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 38, 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, NORTHWEST QUARTER OF SECTION 35, SOUTHWEST QUARTER OF SECTION 26, AND SOUTHEAST QUARTER OF SECTION 27, 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 38 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 AT 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

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 EMERGENCY SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND THIRD PARTIES PROVIDING EMERGENCY SERVICES, A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER AND ACROSS ALL AREAS WITHIN TRACT A IDENTIFIED AS WATER, SEWER AND EMERGENCY ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING FMFRGENCY SERVICES.

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

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN THE TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, UPON, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

AV HOMES OF ARIZONA. LLC. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT ORGANIZATION A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

RESTRICTIVE COVENANTS

ITS: VICE PRESIDENT

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

TRACTS A1. A. AND B 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 TRACT A1. A. AND B.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DECLARES ALL TRACTS WITHIN THIS SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION. SAID TRACTS 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.

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.

ALL TRACTS WITHIN PARCEL 38 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:	DATE:	
SHANNON FRANCOEUR		

FINAL PLAT

CANTAMIA PARCEL 38

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, NORTHWEST QUARTER OF SECTION 35, SOUTHWEST QUARTER OF SECTION 26, AND SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF ARIZONA	} ss			
COUNTY OF MARICOPA				
ON THIS	DAY OF			, 2020, BEF
PERSONALLY APPEARE	NONNAH2 O	FRANCOFUR	WHO	ACKNOWLEDGED HERSELE

FORE ME, THE UNDERSIGNED OFFICER 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

MV	COMMISSION	CADIDEC:	

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 38 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

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

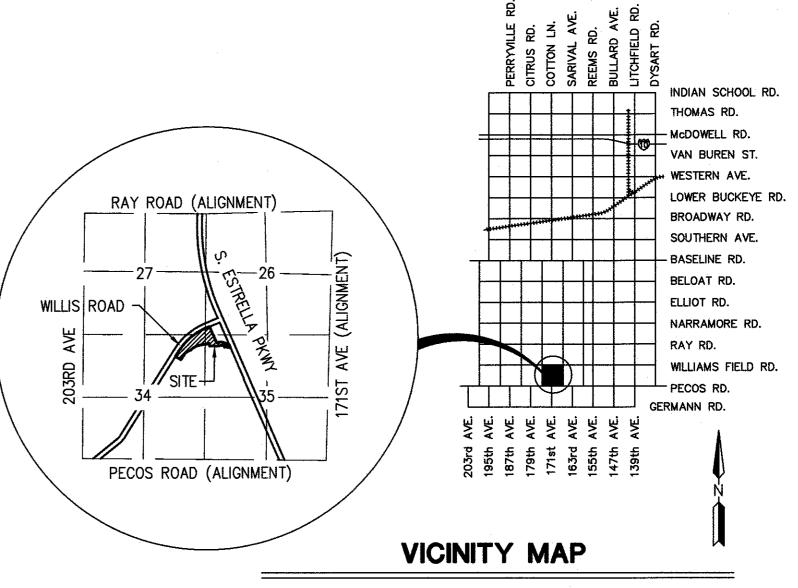
IN WITNESS HEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

	AREA DATA
ESCRIPTION	SQUARE FEET
IUN	SQUARE FEET

GROSS AREA	1,114,619	25.59
NET AREA	988,417	22.69
ACTIVE OPEN SPACE	0	0.00
PASSIVE OPEN SPACE	583,825	13.40
OPEN SPACE	52%	
NON-OPEN SPACE	48%	

ACRES

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



SECTIONS 34, 35, 26 & 27 TOWNSHIP 1 SOUTH, RANGE 2 WEST

OWNER/DEVELOPER

AV HOMES OF ARIZONA, LLC

4900 N SCOTTSDALE RD.

PHONE: (480) 346-1735

CONTACT: ROBERT JOHNSON

SCOTTSDALE, AZ 85251

SUITE 2200

SHEET INDEX

COVER SHEET AND VICINITY MAP

TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE, KEY

MAP, NOTES & LEGAL DESCRIPTION

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

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.

ADDDOVALS

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

> 19344 KIRK J.

> **PANGUS**

%,02·10·2020/

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

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.

PR SC, DA

DWG. NO.

SHT. 1 OF 10

U:\1000\1018\SURVEY\DOCS\Phase 3\Parcel 38\1018-P38-FP01.dwg 1/28/2020 12:25 PM @

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, NORTHEAST QUARTER OF SECTION 34, SOUTHWEST QUARTER OF SECTION 26 AND SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT A FOUND GLO BRASS CAP DATED 1931 ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 35 FROM WHICH A FOUND 1 INCH GLO IRON PIPE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 01'27'50" WEST, 2696.89 FEET;

THENCE SOUTH 01°27'50" WEST, 554.09 FEET ALONG THE WEST LINE OF SAID SECTION 35; THENCE LEAVING SAID WEST LINE, SOUTH 88'32'10" EAST, 220.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 09'46'02" WEST, 135.53 FEET;

THENCE SOUTH 80°13'58" WEST, 265.37 FEET;

THENCE SOUTH 83'36'47" WEST, 50.88 FEET;

THENCE SOUTH 8013'58" WEST, 225.00 FEET;

THENCE SOUTH 74°41'37" WEST, 89.36 FEET;

THENCE SOUTH 63'48'25" WEST, 151.21 FEET;

THENCE SOUTH 59'54'53" WEST, 86.50 FEET;

THENCE SOUTH 55°06'16" WEST, 64.73 FEET;

THENCE SOUTH 43"10'20" WEST, 80.18 FEET;

THENCE SOUTH 06°25'41" EAST, 14.67 FEET;

THENCE SOUTH 80°26'45" WEST, 57.79 FEET; THENCE SOUTH 12'40'48" EAST, 10.00 FEET:

THENCE SOUTH 74"11'39" WEST, 56.70 FEET;

THENCE SOUTH 18'55'54" EAST, 6.95 FEET;

THENCE SOUTH 64'48'59" WEST, 111.72 FEET;

THENCE SOUTH 5218'46" WEST, 124.46 FEET; THENCE SOUTH 34'35'22" WEST, 411.83 FEET;

THENCE SOUTH 78'44'46" WEST, 136.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF WILLIS ROAD AS SHOWN ON THE MAP OF DEDICATION OF WILLIS ROAD AS RECORDED ON BOOK 936, PAGE 01, MARICOPA

COUNTY RECORDS; THENCE NORTH 32"11'21" EAST, 824.13 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2500.00 FEET: THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND NORTHEASTERLY ALONG SAID CURVE,

THROUGH A CENTRAL ANGLE OF 34°50'00", AN ARC LENGTH OF 1519.89 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 67'01'21" EAST, 79.74 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 23'50'10" EAST, 867.47 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 1, NORTH 76'39'58" EAST, 126.37

THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 1, NORTH 86°52'02" EAST, 152.15 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 1, SOUTH 73°58'39" EAST, 173.27 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 1, SOUTH 57°57'20" EAST, 182.85 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 1, SOUTH 87'08'27" EAST, 60.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ESTRELLA PARKWAY AS SHOWN ON MAP OF DEDICATION ESTRELLA MOUNTAIN RANCH AS RECORDED IN BOOK 771, PAGE 09, MARICOPA COUNTY

THENCE LEAVING SAID EASTERLY LINE, SOUTH 22°58'39" EAST, 141.36 FEET ALONG SAID WESTERLY

RIGHT-OF-WAY LINE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 67°01'21" WEST, 35.98 FEET;

THENCE NORTH 23"13'30" WEST, 60.00 FEET;

THENCE SOUTH 66'46'30" WEST, 117.56 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THE CENTER OF WHICH BEARS SOUTH 75°22'53" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE. THROUGH A CENTRAL ANGLE OF 104"14'40". AN ARC LENGTH OF 90.97 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.00 FEET:

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20'54'18", AN ARC LENGTH OF 10.22 FEET TO A TANGENT LINE;

THENCE SOUTH 82'02'30" WEST, 68.83 FEET:

THENCE NORTH 07°57'30" WEST, 102.02 FEET; THENCE NORTH 52°57'30" WEST, 14.14 FEET:

THENCE SOUTH 82°02'30" WEST, 307.00 FEET;

THENCE SOUTH 84°04'03" WEST, 89.50 FEET;

THENCE NORTH 87'48'15" WEST, 86.18 FEET:

THENCE SOUTH 88°02'01" WEST, 261.68 FEET TO THE POINT OF BEGINNING.

SITE DATA			
DESCRIPTION	SQUARE FEET	ACRES	
GROSS AREA	1,114,619	25.59	
STREET ROW (TRACT A1)	126,203	2.90	
NET AREA	988,417	22.69	
LOT SIZE (MIN.)	60' X 11	7'	
TOTAL LOTS	52	52	
AREA SUBDIVIDED INTO LOTS	404,592	9.29	
GROSS DENSITY	2.03	•	
OPEN SPACE	583,825	13.40	
% OF GROSS AREA IN O.S.	52.38%	•	
EXISTING ZONE	P.A.D.		

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	2.90
PLUS AREA SUBDIVIDED INTO LOTS	9.29
AREA SUBTOTAL	12.19
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	14.34

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	52
DIVIDED BY ADJUSTED GROSS AREA	14.34
ADJUSTED GROSS DENSITY	3.63

	EDU CALCULATION	
	NUMBER OF DWELLING UNITS	52
***	EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
	NUMBER OF EDUS REQUIRED FOR PROJECT	52.00

**	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	

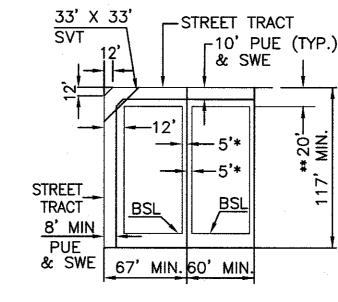
TRACT TABLE								
TRACT	AREA (ACRES)	USE	OWNER	MAINTENANCE				
TRACT A	12.7939	COMMON AREA, DRAINAGE, PUE, WATER, SEWER, EMERGENCY SERVICE ACCESS	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION				
TRACT A1	2.8972	COMMON AREA, DRAINAGE, WATER, SEWER, ACCESS	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION				
TRACT B	0.5297	COMMON AREA, DRAINAGE AND PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION				
TRACT C	0.0410	COMMON AREA AND PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION				
TRACT D	0.0178	COMMON AREA AND PUE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION				
TRACT E	0.0205	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
- 3. ALL TRACTS WITHIN PARCEL 38 AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION.

	LOT TABLE			LOT TABLE	in the second se	LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	
LOT : 1	6949	0.1595	LOT: 19	9228	0.2118	LOT: 37	7532	0.1729	
LOT : 2	7026	0.1613	LOT : 20	7020	0.1612	LOT: 38	7589	0.1742	
LOT : 3	7095	0.1629	LOT : 21	7242	0.1663	LOT: 39	7589	0.1742	
LOT: 4	7137	0.1639	LOT : 22	7900	0.1814	LOT: 40	7505	0.1723	
LOT: 5	7044	0.1617	LOT : 23	7800	0.1791	LOT: 41	7737	0.1776	
LOT: 6	7287	0.1673	LOT: 24	7712	0.1770	LOT: 42	7987	0.1834	
LOT: 7	7288	0.1673	LOT : 25	7132	0.1637	LOT: 43	7587	0.1742	
LOT : 8	7288	0.1673	LOT : 26	7140	0.1639	LOT: 44	7569	0.1738	
LOT: 9	7288	0.1673	LOT: 27	7140	0.1639	LOT: 45	9717	0.2231	
LOT : 10	7246	0.1664	LOT: 28	7140	0.1639	LOT: 46	10006	0.2297	
LOT : 11	7033	0.1614	LOT: 29	7178	0.1648	LOT: 47	8769	0.2013	
LOT : 12	7020	0.1612	LOT: 30	7835	0.1799	LOT: 48	8096	0.1859	
LOT : 13	7620	0.1749	LOT : 31	7192	0.1651	LOT: 49	7250	0.1664	
LOT : 14	8220	0.1887	LOT : 32	7200	0.1653	LOT : 50	9832	0.2257	
LOT : 15	8796	0.2019	LOT : 33	7200	0.1653	LOT : 51	10602	0.2434	
LOT : 16	8753	0.2009	LOT: 34	7200	0.1653	LOT : 52	10442	0.2397	
LOT: 17	8810	0.2022	LOT: 35	7200	0.1653				
LOT : 18	7222	0.1658	LOT: 36	7200	0.1653				

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.
- 2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- 3. NO 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.
- 4. 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
- 5. 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. 6. 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. 7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- 8. 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.
- 9. 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.
- 10. THE STREETS IN TRACT AT 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.
- 11. 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.
- 12. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 24, 25, 31, 40 AND 47).
- 13. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOTS 22 AND 48).
- 14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- 15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOT 4).
- 16. GROSS AREA IS 1,114,619 S.F. OR 25.5881 ACRES MORE OR LESS.
- 17. ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC,.
- 18. 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.
- 19. REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL
- 20. 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.
- 21. 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.
- 22. 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.
- 23. TEMPORARY DRAINAGE EASEMENTS CREATED BY THE MAP OF DEDICATION OF WILLIS ROAD, RECORDED IN BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS ARE HEREBY ABANDONED WITHIN THE BOUNDARY OF THIS FINAL PLAT.



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

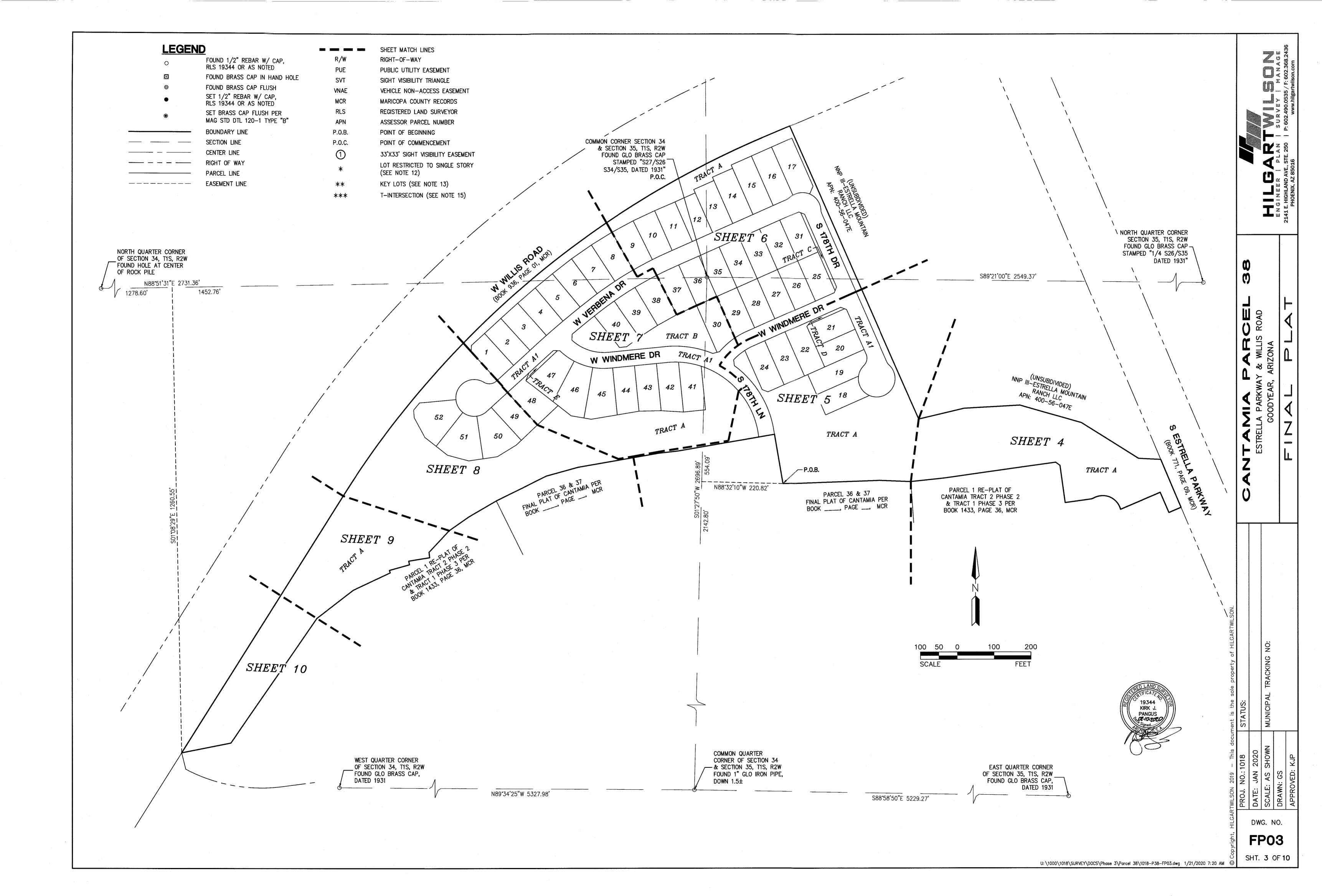
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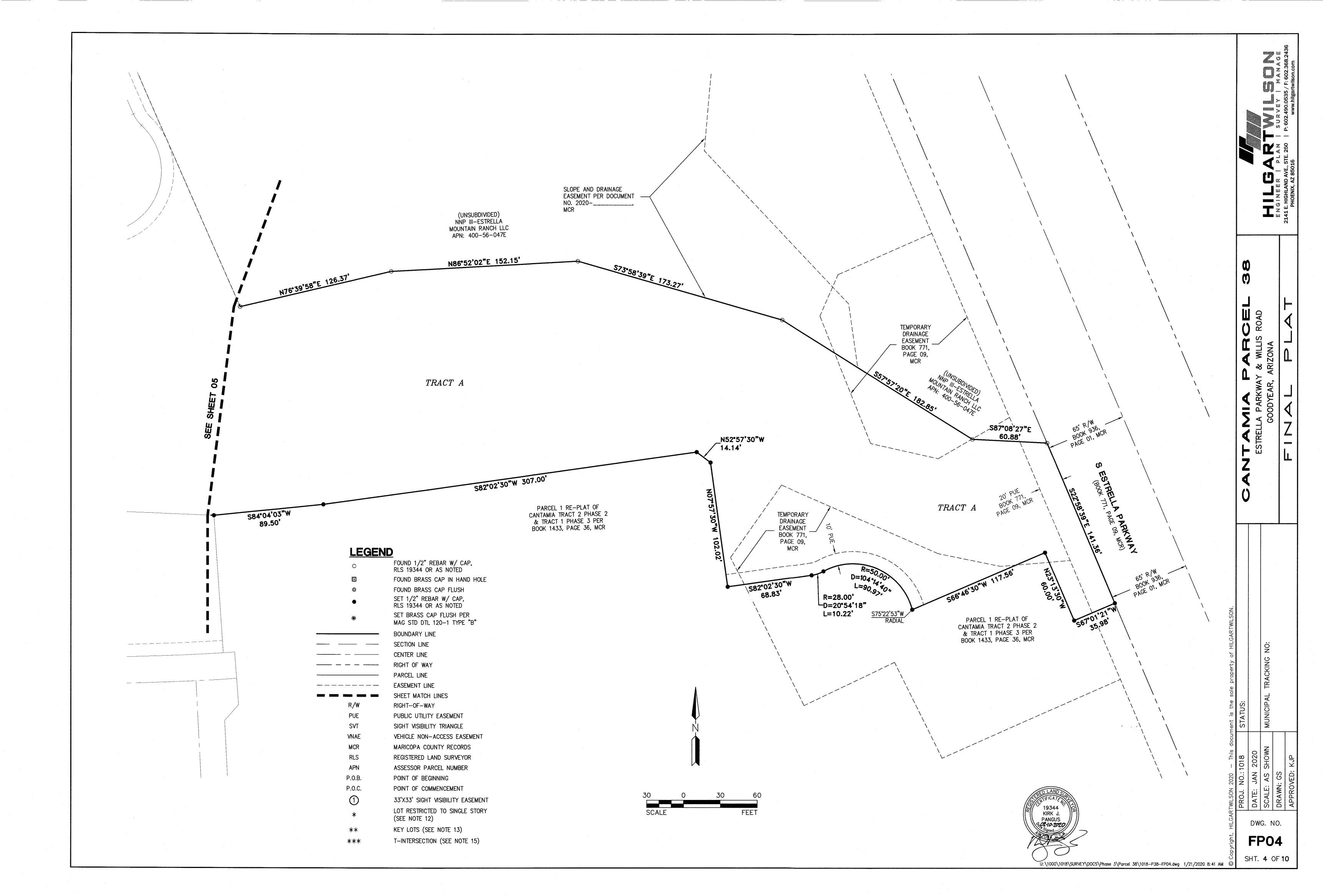
PARCEL 38

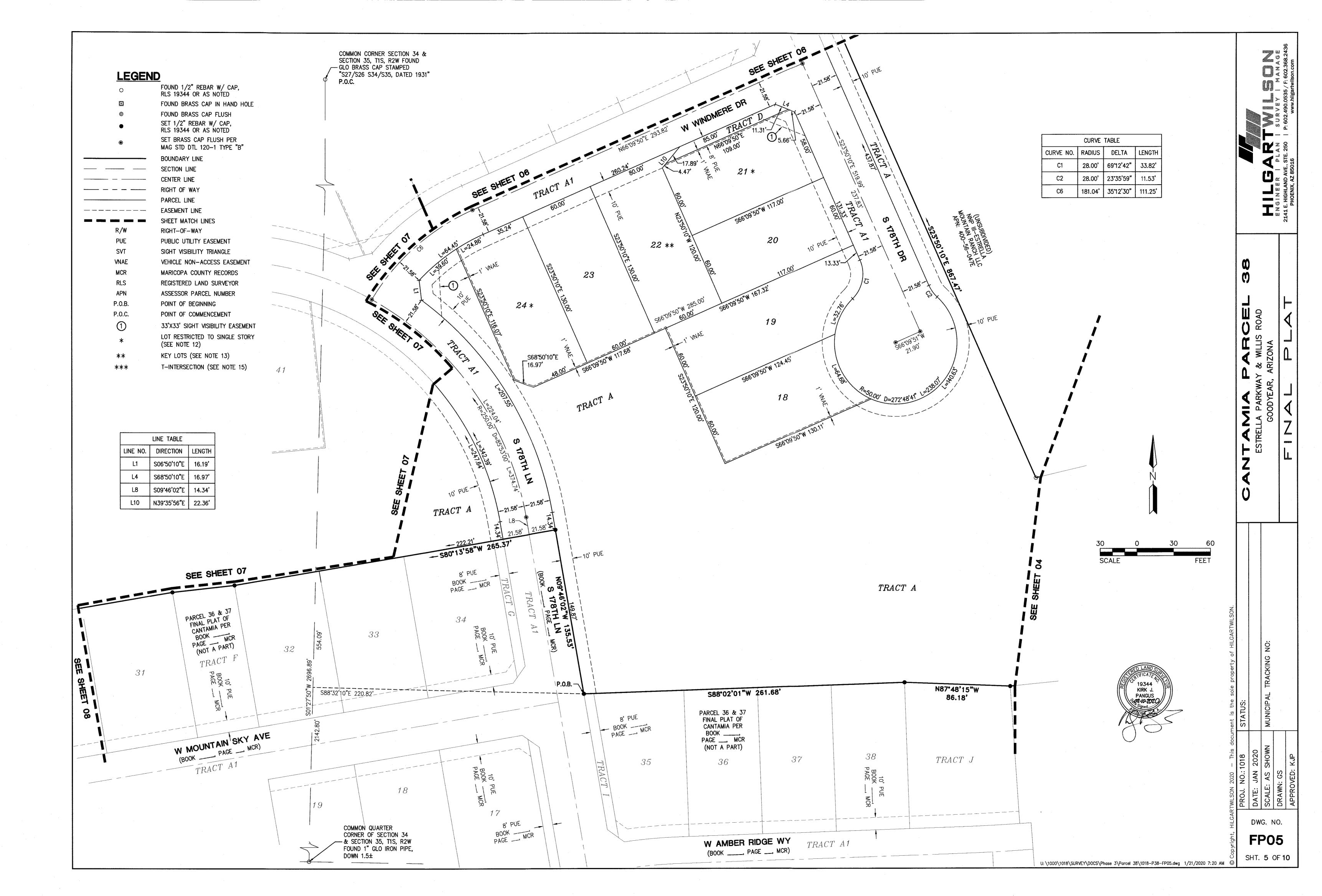


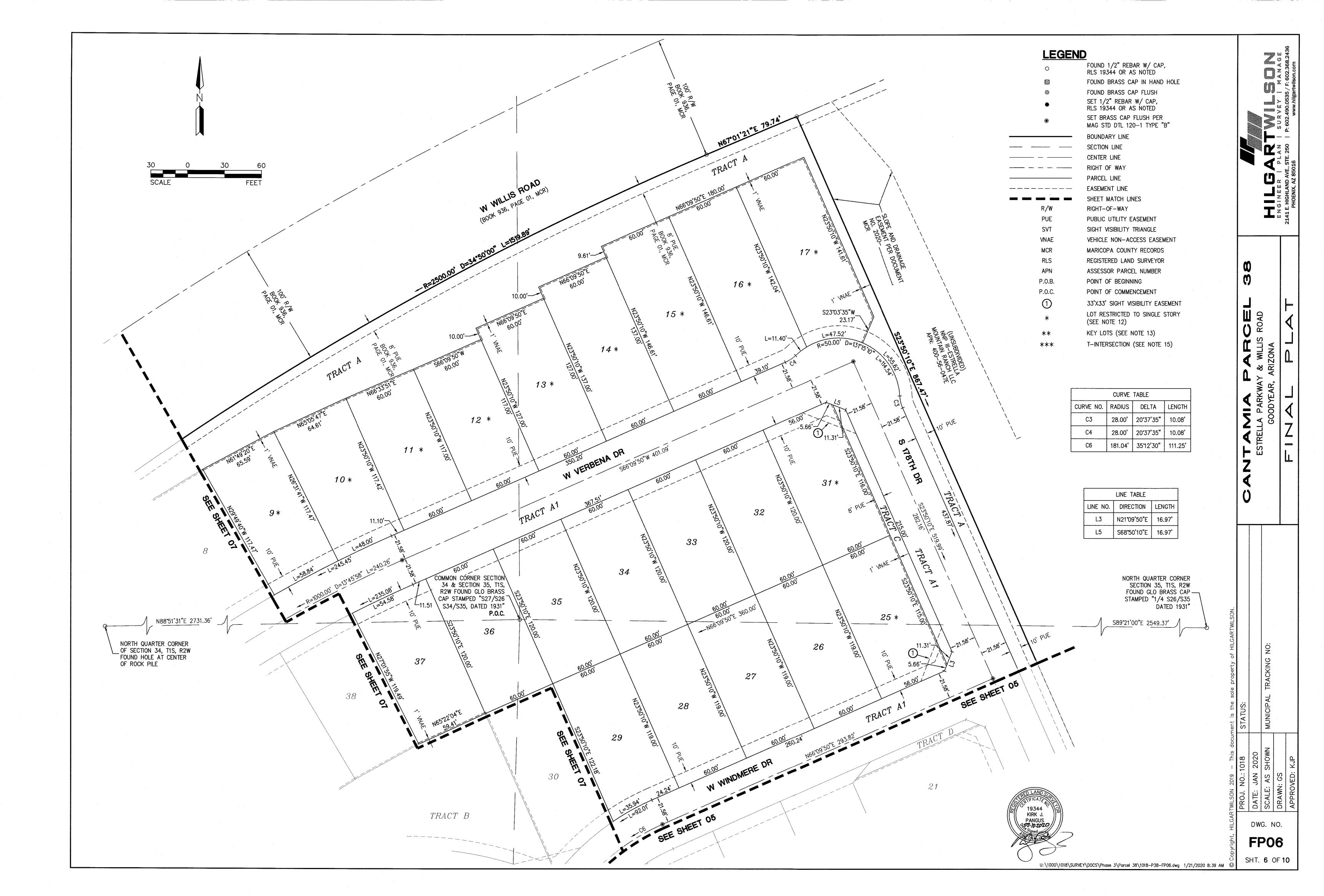
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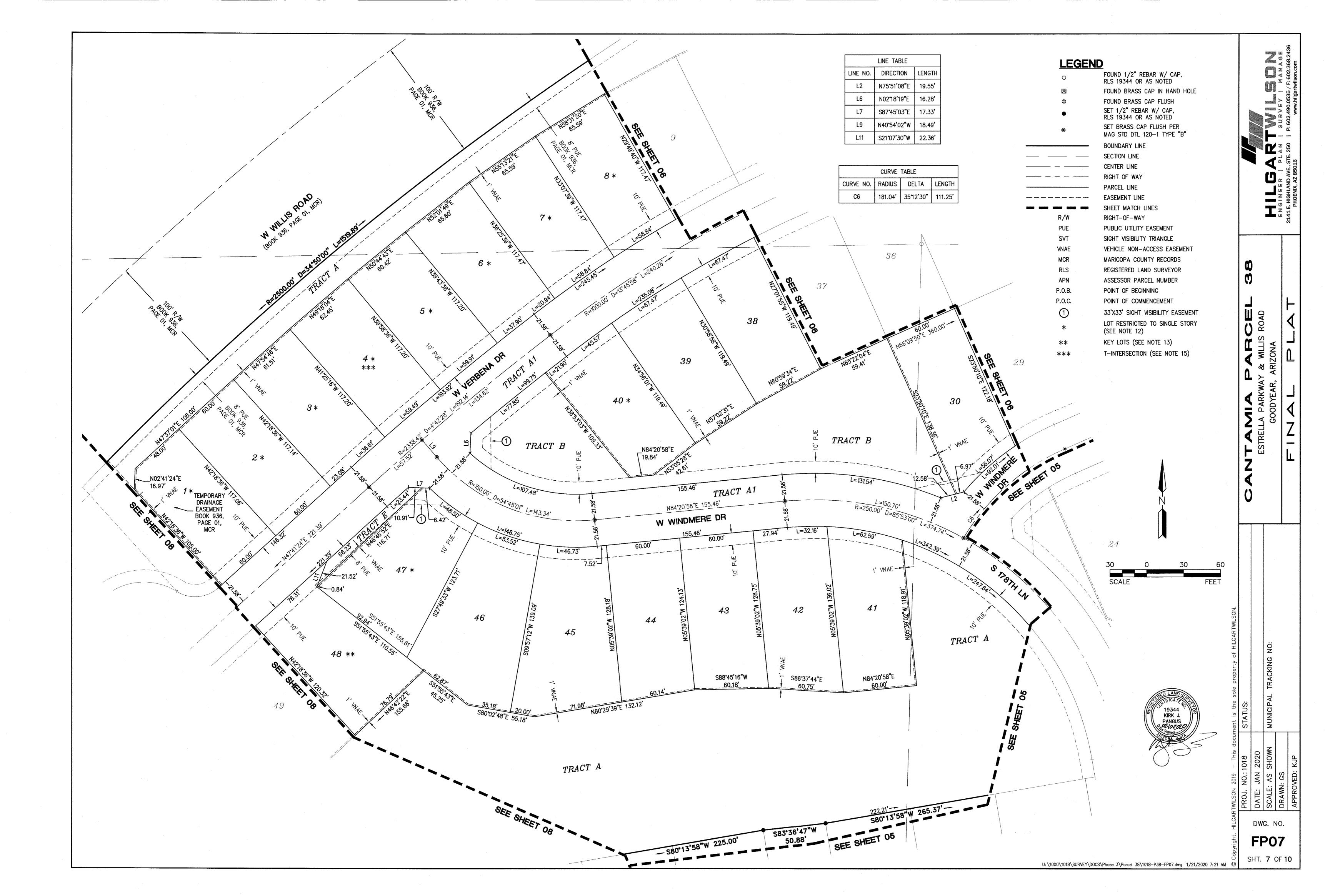
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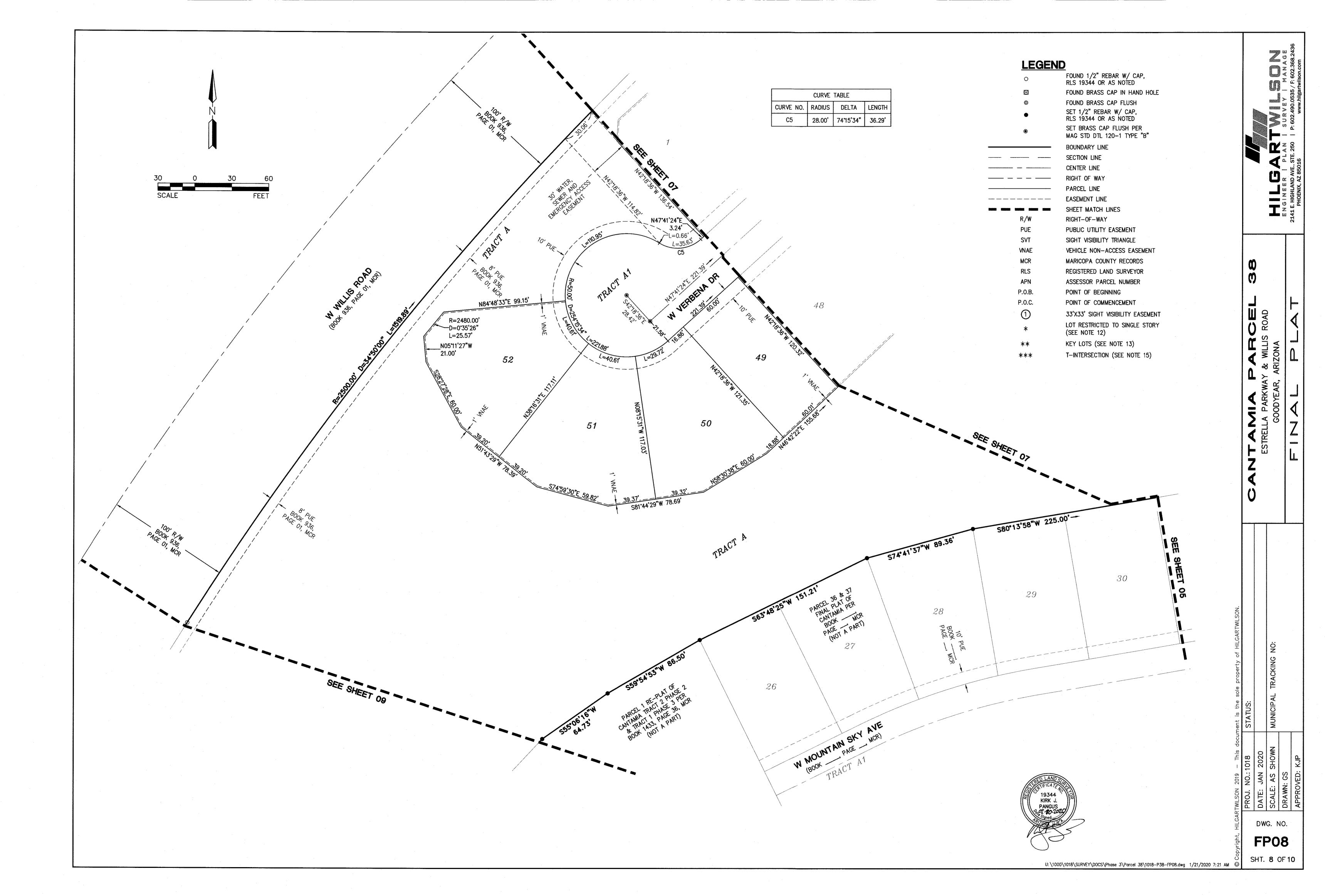


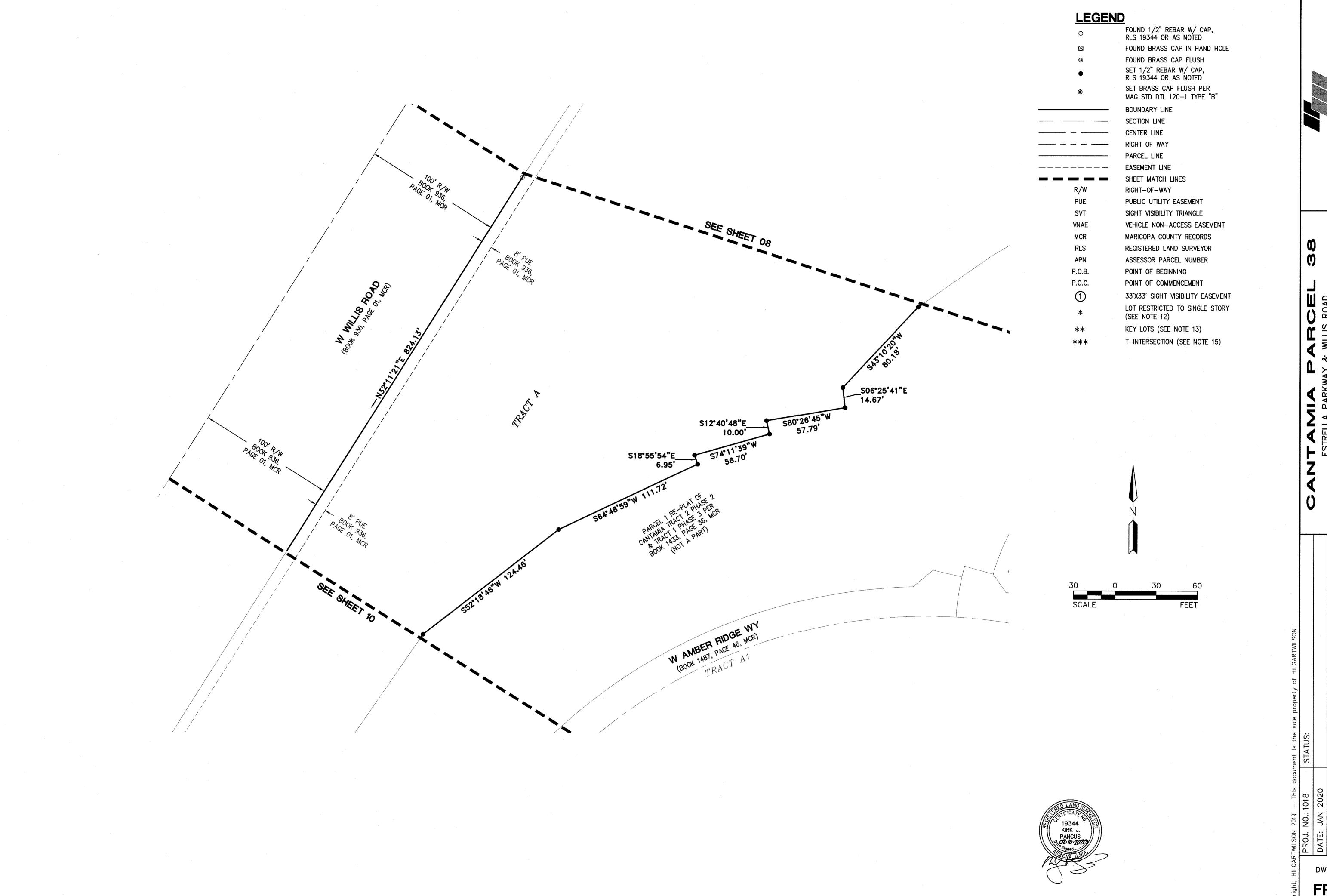












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