

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF FINAL PLAT OF CANTAMIA PARCELS 39-41, A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 AND TRACT 1 PHASE 3, RECORDED IN BOOK 1433 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, ALL BEING WITHIN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA 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 PARCELS 39-41 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 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 PERMITEES 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:

TRACTS A1, A, I, K AND L 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 A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A1, A, I, K AND L.

AV HOMES OF ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIR, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE HOMEOWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION FOR USE BY THE HOMEOWNERS AND THEIR INVITEES AN EASEMENT OVER AND ACROSS TRACT A1 FOR THE PURPOSES OF PROVIDING INGRESS AND EGRESS WITHIN THE SUBDIVISION.

AV HOMES OF ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIR, 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 CONVEYS SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, ALL TRACTS WITHIN THE SUBDIVISION TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION ALL DRAINAGE EASEMENTS ACROSS TRACTS A1, A, I, K AND L AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE- GROUND AND BELOW- GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS.

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

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

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

MY COMMISSION EXPIRES: NOTARY PUBLIC

FINAL PLAT
OF
CANTAMIA PARCELS 39-41
GOODYEAR, ARIZONA
A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF
CANTAMIA TRACT 2 PHASE 2 AND TRACT 1 PHASE 3, RECORDED
IN BOOK 1433 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS,
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST RANGE 2 WEST, ALL BEING
WITHIN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1
SOUTH, RANGE 2 WEST OF THE GILA OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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 PARCELS 39-41 REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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

NAME LYNNE DUGAN

TITLE: PRESIDENT DATE:

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

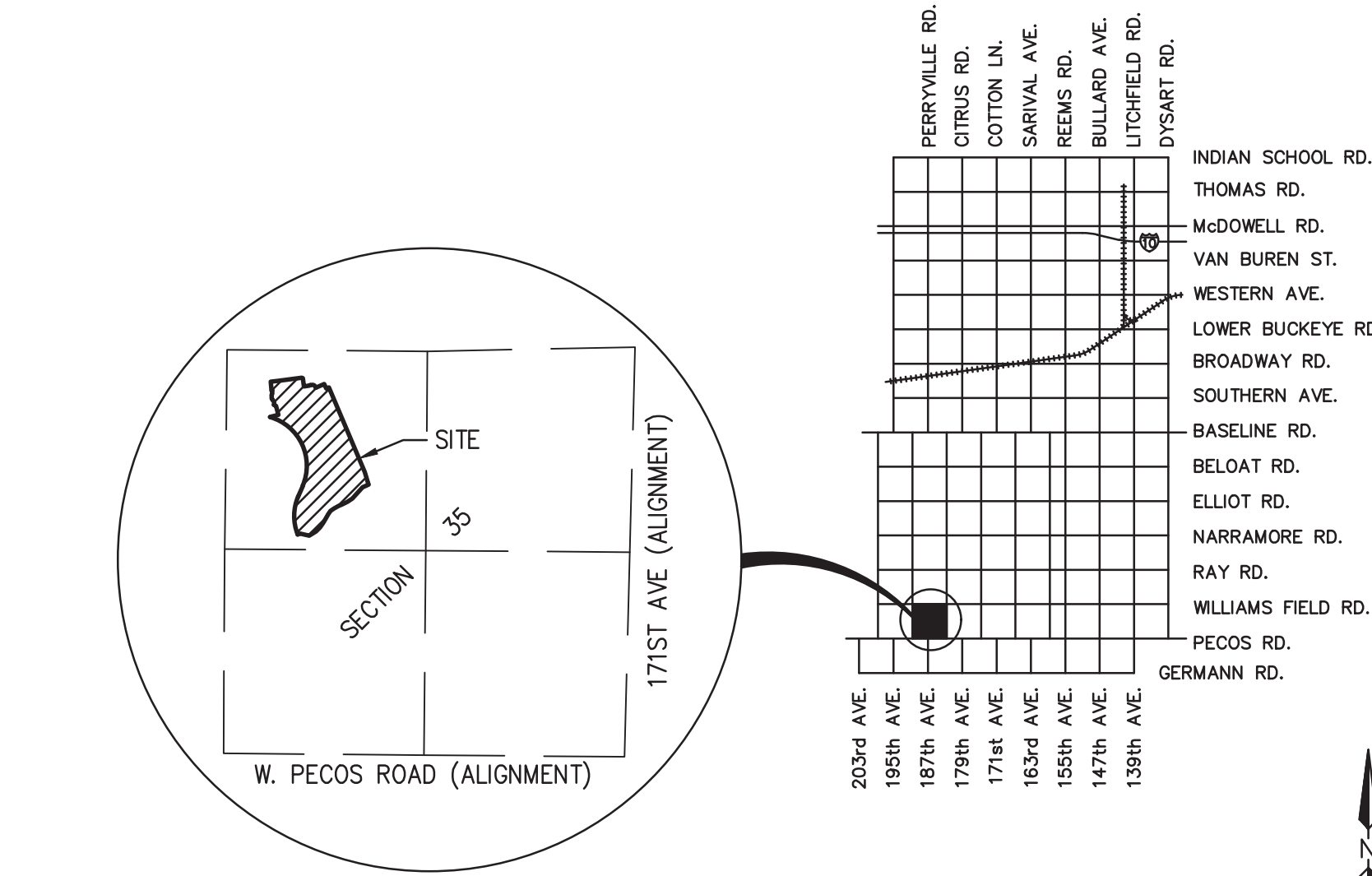
ON THIS DAY OF , 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED LYNNE DUGAN WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT SHE AS PRESIDENT, AND BEING DULY AUTHORIZED SO TO DO,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

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

BY: DATE

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,269,552	29.14
NET AREA	1,060,698	24.35
ACTIVE OPEN SPACE	91,252	2.09
PASSIVE OPEN SPACE	114,283	2.62
OPEN SPACE	16%	
NON-OPEN SPACE	84%	

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



VICINITY MAP

SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
NOT TO SCALE

SHEET INDEX

FP01	COVER SHEET AND VICINITY MAP
FP02-FP03	TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE, KEY MAP, NOTES & LEGAL DESCRIPTION
FP04-FP10	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
9000 EAST PIMA CENTER PARKWAY
SUITE 350
SCOTTSDALE, AZ 85258
(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: DARCI MCCracken - CITY CLERK

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

BY: CITY ENGINEER

LAND SURVEYOR CERTIFICATION

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

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



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

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CANTAMIA PARCELS 39-41

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1018

DATE: MAR 2020

SCALE: NONE

DRAWN: GS

APPROVED: KJP

DWG. NO.

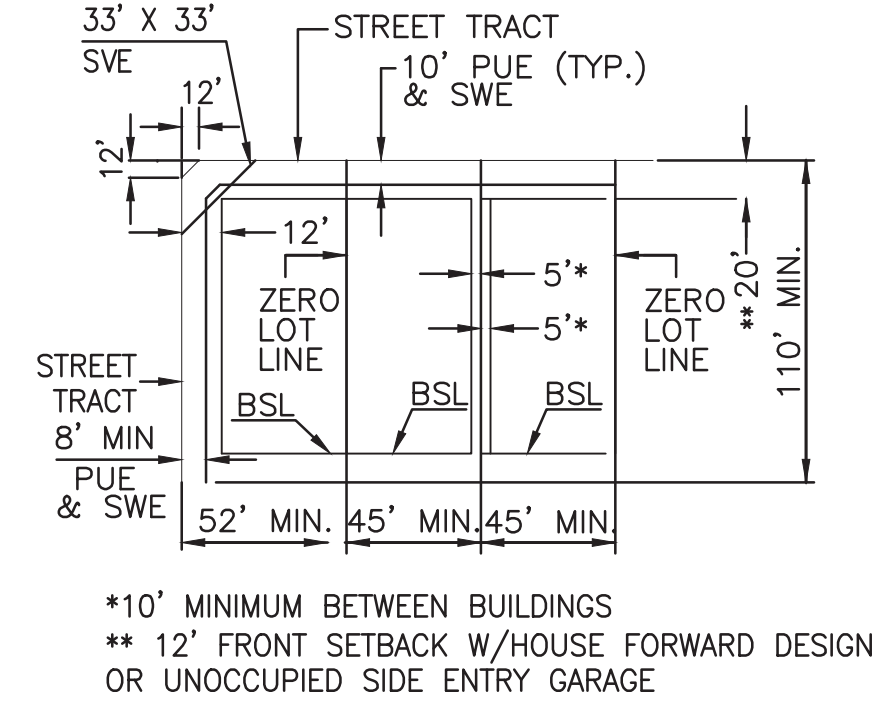
FP01

SHT. 1 OF 10

LEGAL DESCRIPTION

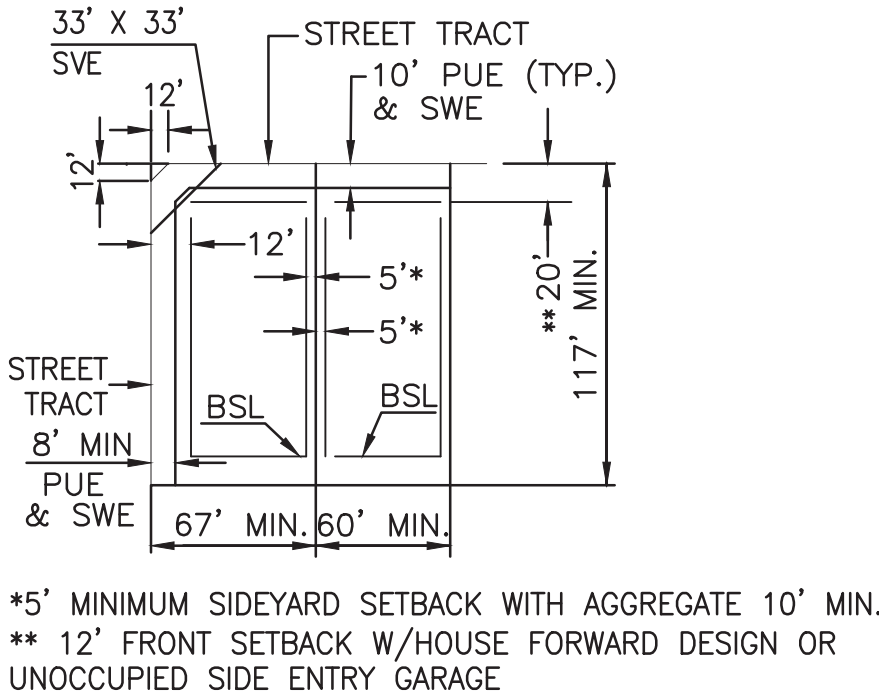
A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMIA TRACT 2 PHASE 2 & TRACT 1 PHASE 3, AS RECORDED IN BOOK 1433 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, ALL BEING WITHIN THE NORTHWEST QUARTER OF SECTION 35, 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 SOUTH 88°58'50" EAST, 1104.83 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE LEAVING SAID SOUTH LINE, NORTH 01°01'10" EAST, 212.77 FEET TO THE NORTHERN LINE OF TRACT D OF PROVINCE AT ESTRELLA MOUNTAIN RANCH PARCEL 1 AS RECORDED IN BOOK 904, PAGE 10, MARICOPA COUNTY RECORDS, BEING THE POINT OF BEGINNING;
THENCE NORTH 77°57'49" WEST, 120.12 FEET ALONG SAID NORTHERN LINE;
THENCE CONTINUING ALONG SAID NORTHERN LINE, SOUTH 68°30'38" WEST, 31.98 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 632.79 FEET, THE CENTER OF WHICH BEARS NORTH 68°30'38" EAST TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST CANTAMIA PARKWAY NORTH OF SAID RE-PLAT;
THENCE LEAVING SAID NORTHERN LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°41'06", AN ARC LENGTH OF 493.51 FEET TO A TANGENT LINE;
THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 23°11'44" EAST, 148.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 642.87 FEET;
THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°11'40", AN ARC LENGTH OF 1090.55 FEET TO A NON-TANGENT LINE;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 74°51'47" EAST, 109.20 FEET;
THENCE NORTH 15°08'13" WEST, 117.00 FEET;
THENCE NORTH 65°57'00" WEST, 29.13 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THE CENTER OF WHICH BEARS NORTH 65°57'00" WEST;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°31'24", AN ARC LENGTH OF 67.65 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°31'57", AN ARC LENGTH OF 24.69 FEET TO A TANGENT LINE;
THENCE NORTH 02°56'27" WEST, 45.17 FEET;
THENCE NORTH 41°30'20" EAST, 17.14 FEET;
THENCE NORTH 04°17'40" WEST, 43.16 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1378.42 FEET, THE CENTER OF WHICH BEARS NORTH 04°17'40" WEST;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'10", AN ARC LENGTH OF 9.29 FEET TO A NON-TANGENT LINE;
THENCE NORTH 03°54'30" WEST, 112.02 FEET;
THENCE NORTH 84°04'03" EAST, 89.50 FEET;
THENCE NORTH 82°02'30" EAST, 307.00 FEET;
THENCE SOUTH 52°57'30" EAST, 14.14 FEET;
THENCE SOUTH 07°57'30" EAST, 102.02 FEET;
THENCE NORTH 82°02'30" EAST, 68.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°54'18", AN ARC LENGTH OF 10.22 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°14'40", AN ARC LENGTH OF 90.97 FEET TO A NON-TANGENT LINE;
THENCE NORTH 66°46'30" EAST, 117.56 FEET;
THENCE SOUTH 23°13'30" EAST, 60.00 FEET;
THENCE NORTH 67°01'21" EAST, 35.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH ESTRELLA PARKWAY AS RECORDED IN BOOK 771, PAGE 09, MARICOPA COUNTY RECORDS;
THENCE SOUTH 22°58'39" EAST, 1162.73 FEET ALONG SAID WEST RIGHT-OF-WAY LINE;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 17°15'34" EAST, 150.55 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 22°58'39" EAST, 19.70 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 67°01'21" WEST, 83.43 FEET TO THE AFORESAID NORTHERN LINE OF TRACT D;
THENCE ALONG SAID NORTHERN LINE THE FOLLOWING 12 COURSES:
THENCE SOUTH 42°50'37" WEST, 193.95 FEET;
THENCE SOUTH 55°01'47" WEST, 73.92 FEET;
THENCE SOUTH 62°58'59" WEST, 72.15 FEET;
THENCE SOUTH 68°37'06" WEST, 60.02 FEET;
THENCE SOUTH 60°12'06" WEST, 59.95 FEET;
THENCE SOUTH 52°50'02" WEST, 52.99 FEET;
THENCE SOUTH 35°39'03" WEST, 53.74 FEET;
THENCE SOUTH 30°04'33" WEST, 60.00 FEET;
THENCE SOUTH 29°24'03" WEST, 63.61 FEET;
THENCE SOUTH 36°32'30" WEST, 70.33 FEET;
THENCE SOUTH 44°18'54" WEST, 70.33 FEET;
THENCE SOUTH 58°06'48" WEST, 102.76 FEET TO THE POINT OF BEGINNING.



TYPICAL LOT DETAIL N.T.S.

PARCEL 39



TYPICAL LOT DETAIL N.T.S.

PARCELS 40 AND 41

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. 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., 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.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 10, 12, 19, 20, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 44, 57, 67, 68, 71, 72, 73, 74, 75, 76, 77, 85, 88, 111 AND 113).
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE IF POSSIBLE. (LOTS 11, 65, 87 AND 112).
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 6, 64 AND 100).
- GROSS AREA IS 1,269,552 S.F. OR 29.1449 ACRES MORE OR LESS.
- ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC..
- NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
- REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
- CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
- CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
- ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.

TRACT TABLE				
TRACT	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
TRACT A	0.8894	COMMON AREA AND DRAINAGE, PUE	CMECA	CMECA
TRACT A1	4.7946	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES	CMECA	CMECA
TRACT B	0.0168	COMMON AREA, PUE	CMECA	CMECA
TRACT C	0.0397	COMMON AREA, PUE	CMECA	CMECA
TRACT D	0.1899	COMMON AREA, PUE	CMECA	CMECA
TRACT E	0.2417	COMMON AREA, PUE	CMECA	CMECA
TRACT F	0.2242	COMMON AREA, PUE	CMECA	CMECA
TRACT G	0.0981	COMMON AREA, PUE	CMECA	CMECA
TRACT H	0.0228	COMMON AREA, PUE	CMECA	CMECA
TRACT I	0.6973	COMMON AREA AND DRAINAGE, PUE	CMECA	CMECA
TRACT J	0.2886	COMMON AREA, PUE	CMECA	CMECA
TRACT K	1.4635	COMMON AREA AND DRAINAGE, PUE	CMECA	CMECA
TRACT L	0.5082	COMMON AREA AND DRAINAGE, PUE	CMECA	CMECA
TRACT M	0.0578	COMMON AREA	CMECA	CMECA

CMECA DENOTES CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.

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

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5264	0.1208
LOT : 2	5254	0.1206
LOT : 3	5041	0.1157
LOT : 4	5041	0.1157
LOT : 5	5041	0.1157
LOT : 6	5041	0.1157
LOT : 7	5041	0.1157
LOT : 8	5041	0.1157
LOT : 9	5215	0.1197
LOT : 10	5712	0.1311
LOT : 11	5755	0.1321
LOT : 12	5719	0.1313
LOT : 13	6064	0.1392
LOT : 14	5438	0.1249
LOT : 15	5097	0.1170
LOT : 16	5149	0.1182
LOT : 17	5676	0.1303
LOT : 18	5904	0.1355
LOT : 19	5818	0.1336
LOT : 20	6511	0.1495

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	5107	0.1172
LOT : 22	5108	0.1173
LOT : 23	5107	0.1173
LOT : 24	5108	0.1173
LOT : 25	5172	0.1187
LOT : 26	7230	0.1660
LOT : 27	7230	0.1660
LOT : 28	7230	0.1660
LOT : 29	8344	0.1916
LOT : 30	7320	0.1680
LOT : 31	7320	0.1680
LOT : 32	7320	0.1680
LOT : 33	7320	0.1680
LOT : 34	7320	0.1680
LOT : 35	7320	0.1680
LOT : 36	7320	0.1680
LOT : 37	7320	0.1680
LOT : 38	7320	0.1680
LOT : 39	7741	0.1777
LOT : 40	14969	0.3436

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	10631	0.2440
LOT : 42	7289	0.1673
LOT : 43	7573	0.1739
LOT : 44	7829	0.1797
LOT : 45	7020	0.1612
LOT : 46	7020	0.1612
LOT : 47	7020	0.1612
LOT : 48	7020	0.1612
LOT : 49	7020	0.1612
LOT : 50	7020	0.1612
LOT : 51	7020	0.1612
LOT : 52	7020	0.1612
LOT : 53	7020	0.1612
LOT : 54	7020	0.1612
LOT : 55	7020	0.1612
LOT : 56	7020	0.1612
LOT : 57	7176	0.1647
LOT : 58	7020	0.1612
LOT : 59	7020	0.1612
LOT : 60	7020	0.1612

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	7020	0.1612
LOT : 62	7045	0.1617
LOT : 63	7512	0.1724
LOT : 64	7186	0.1650
LOT : 65	9457	0.2171
LOT : 66	8168	0.1875
LOT : 67	8652	0.1986
LOT : 68	8026	0.1843
LOT : 69	8891	0.2041
LOT : 70	15672	0.3598
LOT : 71	10906	0.2504
LOT : 72	7371	0.1692
LOT : 73	7380	0.1694
LOT : 74	7330	0.1683
LOT : 75	8391	0.1926
LOT : 76	7333	0.1683
LOT : 77	9610	0.2206
LOT : 78	7252	0.1665
LOT : 79	8192	0.1881
LOT : 80	9285	0.2132

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	8660	0.1988
LOT : 82	11264	0.2586
LOT : 83	13621	0.3127
LOT : 84	7540	0.1731
LOT : 85	7228	0.1659
LOT : 86	7020	0.1612
LOT : 87	7120	0.1635
LOT : 88	10935	0.2510
LOT : 89	8468	0.1944
LOT : 90	7226	0.1659
LOT : 91	7385	0.1695
LOT : 92	7710	0.1770
LOT : 93	7568	0.1737
LOT : 94	7846	0.1801
LOT : 95	7670	0.1761
LOT : 96	9008	0.2068
LOT : 97	7815	0.1794
LOT : 98	7160	0.1644
LOT : 99	8412	0.1931
LOT : 100	9529	0.2187

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 101	7753	0.1780
LOT : 102	7215	0.1656
LOT : 103	7300	0.1676
LOT : 104	8172	0.1876
LOT : 105	11221	0.2576
LOT : 106	14251	0.3272
LOT : 107	11705	0.2687
LOT : 108	9077	0.2084
LOT : 109	7494	0.1720
LOT : 110	7543	0.1732
LOT : 111	9049	0.2077
LOT : 112	7799	0.1790
LOT : 113	7020	0.1612

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,269,552	29.14
STREET ROW	208,854	4.79
NET AREA	1,060,698	24.35
LOT SIZE (MIN.)	45' X 110'	
	60' X 117'	
TOTAL LOTS	113	
AREA SUBDIVDED INTO LOTS	854,312	19.61
GROSS DENSITY	3.88	
OPEN SPACE	205,854	4.79
% OF GROSS AREA IN O.S.	16.21%	
EXISTING ZONE	P.A.D.	



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FP02

SHT. 2 OF 10

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CANTAMIA PARCELS 39-41

ESTRELLA PARKWAY & WILLIS ROAD

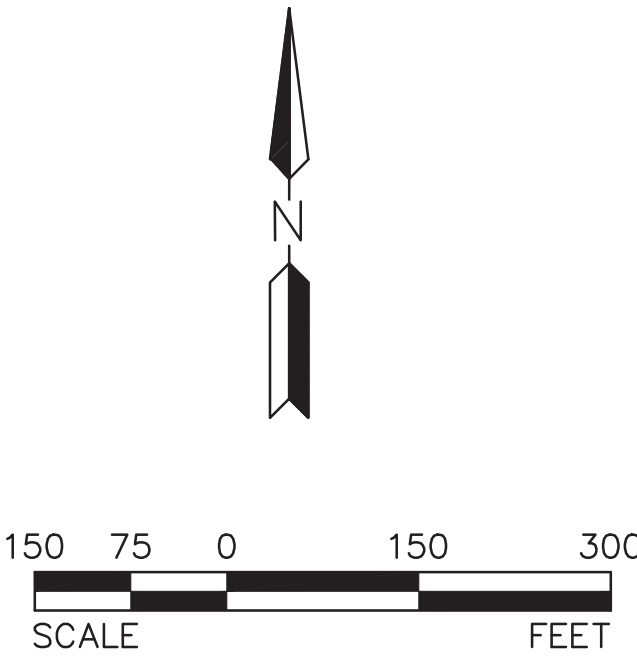
GOODYEAR, ARIZONA

FINAL PLAT

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

S88°51'31"W 2731.36'

NORTHWEST CORNER OF
SECTION 35, T1S, R2W
FOUND GLO BRASS CAP
STAMPED "S27/S26
S34/S35, DATED 1931"



WEST QUARTER CORNER
OF SECTION 34, T1S, R2W
FOUND GLO BRASS CAP,
DATED 1931

N89°34'25"W 5327.98'

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

1104.83'



LEGEND	
○	FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
⦿	SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	PUBLIC UTILITY EASEMENT
---	SIGHT VISIBILITY EASEMENT
---	VEHICLE NON-ACCESS EASEMENT
---	MARICOPA COUNTY RECORDS
---	REGISTERED LAND SURVEYOR
---	ASSESSOR PARCEL NUMBER
---	POINT OF BEGINNING
---	POINT OF COMMENCEMENT
①	33'X33' SIGHT VISIBILITY EASEMENT
*	LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12)
**	KEY LOTS (SEE NOTE 13)
***	T-INTERSECTION (SEE NOTE 15)



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CANTAMIA PARCELS 39-41
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
FINAL PLAT

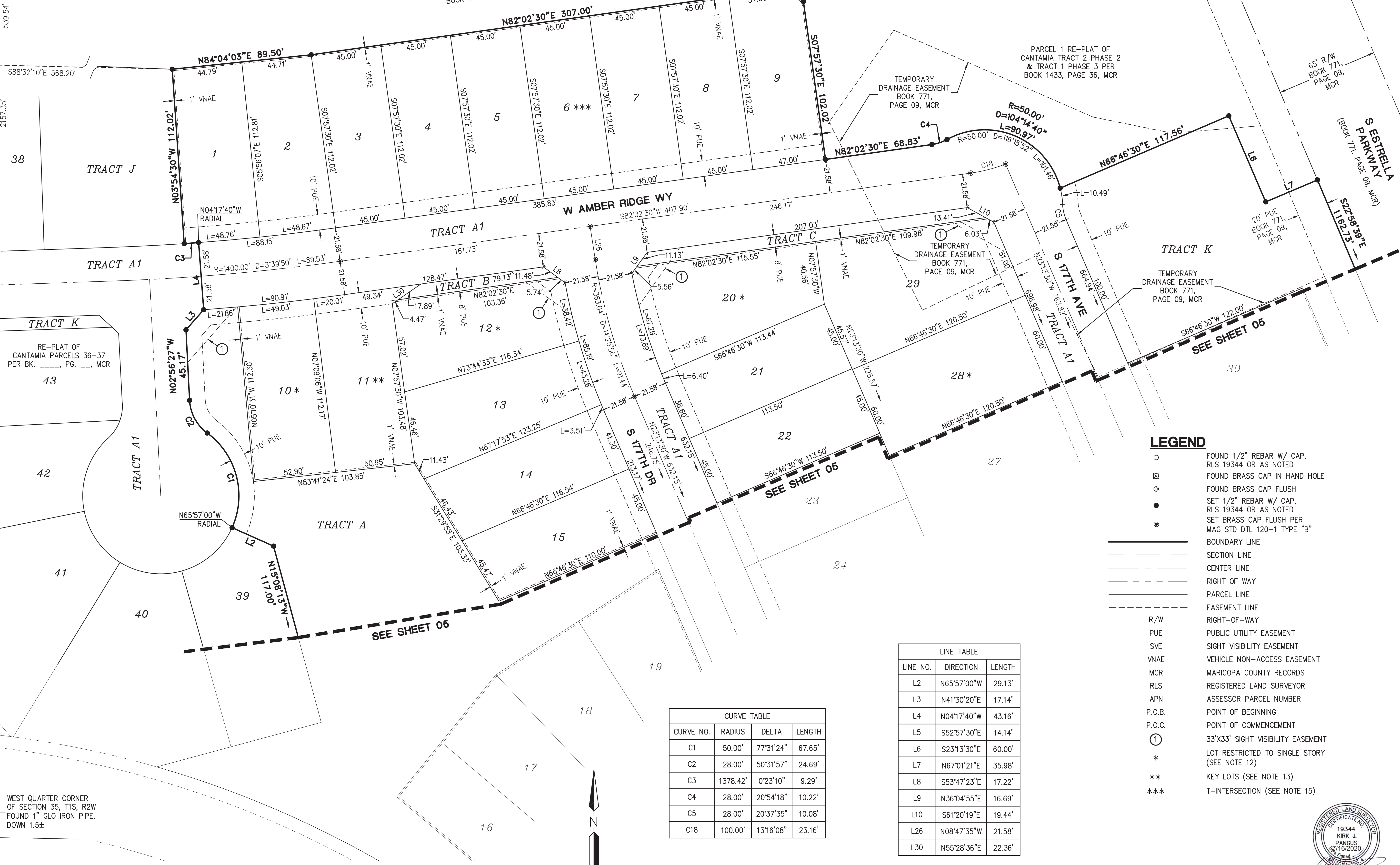
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DWG. NO.
FP03
SHT. 3 OF 10

NORTHWEST CORNER OF
SECTION 35, T1S, R2W
FOUND GLO BRASS CAP
STAMPED "S27/S26
S34/S35, DATED 1931"

PARCEL 1 RE-PLAT OF
CANTAMIA TRACT 2 PHASE 2
& TRACT 1 PHASE 3 PER
BOOK 1433, PAGE 36, MCR

PARCEL 1 RE-PLAT OF
CANTAMIA TRACT 2 PHASE 2
& TRACT 1 PHASE 3 PER
BOOK 1433, PAGE 36, MCR



RE-PLAT OF
CANTAMIA PARCELS 36-37
PER BK. PG. MCR

WEST QUARTER CORNER
OF SECTION 35, T1S, R2W
FOUND 1" GLO IRON PIPE,
DOWN 1.5±

LEGEND

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

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N65°57'00"W	29.13'
L3	N41°30'20"E	17.14'
L4	N04°17'40"W	43.16'
L5	S52°57'30"E	14.14'
L6	S23°13'30"E	60.00'
L7	N67°01'21"E	35.98'
L8	S53°47'23"E	17.22'
L9	N36°04'55"E	16.69'
L10	S61°20'19"E	19.44'
L26	N08°47'35"W	21.58'
L30	N55°28'36"E	22.36'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	50.00'	77°31'24"	67.65'
C2	28.00'	50°31'57"	24.69'
C3	1378.42'	0°23'10"	9.29'
C4	28.00'	20°54'18"	10.22'
C5	28.00'	20°37'35"	10.08'
C18	100.00'	13°16'08"	23.16'



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LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
⊠ FOUND BRASS CAP IN HAND HOLE
⊙ FOUND BRASS CAP FLUSH
● SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
● SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
— BOUNDARY LINE
— SECTION LINE
— CENTER LINE
— RIGHT OF WAY
— PARCEL LINE
- - - EASEMENT LINE

- R/W PUBLIC UTILITY EASEMENT
SVE SIGHT VISIBILITY EASEMENT
VNAE VEHICLE NON-ACCESS EASEMENT
MCR MARICOPA COUNTY RECORDS
RLS REGISTERED LAND SURVEYOR
APN ASSESSOR PARCEL NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
① 33'X33' SIGHT VISIBILITY EASEMENT
* LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12)
** KEY LOTS (SEE NOTE 13)
*** T-INTERSECTION (SEE NOTE 15)

- RIGHT-OF-WAY
PUBLIC UTILITY EASEMENT
SIGHT VISIBILITY EASEMENT
VEHICLE NON-ACCESS EASEMENT
MARICOPA COUNTY RECORDS
REGISTERED LAND SURVEYOR
ASSESSOR PARCEL NUMBER
POINT OF BEGINNING
POINT OF COMMENCEMENT
33'X33' SIGHT VISIBILITY EASEMENT
LOT RESTRICTED TO SINGLE STORY (SEE NOTE 12)
KEY LOTS (SEE NOTE 13)
T-INTERSECTION (SEE NOTE 15)



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L11	N21°46'30"E	16.97'
L12	S68°13'30"E	16.97'
L13	S03°17'09"E	28.97'
L14	N83°53'57"E	28.97'
L27	N66°46'30"E	34.14'



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DWG. NO.
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SHT. 5 OF 10

CANTAMIA PARCELS 39-41

ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA

FINAL PLAT

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LEGEND

- FOUND 1/2" REBAR W/ CAP,
RLS 19344 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP,
RLS 19344 OR AS NOTED
- SET BRASS CAP FLUSH PER
MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE

- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- * LOT RESTRICTED TO SINGLE STORY
(SEE NOTE 12)
- ** KEY LOTS (SEE NOTE 13)
- *** T-INTERSECTION (SEE NOTE 15)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	N83°34'09"E	17.00'
L17	N21°46'30"E	16.97'
L28	N36°52'03"E	23.78'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	28.00'	20°37'35"	10.08'
C7	50.00'	131°15'10"	114.54'
C19	125.00'	29°54'27"	65.25'
C25	171.58'	1°47'03"	5.34'



CANTAMIA PARCELS 39-41

ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA

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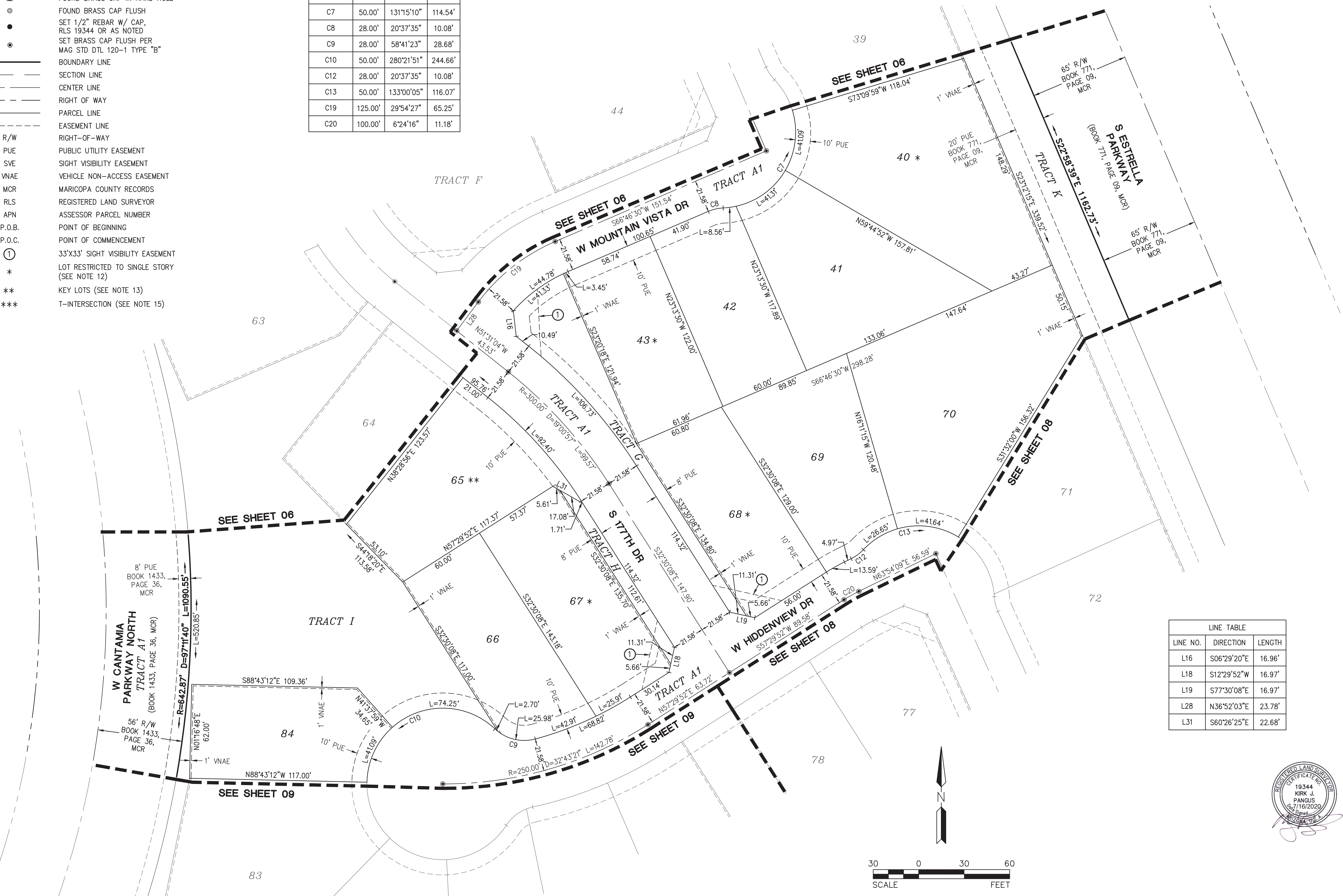
FP06

SHT. 6 OF 10

LEGEND

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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	50.00'	131°15'10"	114.54'
C8	28.00'	20°37'35"	10.08'
C9	28.00'	58°41'23"	28.68'
C10	50.00'	280°21'51"	244.66'
C12	28.00'	20°37'35"	10.08'
C13	50.00'	133°00'05"	116.07'
C19	125.00'	29°54'27"	65.25'
C20	100.00'	6°24'16"	11.18'



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	S06°29'20"E	16.96'
L18	S12°29'52"W	16.97'
L19	S77°30'08"E	16.97'
L28	N36°52'03"E	23.78'
L31	S60°26'25"E	22.68'



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CANTAMIA PARCELS 39-41

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1018

DATE: MAR 2020

SCALE: AS SHOWN

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DWG. NO.

FP07

SHT. 7 OF 10

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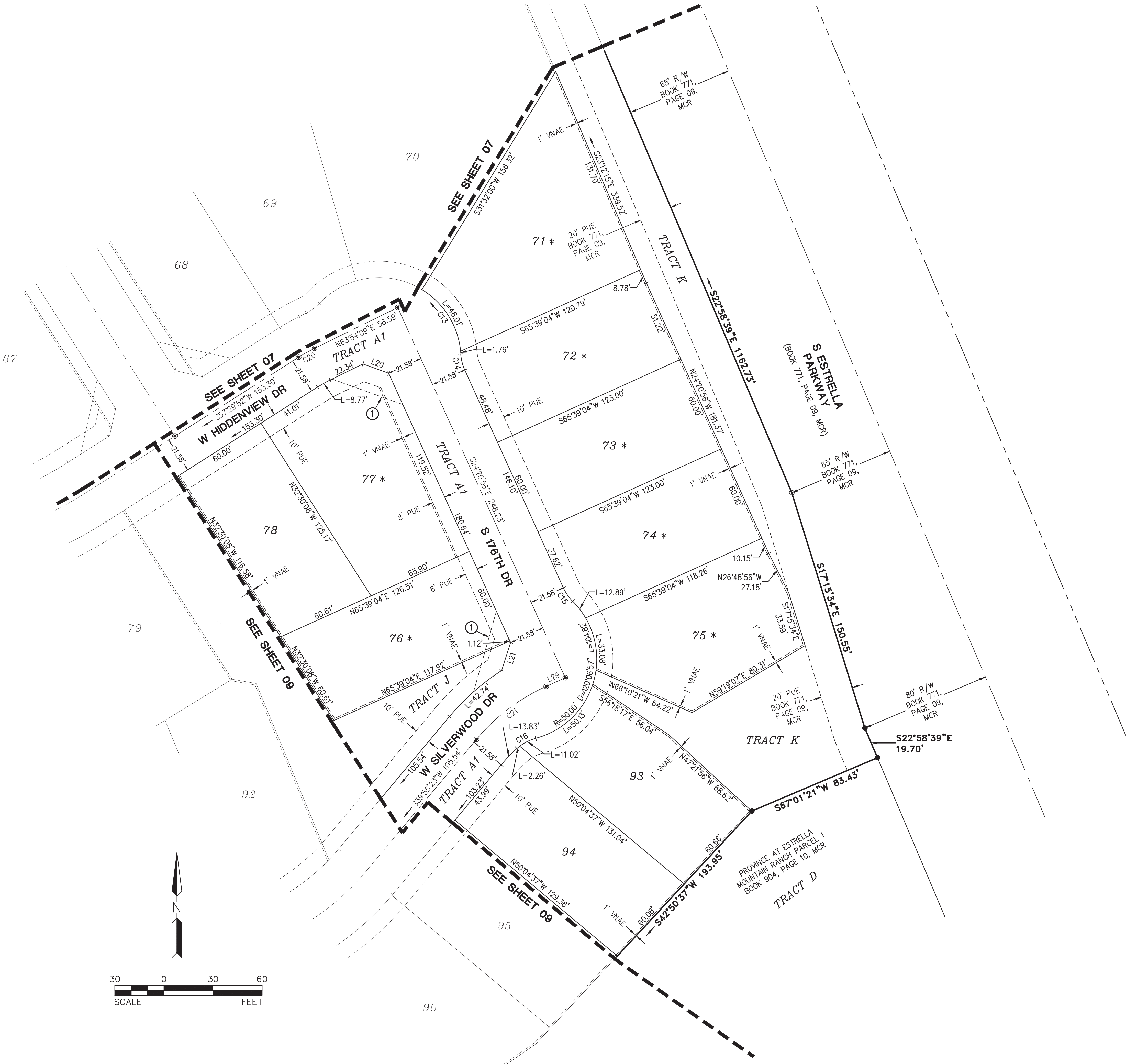
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CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C13	50.00'	133°00'05"	116.07'
C14	28.00'	20°37'35"	10.08'
C15	28.00'	20°37'35"	10.08'
C16	28.00'	27°09'57"	13.28'
C20	100.00'	6°24'16"	11.18'
C21	120.00'	25°43'41"	53.89'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L20	S70°13'24"E	16.72'
L21	N17°45'09"E	17.90'
L29	N65°39'04"E	12.82'

LEGEND

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



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CANTAMIA PARCELS 39-41
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
FINAL PLAT

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DWG. NO.
FP08
SHT. 8 OF 10

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	50.00'	280°21'51"	244.66'
C11	28.00'	44°30'08"	21.75'
C22	150.00'	27°38'07"	72.35'
C23	300.00'	36°49'51"	192.85'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L22	N85°38'14"E	18.63'
L23	S21°48'16"E	28.28'

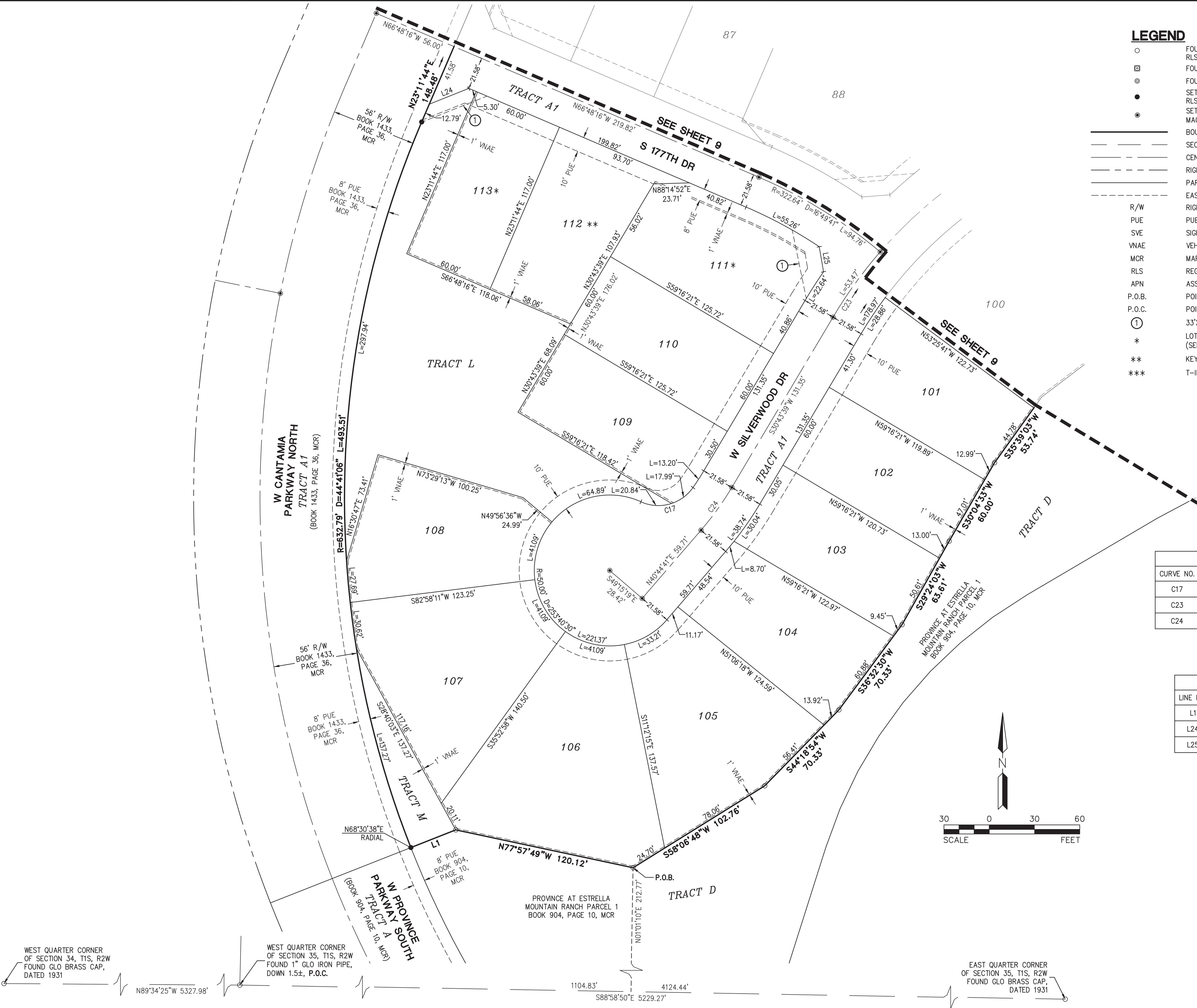


LEGEND

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

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PROJ. NO.: 1018	STATUS:
DATE: MAR 2020	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: GS	
APPROVED: KJP	



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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C17	28.00'	79°27'17"	38.83'
C23	300.00'	36°49'51"	192.85'
C24	200.00'	10°01'02"	34.97'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S68°30'38"W	31.98'
L24	N68°11'44"E	28.28'
L25	S09°40'31"E	16.83'

