEST, A DISTANCE OF 244.46 FEET;

THENCE SOUTH 55°13'59" WEST, A DISTANCE OF 47.84 FEET;

THENCE SOUTH 44°30'14" WEST, A DISTANCE OF 141.00 FEET;

THENCE SOUTH 28°53'18" WEST, A DISTANCE OF 48.80 FEET;

THENCE SOUTH 22°13'38" WEST, A DISTANCE OF 274.07 FEET;

THENCE NORTH 80°21'05" WEST, A DISTANCE OF 778.13 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE ESTRELLA PHASE ONE, MAP OF DEDICATION, RECORDED UNDER BOOK 318 OF MAPS, PAGE 38, MCR, AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS POINT BEARING SOUTH 80°17'59" EAST, A DISTANCE OF 2,935.00 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°40'26", AN ARC DISTANCE OF 341.87 FEET, SAID CURVE HAVING A CHORD OF NORTH 13°02'14" EAST, A DISTANCE OF 341.68 FEET, TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, NORTH 16°22'27" EAST, 781.83 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, SOUTH 73°37'33" EAST, A DISTANCE OF 574.97 FEET;

THENCE SOUTH 85°03'32" EAST, A DISTANCE OF 142.39 FEET;

THENCE NORTH 79°23'51" EAST, A DISTANCE OF 114.70 FEET;

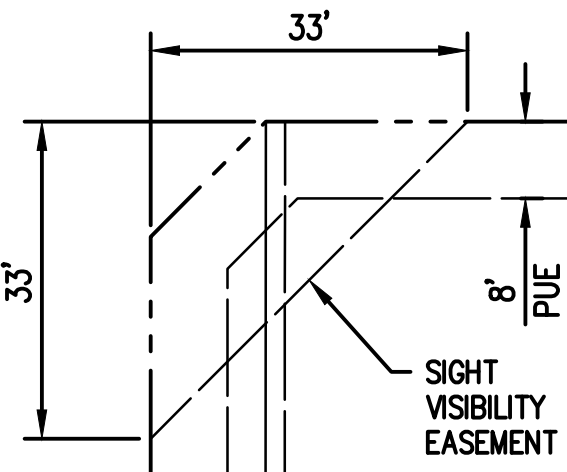
THENCE SOUTH 10°36'09" EAST, A DISTANCE OF 13.09 FEET;

THENCE NORTH 79°23'51" EAST, 170.00 FEET, TO THE TRUE POINT OF BEGINNING.

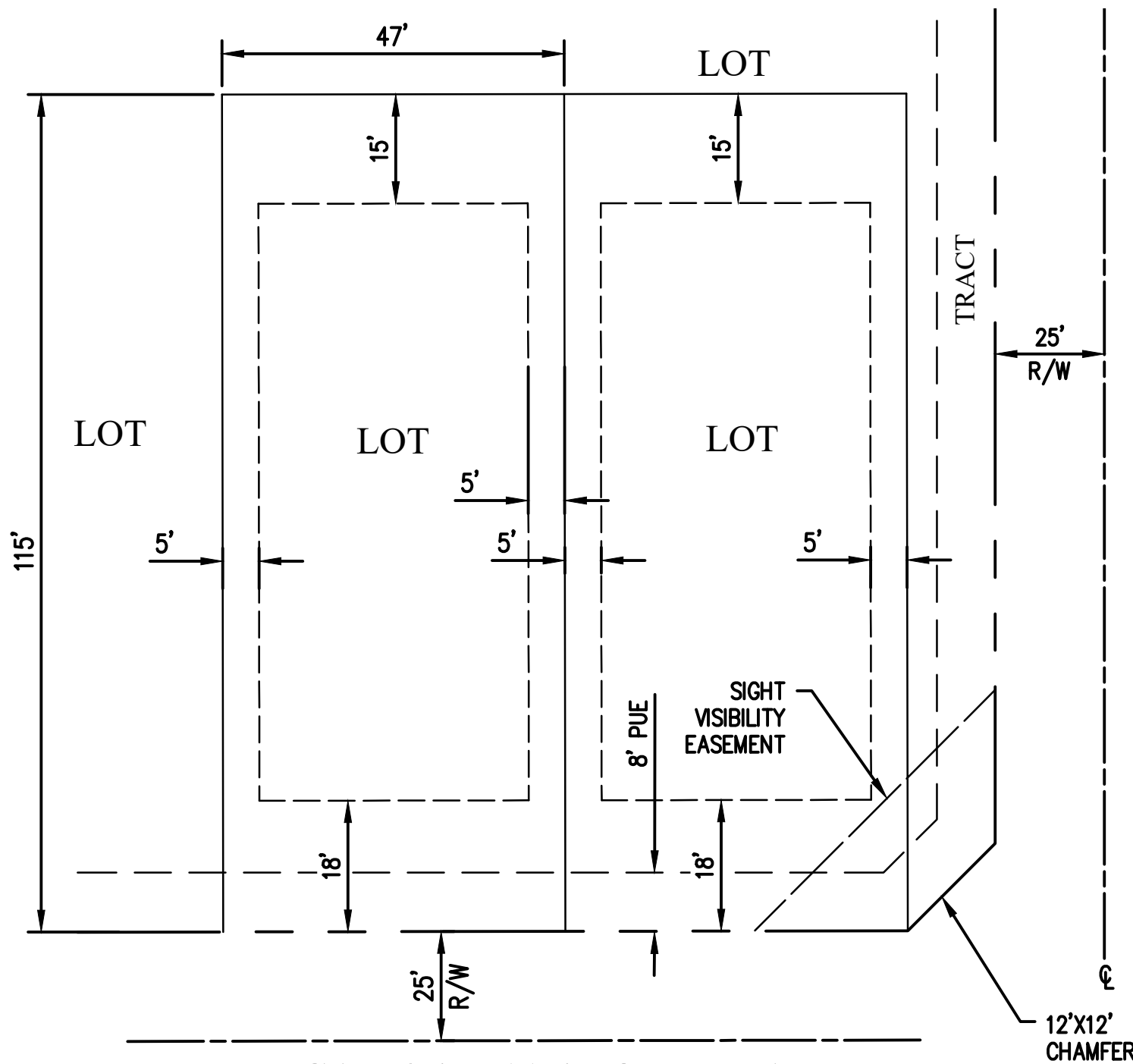
CONTAINING 1,072,607 SQUARE FEET, OR 24.624 ACRES MORE OR LESS

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY RECORDED OR UNRECORDED AND SUBJECT TO THE FINAL RESOLUTION OF THE ESTRELLA PARKWAY RIGHT OF WAY AND THE EASEMENT FOR TRANSMISSION RECORDED AS INSTRUMENT NUMBER 1988-0243783, MCR, BY A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA.

THIS PARCEL DESCRIPTION IS BASED ON THE DATA, AS PROVIDED, OF THE UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH - BULK OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT NUMBER 7241-02.



SIGHT VISIBILITY EASEMENT N.T.S.



TYPICAL 47' X 115' LOT DETAIL N.T.S.

*THE FRONT YARD SETBACK OF AN UNOCCUPIED SIDE ENTRY GARAGE MAY BE 10' MINIMUM

SETBACKS AND DEVELOPMENT STANDARDS PER THE ESTRELLA COMMUNITY 12 PAD, AS AMENDED

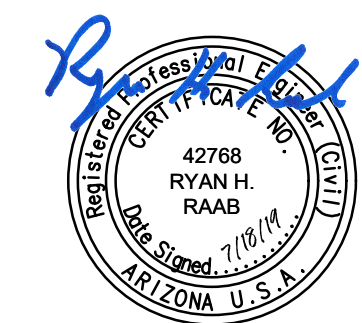
LOT COVERAGE = 75%, HEIGHT = 30', 2 STORIES

REVISIONS:

ESTRELLA - PARCEL 12.23

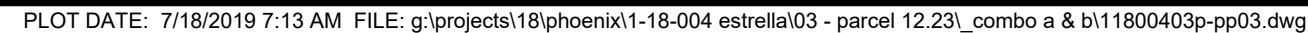
PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES 6/30/2020

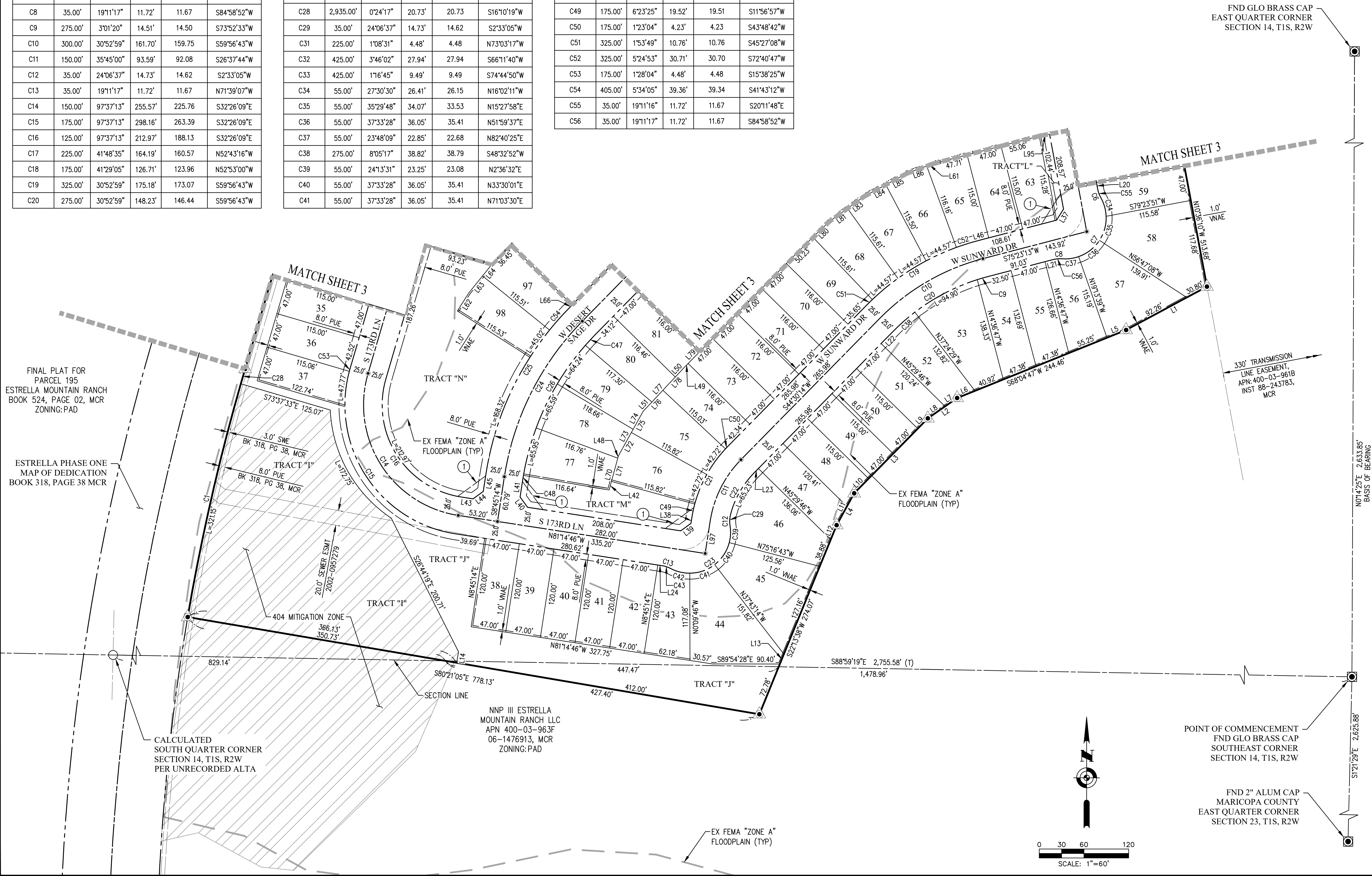
DESIGNED:	EDS
DRAWN:	TLD
CHECKED:	EDS
DATE:	07/18/2019
SHEET	2 OF 4
PROJECT NO.	18-004-03



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	2,935.00'	6°40'26"	341.87'	341.68	N13°02'14"E
C2	7.00'	180°00'00"	21.99'	14.00	S16°22'27"W
C3	7.00'	180°00'00"	21.99'	14.00	N16°22'27"E
C4	200.00'	42°56'48"	149.91'	146.43	N52°09'09"W
C5	400.00'	30°52'59"	215.60'	213.00	S59°56'43"W
C6	35.00'	19°11'16"	11.72'	11.67	S20°11'48"E
C7	55.00'	124°21'56"	119.38'	97.29	N32°23'32"E
C8	35.00'	19°11'17"	11.72'	11.67	S84°58'52"W
C9	275.00'	3°01'20"	14.51'	14.50	S73°52'33"W
C10	300.00'	30°52'59"	161.70'	159.75	S59°56'43"W
C11	150.00'	35°45'00"	93.59'	92.08	S26°37'44"W
C12	35.00'	24°06'37"	14.73'	14.62	S2°33'05"W
C13	35.00'	19°11'17"	11.72'	11.67	N71°39'07"W
C14	150.00'	97°37'13"	255.57'	225.76	S32°26'09"E
C15	175.00'	97°37'13"	298.16'	263.39	S32°26'09"E
C16	125.00'	97°37'13"	212.97'	188.13	S32°26'09"E
C17	225.00'	41°48'35"	164.19'	160.57	N52°43'16"W
C18	175.00'	41°29'05"	126.71'	123.96	N52°53'00"W
C19	325.00'	30°52'59"	175.18'	173.07	S59°56'43"W
C20	275.00'	30°52'59"	148.23'	146.44	S59°56'43"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C21	175.00'	35°45'00"	109.19'	107.43	S26°37'44"W
C22	125.00'	29°53'51"	65.23'	64.49	S29°33'18"W
C23	55.00'	127°26'45"	122.34'	98.63	N54°13'09"E
C24	380.00'	35°45'00"	237.10'	233.27	S26°37'44"W
C25	405.00'	35°45'00"	252.70'	248.62	S26°37'44"W
C26	355.00'	35°45'00"	221.50'	217.93	S26°37'44"W
C27	375.00'	30°52'59"	202.13'	199.69	S59°56'43"W
C28	2,935.00'	0°24'17"	20.73'	20.73	S16°10'19"W
C29	35.00'	24°06'37"	14.73'	14.62	S2°33'05"W
C31	225.00'	1°08'31"	4.48'	4.48	N73°03'17"W
C32	425.00'	3°46'02"	27.94'	27.94	S66°11'40"W
C33	425.00'	1°16'45"	9.49'	9.49	S74°44'50"W
C34	55.00'	27°30'30"	26.41'	26.15	N16°02'11"W
C35	55.00'	35°29'48"	34.07'	33.53	N15°27'58"E
C36	55.00'	37°33'28"	36.05'	35.41	N51°59'37"E
C37	55.00'	23°48'09"	22.85'	22.68	N82°40'25"E
C38	275.00'	8°05'17"	38.82'	38.79	S48°32'52"W
C39	55.00'	24°13'31"	23.25'	23.08	N2°36'32"E
C40	55.00'	37°33'28"	36.05'	35.41	N33°30'01"E
C41	55.00'	37°33'28"	36.05'	35.41	N71°03'30"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C42	55.00'	28°06'18"	26.98'	26.71	S76°06'37"E
C43	35.00'	19°11'17"	11.72'	11.67	N71°39'07"W
C44	425.00'	0°14'40"	1.81'	1.81	S44°37'34"W
C45	425.00'	3°30'03"	25.97'	25.96	S52°34'49"W
C46	375.00'	4°26'23"	29.06'	29.05	S73°10'01"W
C47	355.00'	3°14'44"	20.11'	20.11	S42°52'52"W
C48	355.00'	0°54'28"	5.62'	5.62	S9°12'28"W
C49	175.00'	6°23'25"	19.52'	19.51	S11°56'57"W
C50	175.00'	1°23'04"	4.23'	4.23	S43°48'42"W
C51	325.00'	1°53'49"	10.76'	10.76	S45°27'08"W
C52	325.00'	5°24'53"	30.71'	30.70	S72°40'47"W
C53	175.00'	1°28'04"	4.48'	4.48	S15°38'25"W
C54	405.00'	5°34'05"	39.36'	39.34	S41°43'12"W
C55	35.00'	19°11'16"	11.72'	11.67	S20°11'48"E
C56	35.00'	19°11'17"	11.72'	11.67	S84°58'52"W



REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

REVISIONS:

ESTRELLA - PARCEL 12.23

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES 6/30/2020

DESIGNED:	EDS
DRAWN:	TLD
CHECKED:	EDS
DATE:	07/18/2019
SHEET	4 OF 4
PROJECT NO.	18-004-03