COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS:

THAT NNP III ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREIN AFTER CALLED "OWNER"), INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF ESTRELLA PARCEL 7.1, A PORTION OF SECTIONS 23 & 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE 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.

THE OWNER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR (HEREINAFTER CALLED THE "CITY") TRACTS C & D AND ALL STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE OWNER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, AA, B, CC, DD, E, EE, F, FF, G, H, I, J, K, L, M, N, O, P, Q, R, S, U, V, W, X, Y, Z, 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.

THAT OWNER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY A PERPETUAL, NON-EXCLUSIVE, VEHICLE NON-ACCESS EASEMENT (HEREINAFTER CALLED THE "V.N.A.E.") UPON, OVER, AND ACROSS PORTIONS OF LOTS AND TRACTS AS SHOWN ON THIS PLAT. THE PURPOSE OF THE V.N.A.E. IS TO PROHIBIT VEHICULAR ACCESS OVER AND ACROSS THE V.N.A.E.

THE OWNER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACTS C AND D WITHIN THE SUBDIVISON AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR RESPECTIVE MEMBERS, AND, SUBJECT TO THE EASEMENTS AND COVENANTS HEREIN, DEDICATES TO THE ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR RESPECTIVE MEMBERS, ALL TRACTS WITHIN THE SUBDIVISION EXCEPT FOR TRACTS C AND D FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS.

OWNER, FOR ITSELF AND ITS HEIRS, SUCCESSORS, AND ASSIGNS, COVENANTS TO THE CITY 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'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 AND ON FILE WITH THE CITY. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY, AND THE CITY 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 TO ENFORCE THESE COVENANTS, AND THE PARTY SEEKING TO ENFORCE THESE COVENANTS 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 COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING OF THIS PLAT SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A AND B.

OWNER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, HEREBY DEDICATES TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ALL DRAINAGE EASEMENTS ACROSS TRACTS A AND B AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, 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, AND DRYWELLS.

OWNER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY, 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 HAVING JURISDICTION OVER THE PROPERTY SUBJECT TO THIS PLAT, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACTS CC, DD, E, FF, G, J, L, N, P, Q, S, U, V, X AND Y DESIGNATED ON THIS PLAT 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, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT.

IN CONSIDERATION OF THE CITY'S AGREEMENTS TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACTS C AND D BEING DEDICATED HEREIN, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC., HEREBY EXPRESSLY AGREE THAT THEY SHALL, AT THEIR SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN TRACTS C AND I INCLUDING THE PROVIDING OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. 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, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. 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 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 ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. 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, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING INSTALLED WITHIN THE MEDIANS AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. 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.

OWNER HEREBY DEDICATES A NON-EXCLUSIVE ACCESS EASEMENT OVER, ACROSS, THROUGH AND UNDER ALL TRACTS DESIGNATED ON THIS PLAT AS PRIVATE COURT ("PRIVATE COURT TRACTS") FOR THE BENEFIT OF EACH OF THE LOTS ADJACENT TO THE PRIVATE COURT TRACTS FOR THE PURPOSES OF PROVIDING ACCESS TO THE LOTS ADJACENT TO THE PRIVATE COURT TRACTS. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, INC., IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR AND REPLACEMENT OF THE IMPROVEMENTS NECESSARY TO PROVIDE ACCESS WITHIN THE PRIVATE COURT TRACTS. ADDITIONAL USES, TERMS AND RESTRICTIONS GOVERNING THE USE OF PRIVATE COURT TRACTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE VILLAGES AT ESTRELLA MOUNTAIN RANCH RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

IN WITNESS WHEREOF, OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS

_ DAY OF _____ 2019. NNP III ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA) SS COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS ___ DAY OF _____, 2019, BY ____, THE ____ OF NNP III ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ______

UTILITY PR	OVIDERS
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE
NATURAL GAS	SOUTHWEST GAS
CABLE TV/TELEPHONE	CENTURY LINK/COX
RECLAIMED WATER	PRIVATE

FINAL PLAT OF **ESTRELLA PARCEL 7.1**

GOODYEAR, ARIZONA

THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

(SITE DATA	
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	909,439.01	20.88
NET AREA	788,290.25	18.10
LOT SIZE (MIN)	52'x79)'
TOTAL LOTS	80	
GROSS DENSITY	3.83 DU,	/AC
OPEN SPACE	CE 443,062.52 10.17	
% OF GROSS DENSITY	48.71%	76
EXISTING ZONING	P.A.D.	

RATIFICATION AND CONSENT

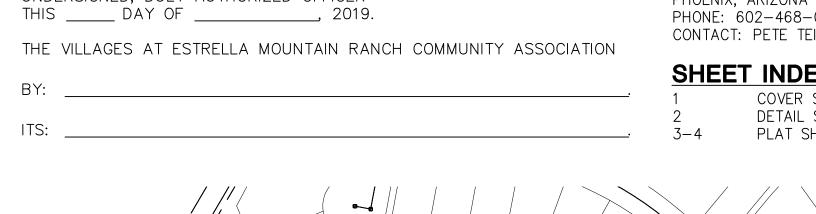
STATE OF ARIZONA SS COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "ESTRELLA PARCEL 7.1" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS, AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

IN WITNESS WHEREOF. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

T			1 0 0 0 0 1 1 TI 0 1 I



TRACT B TRACT B TRACT A **KEY MAP**

FLOOD ZONE DESIGNATION

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2625M, DATED NOVEMBER 4, 2015, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "A" DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED, AND ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. CLOMR CASE NO. 19-09-1347R HAS BEEN SUBMITTED TO FEMA FOR THIS PROJECT. SEE PLAT NOTE 17 ON SHEET 2.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 40, 48-58, 61-72 AND 77, UNTIL FEMA HAS ISSUED AN APPROVED CLOMR THAT REMOVES SAID LOTS FROM THE EXISTING FLOODPLAIN.

CALCULATION OF ADJUSTED GROSS AREA					
AREA OF LOCAL STREET ROW 2					
PLUS AREA SUBDIVIDED INTO LOTS	7.93				
AREA SUBTOTAL $(2.78 + 7.93 = 10.71)$	10.71				
APPLY 15% OPEN SPACE FACTOR	0.85				
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	12.60				
EDU DENSITY CALCULATION					
NUMBER OF DWELLING UNITS	80				
DIVIDED BY ADJUSTED GROSS AREA	12.60				
ADJUSTED GROSS DENSITY (80/12.60) = 6.35)					
EDU CALCULATION					
NUMBER OF DWELLING UNITS	80				
EQUIVALENT EDU FACTOR FOR 6-10 DU/AC (.73 PER DU)	0.73				
NUMBER OF EDU'S REQUIRED FOR PROJECT (80 \times 0.73 = 58.4)	58.4				

CIVIL ENGINEER

3033 N. 44TH STREET, STE 250

3033 N. 44TH STREET, STE 250

OWNER/DEVELOPER

5090 N. 40TH STREET, SUITE 210

COVER SHEET

DETAIL SHEET

PLAT SHEETS

CONTACT: DANIEL G. FRANCETIC, RLS

NNP III-ESTRELLA MOUNTAIN RANCH, LLC

CONTACT: MICHAEL R. GLEASON, P.E.

ENTELLUS, INC

SURVEYOR

ENTELLUS, INC

PHOENIX, AZ 85018

PHONE: 602-244-2566

PHOENIX, ARIZONA 85018

PHONE: 602-468-0800

CONTACT: PETE TEICHE

SHEET INDEX

PHOENIX, AZ 85018

PHONE: 602-244-2566

BASIS OF BEARINGS

SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 23, T1S, R2W, OF THE GILA AND SALT RIVER BASE, AND MERIDIAN, MARICOPA COUNTY, ARIZONA BASIS OF BEARING = S 87°57'07" E

VICINITY MAP

BENCHMARKS

GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST. PLAN ELEVATION = 975.01

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY. PLAN ELEVATION = 1028.37

ELEVATIONS ARE PER THE CITY OF GOODYEAR VERTICAL DATUM (NAVD 88)

APPROVAL

	ON THE _					GOODYE A 2019.
BY:	MAYOR					
ATTEST:	CITY CLEF	RK				·

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

			_*	
CITY ENGINEER	(REBECCA Z	ZOOK)		DATE

CERTIFICATION

I, DANIEL G. FRANCETIC, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF (4) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

SIGNED: Daniel Brunto	
DATE: <u>06/27/2019</u> .	
DANIEL G. FRANCETIC, RLS	

REGISTERED LAND SURVEYOR #33874 ENTELLUS, INC. 3033 NORTH 44TH STREET, #250 PHOENIX. ARIZONA 85018 PHONE: 602-244-2566 E-MAIL: dfrancetic@entellus.com

ACKNOWLEDGEMENT OF RATIFICATION

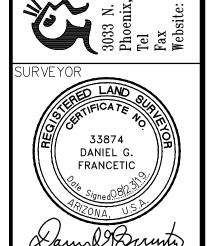
STATE OF ARIZONA COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____, 2019, BY VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC	

MY COMMISION EXPIRES:

SITE



		REVIS	REVISIONS:	6
NO	\triangleleft	DATE	DATE DESCRIPTION	()
TTAL				m
				ON A
PER CITY OF GOODYEAR				B
PER CITY OF GOODYEAR				w
NFLICT REVISIONS				nte
PER CITY OF GOODYEAR)

7.1 IZONA 3 O

× - 0 ω 4 0

ESTR ODYEAR,

DESIGN: EM ЕМ ENT. PROJ #: | 848.025

SHEET: CVR 1 OF: 4

	I		RACT AREA TABLE	OUB. [5]	
TRACT	AREA(SF)	AREA(AC)	USE	OWNER/ MAINTENANC	
TRACT A	42059.99	0.9656	LANDSCAPE/DRAINAGE/OPEN SPACE/PUBLIC ACCESS/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT AA	1480.57	0.0340	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT B	306670.46	7.0402	LANDSCAPE/DRAINAGE/OPEN SPACE/PUBLIC ACCESS/PUBLIC UTILITY EASEMENT (ACTIVE)	T.V.E.M.R.C.	
TRACT BB	1040.00	0.0239	LANDSCAPE/OPEN SPACE/PUBLIC ACCESS (PASSIVE)	T.V.E.M.R.C.	
TRACT C	1236.61	0.0284	MEDIAN AND LANDSCAPE (PASSIVE)	C.O.G./ T.V.E.M.R.C. <i>A</i>	
TRACT CC	1907.41	0.0438	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT D	2533.04	0.0582	MEDIAN AND LANSCAPE (PASSIVE)	C.O.G./ T.V.E.M.R.C. <i>I</i>	
TRACT DD	3000.00	0.0689	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT E	3186.23	0.0731	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT EE	3858.44	0.0886	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT F	2735.21	0.0628	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT FF	3000.00	0.0689	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT G	3186.23	0.0731	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT H	2520.14	0.0579	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT I	2258.21	0.0518	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT J	2920.00	0.0670	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT K	1580.27	0.0363	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT L	3000.00	0.0689	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT M	23015.28	0.5284	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (ACTIVE)	T.V.E.M.R.C.	
TRACT N	3000.00	0.0689	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT O	4538.58	0.1042	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE) T.V.E.M.R.C		
TRACT P	2942.84	0.0676	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT Q	3219.52	0.0739	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT R	1264.00	0.0290	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT S	3092.38	0.0710	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT T	720.00	0.0165	LANDSCAPE/OPEN SPACE/ PUBLIC ACCESS (PASSIVE)	T.V.E.M.R.C.	
TRACT U	1691.23	0.0388	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE) T.V.E.M.R.C.		
TRACT V	1923.42	0.0442	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.A	
TRACT W	2191.05	0.0503	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT X	3027.41	0.0695	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT Y	3000.00	0.0689	PRIVATE COURT, EMERGENCY & GOVERNMENT SERVICE ACCESS, TRASH COLLECTION & PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TRACT Z	1264.00	0.0290	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)	T.V.E.M.R.C.	
TOTAL	443062.52	10.1713			

	L	OT AREA T	ABLE	L	OT AREA T	ABLE
`C	LOT #	AREA(SF)	AREA(AC)	LOT #	AREA(SF)	AREA(AC)
Œ_	1	4424.00	0.1016	56	4424.00	0.1016
٩.	2	4424.00	0.1016	57	4424.00	0.1016
	3	4424.00	0.1016	58	4424.00	0.1016
۹.	4	4424.00	0.1016	59	4424.00	0.1016
	5	4424.00	0.1016	60	4424.00	0.1016
۹.	6	4424.00	0.1016	61	4424.00	0.1016
٩.	7	4424.00	0.1016	62	4424.00	0.1016
	8	4424.00	0.1016	63	4424.00	0.1016
٩	9	4424.00	0.1016	64	4424.00	0.1016
٩.	10	4100.72	0.0941	65	4424.00	0.1016
	11	4108.00	0.0943	66	4424.00	0.1016
۸	12	4356.58	0.1000	67	4108.00	0.0943
٩.	13	4326.83	0.0993	68	4108.00	0.0943
٩.	14	4108.00	0.0943	69	4108.00	0.0943
	15	4087.53	0.0938	70	4399.50	0.1010
	16	4108.00	0.0943	71	4424.00	0.1016
۹.	17	4424.00	0.1016	72	4424.00	0.1016
	18	4108.00	0.0943	73	4424.00	0.1016
۹.	19	4108.00	0.0943	74	4279.50	0.0982
	20	4108.00	0.0943	75	4108.00	0.0943
٩.	21	4108.00	0.0943	76	4108.00	0.0943
	22	4424.00	0.1016	77	4108.00	0.0943
۹.	23	4424.00	0.1016	78	4424.00	0.1016
	24	4108.00	0.0943	79	4424.00	0.1016
•	25	4108.00	0.0943	80	4340.23	0.0996
۹.	26	4424.00	0.1016	TOTAL	345227.72	7.9253
	27	4424.00	0.1016			
٩.	28	4424.00	0.1016			
	29	4424.00	0.1016			
٩.	30	4424.00	0.1016			
	31	4424.00	0.1016			
٩.	32	4108.00	0.0943			
	33	4424.00	0.1016			
٩.	34	4424.00	0.1016			
	35	4411.50	0.1013			
۹.	36	4424.00	0.1016			
٦.	37	4424.00	0.1016			
	38	4411.50	0.1013			
٩.	39	4424.00	0.1016			
	40	4424.00	0.1016			
٩.	41	4424.00	0.1016			
	42	4101.83	0.0942			
۹.	43	4108.00	0.0943			
	44	4108.00	0.0943			
٩.	45	4108.00	0.0943			
**	46	4108.00	0.0943			
	47	4424.00	0.1016			
٩.	48	4424.00	0.1016			
		_	_			

HOMEOWNER'S ASSOCIATION

4424.00

4108.00

4108.00

4108.00

4424.00

4424.00

4424.00

50

53

55

0.1016

0.0943

0.0943

0.0943

0.1016

0.1016

0.1016

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, INC IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL TRACTS AND AMENITIES AS RECORDED AND DESCRIBED IN THE "THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE VILLAGES AT ESTRELLA MOUNTAIN RANCH," PER DOCKET NUMBER 20140836928, AS RECORDED IN THE RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA

	RIGHT O	F WAY ARE	A TABLE
ROW	AREA(SF)	AREA(AC)	USE
ROW	121148.76	2.7812	PUBLIC ROADS

LEGAL DESCRIPTION

FOR PARCEL 7.1 AT ESTRELLA RANCH EA(SF) | AREA(AC) THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 10 IN DOCUMENT # 2005-0643150 0.1016

OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 2. COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND ON PIPE AT THE SOUTH

QUARTER CORNER OF SAID SECTION 23 ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 23 ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 87 DEGREES 59 MINUTES SOUTHEAST QUARTER OF SECTION 23 AND NORTHEAST QUARTER OF SECTION 26 AS SHOWN ON "PLSS" SUBDIVISION RECORD OF SURVEY" FOUND IN BOOK 656 OF MAPS, PAGE 45 OF THE MARICOPA COUNTY RECORDER, AND SAID LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE ALONG THE LINE COMMON TO THE SOUTHWEST QUARTER OF SECTION 23 AND NORTHWEST QUARTER OF SECTION 26, NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST A DISTANCE OF 2,639.93 FEET TO THE CALCULATED POSITION OF THE SOUTHWEST CORNER SAID SECTION 23, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 26; THENCE RETURNING ALONG LAST—MENTIONED COMMON LINE, SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 774.83 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1005.00 FEET BEARING SOUTH 38 DEGREES 57 MINUTES 46 SECONDS WEST, SAID POINT | ALSO BEING ON THE NORTH RIGHT—OF—WAY LINE OF WEST CALISTOGA DRIVE AS DEFINED ON THE FINAL PLAT OF "CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH" FOUND IN BOOK 846 OF MAPS, PAGE

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 41 SECONDS, AN ARC DISTANCE OF 179.41 FEET TO A

36 OF THE MARICOPA COUNTY RECORDER, AND SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE. NORTH 57 DEGREES 24 MINUTES 56 SECONDS WEST A DISTANCE OF 102.28 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1017.00 FEET BEARING SOUTH 22 DEGREES 58 MINUTES 33 SECONDS WEST;

THENCE CONTINUING ALONG SAID NORTH RIGHT—OF—WAY LINE AND SAID NON—TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 01 MINUTE 46 SECONDS, AN ARC DISTANCE OF 178.02 FEET TO A POINT:

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 33 DEGREES 34 MINUTES 17 I SECONDS WEST A DISTANCE OF 21.61 FEET TO A POINT ON THE EAST RIGHT—OF—WAY LINE OF SOUTH 178TH AVENUE AS DEFINED ON SAID FINAL PLAT OF "CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH":

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 10 DEGREES 20 MINUTES 01 SECOND EAST A DISTANCE OF 186.52 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 720.00 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 02 MINUTES 27 SECONDS, AN ARC DISTANCE OF 251.84 FEET TO A POINT;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 30 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 121.57 FEET TO A POINT ON THE SOUTH LINE OF "CORONADO VILLAGE" AT ESTRELLA MOUNTAIN RANCH PARCEL 7.2" AS FOUND IN BOOK 854 OF MAPS, PAGE 1 OF THE MARICOPA COUNTY RECORDER:

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 59 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 30.04 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 67 DEGREES 12 MINUTES 24 SECONDS EAST A DISTANCE OF 382.51 FEET TO A POINT:

DISTANCE OF 109.98 FEET TO A POINT;

DISTANCE OF 222.60 FEET TO A POINT

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 49 DEGREES 50 MINUTES 22 SECONDS EAST A DISTANCE OF 199.29 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 38 DEGREES 30 MINUTES 36 SECONDS EAST A DISTANCE OF 114.16 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 35 DEGREES 48 MINUTES 28 SECONDS EAST A DISTANCE OF 172.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 54 DEGREES 11 MINUTES 19 SECONDS WEST A DISTANCE OF 115.00 FEET TO A POINT:

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 35 DEGREES 48 MINUTES 41 SECONDS EAST A DISTANCE OF 297.36 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3060.00 FEET BEARING SOUTH 37 DEGREES 16 MINUTES 47 SECONDS EAST. SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ESTRELLA PARKWAY AS DEFINED IN "ESTRELLA MOUNTAIN RANCH ESTRELLA PARKWAY PHASE 3 MAP OF DEDICATION" FOUND IN BOOK 771 OF MAPS, PAGE 9 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 06 MINUTES 13 SECONDS, AN ARC DISTANCE OF 219.16 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 52 DEGREES 49 MINUTES 39 SECONDS WEST A DISTANCE OF 152.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3075.00 FEET BEARING SOUTH 44 DEGREES 13 MINUTES 27 SECONDS EAST;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 48 MINUTES 06 SECONDS, AN ARC DISTANCE OF 43.02 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED AS "W. CALISTOGA DRIVE ENTRY MONUMENT NORTH" AS FOUND IN MARICOPA COUNTY RECORDER DOCUMENT # 2007-1318688;

THENCE ALONG SAID NORTH LINE, NORTH 45 DEGREES 04 MINUTES 42 SECONDS WEST A DISTANCE OF 21.67 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 44 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 61.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 44.33 FEET BEARING NORTH 46 DEGREES 09 MINUTES 59 SECONDS WEST;

THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 51 MINUTES 58 SECONDS AN ARC DISTANCE OF 47.09 FEET TO THE POINT OF REVERSE CURVATURE FOR A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 114.30 FEET BEARING SOUTH 13 DEGREES 52 MINUTES 25 SECONDS WEST;

THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63 DEGREES 49 MINUTES 18 SECONDS AN ARC DISTANCE OF 127.32 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 50 DEGREES 27 MINUTES 09 SECONDS A DISTANCE OF 83.42 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 39 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 37.50 FEET TO POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CALISTOGA DRIVE: THENCE ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE, NORTH 50 DEGREES 26 MINUTES 55

SECONDS WEST A DISTANCE OF 299.13 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1005.00 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID TANGENT CURVE

THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 19 SECONDS, AN ARC DISTANCE OF 10.33

SAID PARCEL CONTAINING AN AREA OF 909,439 SQUARE FEET OR 20.878 ACRES, MORE OR LESS.

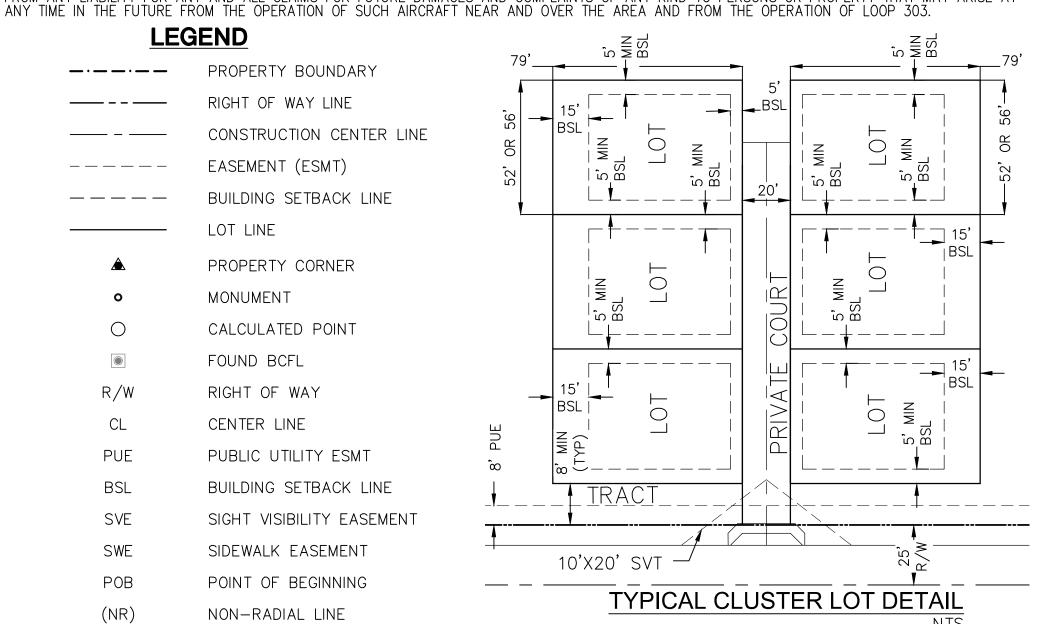
FEET TO THE POINT OF BEGINNING.

NOTES

- 1. 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.
- 26, FROM WHICH THE GLO BRASS CAP FOUND ON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED OR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY 23 ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 87 DEGREES 59 MINUTES 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.
 - 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
 - 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.
 - . MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF 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 SHAL 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 ALI AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- . MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURÉ GOOD NORMAL GROWTH.
- D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS 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 AREAS SHALL BE ALIVE, 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 VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- 7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- 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, PHOENIX—GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEBUILDER 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
- 9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED). THE UNDERGROUNDING OF ALL UTILITIES LESS THAN 69KV WITHIN AND ABUTTING THE PROPOSED DEVELOPMENT SHALL BÈ COMPLETED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FOR THE APPLICABLE PHASE OF DEVELOPMENT.
- THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 79 DEGREES 34 MINUTES 50 SECONDS EAST A 10. ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF—INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION DISTANCE OF 109.98 FEET TO A POINT;
- THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 68 DEGREES 58 MINUTES 07 SECONDS EAST A 11. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES
 - 12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
 - 13. 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.
 - 14.DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 6, 7, 12, 13, 18, 19, 23, 24, 28, 29, 34, 35, 39, 41, 42, 46, 49, 50, 55, 56, 59, 63, 64, 69, 70, 74, 75, AND 80). NOTED WITH A "*
 - 15. ALL LOTS BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF A PRESSURE REDUCING VALVE (PRV) PER THE WATER MASTER PLAN COMPLETED BY ENTELLUS.
 - 16. THE HOA IS RESPONSIBLE FOR MAINTENANCE OF THE 6 INCH BLEED-OFF PIPES WITHIN TRACT A.
 - 17. LOTS 40, 48-58, 61-72 AND 77, SHOWN HEREIN ARE CURRENTLY AFFECTED BY THE EXISTING FEMA EFFECTIVE 100-YEAR FLOOD HAZARD AREA. THE AFFECTED LOTS ARE TO BE REMOVED FROM THE FLOOD HAZARD AREA UPON COMPLETION OF THE LETTER OF MAP REVISION IN SUPPORT OF THIS PROJECT. THE PROPOSED 100-YEAR FLOODPLAIN REVISIONS ARE REPRESENTED HEREIN BASED UPON THE CONDITIONAL LETTER OF MAP REVISION FEMA CASE NO. 19-09-1347R.
 - 18. IN ORDER TO COMPLY WITH THE REQUIRED OFF—STREET PARKING, EACH PLOT PLAN SHALL INCLUDE AT LEAST ONE RESIDENTIAL DRIVEWAY BETWEEN THE PRIVATE COURT AND GARAGE THAT DOES NOT BLOCK THE PRIVATE COURT AND THAT IS NOT LESS THAN 20 FEET IN LENGTH AND 10 FEET IN WIDTH.
 - 19. THIS PROPERTY 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 THE PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE AND IS IN THE PROXIMITY OF THE PROPOSED LOOP 303, WHICH MAY SUBJECT THE PROPERTY TO TRAFFIC NOISE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT



STERED LAND S

33874

DANIEL G.

FRANCETIC Xaml Bunty

> ARI PUND

|× | - | 0 | w | 4 | 0 |

• N

ЕМ ΕM RAFTED -BUILT #:

T. PROJ #: | 848.02

 $^{ ilde{ iny F}}$ DTL \mid 2 $^{{ ilde{ iny F}}}$ 4

T.V.E.M.R.C.A. = THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION C.O.G. = CITY OF GOODYEAR (BUT MAINTAINED BY THE HOA)

