

DEDICATION

STATE OF ARIZONA } SS
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 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 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 EMERGENCY 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 PERMITTEES 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

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, 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: SHANNON FRANCOEUR DATE:

ITS: VICE PRESIDENT

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

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

MY COMMISSION EXPIRES: NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF ALL TRACTS WITHIN PARCEL 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 } SS
COUNTY OF MARICOPA }

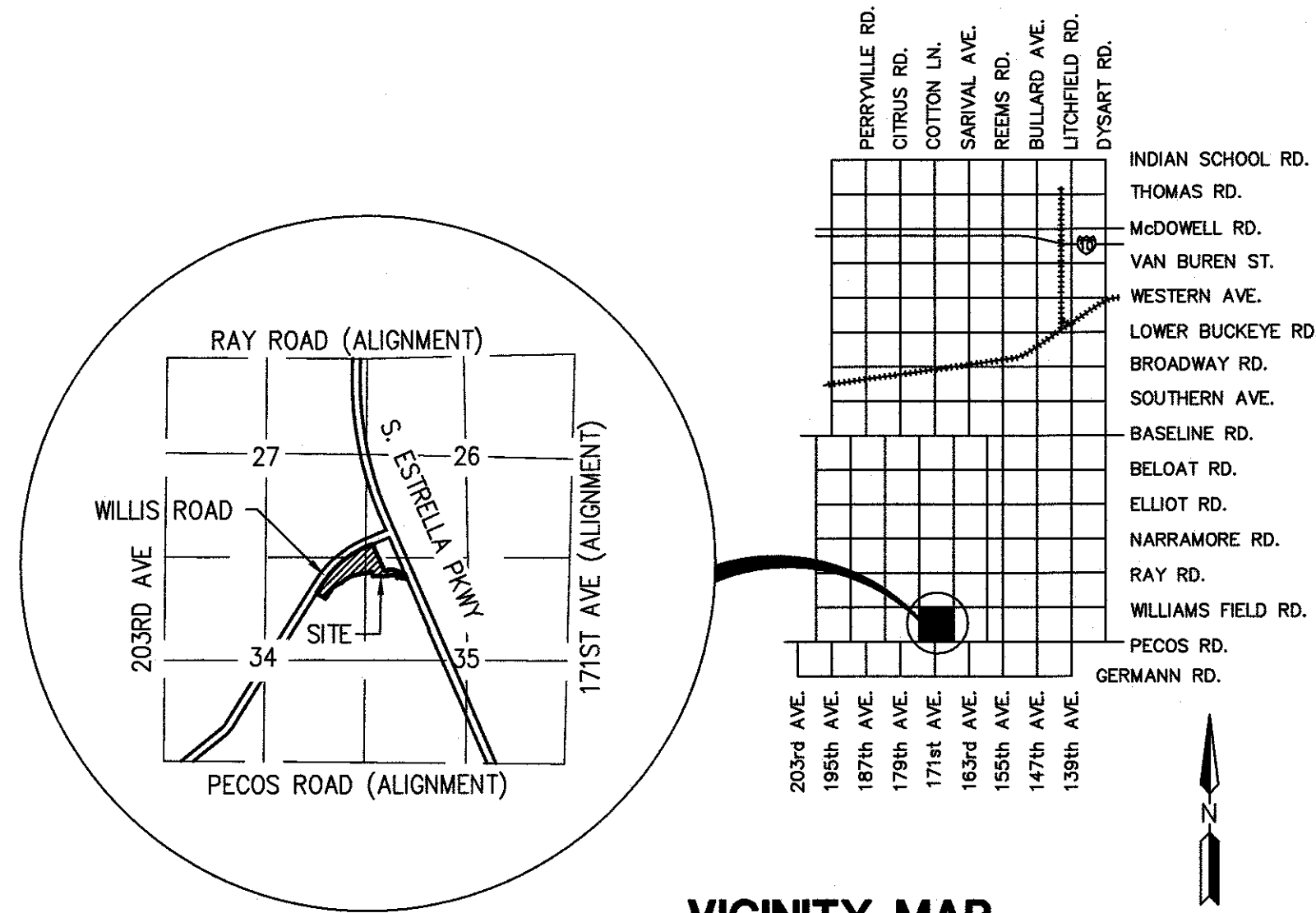
ON THIS DAY OF , 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED LYNNE DUGAN WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT SHE AS PRESIDENT, AND BEING DULY AUTHORIZED SO TO DO,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

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

BY: DATE

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
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%

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



VICINITY MAP

SECTIONS 34, 35, 26 & 27
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
4900 N SCOTTSDALE RD,
SUITE 2200
SCOTTSDALE, AZ 85251
PHONE: (480) 346-1735
CONTACT: ROBERT JOHNSON

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARING

BASIS OF BEARING IS S88°58'50"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

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

BY: GEORGIA LORD - MAYOR

ATTEST: DARCIE MCCracken - CITY CLERK

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

BY: REBECCA ZOOK - CITY ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF 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.

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

CANTAMIA PARCEL 38
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
FINAL PLAT

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STATUS:

PROJ. NO.: 1018

DATE: JAN 2020

SCALE: NONE

DRAWN: GS

APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.

FP01

SHT. 1 OF 10

A PORTION OF PARCEL 1 AS SHOWN ON THE RE-PLAT OF CANTAMITA 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 FOLLOWS:

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 117'	
TOTAL LOTS	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

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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


- NOTES:**

-
- Diagram illustrating the layout and dimensions of a street tract:
- Overall width: 33' X 33'
 - SVT (Side View Triangle) dimensions: 12' (horizontal), 12' (vertical)
 - STREET TRACT width: 10' PUE (TYP.) & SWE
 - Internal dimensions: 12' (horizontal), 5' (vertical), 5' (vertical)
 - BSL (Base Line) labels
 - Minimum width: 67' MIN., 60' MIN.
 - Minimum depth: 20' MIN., 117' MIN.
 - STREET TRACT 8' MIN. PUE & SWE

TYPICAL LOT DETAIL_{N.T.S}

PARCEL 38



DWG. NO.		PROJ. NO.: 1018		CANTAMIA PARCEL 38 ESTRELLA PARKWAY & WILLIS ROAD GOODYEAR, ARIZONA FINAL PLAT	 HILGART WILSON ENGINEER PLAN SURVEY MANAGE 2141 E. HIGHLAND AVE., STE. 250 P: 602.490.0535 / F: 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com
SHT. 2 OF 10		DATE: JAN 2020			
		MUNICIPAL TRACKING NO:			
		SCALE: NONE			
		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
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE

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

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

N88°51'31"E 2731.36'
1278.60' 1452.76'

S01°08'29"E 1280.55'

SHEET 9

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

SHEET 10

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

N89°34'25"W 5327.98'

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

W WILLIS ROAD
(BOOK 936, PAGE 01, MCR)

SHEET 7

W VERBENA DR

W WINDMERE DR

TRACT A

SHEET 8

PARCEL 36 & 37
FINAL PLAT OF CANTAMIA PER
BOOK — PAGE — MCR

S01°27'50"W 2696.89'
554.03'
2142.80'

N88°32'10"W 220.82'

PARCEL 36 & 37
FINAL PLAT OF CANTAMIA PER
BOOK — PAGE — MCR

P.O.B.

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



100 50 0 100 200
SCALE FEET



NORTH QUARTER CORNER
SECTION 35, T1S, R2W
FOUND GLO BRASS CAP
STAMPED "1/4 S26/S35
DATED 1931"

S89°21'00"E 2549.37'

(UNSUBDIVIDED)
NMP III-ESTRELLA MOUNTAIN
RANCH LLC
APN: 400-56-047E

SHEET 4

TRACT A

S ESTRELLA PARKWAY
(BOOK 711, PAGE 09, MCR)

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

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

S88°58'50"E 5229.27'

CANTAMIA PARCEL 38
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
FINAL PLAT

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STATUS:

PROJ. NO.: 1018

DATE: JAN 2020

SCALE: AS SHOWN

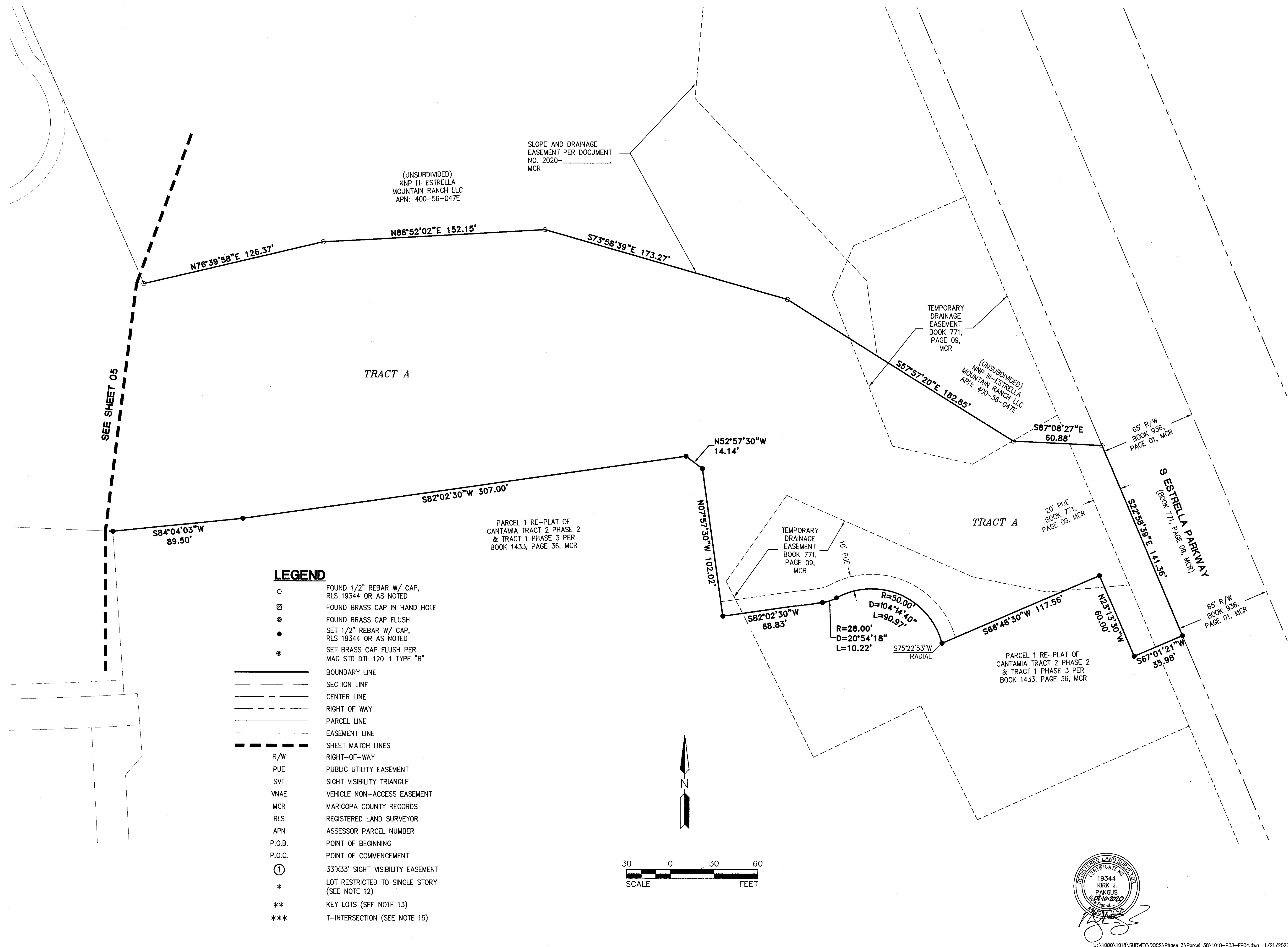
DRAWN: GS

APPROVED: KJP

MUNICIPAL TRACKING NO:

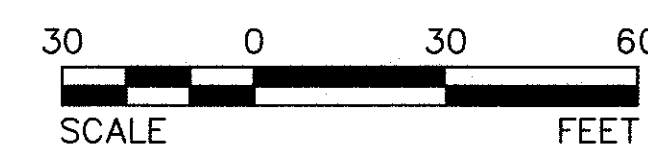
DWG. NO.
FP04

SHT. 4 OF 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
- - - SHEET MATCH LINES
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - 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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LEGEND

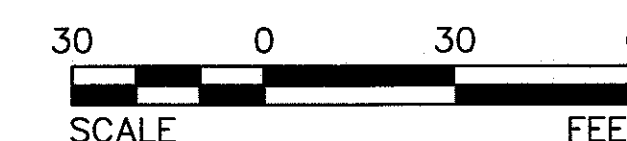
- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
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- - - EASEMENT LINE
- - - SHEET MATCH LINES
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 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 NO.	DIRECTION	LENGTH
L1	S06°50'10"E	16.19'
L4	S68°50'10"E	16.97'
L8	S09°46'02"E	14.34'
L10	N39°35'56"E	22.36'

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

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

CURVE NO.	RADIUS	DELTA	LENGTH
C1	28.00'	69°12'42"	33.82'
C2	28.00'	23°35'59"	11.53'
C6	181.04'	35°12'30"	111.25'

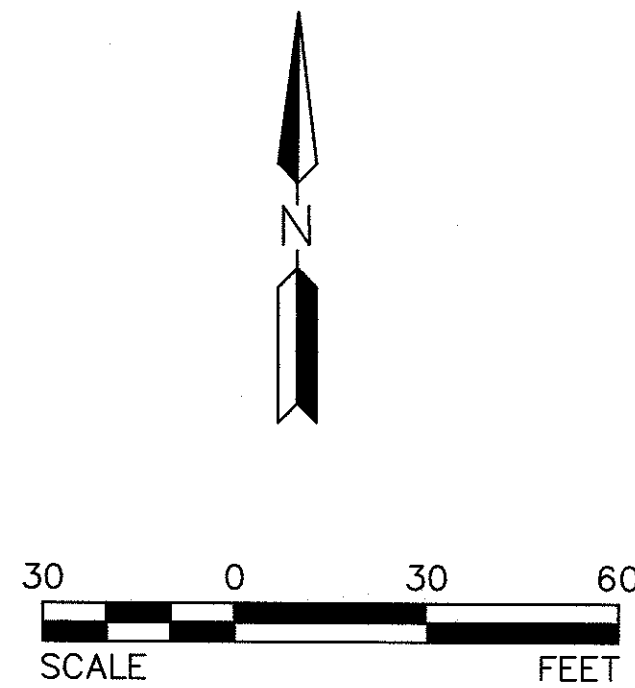


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CANTAMIA PARCEL 38
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
FINAL PLAT

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

DWG. NO. **FP05**
SHT. 5 OF 10



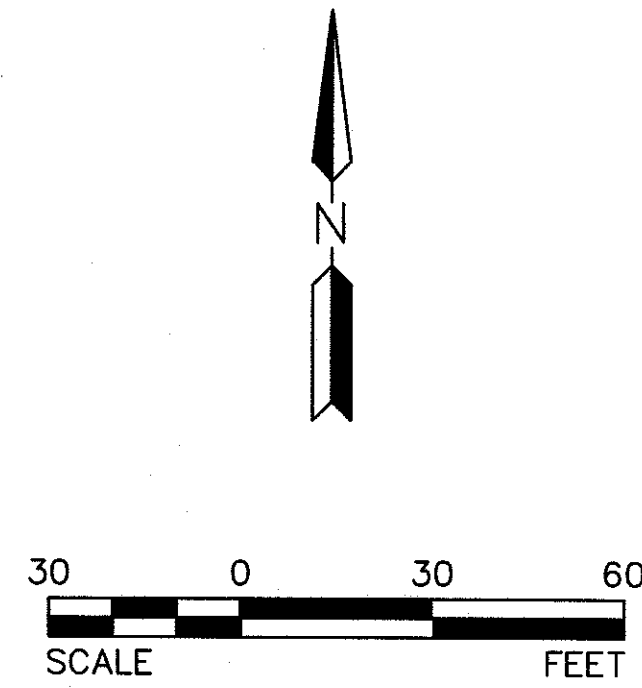
LEGEND

- 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
- - - SHEET MATCH LINES
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 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
C3	28.00'	20°37'35"	10.08'
C4	28.00'	20°37'35"	10.08'
C6	181.04'	35°12'30"	111.25'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N21°09'50"E	16.97'
L5	S68°50'10"E	16.97'

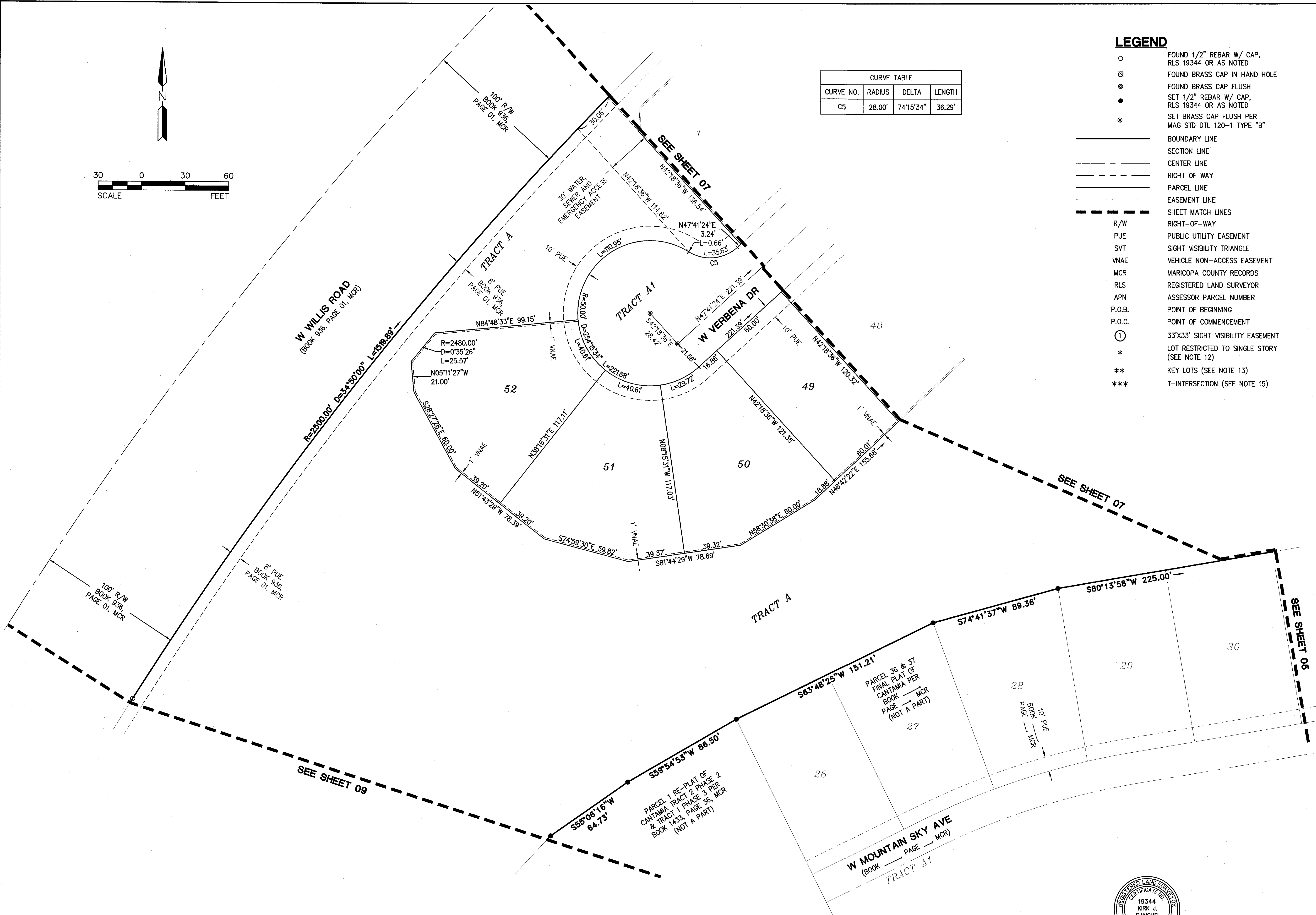




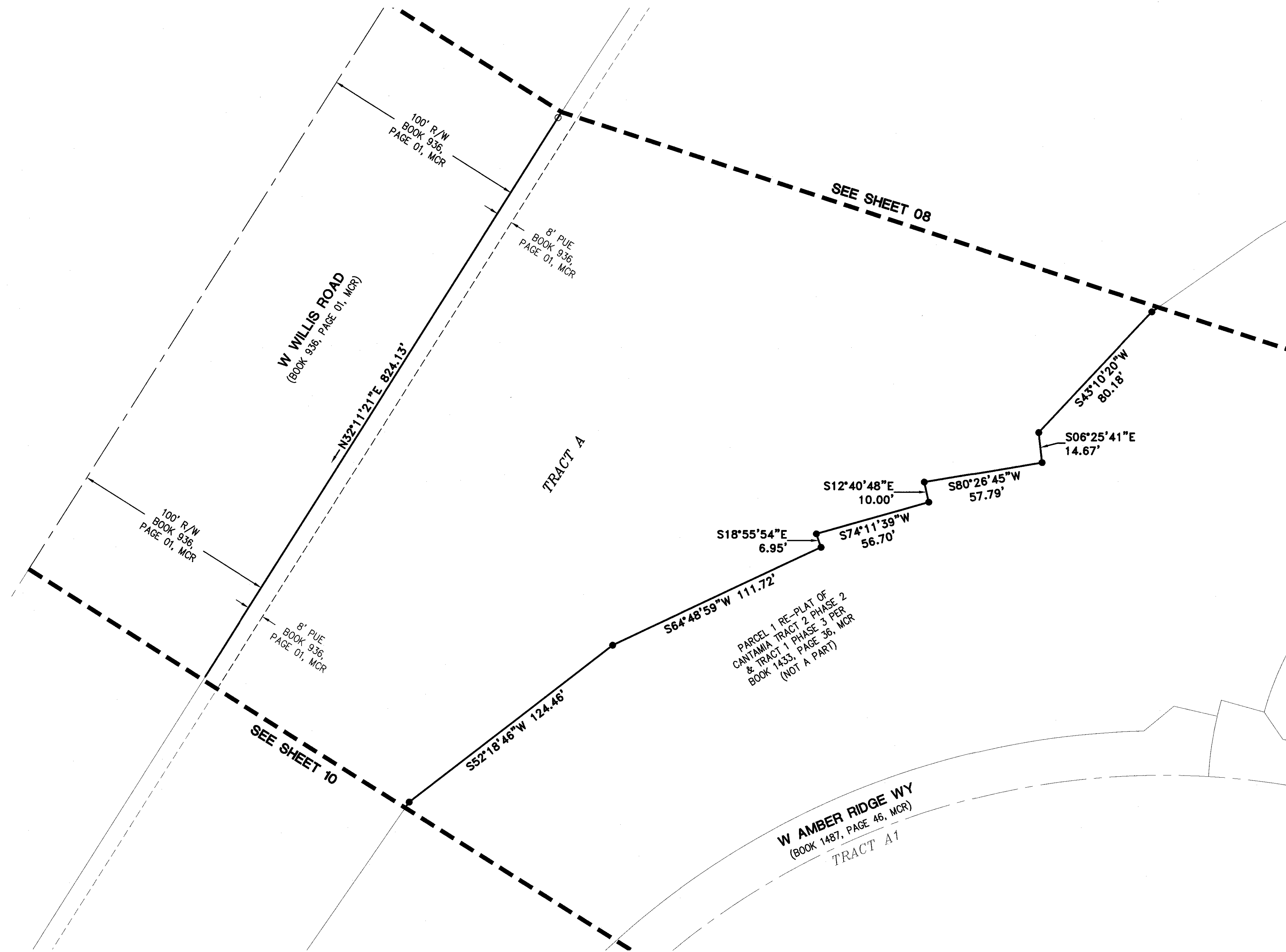
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	28.00'	74°15'34"	36.29'

LEGEND

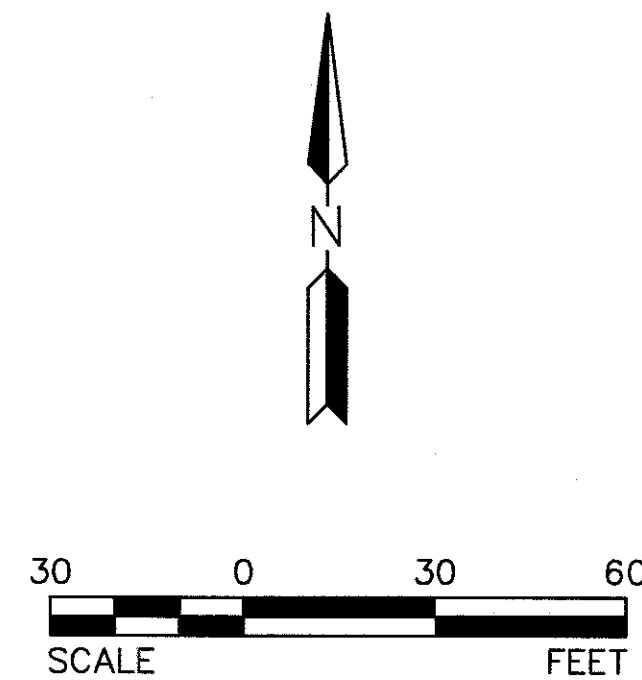
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- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
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- SVT SIGHT VISIBILITY TRIANGLE
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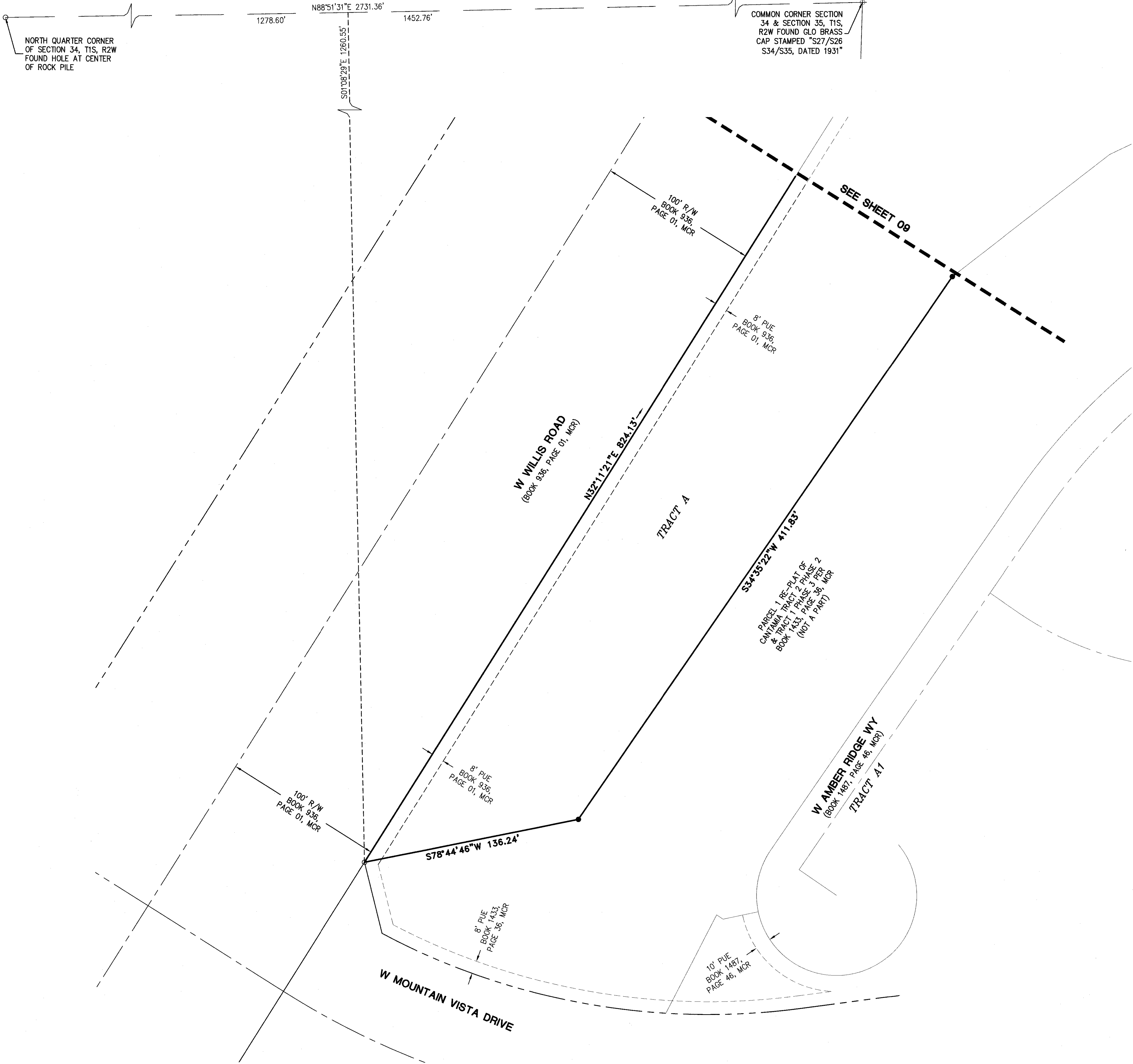
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APPROVED: KJP	



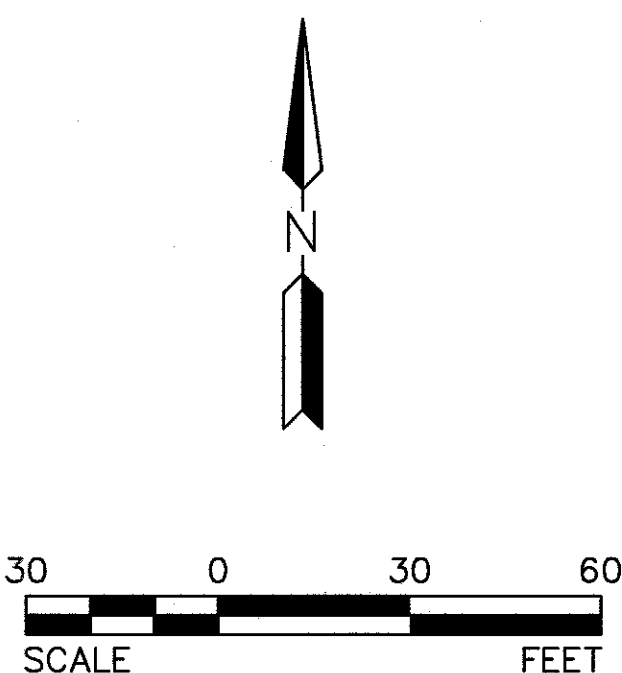
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DWG. NO.
FP10

SHT. 10 OF 10

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