



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

OWNER ABBREVIATIONS:  
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)

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
1	4424.00	0.1016
2	4424.00	0.1016
3	4424.00	0.1016
4	4424.00	0.1016
5	4424.00	0.1016
6	4424.00	0.1016
7	4424.00	0.1016
8	4424.00	0.1016
9	4424.00	0.1016
10	4100.72	0.0941
11	4108.00	0.0943
12	4356.58	0.1000
13	4326.83	0.0993
14	4108.00	0.0943
15	4087.53	0.0938
16	4108.00	0.0943
17	4424.00	0.1016
18	4108.00	0.0943
19	4108.00	0.0943
20	4108.00	0.0943
21	4108.00	0.0943
22	4424.00	0.1016
23	4424.00	0.1016
24	4108.00	0.0943
25	4108.00	0.0943
26	4424.00	0.1016
27	4424.00	0.1016
28	4424.00	0.1016
29	4424.00	0.1016
30	4424.00	0.1016
31	4424.00	0.1016
32	4108.00	0.0943
33	4424.00	0.1016
34	4424.00	0.1016
35	4411.50	0.1013
36	4424.00	0.1016
37	4424.00	0.1016
38	4411.50	0.1013
39	4424.00	0.1016
40	4424.00	0.1016
41	4424.00	0.1016
42	4101.83	0.0942
43	4108.00	0.0943
44	4108.00	0.0943
45	4108.00	0.0943
46	4108.00	0.0943
47	4424.00	0.1016
48	4424.00	0.1016
49	4424.00	0.1016
50	4108.00	0.0943
51	4108.00	0.0943
52	4108.00	0.0943
53	4424.00	0.1016
54	4424.00	0.1016
55	4424.00	0.1016

### HOMEOWNER'S ASSOCIATION

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 OF WAY AREA TABLE			
ROW	AREA(SF)	AREA(AC)	USE
ROW	121148.76	2.7812	PUBLIC ROADS

### LEGAL DESCRIPTION

FOR PARCEL 7.1 AT ESTRELLA RANCH

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 10 IN DOCUMENT # 2005-0643150 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:

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 26, FROM WHICH THE GLO BRASS CAP FOUND ON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 23 ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 87 DEGREES 59 MINUTES 07 SECOND EAST A DISTANCE OF 2,772.73 FEET, SAID LINE BEING THE LINE COMMON TO THE 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 36 OF THE MARICOPA COUNTY RECORDER, AND SAID POINT BEING THE POINT OF BEGINNING;

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 POINT;

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 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;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 79 DEGREES 34 MINUTES 50 SECONDS EAST A DISTANCE OF 109.98 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 68 DEGREES 58 MINUTES 07 SECONDS EAST A 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 290.13 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 FEET TO THE POINT OF BEGINNING.

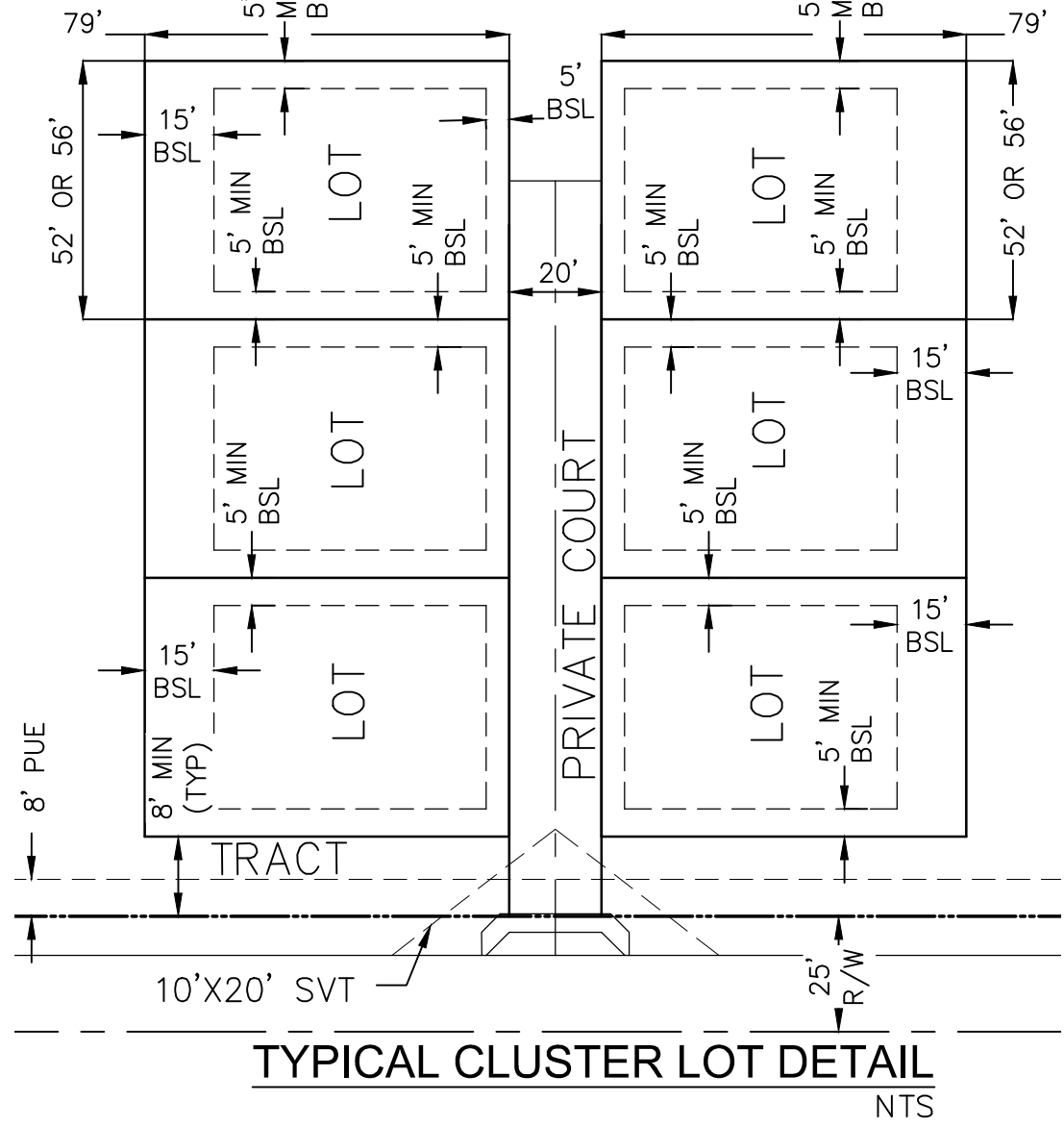
SAID PARCEL CONTAINING AN AREA OF 909,439 SQUARE FEET OR 20.878 ACRES, MORE OR LESS.

### NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED OR 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.
- 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.
  - 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.
  - 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.
  - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
  - 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.
- 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.
  - 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.
  - 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.
  - 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 ENSURE GOOD NORMAL GROWTH.
  - 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.
  - 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.
  - 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.
- 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.
- 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 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.
- 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 BE COMPLETED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FOR THE APPLICABLE PHASE OF DEVELOPMENT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- 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.
- 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.
- 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 "A"
- 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.
- THE HOA IS RESPONSIBLE FOR MAINTENANCE OF THE 6 INCH BLEED-OFF PIPES WITHIN TRACT A.
- 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.
- 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.
- 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 ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA AND FROM THE OPERATION OF LOOP 303.

### LEGEND

----	PROPERTY BOUNDARY
----	RIGHT OF WAY LINE
----	CONSTRUCTION CENTER LINE
----	EASEMENT (ESMT)
----	BUILDING SETBACK LINE
----	LOT LINE
▲	PROPERTY CORNER
○	MONUMENT
○	CALCULATED POINT
■	FOUND BCFL
R/W	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
BSL	BUILDING SETBACK LINE
SVE	SIGHT VISIBILITY EASEMENT
SWE	SIDEWALK EASEMENT
POB	POINT OF BEGINNING
(NR)	NON-RADIAL LINE



ENTELLUS™

3033 N. 44th Street, Suite 250  
Phoenix, AZ 85018  
Tel 602.244.2366  
Fax 602.244.6847  
Website: www.entellus.com

SURVEYOR

REGISTERED LAND SURVEYOR

33874  
DANIEL G. FRANKETZ  
ARIZONA, U.S.A.

*Daniel G. Franketz*

REVISIONS:

X	DATE	DESCRIPTION
1	10/23/18	1ST SUBMITTAL
2	02/07/19	MYLAR
3	03/04/19	REVISIONS PER CITY OF GOODYEAR
4	04/30/19	REVISIONS PER CITY OF GOODYEAR
5	06/27/19	UTILITY CONFLICT REVISIONS
6	08/23/19	REVISIONS PER CITY OF GOODYEAR

ENTELLUS™

3033 N. 44th Street, Suite 250  
Phoenix, AZ 85018  
Tel 602.244.2366  
Fax 602.244.6847  
Website: www.entellus.com

ESTRELLA PARCEL 7.1

GOODYEAR, MARICOPA COUNTY

**UNSUBDIVIDED**  
APN 400-03-970K  
MCR #2007-1318688

**PARCEL 7.5**  
PER BK. 1328, PG. 49,  
M.C.R.

**PARCEL 7.2**  
PER BK. 854, PG. 1,  
M.C.R.

**MATCH LINE - SEE SHEET 4**

**MATCH LINE - SEE SHEET 4**

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C17	23.31'	7.42'	INFINITY	180°00'00"
C18	33.54'	1035.00'	16.77'	1°51'24"
C19	31.27'	965.00'	15.64'	1°51'24"

