

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOWN 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 "ESTRELLA PARCEL 9.43", A PORTION OF SECTIONS 27 AND 28, 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 PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS , TRACTS, EASEMENTS, AND STREETS 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 TRACT J, K, 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 TRACT J AND K, 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, AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("PUBLIC UTILITY EASEMENT AREAS"). 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 BY THE CITY OF GOODYEAR AND ITS PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING THE ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS.

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, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS B, C, D, F & H 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 BASIN, 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 RIGHT–OF–WAYS 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 PERSONS OR PERSONS WHO HAVE 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 ATTORNEY'S 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 B, C, D, F & H.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT J & K, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN TRACTS J & K, 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, 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 CONDITION 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 TRACT J & K 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.

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 H DESIGNATED AS "SEWER EASEMENT" AND NON–EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT H DESIGNATED AS "SEWER EASEMENT". THE SEWER EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING THE SEWER AND APPURTENANCES AND PROVIDING ACCESS THERETO.

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 _____ 2020.

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

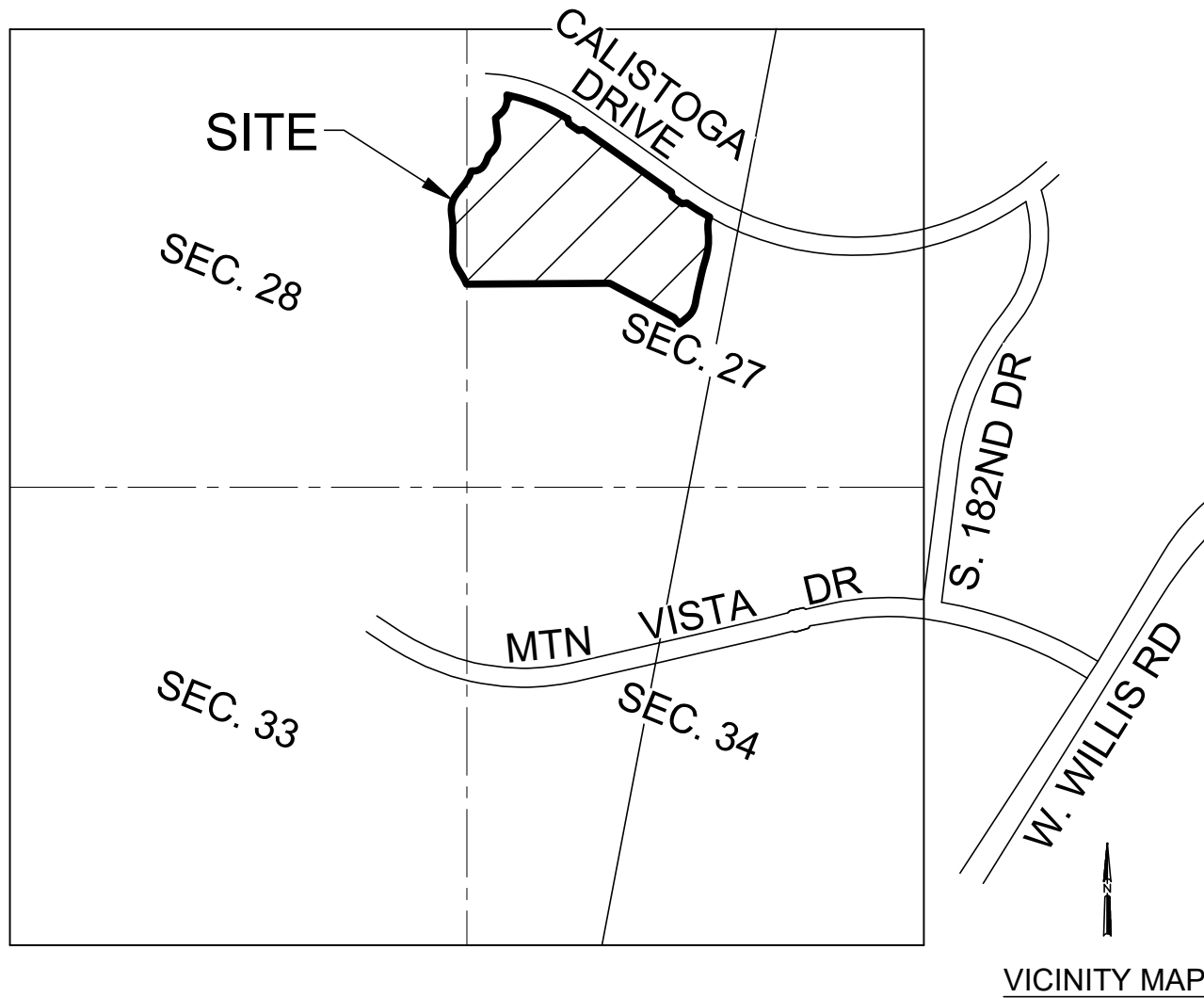
BY: _____

NAME: _____

ITS: _____

FINAL PLAT
OF
"ESTRELLA PARCEL 9.43"
GOODYEAR, ARIZONA

A PORTION OF LAND LYING WITHIN SECTIONS 27 & 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2020 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 REFLECTED HEREIN. THE DEDICATION OF THE VEHICLE NON–ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THE THE _____ DAY OF _____, 2020

VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON–PROFIT CORPORATION

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2020 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 _____

APPROVALS

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

THIS _____ DAY OF _____, 2020

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

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

THIS _____ DAY OF _____, 2020

BY: _____
SUMEET MOHAN, CITY ENGINEER

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,174,506	26.96
STREET ROW	205,868	4.73
NET AREA	968,638	22.24
LOT SIZE (MIN.)	73' X 135'	
TOTAL LOTS	73	
AREA SUBDIVIDED INTO LOTS	743,534	17.07
GROSS DENSITY	2.71	
OPEN SPACE	223,109	5.12
% OF GROSS AREA IN O.S.	18.996%	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.73
PLUS AREA SUBDIVDED INTO LOTS	17.07
AREA SUBTOTAL	21.80
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	25.64

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	73
DIVIDED BY ADJUSTED GROSS AREA	25.64
ADJUSTED GROSS DENSITY	2.85

EDU CALCULATION	
NUMBER OF DWELLING UNITS	73
EQUIVALENT EDU FACTOR FOR 2–4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDU'S REQUIRED FOR PROJECT	73.00

RECREATIONAL OPEN SPACE	
PASSIVE ACREAGE	1.52
ACTIVE ACREAGE	3.64

OWNER/DEVELOPER

NNP III–ESTRELLA MOUNTAIN RANCH, LLC
5090 NORTH 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85086
PH: (602) 347–6851
CONTACT: PETE TEICHE

SURVEYOR INFORMATION

STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE.
SUITE 4
TEMPE, AZ 85282
PH: (480) 272–7634
CONTACT: JOSHUA MOYSES
EMAIL: JMOYSES@SSSURVEYING.COM

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST ONE–QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
BEARING: N00°13'25"E

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

FP01 COVER SHEET, DEDICATION, NOTES
FP02 LEGAL DESCRIPTION, TYP. DETAILS, LEGEND, NOTES
AND TRACT SUMMARY TABLE
FP03 LOTS, TRACTS & EASEMENT
FP04 LOT, TRACT, LINE & CURVE TABLES

FLOOD PLAIN

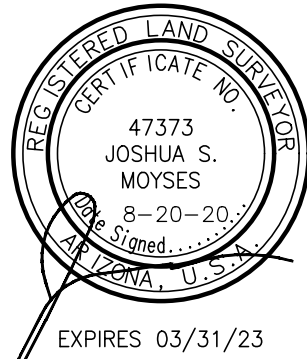
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2625M, DATED NOVEMBER 4, 2015. THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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 COMPLETED AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEY, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. 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.

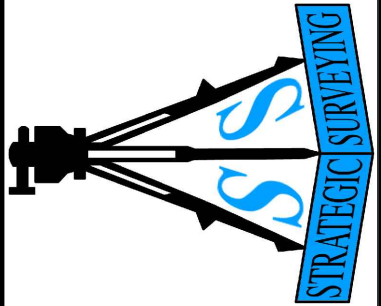
BY: JOSHUA S. MOYSES, R.L.S. #47373
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE., SUITE 4
TEMPE, ARIZONA 85282
PH: (480) 272–7634

NOTE:
A.R.S. 32–151 STATE 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.



STRATEGIC
SURVEYING, LLC

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



LAND SURVEYOR

STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE.
SUITE 4
TEMPE, ARIZONA 85282
CONTACT: JOSHUA MOYSES
PHONE: (480) 865–4399

DRAWN	JSM
CHECKED	JSM
APPROVED	JSM
DATE	8–20–20
STRATEGIC SURVEY PROJECT #	00355–FP
CLIENT PROJECT NUMBER	

FINAL PLAT

PARCEL 9.43

PORTIONS OF SECTION 27 & 28

TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.

GOODYEAR, ARIZONA

SHEET 1 OF 4

DRAWING NUMBER

FP–01

LEGAL DESCRIPTION

PARCEL 9.43

A PORTION OF LAND LYING WITHIN SECTIONS 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND GLO BRASS CAP, BEING THE SOUTHWEST CORNER OF SECTION 27, FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION 27, BEARS NORTH 00°13'25" EAST, A DISTANCE OF 2,634.80 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27, NORTH 00°13'25" EAST, A DISTANCE OF 1,174.26 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, NORTH 89°35'33" EAST, A DISTANCE OF 822.05 FEET;

THENCE SOUTH 61°55'15" EAST, A DISTANCE OF 422.79 FEET;

THENCE SOUTH 37°43'06" EAST, A DISTANCE OF 45.89 FEET;

THENCE NORTH 52°16'54" EAST, A DISTANCE OF 52.48 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 150.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 39°09'47", AND LENGTH OF 102.53 FEET;

THENCE NORTH 13°07'07" EAST, A DISTANCE OF 142.81 FEET;

THENCE NORTH 09°01'59" EAST, A DISTANCE OF 70.18 FEET;

THENCE NORTH 13°07'07" EAST, A DISTANCE OF 102.46 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 300.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 19°47'54", AND LENGTH OF 103.66 FEET, TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS 225.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 23°25'03", AND LENGTH OF 91.96 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY AS RECORDED IN BOOK 966, PAGE 24 PER MARICOPA COUNTY RECORDS, ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 28°46'06" EAST, A DISTANCE OF 1,525.00 FEET;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 05°48'23", AND LENGTH OF 154.55 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AS RECORDED IN BOOK 1288, PAGE 16 PER MARICOPA COUNTY RECORDS, SOUTH 80°08'03" WEST, A DISTANCE OF 28.38 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 54°41'00" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 09°41'00" WEST, A DISTANCE OF 28.28 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 54°41'00" WEST, A DISTANCE OF 622.82 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 80°19'00" WEST, A DISTANCE OF 28.28 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 55°05'57" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 10°53'19" WEST, A DISTANCE OF 27.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 32°21'07" WEST, A DISTANCE OF 995.00 FEET;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 22°15'28", AND LENGTH OF 386.53 FEET;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 10°05'39" WEST, A DISTANCE OF 203.51 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 200.00 FEET;

THENCE SOUTHERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 23°54'36", AND LENGTH OF 83.46 FEET;

THENCE SOUTH 34°00'15" WEST, A DISTANCE OF 211.45 FEET;

THENCE SOUTH 38°00'30" WEST, A DISTANCE OF 128.79 FEET;

THENCE SOUTH 20°39'39" WEST, A DISTANCE OF 106.44 FEET;

THENCE SOUTH 00°09'37" WEST, A DISTANCE OF 266.25 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 131.00 FEET;

THENCE SOUTHERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 29°26'08", AND LENGTH OF 67.30 FEET;

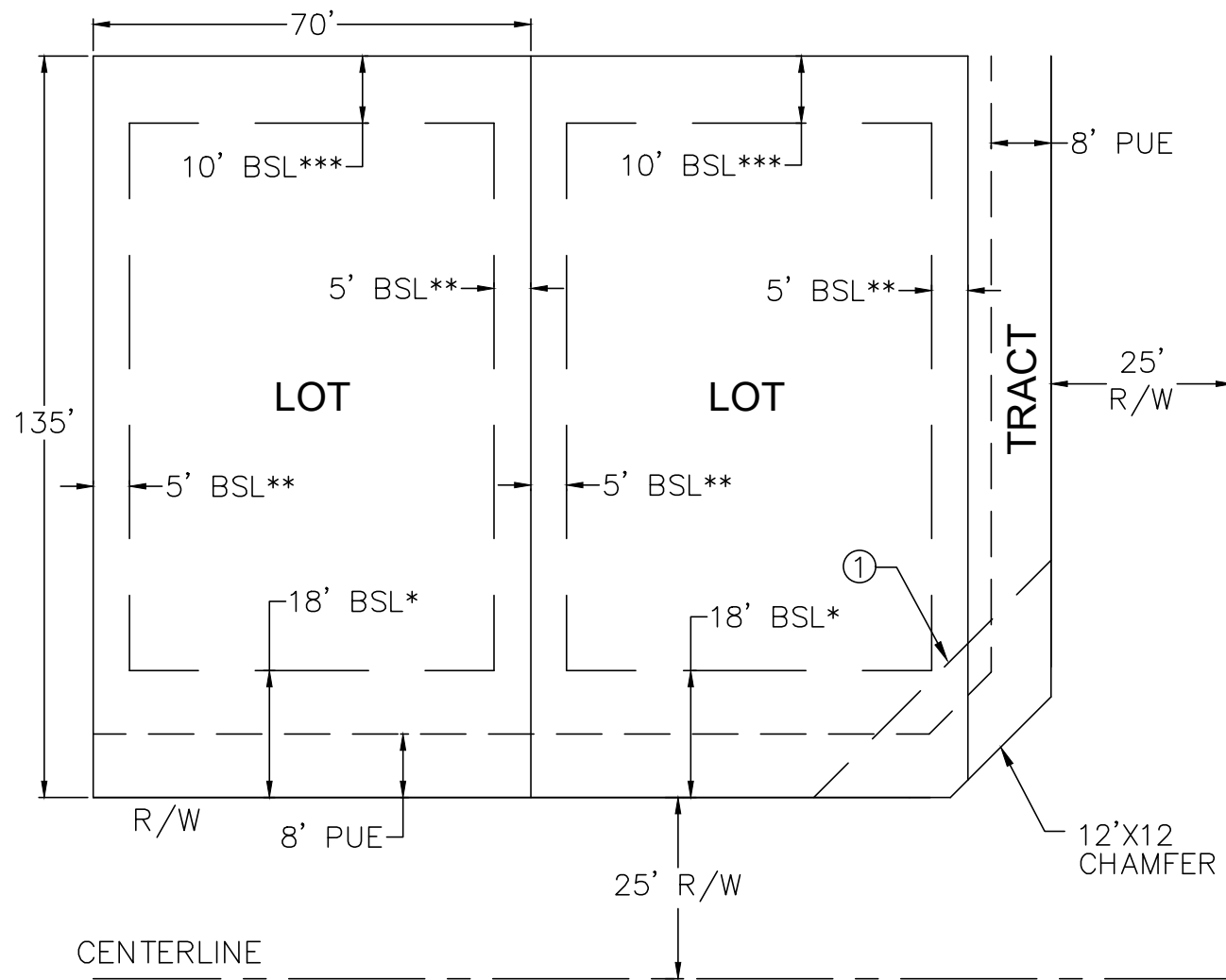
THENCE SOUTH 29°16'31" EAST, A DISTANCE OF 127.70 FEET;

THENCE NORTH 89°35'33" EAST, A DISTANCE OF 2.09 FEET, TO THE POINT OF BEGINNING:

PARCEL CONTAINS 26.96 ACRES MORE OR LESS.

NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART 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 REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- 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 DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS, IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT IMPROVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD. THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS, ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF 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.
 - IF ALL PLANTING ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD. THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- STRUCTURES WITHIN SIGHT VISIBILITY 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 (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN (7) FEET ABOVE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON AS PROPERTY.
- THE 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 AIRFORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEBUILDER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH A USE.
- 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 A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 3, 4, 12, 13 AND 68.
- 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 LOT 8 AND 47.
- 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.
- 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.
- 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 INCLUSIVE UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
- ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
- COMMON AREAS DECLARED ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
- 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.
- 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). A SHALL NOT BE BUILT NEXT DOOR TO, OR ACROSS THE STREET FROM PLAN 1 ELEVATION A).
- RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
- ALL ONSITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
- TYPICAL SIDE TRACTS ARE 10' WIDE.
- THIS DEVELOPMENT IS IN PROXIMITY TO A PROPOSED ELEMENTARY SCHOOL SITE AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC, AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.
- 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 USE.
- 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 3.4 MILES FROM THE SUBDIVISION.



TYPICAL 70' X 135 LOT DETAIL

N.T.S.

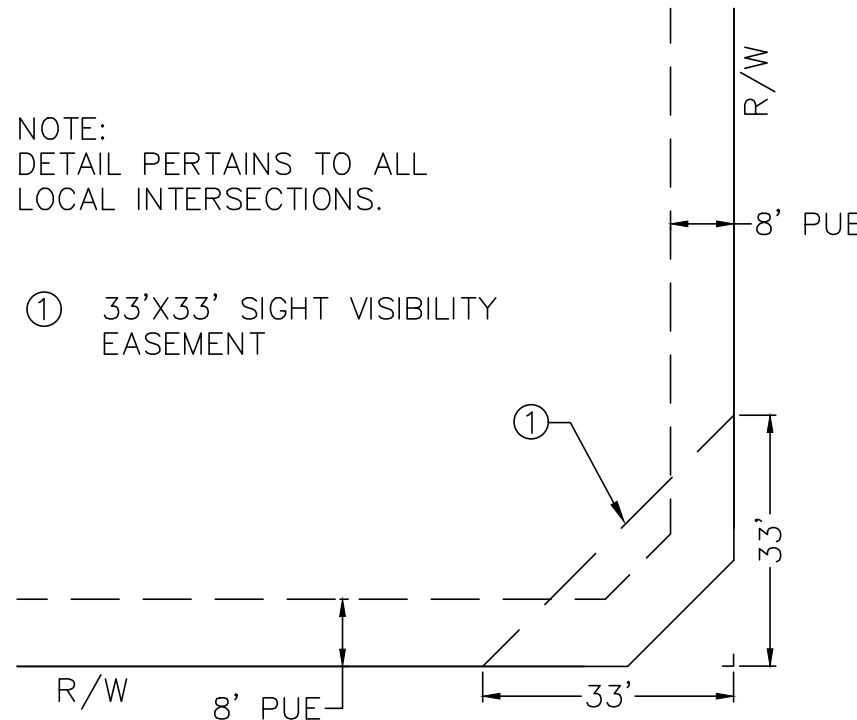
SETBACKS AND DEVELOPMENT STANDARDS PER SFD-50 OF THE MONTECITO PAD, AS AMENDED.

* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET.

** AWNINGS BAY WINDOW, 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



TYPICAL S.V.E. DETAIL FOR LOCAL STREETS

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP/ MAINTENANCE RESPONSIBILITY	ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE %
TRACT A	33,027	0.76	L.S., O.S., P.U.E.	H.O.A.	70	30
TRACT B	13,122	0.30	L.S., O.S., P.U.E., D.	H.O.A.	80	20
TRACT C	25,001	0.57	L.S., O.S., P.U.E., D.	H.O.A.	80	20
TRACT D	44,724	1.03	L.S., O.S., P.U.E., D.	H.O.A.	70	30
TRACT E	13,801	0.32	L.S., O.S., P.U.E.	H.O.A.	90	10
TRACT F	48,637	1.12	L.S., O.S., P.U.E., D.	H.O.A.	60	40
TRACT G	8,264	0.19	L.S., O.S., P.U.E.,	H.O.A.	90	10
TRACT H	32,360	0.74	L.S., O.S., P.U.E., D., S.E.	H.O.A.	60	40
TRACT I	4,173	0.10	L.S., O.S., P.U.E.	H.O.A.	90	10
TRACT J	986	0.02	L.S., MEDIAN	C.O.G./H.O.A.	70	30
TRACT K	988	0.02	L.S., MEDIAN	C.O.G./H.O.A.	70	30

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

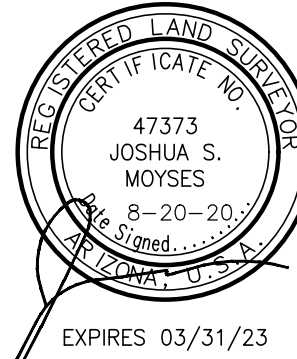
NOTE: TRACTS A, B, C, D, E, F, G, H & I ARE OWNED/MAINTAINED BY H.O.A.
TRACTS J & K ARE OWNED BY THE CITY AND MAINTAINED BY THE H.O.A.

MAINTENANCE LEGEND

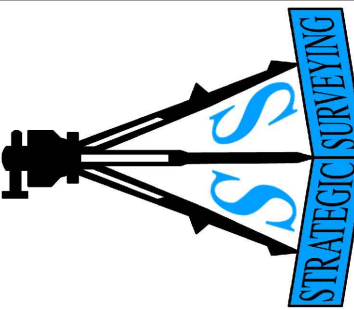
H.O.A. VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
C.O.G. CITY OF GOODYEAR

LAND USE LEGEND

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



STRATEGIC SURVEYING, LLC



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE.,
SUITE 4
TEMPE, ARIZONA 85282
CONTACT: JOSHUA MOYES
PHONE: (480) 865-4399

DRAWN JSM
CHK'D JSM
APPR'D JSM
DATE 8-20-20
STRATEGIC SURVEY PROJECT #
00355-FP
CLIENT PROJECT NUMBER

FINAL PLAT

PARCEL 9.43

PORTIONS OF SECTION 27 & 28

TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.

GOODYEAR, ARIZONA

SHEET 2 OF 4

DRAWING NUMBER

FP-02



STRATEGIC SURVEYING, LLC

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE.,
 SUITE 4
 TEMPE, ARIZONA 85282
 CONTACT: JOSHUA MOYES
 PHONE: (480) 865-4399

FINAL PLAT

PARCEL 9.43

PORTIONS OF SECTION 27 & 28

TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.

GOODYEAR, ARIZONA

SHEET 3 OF 4

DRAWING NUMBER

FP-03

LINE TABLE		
LINE #	LENGTH	BEARING
L1	230.00	S35°19'00"W
L2	56.48	N64°38'53"W
L3	136.10	N61°55'15"W
L4	59.74	N40°55'18"E
L5	38.41	S57°16'47"E
L6	65.75	N35°19'00"E
L7	22.95	N75°46'47"W
L8	25.00	N14°13'13"E
L9	156.31	N35°19'00"E
L10	75.26	N35°19'00"E
L11	35.00	S55°05'57"E
L12	28.28	N80°19'00"E
L13	28.28	S9°41'00"E
L14	35.00	S54°41'00"E
L15	35.00	S54°41'00"E
L16	28.38	N80°08'03"E
L17	102.46	S13°07'07"W
L18	70.18	S9°01'59"W
L19	142.81	S13°07'07"W
L20	52.48	S52°16'54"W
L21	45.89	N37°43'06"W
L22	203.51	N10°05'39"E
L23	27.71	S10°53'19"E
L24	35.00	S55°05'57"E
L25	114.47	S35°19'00"W

LINE TABLE		
LINE #	LENGTH	BEARING
L26	30.69	S75°12'53"W
L27	135.57	N64°53'15"W
L28	22.95	S75°46'47"E
L29	136.80	S64°53'15"E
L30	16.97	S9°41'00"E
L31	28.75	S35°19'00"W
L32	23.72	N57°16'47"W
L33	45.05	S40°55'18"W
L34	136.10	S61°55'15"E
L35	49.27	S64°38'53"E
L36	147.50	N13°07'07"E
L37	22.66	N54°41'00"W
L38	28.28	N9°41'00"W
L39	110.00	N35°19'00"E
L40	110.00	S35°19'00"W
L41	28.28	S80°19'00"W
L42	28.28	N9°41'00"W
L43	110.00	N35°19'00"E
L44	432.73	N54°41'00"W
L45	16.97	S80°19'00"W
L46	28.75	S35°19'00"W
L47	38.41	N57°16'47"W
L48	59.74	S40°55'18"W
L49	136.10	S61°55'15"E
L50	56.48	S64°38'53"E

LINE TABLE		
LINE #	LENGTH	BEARING
L51	154.71	N13°07'07"E
L52	23.39	S75°12'53"W
L53	7.30	S75°12'53"W
L54	63.18	N64°53'15"W
L55	70.00	N64°53'15"W
L56	2.39	N64°45'25"W
L57	18.41	S64°53'15"E
L58	70.85	S64°53'15"E
L59	47.54	S64°53'15"E
L60	50.76	S89°35'33"W
L61	70.00	S89°35'33"W
L62	70.00	S89°35'33"W
L63	157.87	S89°35'33"W
L64	10.43	N57°16'47"W
L65	13.29	N57°16'47"W
L66	44.02	S40°55'18"W
L67	1.02	S40°55'18"W
L68	0.19	S0°09'37"W
L69	70.00	S0°09'37"W
L70	70.00	S0°09'37"W
L71	27.53	S0°09'37"W
L72	28.60	N89°35'33"E
L73	70.00	N89°35'33"E
L74	70.00	N89°35'33"E
L75	70.00	N89°35'33"E

LINE TABLE		
LINE #	LENGTH	BEARING
L76	70.00	N89°35'33"E
L77	70.00	N89°35'33"E
L78	70.00	N89°35'33"E
L79	70.00	N89°35'33"E
L80	70.00	N89°35'33"E
L81	70.00	N89°35'33"E
L82	9.85	N89°35'33"E
L83	16.24	S61°55'15"E
L84	70.00	S61°55'15"E
L85	49.85	S61°55'15"E
L86	40.23	S64°38'53"E
L87	9.04	S64°38'53"E
L88	67.16	N13°07'07"E
L89	70.00	N13°07'07"E
L90	10.34	N13°07'07"E
L91	7.07	N9°41'00"W
L92	21.21	N9°41'00"W
L93	18.00	N54°41'00"W
L94	11.91	S89°35'33"W
L95	59.74	S40°55'18"W
L96	47.50	S0°09'37"W
L97	34.02	N89°35'33"E
L98	42.01	S61°55'15"E
L99	24.09	S61°55'15"E
L100	70.00	N61°53'56"W

LINE TABLE		
LINE #	LENGTH	BEARING
L101	71.45	N61°53'56"W
L102	10.67	N67°51'35"W
L103	100.56	N74°04'14"W
L104	11.93	N74°04'14"W
L105	56.10	N84°26'00"W
L106	18.72	S89°35'33"W
L107	70.00	S89°35'33"W
L108	70.00	S89°35'33"W
L109	70.00	S89°35'33"W
L110	70.00	S89°35'33"W
L111	70.00	S89°35'33"W
L112	70.00	S89°35'33"W
L113	70.00	S89°35'33"W
L114	106.58	N89°35'33"E
L115	70.00	N89°35'33"E
L116	70.00	N89°35'33"E
L117	70.00	N89°35'33"E
L118	70.00	N89°35'33"E
L119	103.42	N89°35'33"E
L120	18.72	N89°35'33"E
L121	56.10	S84°26'00"E
L122	74.21	N74°04'14"W
L123	38.29	S74°04'14"E
L124	70.00	N0°09'37"E
L125	70.00	N0°09'37"E

LINE TABLE		
LINE #	LENGTH	BEARING
L126	50.16	N19°09'05"E
L127	70.00	N32°43'13"E
L128	70.00	N55°59'45"W
L129	70.00	N55°59'45"W
L130	70.00	N55°59'45"W
L131	70.00	N55°59'45"W
L132	84.62	S68°19'40"E
L133	70.01	S63°47'40"E
L134	92.24	S64°53'15"E
L135	33.21	S54°41'00"E
L136	39.71	S51°37'16"E
L137	31.36	S37°52'05"E
L138	31.36	S37°52'05"E
L139	62.71	S24°06'54"E
L140	31.36	S10°21'43"E
L141	31.36	S10°21'43"E
L142	53.48	S3°23'28"W
L143	32.46	S13°07'07"W
L144	70.00	S13°07'07"W
L145	70.18	S9°01'59"W
L146	70.00	S13°07'07"W
L147	75.00	S35°19'11"W
L148	13.49	N40°17'49"W
L149	18.97	N13°16'33"W
L150	43.09	N58°56'41"E

LINE TABLE		
LINE #	LENGTH	BEARING
L151	55.78	S30°15'58"E
L152	100.76	S35°19'00"W
L153	100.76	N35°19'00"E
L157	100.58	S35°19'00"W
L158	100.51	N35°19'00"E
L160	23.20	S80°19'00"W
L161	5.08	S80°19'00"W
L162	5.08	S9°41'00"E
L163	23.20	S9°41'00"E

LOT AREA TABLE		
LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	10,296	0.23
2	9,497	0.22
3	10,812	0.25
4	9,450	0.22
5	9,450	0.22
6	9,450	0.22
7	9,450	0.22
8	9,450	0.22
9	9,450	0.22
10	9,450	0.22
11	9,450	0.22
12	9,450	0.22
13	11,402	0.26
14	12,554	0.29
15	12,098	0.28
16	9,450	0.22
17	9,625	0.22
18	9,672	0.22
19	9,510	0.22
20	9,555	0.22
21	9,451	0.22
22	9,450	0.22
23	12,394	0.28
24	9,450	0.22
25	9,450	0.22
26	9,450	0.22
27	9,450	0.22
28	9,450	0.22

LOT AREA TABLE		
LOT #	AREA (SQ. FT.)	AREA (ACRES)
29	9,450	0.22
30	9,450	0.22
31	9,450	0.22
32	9,450	0.22
33	9,324	0.21
34	10,712	0.25
35	9,320	0.21
36	9,450	0.22
37	9,450	0.22
38	11,926	0.27
39	11,887	0.27
40	10,389	0.24
41	13,024	0.30
42	11,335	0.26
43	11,605	0.27
44	12,125	0.28
45	9,450	0.22
46	9,450	0.22
47	9,829	0.23
48	9,833	0.23
49	9,991	0.23
50	10,299	0.24
51	9,897	0.23
52	13,156	0.30
53	9,450	0.22
54	9,446	0.22
55	10,150	0.23
56	10,150	0.23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	118.34	100.00	67°48'07"	S20°46'57"E	111.55
C2	80.29	45.00	102°14'00"	S64°14'07"W	70.06
C3	48.79	1025.00	2°43'38"	N63°17'04"W	48.78
C4	111.87	225.00	28°29'12"	N76°09'51"W	110.72
C5	71.13	45.00	90°34'04"	N45°07'25"W	63.95
C6	106.71	150.00	40°45'41"	N20°32'28"E	104.48
C7	64.24	45.00	81°47'55"	N81°49'16"E	58.93
C8	86.73	150.00	33°07'40"	S73°50'37"E	85.53
C9	94.73	100.00	54°16'33"	N62°27'17"E	91.23
C10	39.57	500.00	4°32'05"	N56°57'02"W	39.56
C11	49.48	500.00	5°40'10"	N62°03'10"W	49.46
C12	49.15	500.00	5°37'55"	N67°42'12"W	49.13
C13	45.91	500.00	5°15'37"	N73°08'58"W	45.89
C14	74.94	132.17	32°29'19"	N54°16'30"W	73.94
C15	154.55	1525.00	5°48'23"	S58°19'42"E	154.48
C16	91.96	225.00	23°25'02"	S5°01'44"W	91.32
C17	103.66	300.00	19°47'54"	S3°13'10"W	103.15
C18	102.53	150.00	39°09'47"	S32°42'00"W	100.54
C19	67.30	131.00	29°26'08"	N14°33'27"W	66.56
C20	83.46	200.00	23°54'36"	N22°02'57"E	82.86
C21	386.53	995.00	22°15'28"	S68°46'38"E	384.10
C22	14.39	4.58	180°00'00"	S55°30'54"E	9.16
C23	51.60	525.00	5°37'55"	N67°42'12"W	51.58
C24	32.02	28.00	65°31'28"	N37°45'25"W	30.30
C25	218.85	50.00	250°47'06"	S49°36'46"W	81.52
C26	90.30	475.00	10°53'32"	S70°20'01"E	90.16
C27	84.60	475.00	10°12'15"	S59°47'07"E	84.48
C28	71.05	75.00	54°16'33"	S62°27'16"W	68.42

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C29	72.27	125.00	33°07'40"	N73°50'37"W	71.27
C30	15.49	50.00	17°45'10"	N48°24'12"W	15.43
C31	112.60	55.00	117°18'15"	S81°49'16"W	93.94
C32	15.49	50.00	17°45'10"	S32°02'43"W	15.43
C33	124.50	175.00	40°45'41"	S20°32'28"W	121.89
C34	15.49	50.00	17°45'10"	S9°02'12"W	15.43
C35	121.02	55.00	126°04'24"	S45°07'25"E	98.04
C36	15.49	50.00	17°45'10"	N80°42'58"E	15.43
C37	99.44	200.00	28°29'12"	S76°09'51"E	98.42
C38	49.98	1050.00	2°43'38"	S63°17'04"E	49.97
C39	15.49	50.00	17°45'10"	S55°46'18"E	15.43
C40	132.22	55.00	137°44'20"	N64°14'07"E	102.60
C41	15.49	50.00	17°45'10"	N4°14'32"E	15.43
C42	147.92	125.00	67°48'07"	N20°46'57"W	139.44
C43	118.41	125.00	54°16'33"	S62°27'17"W	114.03
C44	101.18	175.00	33°07'40"	N73°50'37"W	99.78
C45	28.55	20.00	81°47'55"	S81°49'16"W	26.19
C46	88.93	125.00	40°45'41"	S20°32'28"W	87.06
C47	31.61	20.00	90°34'04"	S45°07'25"E	28.42
C48	124.30	250.00	28°29'12"	S76°09'51"E	123.02
C49	47.60	1000.00	2°43'38"	S63°17'04"E	47.59
C50	35.69	20.00	102°14'00"	N64°14'07"E	31.14
C51	88.75	75.00	67°48'07"	N20°46'57"W	83.66
C52	14.44	28.00	29°33'22"	N55°44'29"W	14.28
C53	17.58	28.00	35°58'07"	N22°58'44"W	17.29
C54	205.66	50.00	235°39'50"	S57°10'24"W	88.43
C55	13.20	50.00	15°07'15"	S68°13'09"E	13.16
C56	37.28	475.00	4°29'50"	S73°31'52"E	37.27

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C57	53.02	475.00	6°23'42"	S68°05'06"E	52.99
C58	23.23	475.00	2°48'09"	S63°29'10"E	23.23
C59	61.36	475.00	7°24'06"	S58°23'03"E	61.32
C60	9.77	125.00	4°28'44"	N88°10'05"W	9.77
C61	62.50	125.00	28°38'56"	N71°36'15"W	61.85
C62	42.70	55.00	44°28'45"	N61°46'00"W	41.63
C63	26.83	55.00	27°57'17"	S82°00'59"W	26.57
C64	18.10	55.00	18°51'28"	S58°36'37"W	18.02
C65	24.97	55.00	26°00'45"	S36°10'31"W	24.76
C66	61.88	175.00	20°15'39"	S30°47'29"W	61.56
C67	62.62	175.00	20°30'02"	S10°24'38"W	62.28
C68	27.56	55.00	28°42'51"	S3°33'22"W	27.28
C69	19.44	55.00	20°15'15"	S20°56'41"E	19.34
C70	47.54	55.00	49°31'40"	S55°49'09"E	46.08
C71	26.47	55.00	27°34'38"	N85°37'42"E	26.22
C72	20.15	1050.00	1°05'58"	S62°28'14"E	20.15
C73	29.83	1050.00	1°37'40"	S63°50'03"E	29.83
C74	33.65	55.00	35°03'25"	S64°25'26"E	33.13
C75	46.41	55.00	48°20'41"	S73°52'31"E	45.04
C76	52.16	55.00	54°20'14"	N22°32'04"E	50.23
C77	12.65	50.00	14°29'52"	N2°36'53"E	12.62
C78	2.84	50.00	3°15'18"	N11°29'28"E	2.84
C79	51.23	125.00	23°28'50"	N1°22'42"E	50.87
C80	60.01	125.00	27°30'22"	N24°06'54"W	59.43
C81	36.69	125.00	16°48'55"	N46°16'33"W	36.55
C82	68.29	125.00	31°18'07"	S50°58'03"W	67.44
C83	50.12	125.00	22°58'26"	S78°06'20"W	49.79
C84	20.94	20.00	60°00'00"	N87°16'47"W	20.00