

DEDICATION

STATE OF ARIZONA §
COUNTY OF MARICOPA §

KNOW ALL MEN BY THESE PRESENTS:

THAT NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA - PARCEL 9.22 AND 9.24 A&B", A PORTION OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLATSETS FORTH THE LOCATION AND GIVES 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.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR TRACTS N AND O AND THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACTS N AND O WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ARE DEDICATED TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, 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.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, P, Q INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES AND PUBLIC SIDEWALKS, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT BY THE CITY OF GOODYEAR AND ITS PERMITTEES AND FOR THE USE OF THE PUBLIC SIDEWALKS BY THE GENERAL PUBLIC.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION 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.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE 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 PERMITTEES EXCLUSIVE AND PERPETUAL SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "SEWER EASEMENT" THE SEWER EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES AND APPURTENANCES.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A, B, C, E, AND O 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 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 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 A PORTION OF TRACTS A, B, C, E, AND O.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACTS N AND O, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN THE TRACTS N AND O, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION 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.

DEDICATION CONT...

WITHIN THE MEDIAN, EXCEPT AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION 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 THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION 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, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACTS N AND O AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION 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.

IN WITNESS WHEREOF:

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED. THIS _____ DAY OF _____, 20____.

NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, P, AND Q REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE _____ DAY OF _____, 20____

VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FINAL PLAT
OF
"ESTRELLA - PARCEL 9.22 AND 9.24 A&B"
GOODYEAR, ARIZONA
A PORTION OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA, COUNTY, ARIZONA
PREPARED: March 2020

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	2,311,523	53.065
STREET ROW	302,178	6.937
NET AREA	2,009,345	46.128
LOT SIZE (MIN.)	65' X 125'	
TOTAL LOTS	114	
AREA SUBDIVIDED INTO LOTS	1,022,307	23.469
GROSS DENSITY	2.15	
OPEN SPACE	987,037	22.659
PASSIVE O.S.	960,973	22.061
ACTIVE RECREATIONAL O.S.	26,064	0.598
% OF GROSS AREA IN O.S.	42.70	
EXISTING ZONING	P.A.D.	

CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2019-443541, DATED JUNE 12, 2019, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2019-443541, DATED JUNE 12, 2019.

LGI HOMES, ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF LGI HOMES, ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 20____

BY: _____ ATTEST: _____
GEORGIA LORD, MAYOR DARCIE McCracken, CLERK

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 20____

BY: _____
REBECCA ZOOK, CITY ENGINEER

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	6.94
PLUS AREA SUBDIVIDED INTO LOTS	23.47
AREA SUBTOTAL (6.94+23.47)	30.41
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	35.78

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	114
DIVIDED BY ADJUSTED GROSS AREA	35.78
ADJUSTED GROSS DENSITY (114/35.78=3.19)	3.19

EDU CALCULATION

NUMBER OF DWELLING UNITS	114
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDU'S REQUIRED FOR PROJECT (114 X 1.00 = 114.00)	114.00

UTILITY SERVICES

WATER _____ CITY OF GOODYEAR
SEWER _____ CITY OF GOODYEAR
ELECTRIC _____ ARIZONA PUBLIC SERVICE COMPANY
GAS _____ SOUTHWEST GAS COMPANY
TELEPHONE _____ CENTURY LINK
SOLID WASTE DISPOSAL _____ CITY OF GOODYEAR
POLICE PROTECTION _____ CITY OF GOODYEAR
(AND PRIVATE PATROL)
FIRE PROTECTION AND
EMERGENCY SERVICES DISPATCH - CITY OF GOODYEAR
CABLE TELEVISION _____ CENTURY LINK

SHEET INDEX

SHEET 1	COVER
SHEET 2	TYPICAL DETAILS, LEGEND, PLAT NOTES, LEGAL DESCRIPTION AND TRACT SUMMARY TABLE
SHEET 3	KEY MAP
SHEETS 4-7	PLAT

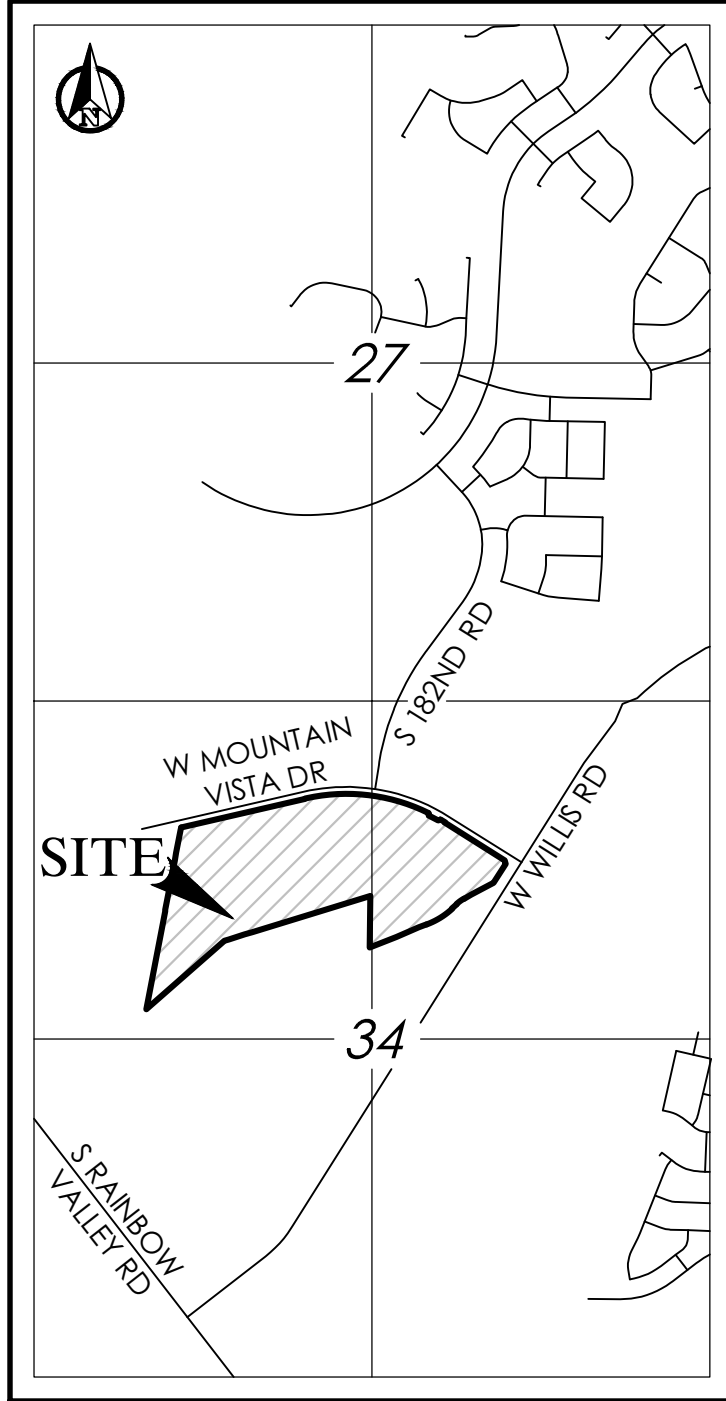
BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEARING: SOUTH 00°41'09" WEST

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2625M, DATED NOVEMBER 4, 2015 AND CLOMR CASE NO. 20-09-0045R, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGED DEPTHS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "A" DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

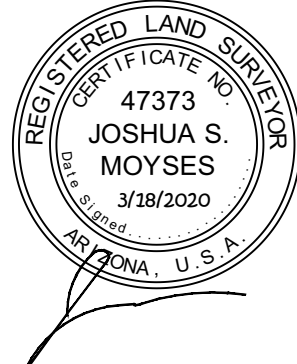
OWNER/DEVELOPER:
NNP III-ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: (602) 347-6851
CONTACT: PETE TETICHÉ



VICINITY MAP
N.T.S.

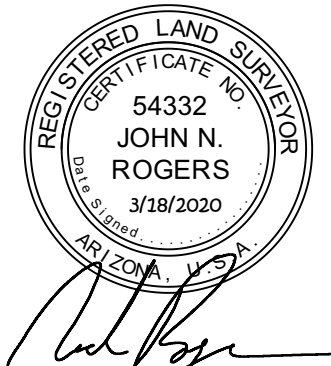
SURVEYOR'S STATEMENT

I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: JOSHUA S. MOYSES, R.L.S. #47373
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE., SUITE 4
TEMPE, ARIZONA 85282
(480) 272-7634

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

SHEET 1 OF 7

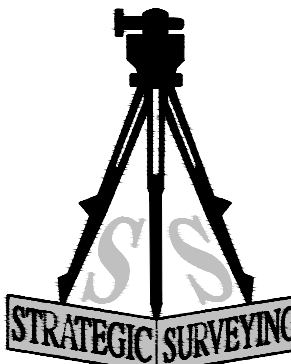
PREPARED BY:

**GOODWIN &
MARSHALL &**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



STRATEGIC
SURVEYING, LLC

1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

"FINAL PLAT OF ESTRELLA - PARCEL 9.22 AND 9.24 A&B"

CASE NO.
19-520-00012

W:\108134 - Estrella 9.22&24A, B\COCOA\ESTRELLA 9.22 PLAT.dwg

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.
2. 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.
3. NO STRUCTURES 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.
4. 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.
- A) THE DEVELOPER SHALL MAINTAIN AND WARRANT 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 IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- C) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A 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 SHALL 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 WARRANT 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 ALL AREAS, ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- C) MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
- D) WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND 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 AREA SHALL BE LIVE, 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 UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN THE UNOBSTRUCTED VIEW EASEMENT 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.
7. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
8. 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, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOME BUILDER 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.
9. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.
12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
13. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE DEVELOPMENT.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
15. 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.
16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 1, 11, 12, 17, 20, 36, 53, 70, 84, 97, 98, 105, AND 113.
17. 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. THIS INCLUDES LOTS 23, 28, 47, 59, AND 90.
18. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AREAS, TRAILS, AND OTHER COMMUNITY AMENITIES AND MAINTAIN ALL ARTERIAL AND COLLECTOR ROAD RIGHT-OF-WAY LANDSCAPING EXCEPT FOR ARTERIAL MEDIAN LANDSCAPING.
19. SIGNAGE SHALL BE POSTED WITHIN THE SUBDIVISION SALES OFFICE IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZA), 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS TWENTY-FOUR INCH BY THIRTY-SIX INCH (24"-26") MAP AT THE MAIN ENTRANCE OF SUCH SALES FACILITIES AND SHALL INCLUDE THE APPROXIMATE LOCATION OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED.

NOTES CONT...

20. NNP III - ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
21. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
22. COMMON AREAS DECLARED ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
23. NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER TO THE STREET SIDE OF A CORNER LOT THAN THE FRONT YARD REQUIRED ON A KEY LOT. EXCEPT SUCH SETBACK NEED NOT BE GREATER THAN ONE-HALF THE WIDTH OF THE CORNER LOT.
24. THE SAME STANDARD PLAN AND ELEVATION SHALL NOT BE BUILT NEXT DOOR TO OR ACROSS THE STREET FROM ONE ANOTHER (I.E. PLAN 1 ELEVATION A SHALL NOT BE BUILT NEXT DOOR TO, OR ACROSS THE STREET FROM PLAN 1 ELEVATION A).
25. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
26. ALL ON-SITE AND OFF-SITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
27. TYPICAL SIDE STREET TRACTS ARE 10' WIDE.
28. THIS DEVELOPMENT IS IN PROXIMITY TO PROPERTY WITH PERMITTED COMMERCIAL USES AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.
29. THE NEAREST FIRE STATION TO THIS SUBDIVISION IS STATION NO. 182, WHICH IS LOCATED AT THE NORTHEAST CORNER OF S. ESTRELLA PARKWAY AND S. 175TH DRIVE. THIS STATION IS LOCATED APPROXIMATELY 3.8 MILES FROM THE SUBDIVISION.
30. ESTRELLA - PARCELS 9.22 AND 9.24 A & B ARE SUBJECT TO ODOR AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE WATER RECLAMATION FACILITY. 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 THE WATER RECLAMATION FACILITY NEAR AND OVER THE AREA.
31. UNLESS AN APPROVED AMENDMENT TO THE RECORDED DOCUMENT 2006-0299531 IS APPROVED, NO CONSTRUCTION PERMITS FOR SINGLE FAMILY RESIDENCES SHALL BE ISSUED WITHIN THE 1,000 FOOT SETBACK FROM THE RAINBOW VALLEY WASTEWATER TREATMENT PLANT IDENTIFIED IN THAT CERTAIN DOCUMENT TITLE LAND USE AGREEMENT AND PERPETUAL EASEMENT RESTRICTING LAND USES ADJACENT TO THE RAINBOW VALLEY WATER RECLAMATION FACILITY AND PROVIDING FOR NOISE AND ODOR SETBACKS RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT INSTRUMENT NUMBER 2006-0299531.
32. NO CONSTRUCTION PERMITS FOR SINGLE FAMILY RESIDENCES SHALL BE ISSUED WITHIN THE 350 FOOT SETBACK FROM THE RAINBOW VALLEY WASTEWATER TREATMENT PLANT IDENTIFIED IN THE CERTAIN DOCUMENT TITLE LAND USE AGREEMENT AND PERPETUAL EASEMENT RESTRICTING LAND USES ADJACENT TO THE RAINBOW VALLEY WATER RECLAMATION FACILITY AND PROVIDING FOR NOISE AND ODOR SETBACKS RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT INSTRUMENT NUMBER 2006-0299531.

TRACT SUMMARY TABLE*			
TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
A	772,890	D.E., L.S., O.S., P.U.E., P.A.E.	H.O.A.
B	70,668	D.E., L.S., O.S., P.U.E., S.E.	H.O.A.
C	68,967	D.E., L.S., O.S., P.U.E., P.A.E.	H.O.A.
D	5,393	L.S., O.S., P.U.E.	H.O.A.
E	26,064	D.E., L.S., O.S., P.U.E.	H.O.A.
F	3,344	L.S., O.S., P.U.E.	H.O.A.
G	1,190	L.S., O.S., P.U.E.	H.O.A.
H	2,361	L.S., O.S., P.U.E.	H.O.A.
I	1,206	L.S., O.S., P.U.E.	H.O.A.
J	1,180	L.S., O.S., P.U.E.	H.O.A.
K	6,792	L.S., O.S., P.U.E.	H.O.A.
L	1,367	L.S., O.S., P.U.E.	H.O.A.
M	1,191	L.S., O.S., P.U.E.	H.O.A.
N	2,893	L.S., MEDIAN	H.O.A.
O	2,045	D.E., L.S., MEDIAN	H.O.A.
P	18,143	L.S., O.S., P.U.E., P.A.E.	H.O.A.
Q	1,202	L.S., O.S., P.U.E.	H.O.A.

* USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT - REFER TO PLANSHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.

NOTE: TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, P, & Q ARE OWNED/MAINTAINED BY H.O.A.

TRACTS N AND O ARE OWNED BY THE CITY AND MAINTAINED BY THE H.O.A.

LAND USE LEGEND

D.E. DRAINAGE
L.S. LANDSCAPE
O.S. OPEN SPACE
P.U.E. PUBLIC UTILITY EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
S.E. SEWER EASEMENT

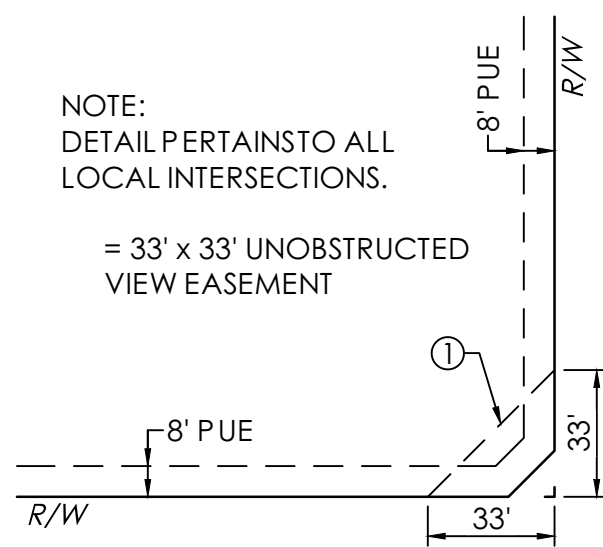
MAINTENANCE LEGEND

H.O.A. VILLAGES AT ESTRELLA
MOUNTAIN RANCH
COMMUNITY ASSOCIATION

RECORD DOCUMENT

(R1) MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH MAP OF DEDICATION BOOK 1059 OF MAPS, PAGE 15, MCR

(R2) WILLIS ROAD MAP OF DEDICATION BOOK 936 OF MAPS, PAGE 1, MCR



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS
N.T.S.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of Section 34, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found GLO brass cap for the Northwest corner of said Section 34, from which a found GLO brass cap for the West Quarter corner of said Section 34 bears South 0 deg. 41 min. 9 sec. West (Basis of Bearings) - 2621.64 feet;

THENCE South 0 deg. 41 min. 9 sec. West along the West line of the Northwest Quarter of said Section 34, a distance of 992.33 feet

THENCE South 89 deg. 18 min. 51 sec. East departing said West line, a distance of 1,156.16 feet to the South right-of-way line of Mountain Vista Drive as recorded in Book 1059 of Maps, Page 15 of Maricopa County Records (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE in an easterly direction along said South right-of-way line the following seven (7) courses:

North 77 deg. 3 min. 0 sec. East, a distance of 990.62 feet for a Point of Curvature of a circular curve to the right, having a radius of 1,445.00 feet, a central angle of 39 deg. 18 min. 42 sec., and being subtended by a chord which bears South 83 deg. 17 min. 39 sec. East - 972.11 feet;

Continue in an easterly direction along said curve to the right, a distance of 991.44 feet;

South 17 deg. 35 min. 54 sec. East non-tangent to said curve, a distance of 17.28 feet;

South 61 deg. 33 min. 30 sec. East, a distance of 80.00 feet;

North 74 deg. 28 min. 53 sec. East, a distance of 17.28 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,445.00 feet, a central angle of 01 deg. 40 min. 5 sec., and being subtended by a chord which bears South 58 deg. 38 min. 41 sec. East - 42.07 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 42.07 feet;

South 57 deg. 48 min. 39 sec. East tangent to said curve, a distance of 553.58 feet to the Northwest right-of-wayline of Willis Road as recorded in Book 936 of Maps, Page 1, MCR;

THENCE South 12 deg. 48 min. 39 sec. East along said Northwest right-of-way line, a distance of 28.28 feet;

THENCE South 32 deg. 11 min. 21 sec. West along said Northwest right-of-way line, a distance of 175.09 feet;

THENCE South 62 deg. 8 min. 56 sec. West departing said Northwest right-of-way line, a distance of 197.52 feet;

THENCE South 60 deg. 41 min. 25 sec. West, a distance of 65.00 feet for a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 13 deg. 34 min. 13 sec., and being subtended by a chord which bears South 53 deg. 54 min. 19 sec. West - 70.89 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 71.05 feet;

THENCE South 47 deg. 7 min. 12 sec. West tangent to said curve, a distance of 50.28 feet for a Point of Curvature of a circular curve to the right, having a radius of 600.00 feet, a central angle of 22 deg. 33 min. 42 sec. and being subtended by a chord which bears South 58 deg. 24 min. 3 sec. West - 234.74 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 236.27 feet;

THENCE South 69 deg. 40 min. 54 sec. West non-tangent to said curve, a distance of 64.00 feet;

THENCE South 65 deg. 54 min. 40 sec. West, a distance of 188.61 feet;

THENCE South 68 deg. 40 min. 41 sec. West, a distance of 224.38 feet to the Mid-Section line of said Section 34;

THENCE North 0 deg. 29 min. 20 sec. East along said Mid-Section line, a distance of 403.04 feet;

THENCE South 72 deg. 55 min. 0 sec. West departing said Mid-Section line, a distance of 1,191.67 feet;

THENCE South 48 deg. 36 min. 39 sec. West, a distance of 811.14 feet;

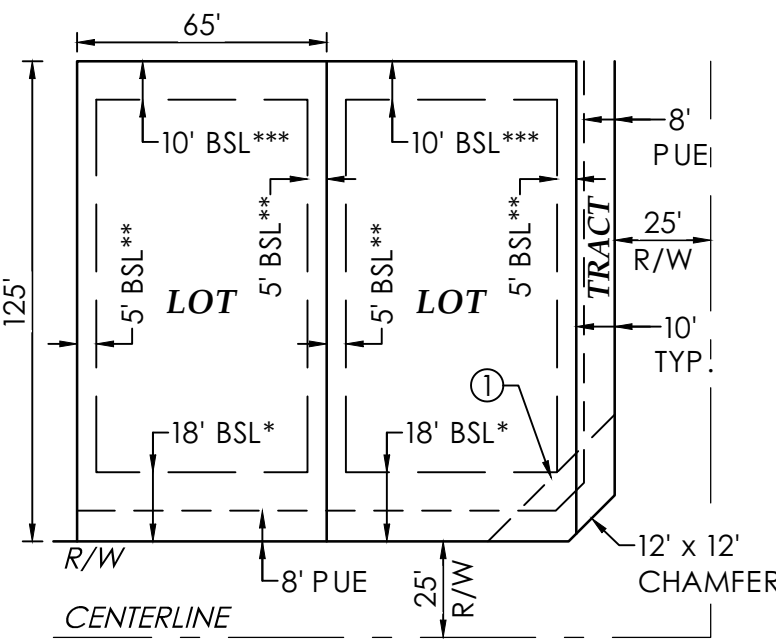
THENCE North 10 deg. 46 min. 37 sec. East, a distance of 191.73 feet;

THENCE North 10 deg. 44 min. 34 sec. East, a distance of 588.11 feet;

THENCE North 10 deg. 42 min. 57 sec. East, a distance of 329.23 feet;

THENCE North 10 deg. 51 min. 30 sec. East, a distance of 337.62 feet to the **POINT OF BEGINNING**, containing 2,311,523 square feet or 53.065 acres of land, more or less.

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET 1/2" REBAR RLS #47373 UNLESS OTHERWISE NOTED
⊙	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
FND	FOUND
BK	BOOK
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	DRIVEWAY RESTRICTIONS SEE PLATNOTE 16
**	LOT AT T-INTERSECTION SEE PLATNOTE 17
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	SECTION LINE
---	CENTER LINE
---	LOT LINE



TYPICAL 65' x 125' LOT DETAIL

N.T.S.
SETBACKS AND DEVELOPMENT STANDARDS PER SFD-50 OF THE MONTECITO PAD, AS AMENDED

* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SETBACK TO AN ALLEY LOADED GARAGE IS 5 FEET.

** AWNINGS BAY WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL DETAILS MAY ENCROACH 2 FEET INTO THE SIDE SETBACK. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.

*** MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.

ALL UNITS ARE RESTRICTED TO SINGLE-STORY

SHEET 2 OF 7

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



STRATEGIC
SURVEYING, LLC

1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

"FINAL PLAT OF ESTRELLA - PARCEL 9.22 AND 9.24 A & B"

CASE NO.
19-520-00012

W:\108134 - Estrella 9.22&24A, B\COGO\ESTRELLA 9.22 PLAT.dwg

KEY MAP

N.T.S.

POINT OF COMMENCING

FND. GLO BRASS CAP
NW COR. SEC. 34
T1S, R2W

S 89°34'33" E 2634.60'
NORTH LINE OF THE NW 1/4
OF SECTION 34 T1S, R2W

FND. GLO BRASS CAP
S 1/4 COR. SEC. 27
T1S, R2W

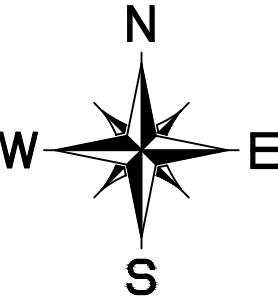
SHEET 4

SHEET 5

SHEET 6

SHEET 4

SHEET 7



W 1/4 COR. SEC. 34
T1S, R2W

NORTH-SOUTH MID SECTION
LINE OF THE NW 1/4 OF
SECTION 34 T1S, R2W
N 0°29'20" E 2621.72'
741.06'

S 184TH DR.

POINT OF BEGINNING

W BROOKWOOD DR

S 185TH DR

W SANDLEWOOD DR

S 184TH DR

S 181ST LN

TRACT A

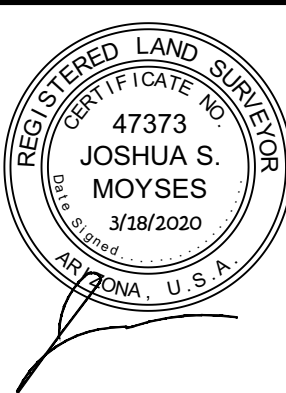
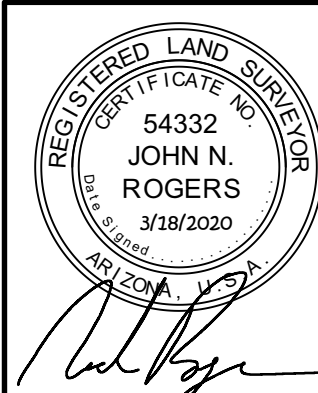
TRACT B

W HIDDENVIEW DR.

TRACT B

N 89°34'25" W 2643.61'
SOUTH LINE OF THE NW 1/4
OF SECTION 34 T1S, R2W

CENTER OF
SECTION 34



PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



STRATEGIC
SURVEYING, LLC

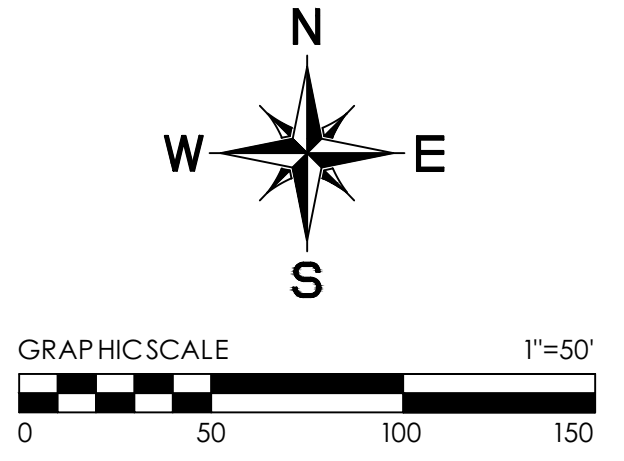
1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

SHEET 3 OF 7

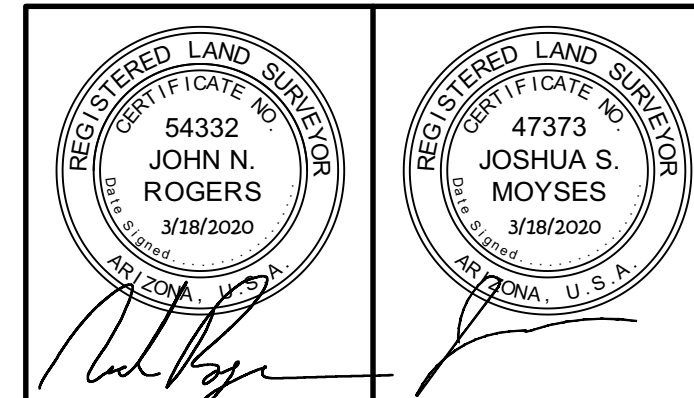
"FINAL PLAT OF ESTRELLA - PARCEL 9.22 AND 9.24 A&B"

CASE NO.
19-520-00012

W:\10813A - Estrella 9.22&24A.B\COGO\ESTRELLA 9.22.FLAT.dwg



SEE SHEET 6 FOR
LINE & CURVE TABLE



PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

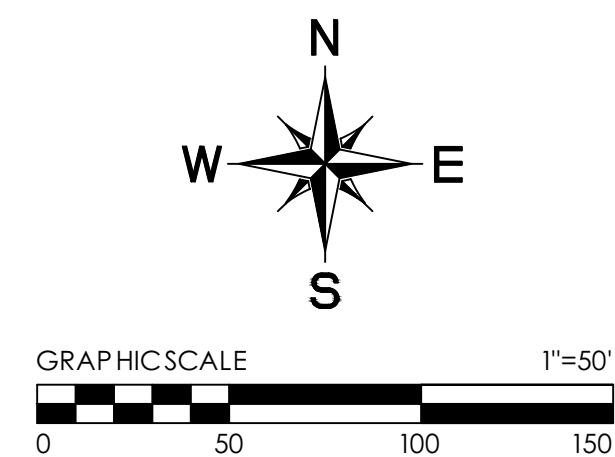
STRATEGIC SURVEYING, LLC

1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

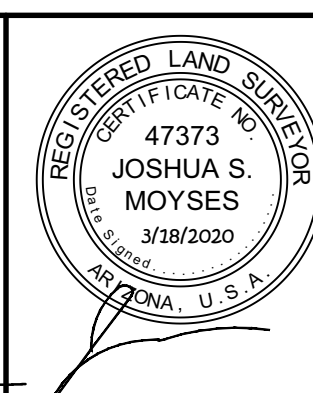
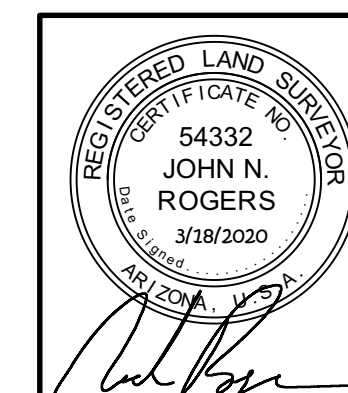
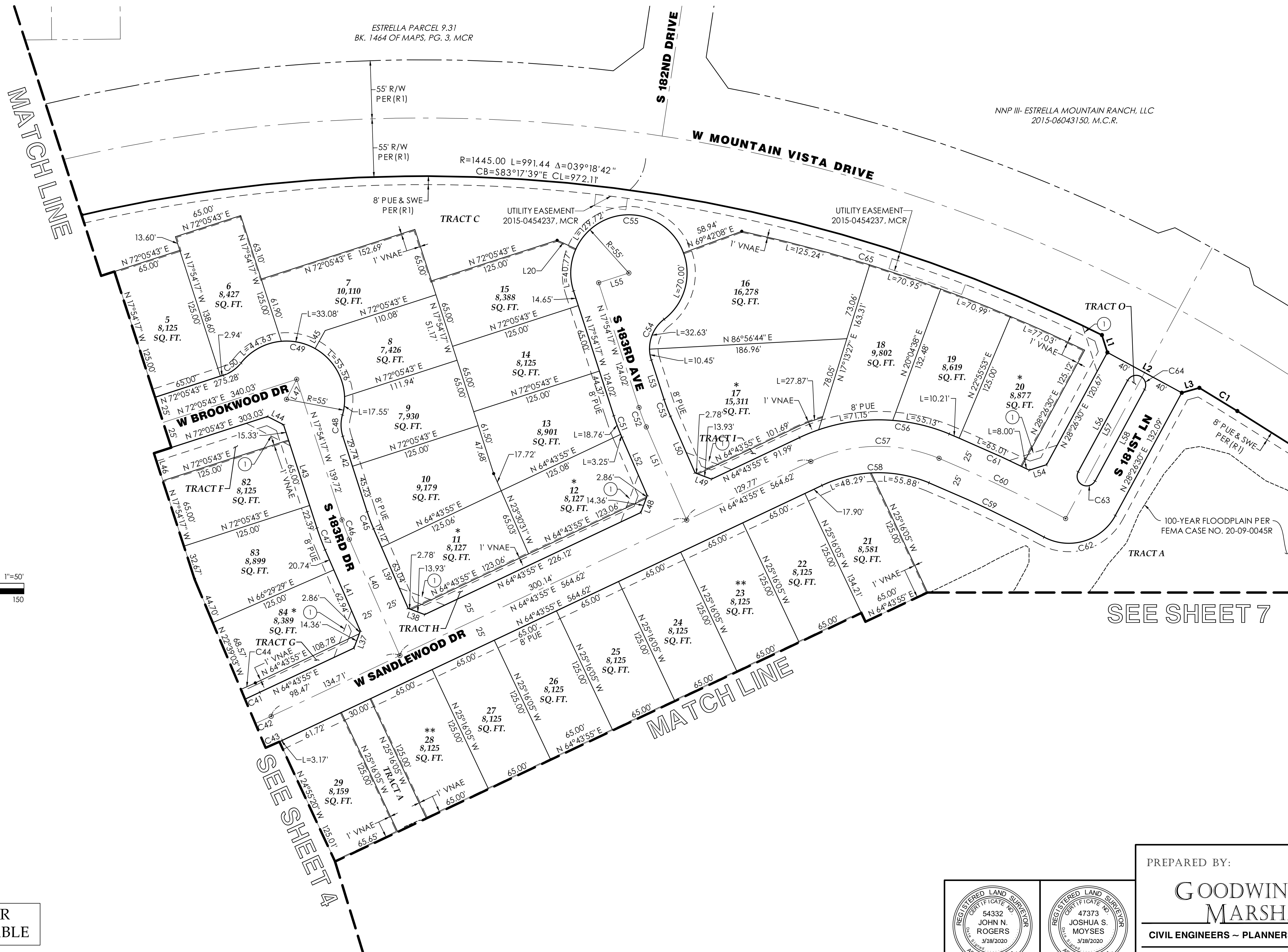
FINAL PLAT OF ESTRELLA - PARCEL 9.22 AND 9.24 A&B"

CASE NO.
19-520-00012

SHEET 4 OF 7



SEE SHEET 6 FOR
LINE & CURVETABLE



PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

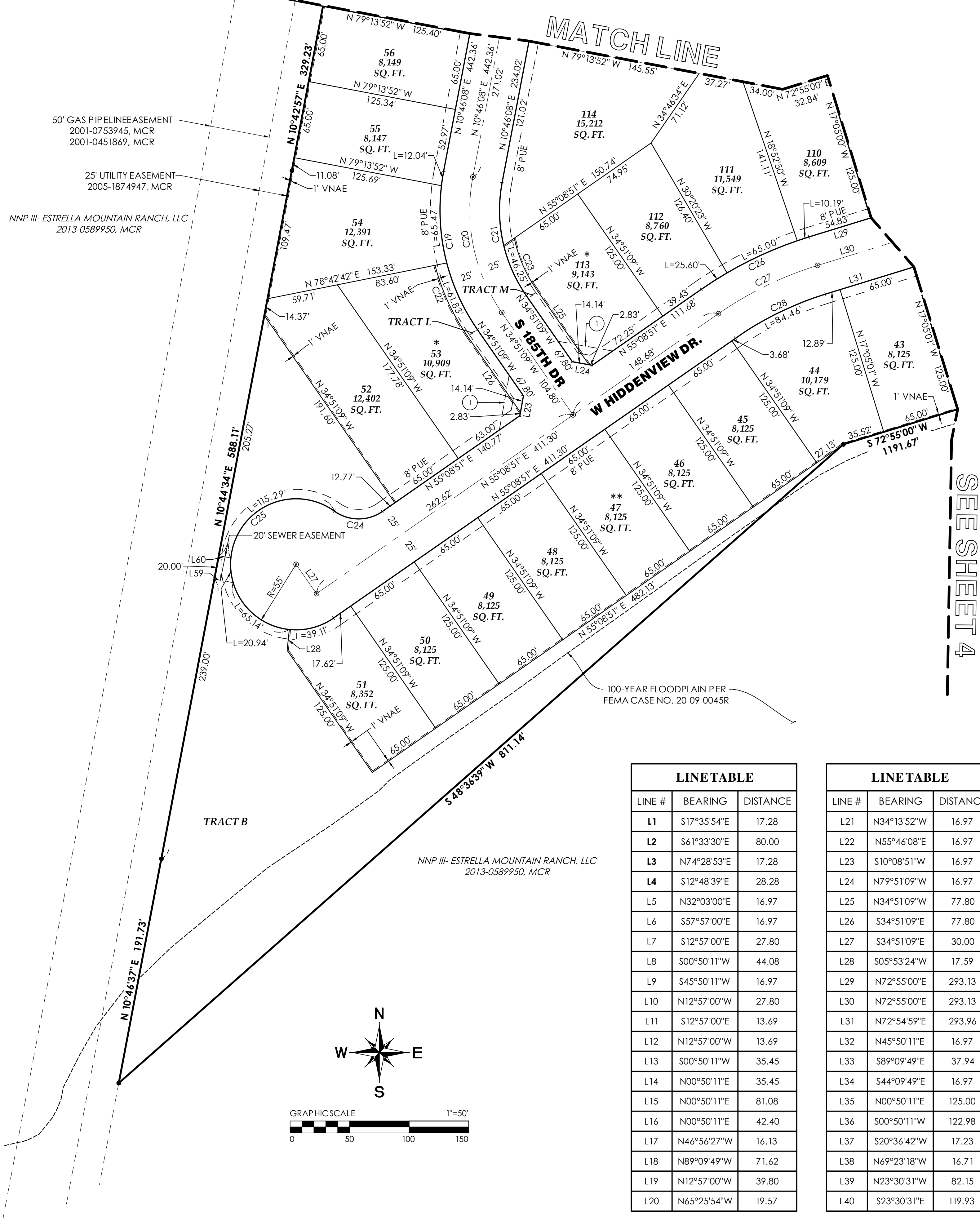
SURVEYED BY:
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634



SHEET 5 OF 7

CASE NO.
19-520-00012

W:\108134 - Estrella 9.22\244_9\COGO\ESTRELLA 9.22\PLAT.dwg



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1445.00	42.07	1°40'05"	S58°38'41"E	42.07
C2	300.00	71.05	13°34'13"	S53°54'19"W	70.89
C3	9.08	14.26	90°00'00"	N57°57'00"W	12.84
C4	400.00	96.25	13°47'11"	N06°03'25"W	96.02
C5	389.42	93.70	13°47'11"	S06°03'25"E	93.48
C6	407.58	98.07	13°47'11"	N06°03'25"W	97.83
C7	9.08	14.26	90°00'00"	N45°50'11"E	12.84
C8	360.00	86.62	13°47'11"	N06°03'25"W	86.41
C9	440.00	105.87	13°47'11"	N06°03'25"W	105.62
C10	475.00	103.32	12°27'47"	S78°19'36"W	103.12
C11	500.00	163.55	18°44'28"	N81°27'57"E	162.82
C12	525.00	171.72	18°44'28"	N81°27'57"E	170.96
C13	525.00	126.32	13°47'11"	S83°56'35"W	126.02
C14	500.00	120.31	13°47'11"	N83°56'35"E	120.02
C15	475.00	114.29	13°47'11"	N83°56'35"E	114.02
C16	150.00	173.52	66°16'52"	S43°54'34"W	164.01
C17	125.00	144.60	66°16'52"	N43°54'34"E	136.67
C18	100.00	115.68	66°16'52"	N43°54'34"E	109.34
C19	175.00	139.34	45°37'17"	S12°02'30"E	135.69
C20	150.00	119.44	45°37'17"	N12°02'30"W	116.31
C21	125.00	99.53	45°37'17"	N12°02'30"W	96.92
C22	185.00	65.94	20°25'24"	S24°38'27"E	65.60
C23	115.00	46.45	23°08'34"	N23°16'52"W	46.14
C24	35.00	43.08	70°31'44"	N89°35'17"W	40.41
C25	55.00	240.49	250°31'44"	S00°24'43"W	89.81

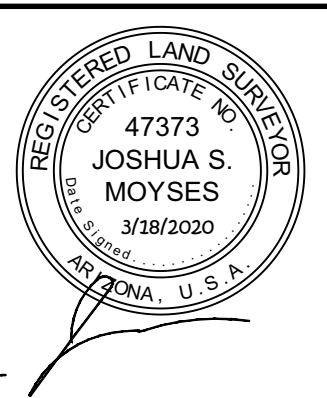
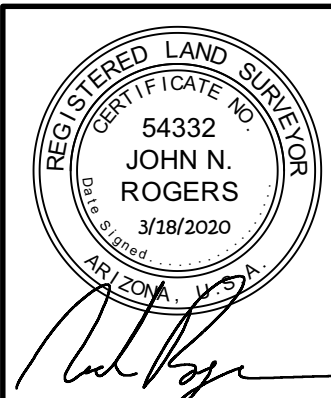
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	325.00	100.79	17°46'09"	S64°01'56"W	100.39
C27	300.00	93.04	17°46'09"	N64°01'56"E	92.67
C28	275.00	84.46	17°35'53"	N63°56'48"E	84.13
C29	150.00	188.71	72°04'49"	N36°52'36"E	176.51
C30	125.00	157.25	72°04'49"	N36°52'36"E	147.09
C31	100.00	125.80	72°04'49"	S36°52'36"W	117.67
C32	175.00	85.07	27°51'08"	S86°50'34"W	84.23
C33	200.00	97.22	27°51'08"	N86°50'34"E	96.27
C34	225.00	109.38	27°51'08"	N86°50'34"E	108.30
C35	275.00	86.01	17°55'11"	N81°52'36"E	85.66
C36	300.00	93.83	17°55'11"	N81°52'36"E	93.45
C37	325.00	101.65	17°55'11"	S81°52'36"W	101.23
C38	325.00	106.31	18°44'28"	N81°27'57"E	105.83
C39	300.00	98.13	18°44'28"	N81°27'57"E	97.69
C40	275.00	89.95	18°44'28"	S81°27'57"W	89.55
C41	475.00	61.04	7°21'48"	S68°24'49"W	61.00
C42	500.00	64.26	7°21'48"	N68°24'49"E	64.21
C43	525.00	67.47	7°21'48"	N68°24'49"E	67.42
C44	465.00	15.31	1°53'09"	S65°40'29"W	15.30
C45	175.00	17.12	5°36'15"	N20°42'24"W	17.11
C46	200.00	19.56	5°36'15"	S20°42'24"E	19.55
C47	225.00	22.01	5°36'15"	S20°42'24"E	22.00
C48	35.00	20.50	33°33'26"	N01°07'34"W	20.21
C49	55.00	150.82	157°06'53"	N62°54'17"W	107.81
C50	35.00	20.50	33°33'26"	S55°19'00"W	20.21

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C51	225.00	22.01	5°36'15"	S20°42'24"E	22.00
C52	200.00	19.56	5°36'15"	S20°42'24"E	19.55
C53	175.00	17.12	5°36'15"	N20°42'24"W	17.11
C54	35.00	43.08	70°31'44"	N17°21'35"E	40.41
C55	55.00	240.49	250°31'44"	N72°38'25"W	89.81
C56	175.00	145.84	47°44'57"	S88°36'23"W	141.66
C57	150.00	125.01	47°44'57"	N88°36'23"E	121.42
C58	125.00	104.17	47°44'57"	N88°36'23"E	101.18
C59	1250.00	120.41	5°31'09"	S64°45'33"E	120.36
C60	1275.00	132.63	5°57'36"	S64°32'20"E	132.57
C61	1300.00	83.22	3°40'04"	N65°41'06"W	83.21
C62	50.00	78.15	89°33'31"	N73°13'15"E	70.44
C63	9.08	14.26	90°00'00"	N73°26'30"E	12.84
C64	9.08	14.26	90°00'00"	N16°33'30"W	12.84
C65	1425.00	344.22	13°50'24"	N70°53'29"W	343.38

LINETABLE		
LINE #	BEARING	DISTANCE
L1	S17°35'54"E	17.28
L2	S61°33'30"E	80.00
L3	N74°28'53"E	17.28
L4	S12°48'39"E	28.28
L5	N32°03'00"E	16.97
L6	S57°57'00"E	16.97
L7	S12°57'00"E	27.80
L8	S00°50'11"W	44.08
L9	S45°50'11"W	16.97
L10	N12°57'00"W	27.80
L11	S12°57'00"E	13.69
L12	N12°57'00"W	13.69
L13	S00°50'11"W	35.45
L14	N00°50'11"E	35.45
L15	N00°50'11"E	81.08
L16	N00°50'11"E	42.40
L17	N46°56'27"W	16.13
L18	N89°09'49"W	71.62
L19	N12°57'00"W	39.80
L20	N65°25'54"W	19.57

LINETABLE		
LINE #	BEARING	DISTANCE
L21	N34°13'52"W	16.97
L22	N55°46'08"E	16.97
L23	S10°08'51"W	16.97
L24	N79°51'09"W	16.97
L25	N34°51'09"W	77.80
L26	S34°51'09"E	77.80
L27	S34°51'09"E	30.00
L28	S05°53'24"W	17.59
L29	N72°55'00"E	293.13
L30	N72°55'00"E	293.13
L31	N72°54'59"E	293.96
L32	N45°50'11"E	16.97
L33	S89°09'49"E	37.94
L34	S44°09'49"E	16.97
L35	N00°50'11"E	125.00
L36	S00°50'11"W	122.98
L37	S20°36'42"W	17.23
L38	N69°23'18"W	16.71
L39	N23°30'31"W	82.15
L40	S23°30'31"E	119.93

LINETABLE		
LINE #	BEARING	DISTANCE
L41	S23°30'31"E	83.69
L42	N17°54'17"W	74.97
L43	S17°54'17"E	102.72
L44	S62°54'17"E	16.97
L45	N29°29'38"E	19.62
L46	N17°54'17"W	27.33
L47	S27°05'43"W	21.21
L48	S20°36'42"W	17.23
L49	N69°23'18"W	16.71
L50	N23°30'31"W	58.25
L51	S23°30'31"E	96.03
L52	S23°30'31"E	59.79
L53	N17°54'17"W	39.17
L54	S72°25'39"W	17.27
L55	S72°05'43"W	30.00
L56	N28°26'30"E	98.34
L57	N28°26'30"E	157.05
L58	N28°26'30"E	98.34
L59	S79°15'03"E	15.99
L60	S79°15'03"E	10.22



PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634



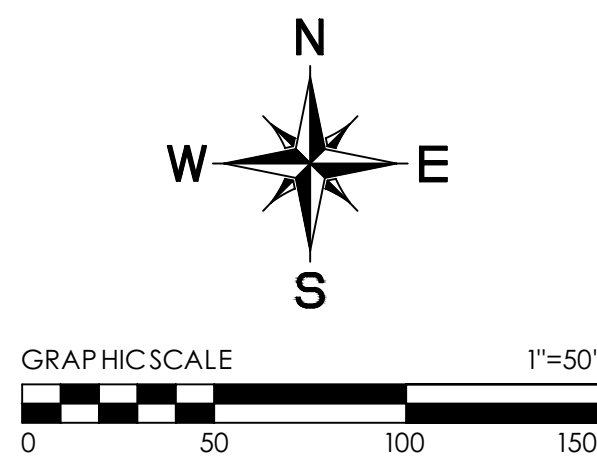
SHEET 6 OF 7

"FINAL PLAT OF ESTRELLA - PARCEL 9.22 AND 9.24 A&B"

CASE NO. 19-520-00012

W:\108134 - Estrella 9.22&24A, B\COGO\ESTRELLA 9.22 PLAT.dwg

SEE SHEET 6 FOR
LINE & CURVETABLE



SEE SHEET 5

MATCH LINE

100-YEAR FLOODPLAIN PER
FEMA CASE NO. 20-09-0045R

TRACT A

NNP III- ESTRELLA MOUNTAIN RANCH, LLC
2013-0589950, MCR

SEE SHEET 4

N 00°29'20" E 403.04'

831.15'
S 72°55'00" W 1191.67'

S 68°40'41" W
224.38'

S 65°54'40" W 188.61'

S 69°40'54" W
64.00'

PINE & PALM STREETS, LLC
2010-0609134, MCR

R=600.00 L=236.27 Δ=022°33'42"
CB=S58°24'03"W CL=234.74

S 47°07'12" W
50.28'

S 60°41'25" W
65.00'

S 62°08'56" W 197.52'

8' PUE & SWE
PER (R1)

55' R/W
PER (R1)

UTILITY EASEMENT
2015-0454237, MCR

100-YEAR FLOODPLAIN PER
FEMA CASE NO. 20-09-0045R

W MOUNTAIN VISTA DRIVE
S 57°48'39" E 553.58'

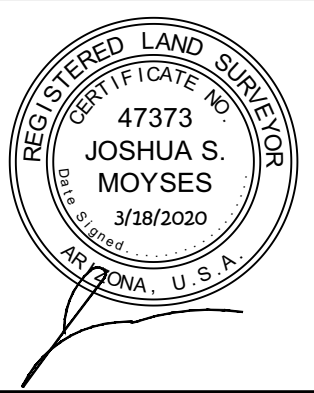
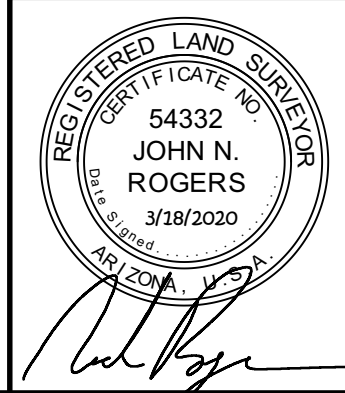
NNP III- ESTRELLA MOUNTAIN RANCH, LLC
2005-0643150, MCR

WEST WILLIS ROAD

100' R/W
PER (R2)

100' R/W
PER (R2)

SHEET 7 OF 7



PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



STRATEGIC
SURVEYING, LLC

1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

"FINAL PLAT OF ESTRELLA - PARCEL 9.22 AND 9.24 A&B"

CASE NO.
19-520-00012

W:\108134 - Estrella 9.22&24A, B\COGO\ESTRELLA 9.22 PLAT.dwg