

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

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 FINAL PLAT OF CANTAMIA PARCEL 36 AND PARCEL 37, A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 AND 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 AND THE NORTHWEST QUARTER OF SECTION 35, 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 PLAT AS AND FOR THE FINAL PLAT OF SAID CANTAMIA PARCEL 36 AND PARCEL 37 AND HEREBY DECLARES THAT SAID 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 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 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 OVER AND ACROSS AND UNDER ALL STREETS, INCLUDING TRACT A1, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REMOVING AND REPLACING WATER LINES, WASTEWATER LINES AND APPURTENANCES.

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 PERMITTEES AN 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, IN, 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:

TRACT A1, C, AND J 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 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 COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OF TRACT A1, C, AND J.

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.

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.

ALL TRACTS WITHIN PARCEL 36 AND PARCEL 37 AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION.

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

FINAL PLAT OF CANTAMIA PARCEL 36 AND PARCEL 37 GOODYEAR, ARIZONA

A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 AND 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 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

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 36 AND PARCEL 37 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

ON THIS DAY OF 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED LYNNE DUGAN WHO ACKNOWLEDGED HERSELF TO BE THE BOARD DIRECTOR 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.

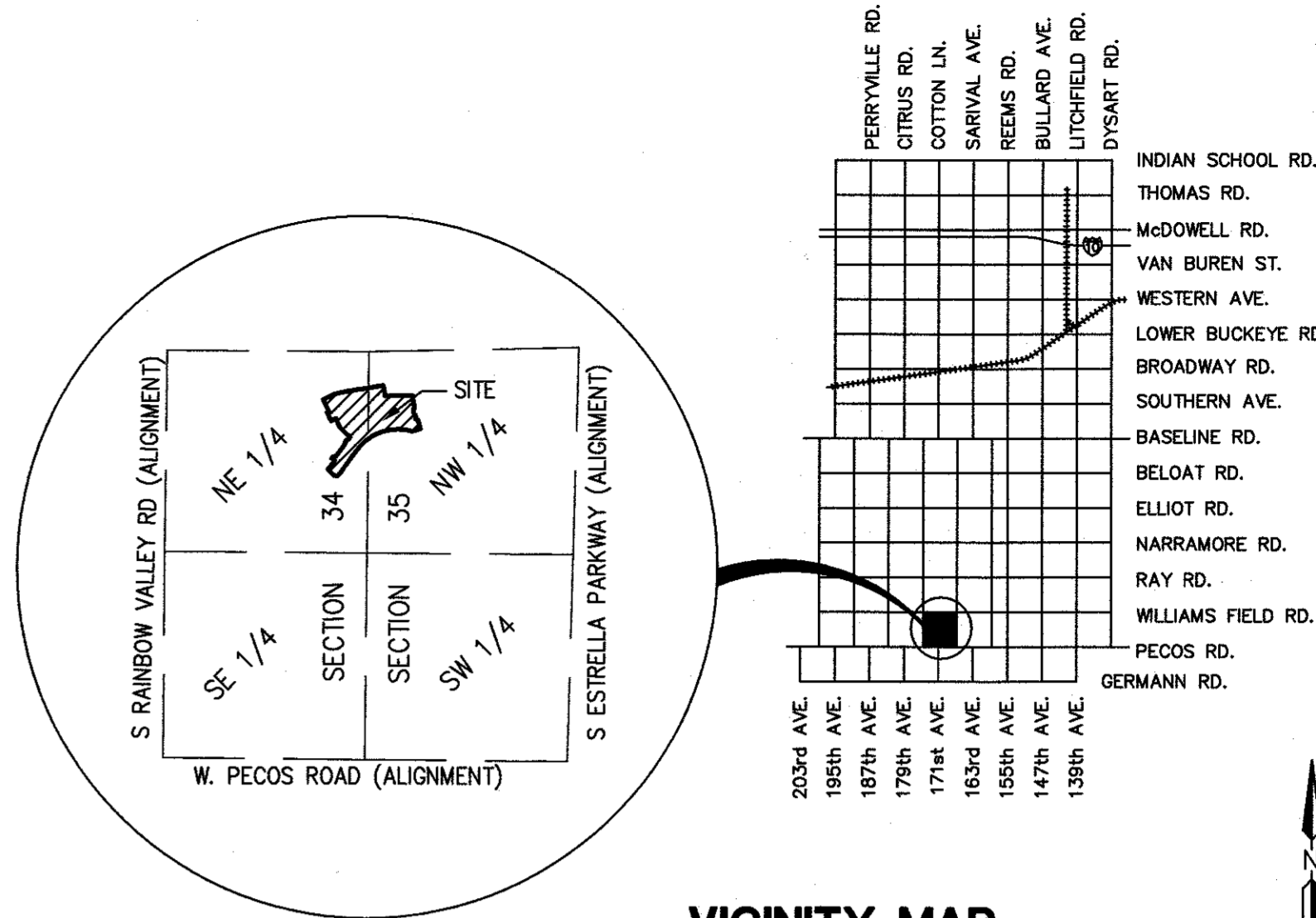
IN WITNESS HEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY:

DATE

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	637,325	14.63
NET AREA	504,694	11.59
ACTIVE OPEN SPACE	30,391	0.70
PASSIVE OPEN SPACE	39,506	0.91
OPEN SPACE	11%	
NON-OPEN SPACE	89%	

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



VICINITY MAP

SECTIONS 34 & 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST NOT TO SCALE

SHEET INDEX

FP01 COVER SHEET AND VICINITY MAP  
FP02 TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE, KEY MAP, NOTES & LEGAL DESCRIPTION  
FP03-FP06 FINAL 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,  
SUITE 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: DARCIE 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 MAY, 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.

HILGARTWILSON  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

CANTAMIA PARCELS 36-37

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1018

DATE: JAN 2020

MUNICIPAL TRACKING NO:

SCALE: NONE

DRAWN: GS

APPROVED: KJP

DWG. NO.

FP01

SHT. 1 OF 6

LEGAL DESCRIPTION

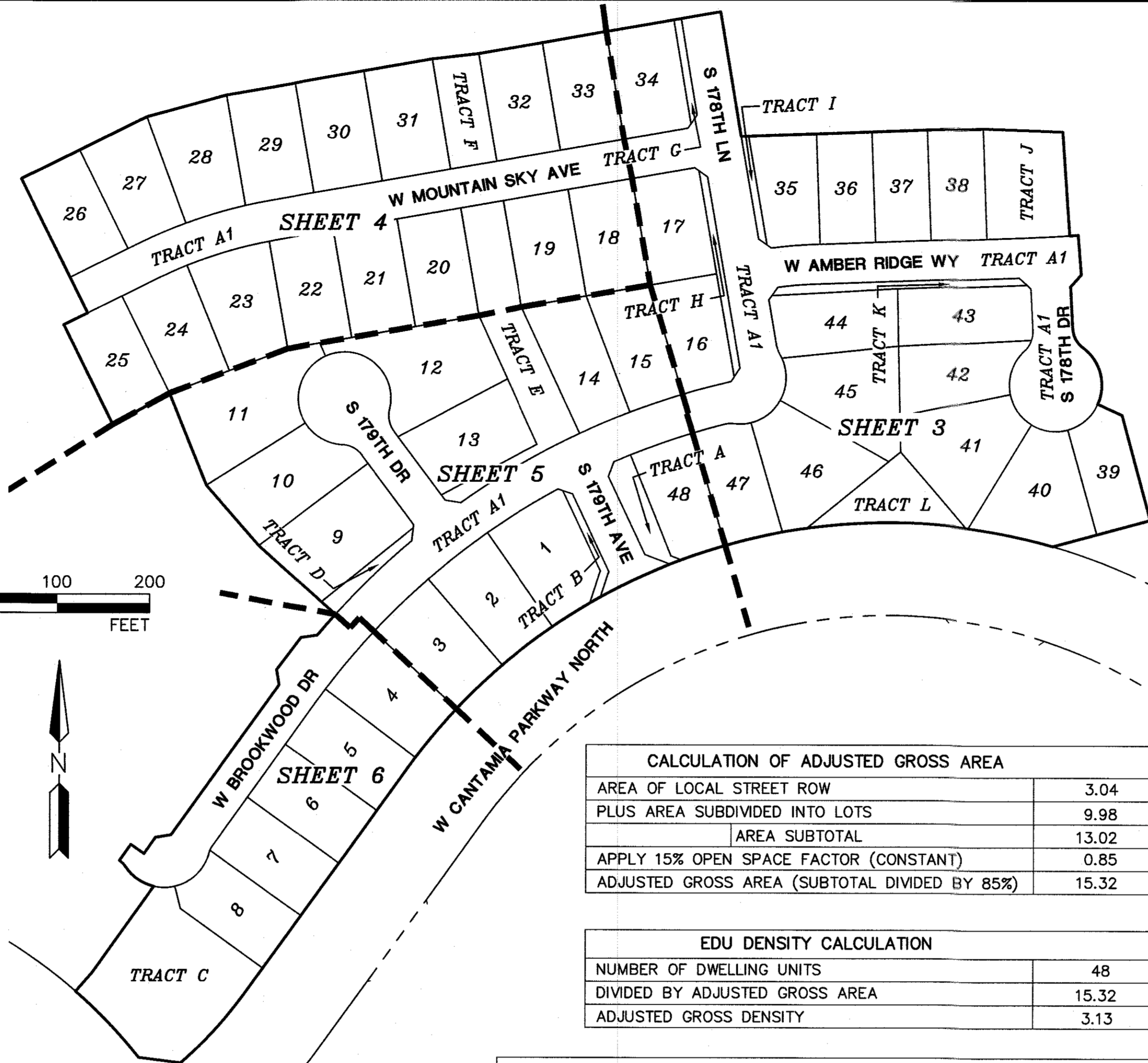
A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3, AS RECORDED IN BOOK 1433, PAGE 36, MARICOPA COUNTY RECORDS, BEING WITHIN THE NORTHWEST QUARTER OF SECTION 35 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1 INCH GLO IRON PIPE ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 35 FROM WHICH A FOUND GLO BRASS CAP DATED 1931 ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 88°58'50"EAST, 5229.27 FEET;  
THENCE NORTH 01°27'50"EAST, 1127.21 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;  
THENCE LEAVING SAID WEST LINE, NORTH 88°32'10"WEST, 357.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST CANTAMIA PARKWAY NORTH OF SAID RE-PLAT, BEING THE POINT OF BEGINNING;  
THENCE NORTH 82°48'14" WEST, 45.77 FEET ALONG THE MOST NORTHERLY RIGHT-OF-WAY LINE OF W MOUNTAIN VISTA DRIVE OF SAID RE-PLAT, TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 545.50 FEET, THE CENTER OF WHICH BEARS SOUTH 51°32'26" WEST;  
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°24'24", AN ARC LENGTH OF 99.08 FEET TO A NON-TANGENT LINE AND TO THE EASTERLY LINE OF PARCEL 35 OF SAID RE-PLAT;  
THENCE NORTHERLY ALONG THE EASTERLT LINE OF THE FOLLOWING THIRTEEN (13) COURSES:  
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 41°08'02" EAST, 26.95 FEET;  
THENCE NORTH 35°19'03" EAST, 114.75 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THE CENTER OF WHICH BEARS NORTH 12°58'36" EAST;  
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°58'02", AN ARC LENGTH OF 37.50 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°37'35", AN ARC LENGTH OF 10.08 FEET TO A NON-TANGENT LINE;  
THENCE NORTH 35°19'03" EAST, 21.58 FEET;  
THENCE SOUTH 54°40'57" EAST, 17.30 FEET;  
THENCE NORTH 35°19'03" EAST, 21.58 FEET;  
THENCE NORTH 80°33'05" EAST, 17.04 FEET;  
THENCE NORTH 35°47'06" EAST, 199.01 FEET;  
THENCE NORTH 09°26'55" WEST, 16.90 FEET;  
THENCE NORTH 37°31'51" EAST, 43.19 FEET;  
THENCE NORTH 82°23'01" EAST, 17.62 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 821.58 FEET, THE CENTER OF WHICH BEARS SOUTH 50°06'08" EAST;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'42", AN ARC LENGTH OF 29.80 FEET TO A NON-TANGENT LINE;  
THENCE NORTHERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 35 FOLLOWING FIVE (5) COURSES:  
THENCE NORTH 48°01'26" WEST, 111.56 FEET;  
THENCE NORTH 41°07'36" WEST, 86.29 FEET;  
THENCE NORTH 21°58'44" WEST, 106.81 FEET;  
THENCE SOUTH 61°10'32" WEST, 70.07 FEET;  
THENCE NORTH 26°21'19" WEST, 120.02 FEET;  
THENCE LEAVING SAID NORTHERLY LINE, NORTH 63°38'41" EAST, 28.80 FEET;  
THENCE NORTH 26°21'19" WEST, 162.16 FEET;  
THENCE NORTH 63°48'25" EAST, 151.21 FEET;  
THENCE NORTH 74°41'37" EAST, 89.36 FEET;  
THENCE NORTH 80°13'58" EAST, 225.00 FEET;  
THENCE NORTH 83°36'47" EAST, 50.88 FEET;  
THENCE NORTH 80°13'58" EAST, 265.37 FEET;  
THENCE SOUTH 09°46'02" EAST, 135.53 FEET;  
THENCE NORTH 88°02'01" EAST, 261.68 FEET;  
THENCE SOUTH 87°48'15" EAST, 86.18 FEET;  
THENCE SOUTH 03°54'30" EAST, 112.02 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1378.42 FEET, THE CENTER OF WHICH BEARS NORTH 03°54'30" WEST;  
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'10", AN ARC LENGTH OF 9.29 FEET TO A NON-TANGENT LINE;  
THENCE SOUTH 04°17'40" EAST, 43.16 FEET;  
THENCE SOUTH 41°30'20" WEST, 17.14 FEET;  
THENCE SOUTH 02°56'27" EAST, 45.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°31'57", AN ARC LENGTH OF 24.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET;  
THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°31'24", AN ARC LENGTH OF 67.65 FEET TO A NON-TANGENT LINE;  
THENCE SOUTH 65°57'00" EAST, 29.13 FEET;  
THENCE SOUTH 15°08'13" EAST, 117.00 FEET;  
THENCE SOUTH 74°51'47" WEST, 109.20 FEET ALONG AFORESAID WEST CANTAMIA PARKWAY NORTH, TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 642.87 FEET, THE CENTER OF WHICH BEARS SOUTH 16°00'05" WEST;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°12'58", AN ARC LENGTH OF 787.84 FEET TO A TANGENT LINE;  
THENCE SOUTH 35°47'06" WEST, 297.95 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 444.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°11'59", AN ARC LENGTH OF 102.29 FEET TO THE POINT OF BEGINNING.

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	10007	0.2297
LOT : 2	9237	0.2120
LOT : 3	9193	0.2110
LOT : 4	9161	0.2103
LOT : 5	8764	0.2012
LOT : 6	8540	0.1961
LOT : 7	8539	0.1960
LOT : 8	8386	0.1925
LOT : 9	12057	0.2768
LOT : 10	10900	0.2502
LOT : 11	13131	0.3014
LOT : 12	12788	0.2936
LOT : 13	9718	0.2231
LOT : 14	9079	0.2084
LOT : 15	8308	0.1907
LOT : 16	7815	0.1794

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 17	8504	0.1952
LOT : 18	8240	0.1892
LOT : 19	8312	0.1908
LOT : 20	8285	0.1902
LOT : 21	8285	0.1902
LOT : 22	8285	0.1902
LOT : 23	9697	0.2226
LOT : 24	8835	0.2028
LOT : 25	8296	0.1904
LOT : 26	8331	0.1913
LOT : 27	8937	0.2052
LOT : 28	9414	0.2161
LOT : 29	9007	0.2068
LOT : 30	9000	0.2066
LOT : 31	9000	0.2066
LOT : 32	8190	0.1880

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 33	8190	0.1880
LOT : 34	8675	0.1991
LOT : 35	7830	0.1797
LOT : 36	7140	0.1639
LOT : 37	7140	0.1639
LOT : 38	7140	0.1639
LOT : 39	7489	0.1719
LOT : 40	10989	0.2523
LOT : 41	11762	0.2700
LOT : 42	8277	0.1900
LOT : 43	8782	0.2016
LOT : 44	8786	0.2017
LOT : 45	11093	0.2547
LOT : 46	11169	0.2564
LOT : 47	7980	0.1832
LOT : 48	8114	0.1863



CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	3.04
PLUS AREA SUBDIVIDED INTO LOTS	9.98
AREA SUBTOTAL	13.02
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	15.32

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	48
DIVIDED BY ADJUSTED GROSS AREA	15.32
ADJUSTED GROSS DENSITY	3.13

EDU CALCULATION	
NUMBER OF DWELLING UNITS	48
*** EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT	48.00

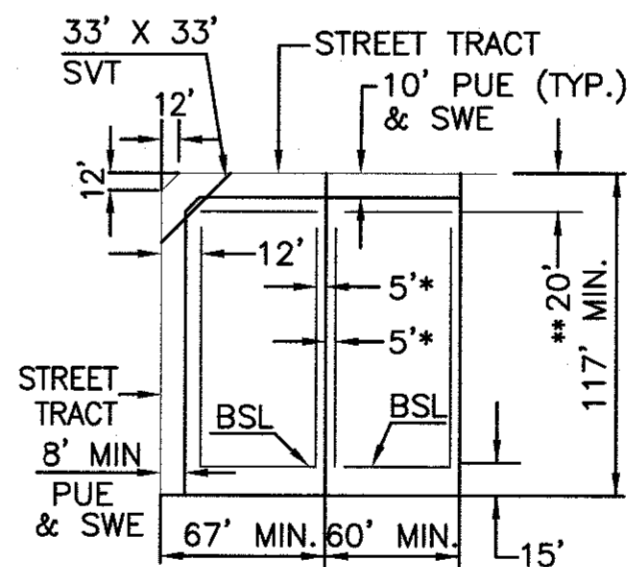
\*\*\* IF THE ADJUSTED GROSS DENSITY IS 2-4 THE EDU FACTOR IS 1  
IF THE ADJUSTED GROSS DENSITY IS 4-6 THE EDU FACTOR IS 0.82

TRACT TABLE				
TRACT	AREA (ACRES)	USE	OWNER	MAINTENANCE
TRACT A	0.0748	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT A1	3.0448	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT B	0.0239	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT C	0.4904	COMMON AREA AND DRAINAGE, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT D	0.0377	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT E	0.3262	COMMON AREA AND PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT F	0.1382	COMMON AREA AND PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT G	0.0200	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT H	0.0400	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT I	0.0212	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT J	0.2333	COMMON AREA AND DRAINAGE, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT K	0.0527	COMMON AREA, PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION
TRACT L	0.1461	COMMON AREA AND PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION

- 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:

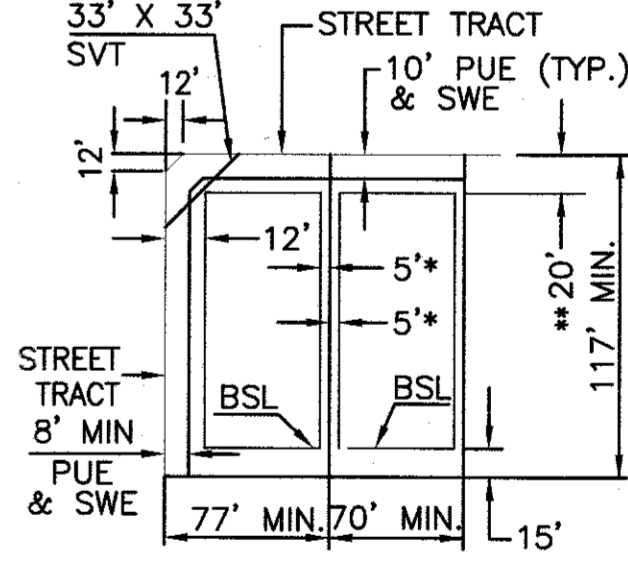
- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER 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 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 SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET. LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES 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., AN ARIZONA NON-PROFIT ORGANIZATION 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 ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION. 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 CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 1, 9, 13, 16, 17, 34, 35, 43, 44 AND 48)
- 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. (LOTS 2 AND 5)
- GROSS AREA IS 637,324.67 S.F. OR 14.6310 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., AN ARIZONA NON-PROFIT ORGANIZATION.
- 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.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.



\*5' MINIMUM SIDEYARD SETBACK WITH AGGREGATE 10' MIN.  
\*\* 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE

TYPICAL LOT DETAIL

PARCEL 37  
N.T.S.



\*5' MINIMUM SIDEYARD SETBACK WITH AGGREGATE 10' MIN.  
\*\* 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE

TYPICAL LOT DETAIL

PARCEL 36  
N.T.S.

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	637,325	14.63
STREET ROW (TRACT A1)	132,631	3.04
NET AREA	504,694	11.59
LOT SIZE (MIN.)	60' X 117' & 70' X 117'	
TOTAL LOTS	48	
AREA SUBDIVIDED INTO LOTS	434,797	9.98
GROSS DENSITY	3.28	
OPEN SPACE	69,896	1.60
% OF GROSS AREA IN O.S.	10.97%	
EXISTING ZONE	P.A.D.	



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www.hilgartwilson.com

**CANTAMIA PARCELS 36-37**  
ESTRELLA PARKWAY & WILLIS ROAD  
GOODYEAR, ARIZONA  
**FINAL PLAT**

PROJ. NO.: 1018  
DATE: JAN 2020  
SCALE: AS SHOWN  
DRAWN: CS  
APPROVED: KJP

STATUS:  
MUNICIPAL TRACKING NO:  
DWG. NO.  
**FP02**  
SHT. 2 OF 6

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NORTH QUARTER CORNER  
OF SECTION 34, T1S, R2W  
FOUND HOLE AT CENTER  
OF ROCK PILE

2147.32' S88°51'31"W 2731.36' 584.04'

### LEGEND

- FOUND MONUMENT 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                        |
| BK.    | BOOK   |
| PG.    | PAGE   |
| ①      | 33'X33' SIGHT VISIBILITY EASEMENT            |
| *      | LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12) |
| **     | T-INTERSECTION (SEE NOTE 13)                 |

PARCEL 1 RE-PLAT OF  
CANTAMIA TRACT 2 PHASE 2  
& TRACT 1 PHASE 3 PER  
BK. 1433, PG. 36, MCR

COMMON CORNER SECTION 34  
& SECTION 35, T1S, R2W  
FOUND GLO BRASS CAP  
STAMPED "S27/S26  
S34/S35, DATED 1931"

30 0 30 60  
SCALE FEET

PARCEL 1 RE-PLAT OF  
CANTAMIA TRACT 2 PHASE 2  
& TRACT 1 PHASE 3 PER  
BK. 1433, PG. 36, MCR

PARCEL 35 RE-PLAT OF  
CANTAMIA TRACT 2 PHASE 2  
& TRACT 1 PHASE 3 PER  
BK. 1487, PG. 46, MCR

COMMON QUARTER  
CORNER OF SECTION 34  
& SECTION 35, T1S, R2W  
FOUND 1" GLO IRON PIPE,  
DOWN 1.5±, P.O.C.



## CANTAMIA PARCELS 36-37

ESTRELLA PARKWAY & WILLIS ROAD  
GOODYEAR, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1018

DATE: JAN 2020

SCALE: AS SHOWN

DRAWN: GS

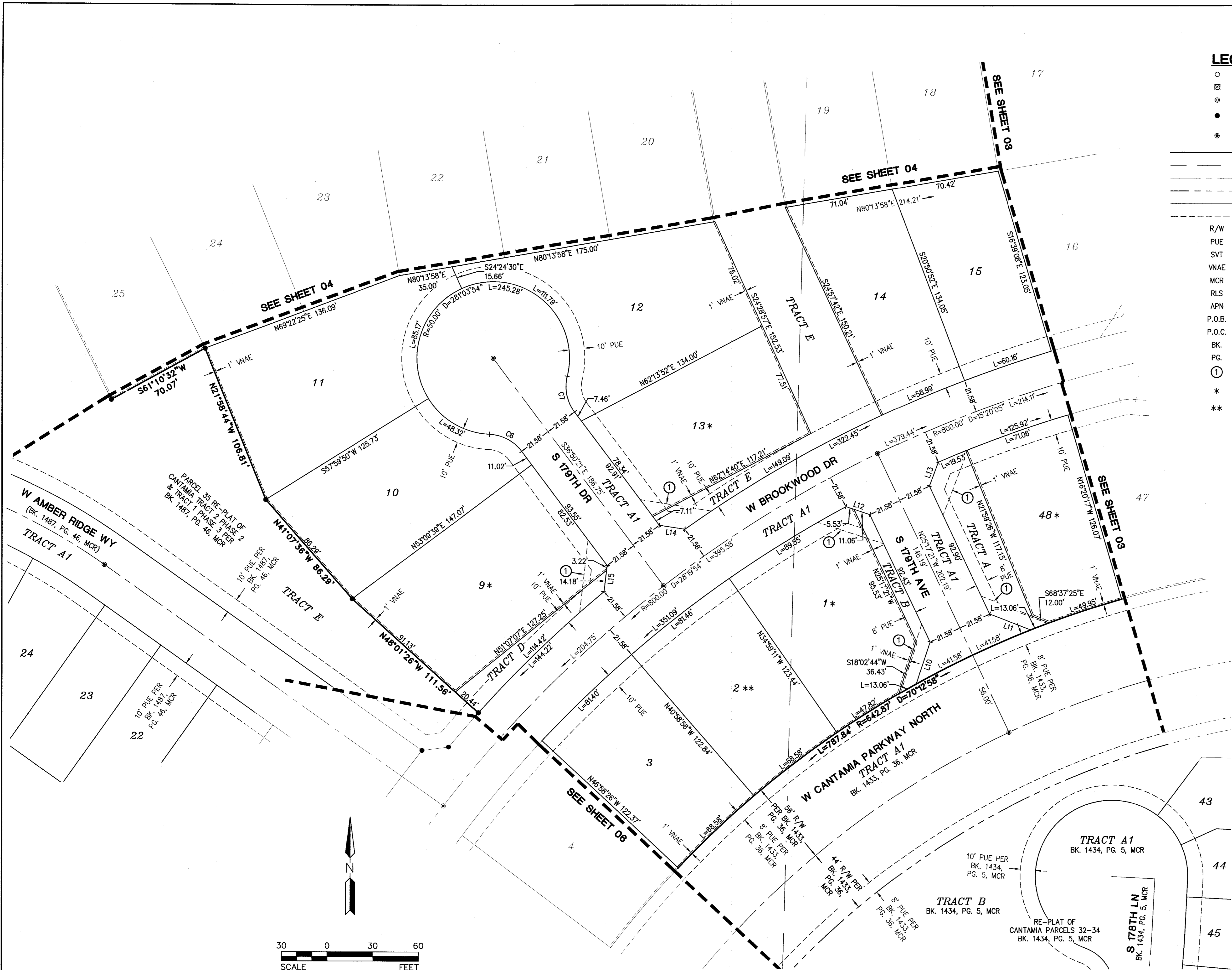
APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.

FP04

SHT. 4 OF 6



LEGEND

- FOUND MONUMENT 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
- BK. BOOK
- PG. PAGE
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- \* LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12)
- \*\* T-INTERSECTION (SEE NOTE 13)

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	28.00'	50°31'57"	24.69'
C7	28.00'	50°31'57"	24.69'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N18°18'12"E	28.97'
L11	S68°52'54"E	28.97'
L12	S71°37'10"E	16.59'
L13	N20°25'31"E	16.76'
L14	S81°18'41"E	17.13'
L15	N06°46'38"E	17.40'



CANTAMIA PARCELS 36-37

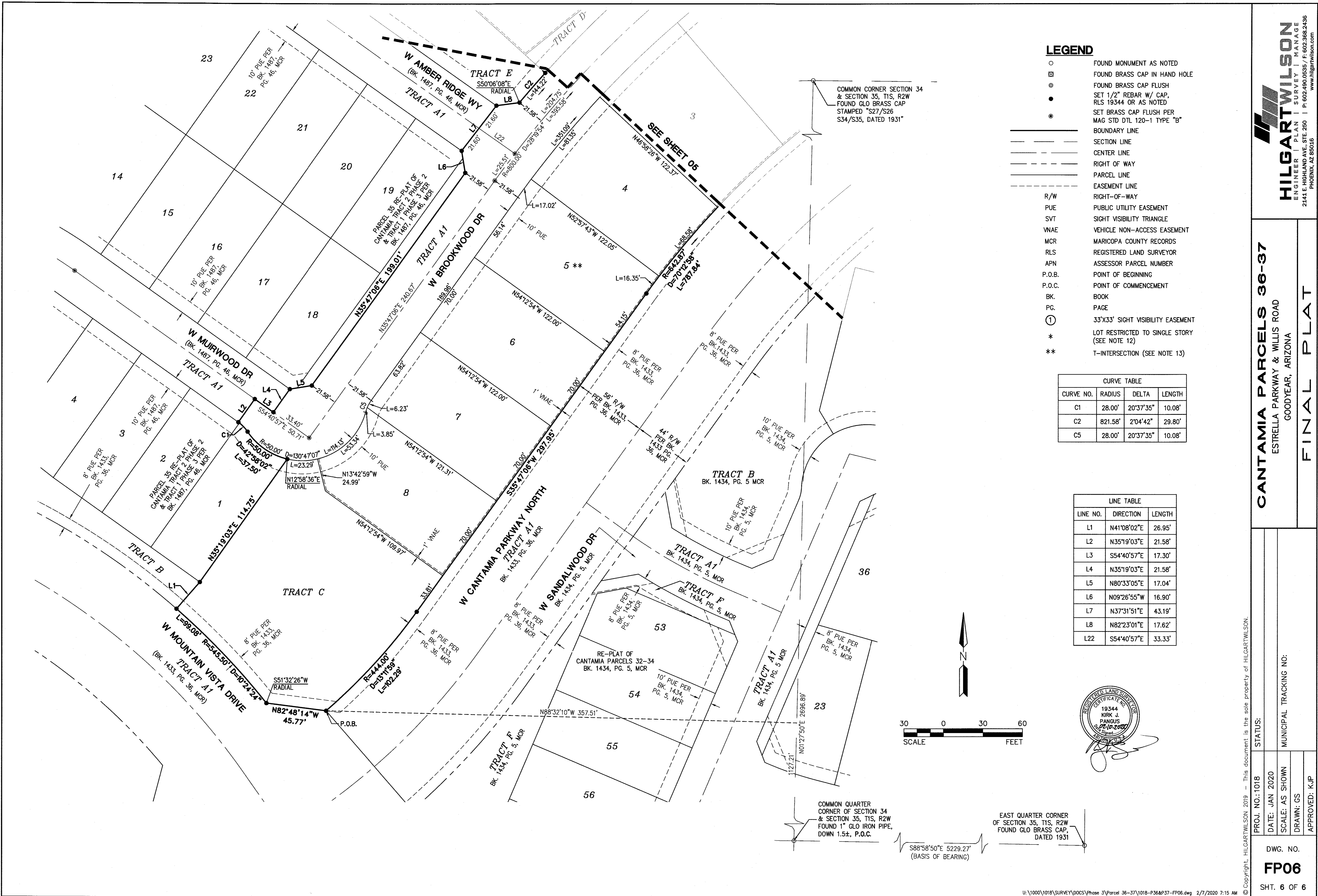
ESTRELLA PARKWAY & WILLIS ROAD  
GOODYEAR, ARIZONA

FINAL PLAT

PROJ. NO.: 1018  
DATE: JAN 2020  
SCALE: AS SHOWN  
DRAWN: GS  
APPROVED: KJP

STATUS:  
MUNICIPAL TRACKING NO:

DWG. NO.  
**FP05**  
SHT. 5 OF 6

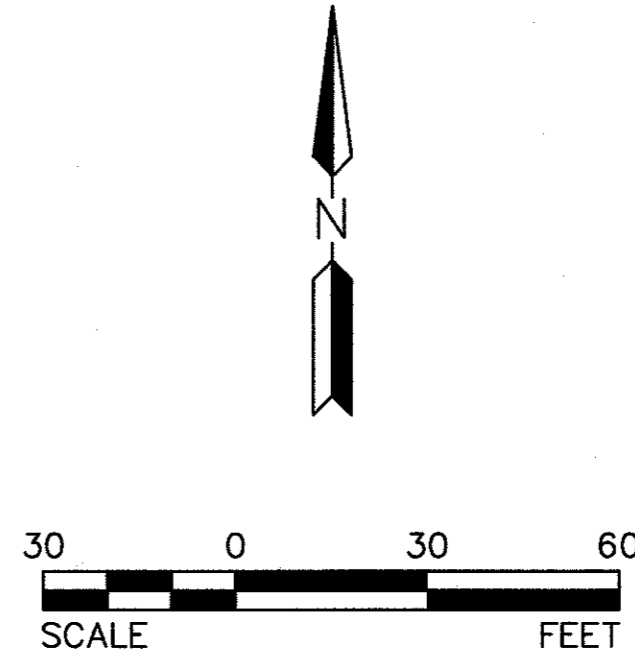


LEGEND

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- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- - - BOOK
- - - PAGE
- - - 33'X33' SIGHT VISIBILITY EASEMENT
- - - LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12)
- - - T-INTERSECTION (SEE NOTE 13)

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	28.00'	20°37'35"	10.08'
C2	821.58'	2°04'42"	29.80'
C5	28.00'	20°37'35"	10.08'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N41°08'02"E	26.95'
L2	N35°19'03"E	21.58'
L3	S54°40'57"E	17.30'
L4	N35°19'03"E	21.58'
L5	N80°33'05"E	17.04'
L6	N09°26'55"W	16.90'
L7	N37°31'51"E	43.19'
L8	N82°23'01"E	17.62'
L22	S54°40'57"E	33.33'



COMMON QUARTER CORNER OF SECTION 34 & SECTION 35, T1S, R2W FOUND 1" GLO IRON PIPE, DOWN 1.5±, P.O.C.

EAST QUARTER CORNER OF SECTION 35, T1S, R2W FOUND GLO BRASS CAP, DATED 1931

S88°58'50"E 5229.27' (BASIS OF BEARING)