

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF RE-PLAT OF CANTAMIA PARCEL 35 LOTS 32 THROUGH 51, A RE-PLAT OF A PORTION OF TRACT A AS DEFINED IN THE RE-PLAT OF CANTAMIA PARCEL 35 FILED IN BOOK 1487 OF MAPS, PAGE 46 MARICOPA COUNTY RECORDS, ARIZONA AND A RE-PLAT OF A PORTION OF PARCEL 1 AS DEFINED IN THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3 FILED IN BOOK 1433 OF MAPS, PAGE 36 MARICOPA COUNTY RECORDS, ARIZONA BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY PUBLISHES THIS RE-PLAT AS AND FOR THE RE-PLAT OF SAID CANTAMIA PARCEL 35 LOTS 32 THROUGH 51 AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID RE-PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS ALL STREETS, INCLUDING TRACT A1 AND TRACT A2 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 OF GOODYEAR, INCLUDING REFUSE COLLECTION, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS AN EXCLUSIVE EASEMENT UPON, OVER AND ACROSS AND UNDER ALL STREETS, INCLUDING TRACT A1 AND TRACT A2, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REMOVING AND REPLACING WATER LINES, WASTEWATER LINES AND APPURTENANCES, AND FOR PROVIDING VEHICULAR AND PEDESTRIAN ACCESS THERETO.

AV HOMES OF ARIZONA, LLC, AN ARIZONA 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 THE TRACTS 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, UPON, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT ORGANIZATION 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 PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

RESTRICTIVE COVENANTS

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS A, A1 AND A2 IS 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 AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY 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 TRACTS A, A1 AND A2.

AN EASEMENT FOR INGRESS AND EGRESS FOR AND ON BEHALF OF THE HOMEOWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION IS HEREBY PROVIDED OVER THE ENTIRETY OF TRACT A1 AND TRACT A2.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, AND ARE DEDICATED TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT ORGANIZATION 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.

BY ACCEPTANCE OF THIS PLAT, THE CITY OF GOODYEAR AGREES TO THE VACATION OR ABANDONMENT OF THE V.N.A.E. DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION BY ITS RATIFICATION AND CONSENT AGREES TO THE VACATION OR ABANDONMENT OF THE V.N.A.E. DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

IN WITNESS WHEREOF, AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: SHANNON FRANCOEUR DATE:

ITS: VICE PRESIDENT

RE-PLAT  
OF  
CANTAMIA PARCEL 35  
LOTS 32 THROUGH 51  
GOODYEAR, ARIZONA

A RE-PLAT OF A PORTION OF TRACT A AS DEFINED IN THE RE-PLAT OF CANTAMIA PARCEL 35 FILED IN BOOK 1487 OF MAPS, PAGE 46 MARICOPA COUNTY RECORDS, ARIZONA AND A RE-PLAT OF A PORTION OF PARCEL 1 AS DEFINED IN THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3 FILED IN BOOK 1433 OF MAPS, PAGE 36 MARICOPA COUNTY RECORDS, ARIZONA BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA } SS

ON THIS DAY OF 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED SHANNON FRANCOEUR WHO ACKNOWLEDGED HERSELF TO BE THE VICE PRESIDENT OF AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT SHE, AS SUCH OFFICER BE AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF ALL TRACTS WITHIN PARCEL 35B REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION

NAME LYNNE DUGAN

TITLE: PRESIDENT DATE:

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA

COUNTY OF MARICOPA } SS

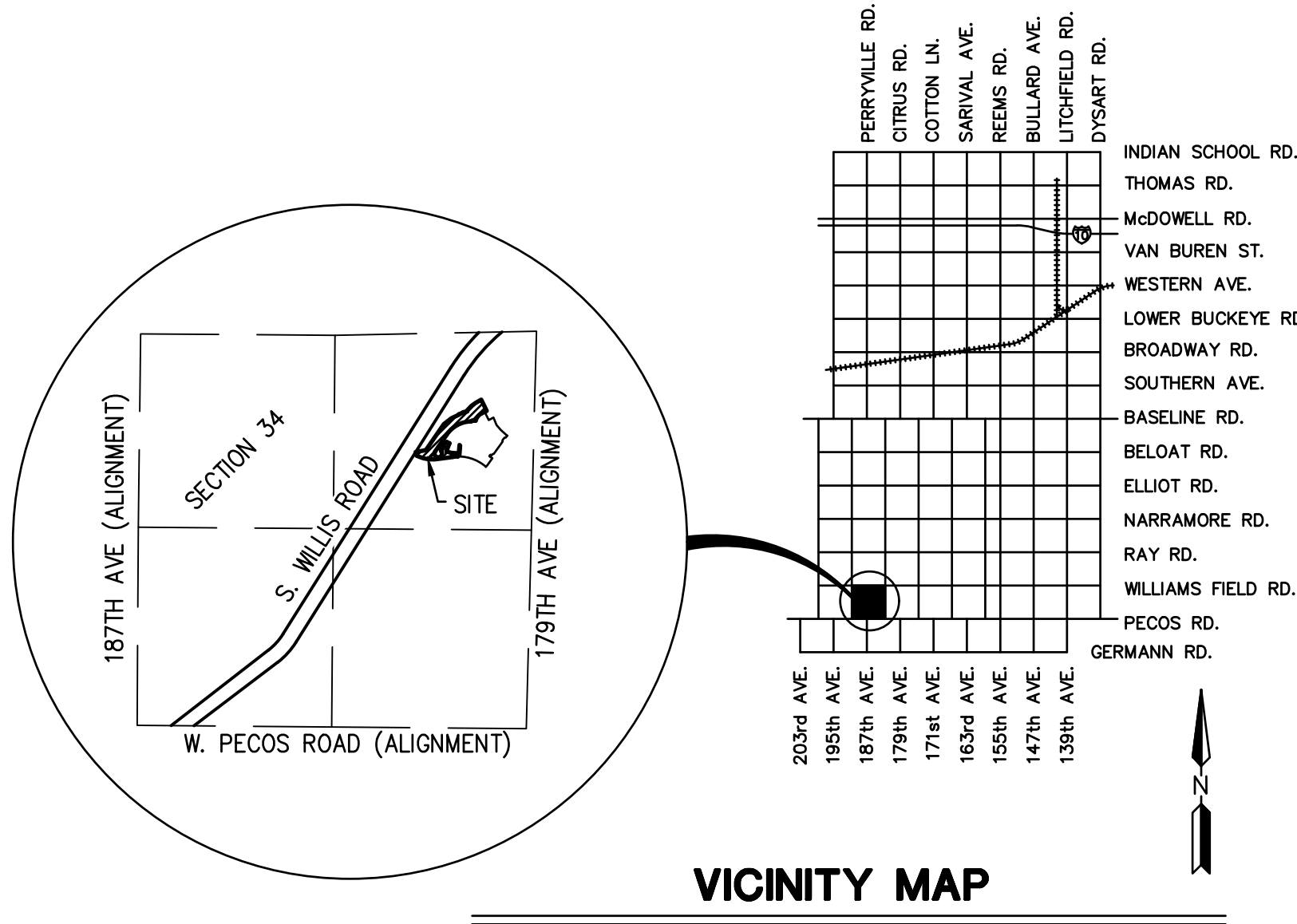
ON THIS DAY OF 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED LYNNE DUGAN WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT SHE AS PRESIDENT, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN.

IN WITNESS HEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: DATE

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	224,873	5.16
NET AREA	158,653	3.64
ACTIVE OPEN SPACE	0	0.00
PASSIVE OPEN SPACE	45,420	1.04
OPEN SPACE	20%	
NON-OPEN SPACE	80%	

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX AND CENTURY LINK



VICINITY MAP

SECTIONS 34  
TOWNSHIP 1 SOUTH, RANGE 2 WEST  
NOT TO SCALE

SHEET INDEX

RP01	COVER SHEET AND VICINITY MAP
RP02	TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE, KEY MAP, NOTES & LEGAL DESCRIPTION
RP03-RP04	RE-PLAT SHEETS

SURVEYOR

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
PH: 602-490-0535  
FAX: 602-368-2436  
CONTACT: KIRK J. PANGUS, RLS

OWNER/DEVELOPER

AV HOMES OF ARIZONA, LLC  
4900 N SCOTTSDALE RD, STE. 2200  
SCOTTSDALE, AZ 85251  
PHONE: (480) 346-1735  
CONTACT: ROBERT JOHNSON

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARING

BASIS OF BEARING IS S88°58'50"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS DAY OF 2020.

BY: GEORGIA LORD - MAYOR

ATTEST: DARCE MCCracken - CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS DAY OF 2020.

BY: REBECCA ZOOK - CITY ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019 THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS  
RLS# 19344  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
kpangus@hilgartwilson.com



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

CANTAMIA PARCEL 35 LOTS 32-51

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

RE-PLAT

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STATUS:

PROJ. NO.: 1018

DATE: NOV 2019

SCALE: NONE

DRAWN: GS

APPROVED: KJP

DWG. NO.

RP01

SHT. 1 OF 4



LEGAL DESCRIPTION

A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3, AS RECORDED IN BOOK 1433, PAGE 36, AND TRACT A OF THE REPLAT OF PARCEL 35 AS RECORDED IN BOOK 1487, PAGE 46, MARICOPA COUNTY RECORDS, BEING WITHIN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND GLO BRASS CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 34 FROM WHICH A 1 INCH GLO IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 01°27'50" WEST, 2696.89 FEET; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 01°27'50" WEST, 763.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°32'10" WEST, 480.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63°38'41" WEST, 72.34 FEET ALONG THE WESTERLY LINE OF TRACT E OF THE REPLAT PER BOOK 1487, PAGE 46 AND THE EASTERLY PROLONGATION THEREOF, AND TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.53 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°03'19", AN ARC LENGTH OF 129.61 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID WESTERLY LINE, NORTH 74°24'38" WEST, 21.58 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 176.11 FEET, THE CENTER OF WHICH BEARS SOUTH 74°24'38" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°36'18", AN ARC LENGTH OF 8.01 FEET TO A NON-TANGENT LINE; THENCE NORTH 77°00'55" WEST, 21.58 FEET; THENCE SOUTH 50°16'51" WEST, 18.91 FEET TO THE NORTHERLY LINE OF AMBER RIDGE WAY PER THE SAID REPLAT RECORDED AS BOOK 1487, PAGE 46 AND TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 396.58 FEET, THE CENTER OF WHICH BEARS SOUTH 01°23'01" EAST; THENCE ALONG SAID PERIPHERAL LINE OF AMBER RIDGE WAY THE FOLLOWING 6 COURSES: THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°01'37", AN ARC LENGTH OF 373.96 FEET TO A TANGENT LINE; THENCE SOUTH 34°35'22" WEST, 269.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°41'34", AN ARC LENGTH OF 221.88 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 28.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°15'34", AN ARC LENGTH OF 36.29 FEET TO A TANGENT LINE; THENCE NORTH 34°35'22" EAST, 101.39 FEET; THENCE NORTH 78°49'25" EAST, 17.20 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 221.58 FEET, THE CENTER OF WHICH BEARS NORTH 31°29'06" EAST; THENCE ALONG THE SOUTHERLY LINE OF WEST MUIRWOOD DRIVE OF SAID REPLAT PER BOOK 1487, PAGE 46 AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°07'51", AN ARC LENGTH OF 39.18 FEET TO A NON-TANGENT LINE; THENCE LEAVING SOUTHERLY LINE, SOUTH 21°21'14" WEST, 113.64 FEET ALONG THE WEST LINE OF LOT 11 OF SAID REPLAT; THENCE LEAVING SAID WEST LINE, SOUTH 74°03'38" EAST, 62.85 FEET ALONG THE SOUTH LINE SAID LOT 11; THENCE LEAVING SAID SOUTH LINE, SOUTH 84°51'23" EAST, 59.04 FEET ALONG THE SOUTH LINE OF LOT 10 OF SAID REPLAT; THENCE LEAVING SAID SOUTH LINE, SOUTH 89°07'50" EAST, 45.25 FEET ALONG THE SOUTH LINE OF LOT 9 OF SAID REPLAT; THENCE LEAVING SAID SOUTH LINE, NORTH 04°23'43" EAST, 108.08 FEET ALONG THE EAST LINE OF SAID LOT 9; THENCE LEAVING SAID EAST LINE, SOUTH 41°42'29" EAST, 11.10 FEET ALONG THE WESTERLY LINE OF S. 180<sup>TH</sup> DRIVE OF SAID REPLAT; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 04°23'43" WEST, 123.86 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 47°18'15" WEST, 29.30 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 545.50 FEET, THE CENTER OF WHICH BEARS SOUTH 00°50'03" EAST; THENCE LEAVING SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF W. MOUNTAIN VISTA DRIVE PER BOOK 1433, PAGE 36, AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°38'42", AN ARC LENGTH OF 63.27 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 82°31'15" WEST, 55.48 FEET; THENCE LEAVING SAID NORTHERLY LINE AND ALONG THE WEST LINE OF SAID W. MOUNTAIN VISTA DRIVE, SOUTH 13°17'10" EAST, 93.81 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 454.50 FEET, THE CENTER OF WHICH BEARS SOUTH 13°17'10" EAST; THENCE LEAVING SAID WEST LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°26'55", AN ARC LENGTH OF 19.42 FEET TO A TANGENT LINE; THENCE SOUTH 74°15'55" WEST, 72.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 549.50 FEET THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°28'58", AN ARC LENGTH OF 426.62 FEET TO A NON-TANGENT LINE; THENCE SOUTH 76°19'29" WEST, 47.36 FEET; THENCE NORTH 32°11'21" EAST, 177.84 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WEST WILLIS ROAD OF THE MAP OF DEDICATION OF WILLIS ROAD AS RECORDED IN BOOK 936, PAGE 01, MARICOPA COUNTY RECORDS, ARIZONA; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 78°44'46" EAST, 136.24 FEET; THENCE NORTH 34°35'22" EAST, 411.83 FEET; THENCE NORTH 52°18'46" EAST, 124.46 FEET; THENCE NORTH 64°48'59" EAST, 111.72 FEET; THENCE NORTH 18°55'54" WEST, 6.95 FEET; THENCE NORTH 74°11'39" EAST, 56.70 FEET; THENCE NORTH 12°40'48" WEST, 10.00 FEET; THENCE NORTH 80°26'45" EAST, 57.79 FEET; THENCE NORTH 06°25'41" WEST, 14.67 FEET; THENCE NORTH 43°10'20" EAST, 80.18 FEET; THENCE NORTH 55°06'16" EAST, 64.73 FEET; THENCE NORTH 59°54'53" EAST, 86.50 FEET; THENCE SOUTH 26°21'19" EAST, 162.16 FEET TO THE POINT OF BEGINNING.

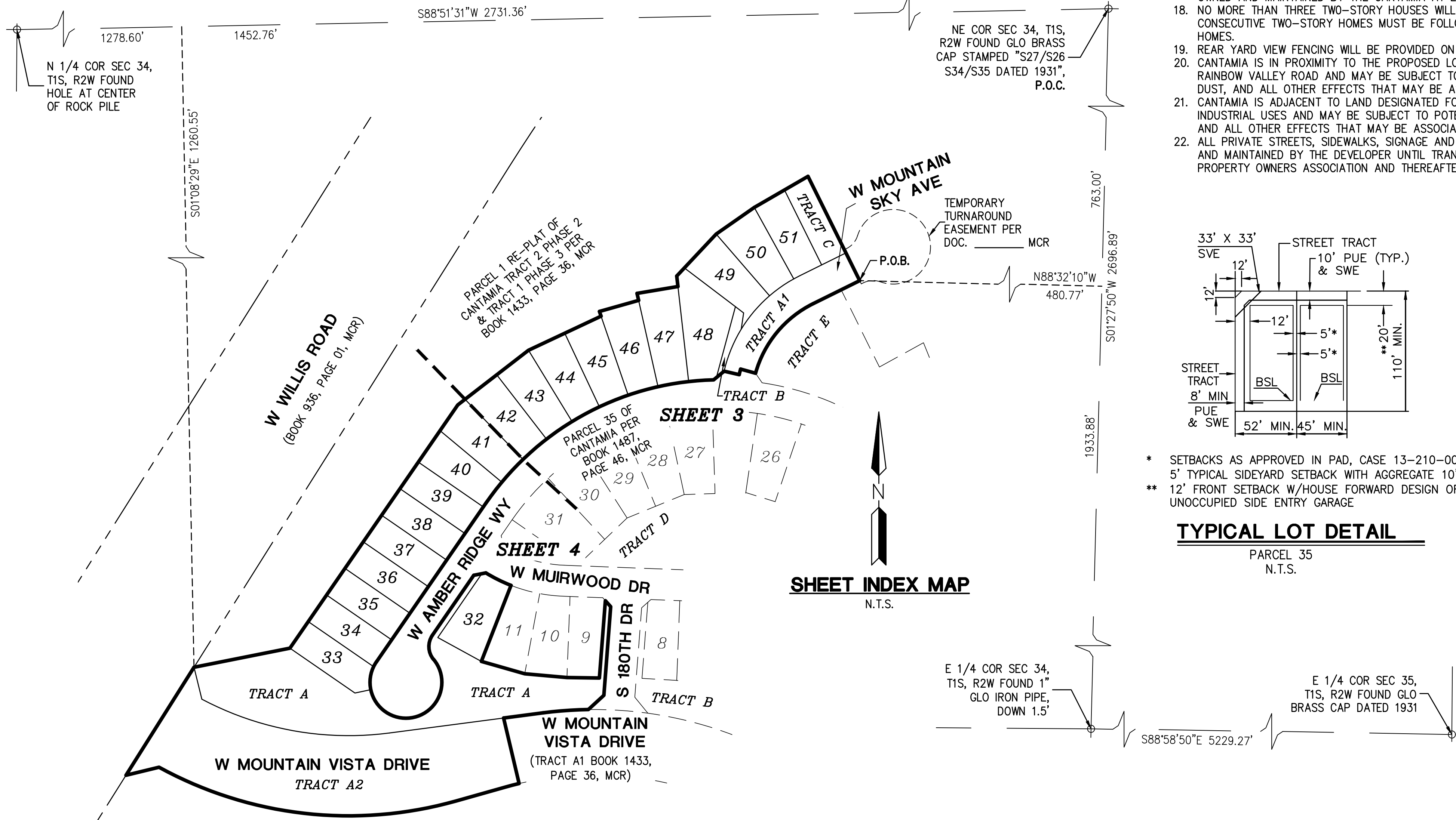
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 32	6250	0.1435
LOT : 33	5249	0.1205
LOT : 34	4951	0.1137
LOT : 35	4950	0.1136
LOT : 36	4950	0.1136
LOT : 37	4950	0.1136
LOT : 38	4950	0.1136
LOT : 39	4950	0.1136
LOT : 40	5323	0.1222
LOT : 41	5711	0.1311

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 42	5661	0.1299
LOT : 43	5661	0.1299
LOT : 44	5661	0.1299
LOT : 45	5661	0.1299
LOT : 46	6137	0.1409
LOT : 47	6708	0.1540
LOT : 48	8212	0.1885
LOT : 49	6050	0.1389
LOT : 50	5954	0.1367
LOT : 51	5294	0.1215

TRACT TABLE				
TRACT	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
TRACT A	0.9162	COMMON AREA, DRAINAGE, SEWER EASEMENT AND PUE	CMECA	CMECA
TRACT A1	0.2222	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES	CMECA	CMECA
TRACT A2	1.2980	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES	CMECA	CMECA
TRACT B	0.0244	COMMON AREA AND PUE	CMECA	CMECA
TRACT C	0.1021	COMMON AREA AND PUE	CMECA	CMECA

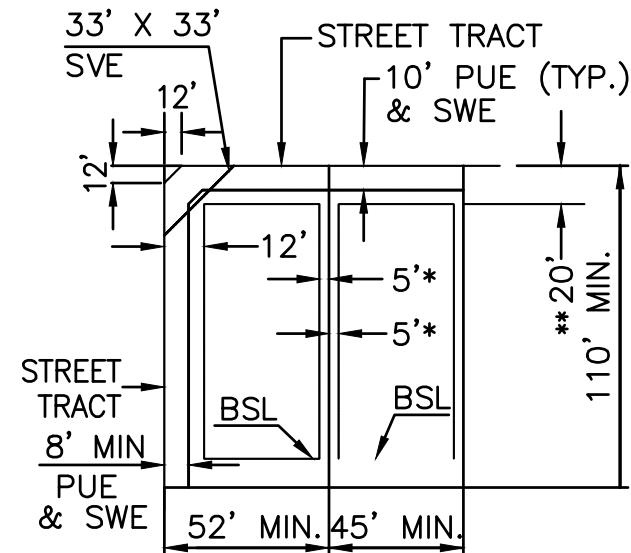
CMECA DENOTES CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



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 REPLEISHMENT 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 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.
- STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET: LANDSCAPING WITHIN VISIBILITY EASEMENTS 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.
- THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- THIS PARCEL 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" 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 AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
- THE STREETS IN TRACT A1 AND TRACT A2 ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 48 AND 51).
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOT 49).
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- 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 INTRUSION INTO LIVING AREAS. (LOT 39).
- GROSS AREA IS 224,873 S.F. OR 5.1624 ACRES MORE OR LESS.
- ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.. NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
- REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
- CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
- CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
- ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.



- \* SETBACKS AS APPROVED IN PAD, CASE 13-210-00005
- 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- \*\* 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE



TYPICAL LOT DETAIL

PARCEL 35  
N.T.S.

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STATUS:

PROJ. NO.: 1018

DWG. NO.

**RP02**

SHT. 2 OF 4

MUNICIPAL TRACKING NO:

DATE: NOV 2019

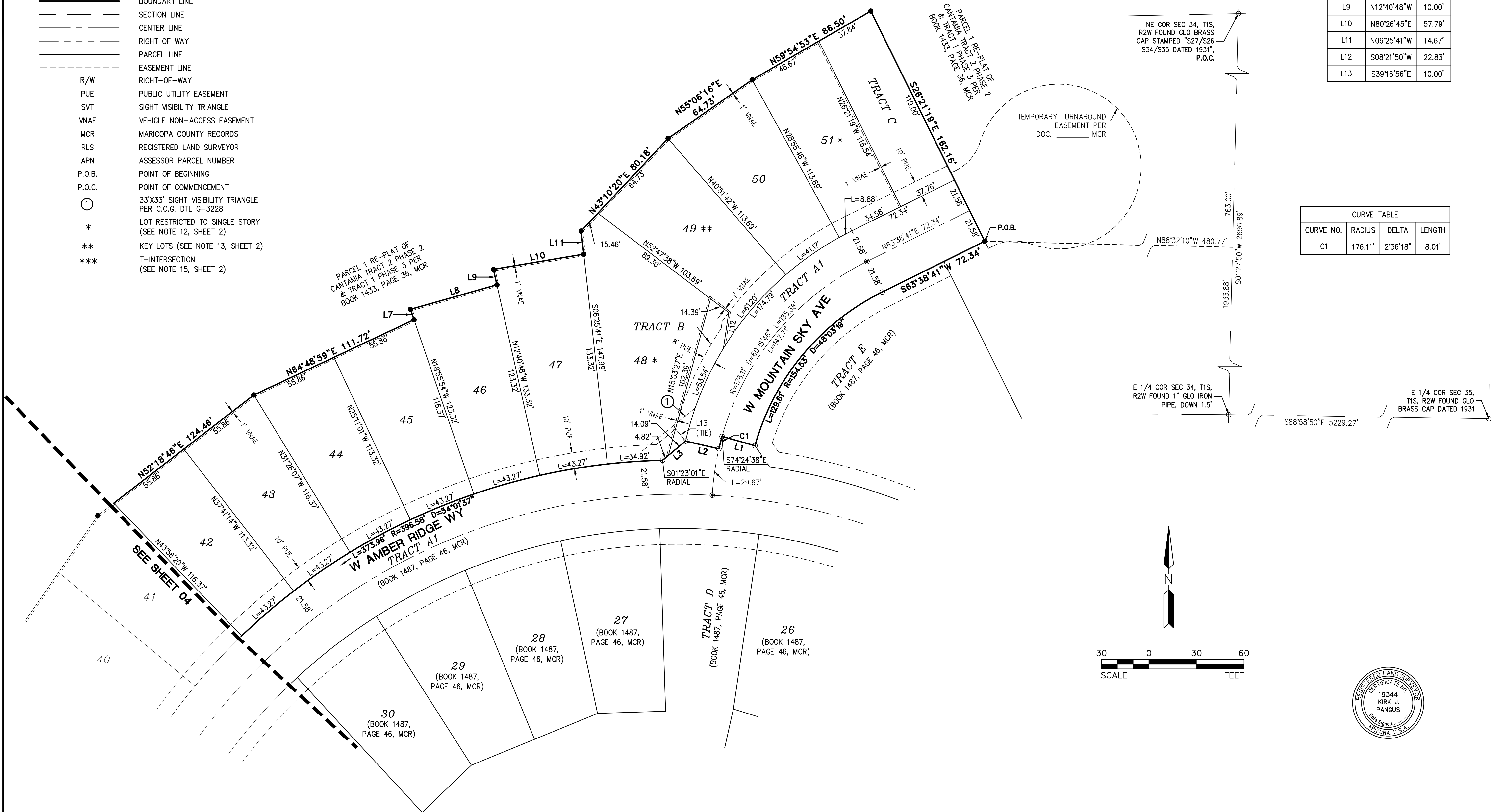
SCALE: NONE

DRAWN: GS

APPROVED: KJP

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 33'X33' SIGHT VISIBILITY TRIANGLE PER C.O.G. DTL G-3228
- \* LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12, SHEET 2)
- \*\* KEY LOTS (SEE NOTE 13, SHEET 2)
- \*\*\* T-INTERSECTION (SEE NOTE 15, SHEET 2)

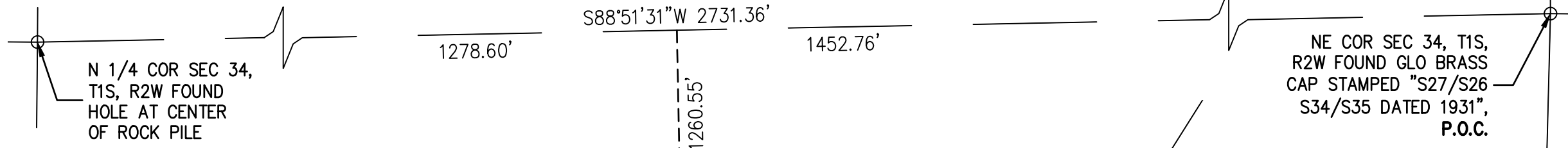


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N74°24'38"W	21.58'
L2	N77°00'55"W	21.58'
L3	S50°16'51"W	18.91'
L7	N18°55'54"W	6.95'
L8	N74°11'39"E	56.70'
L9	N12°40'48"W	10.00'
L10	N80°26'45"E	57.79'
L11	N06°25'41"W	14.67'
L12	S08°21'50"W	22.83'
L13	S39°16'56"E	10.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	176.11'	2°36'18"	8.01'





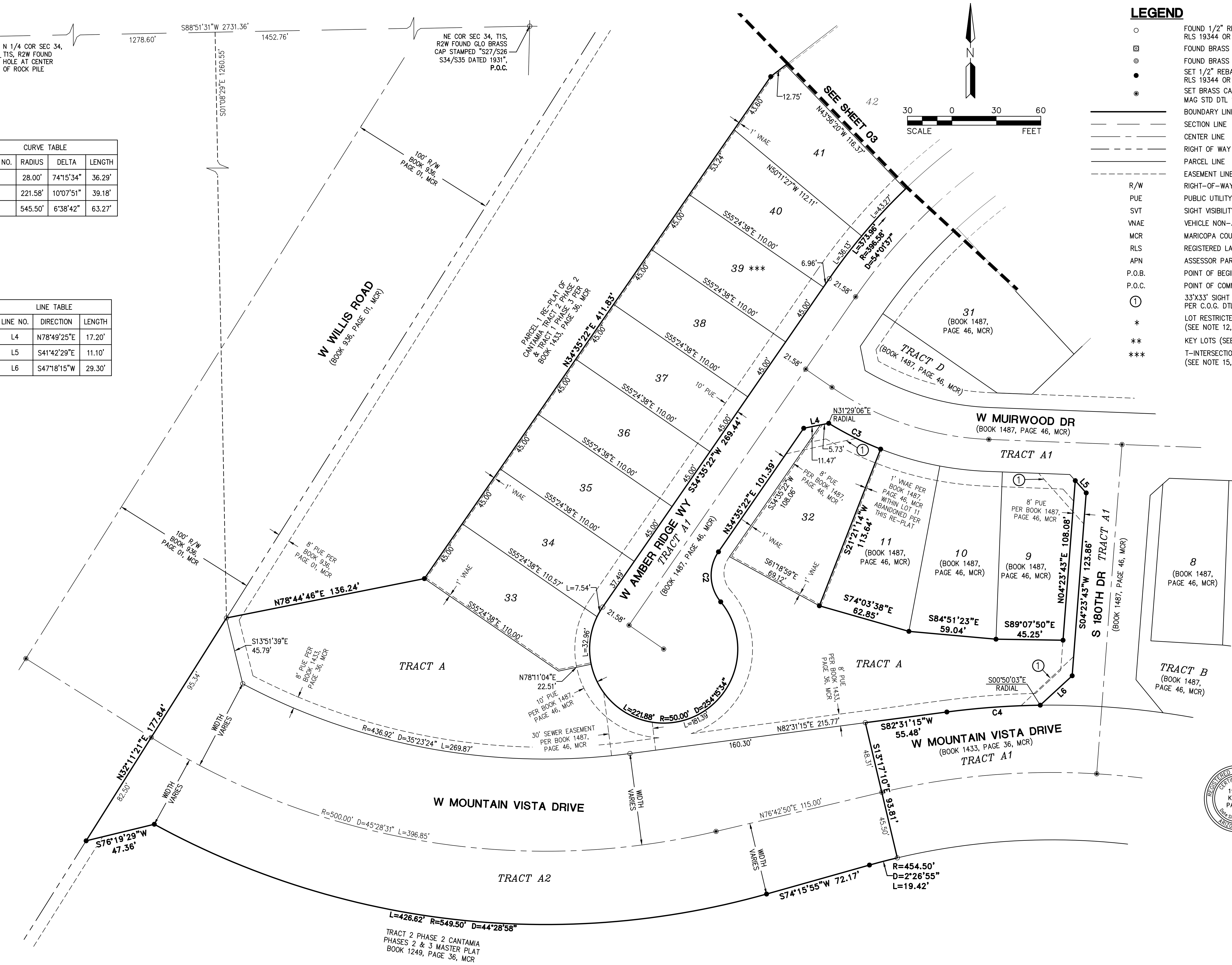


CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	28.00'	74°15'34"	36.29'
C3	221.58'	10°07'51"	39.18'
C4	545.50'	6°38'42"	63.27'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	N78°49'25"E	17.20'
L5	S41°42'29"E	11.10'
L6	S47°18'15"W	29.30'

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- · - EASEMENT LINE
- - - RIGHT-OF-WAY
- · - PUBLIC UTILITY EASEMENT
- · - SIGHT VISIBILITY TRIANGLE
- · - VEHICLE NON-ACCESS EASEMENT
- · - MARICOPA COUNTY RECORDS
- · - REGISTERED LAND SURVEYOR
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**CANTAMIA PARCEL 35 LOTS 32-51**  
ESTRELLA PARKWAY & WILLIS ROAD  
GOODYEAR, ARIZONA  
**RE-PLAT**

PROJ. NO.: 1018	STATUS:
DATE: NOV 2019	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: GS	
APPROVED: KJP	

DWG. NO.  
**RP04**  
SHT. 4 OF 4