

FINAL PLAT
OF
"ESTRELLA PARCEL 9.28"
GOODYEAR, ARIZONA

A PORTION OF SECTIONS 27 & 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOWN ALL MEN BY THESE PRESENTS: THAT NNP III – ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME ESTRELLA PARCEL 9.28 , A PORTION OF SECTIONS 27 AND 34, 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 THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING THE SAME. EACH SUCH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

OWNER HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY"), IN FEE, TRACT F AND THE STREETS (R/W) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER HEREBY DECLARES ALL TRACTS EXCEPT TRACT F INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION (THE "ASSOCIATION"), AND, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES AND CONVEYS TO THE ASSOCIATION ALL SUCH TRACTS EXCEPT TRACT F, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

OWNER HEREBY DEDICATES TO THE CITY FOR USE BY THE CITY, AND ITS PERMITTEES, NON–EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D, E, G, H, I, J, K, & L AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ASSOCIATION, PERPETUAL, NON–EXCLUSIVE VEHICLE NON–ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS V.N.A.E. AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE VEHICLE NON–ACCESS EASEMENT AREAS) FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON–ACCESS EASEMENT AREAS. THE VEHICLE NON–ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON–ACCESS EASEMENT AREAS.

OWNER HEREBY DEDICATES TO THE CITY PERPETUAL NON–EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, E, G, H, & I INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM–WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE DRAINAGE FACILITIES). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE MAINTENANCE WORK). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK, AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, E, G, H, & I.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT F, WHICH TRACT THEREAFTER SHALL BE CONVEYED TO THE CITY, THE ASSOCIATION HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, MAINTAIN AND REPLACE SUCH LANDSCAPING INSTALLED WITHIN MEDIANS CONSTRUCTED WITHIN TRACT F BEING DEDICATED HEREIN, INCLUDING THE PROVIDING OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT–OF–WAY. THE 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 ARISING FROM SUCH LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIANS WITHIN SAID TRACT F. THE ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY RESULTING FROM SUCH LANDSCAPING WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. NOTWITHSTANDING THE FOREGOING, 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 IMMEDIATELY AFTER ITS DISCOVERY; AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE ASSOCIATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED THEREOF BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE ASSOCIATION FAIL TO MAINTAIN THE LANDSCAPING INSTALLED WITHIN THE MEDIANS AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE ARISING OUT OF THE FOREGOING OBLIGATIONS OF THE ASSOCIATION TO MAINTAIN LANDSCAPING WITHIN THE MEDIANS IN TRACT F, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES AND OTHER COSTS, AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES A NON–EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT I DESIGNATED AS "S.E." AND A NON–EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT I DESIGNATED AS "S.E" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE SEWER AND ACCESS EASEMENT AREA). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE SEWER FACILITIES) AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER FACILITIES ARE NOT BEING LOCATED WITHIN STREET RIGHT–OF–WAY, OWNER AGREES TO INSTALL, MAINTAIN, REPAIR, AND REPLACE, PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE, IMPROVEMENTS UPON, OVER AND ACROSS THE SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (THE "ACCESS FACILITIES") AND OWNER SHALL MAINTAIN, INSPECT, REPAIR, AND/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

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 _____ 2021.
NNP III – ESTRELLA MOUNTAIN RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2021 BEFORE ME 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, G, H, I, J, K, L, M, N, O, & P 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 _____, 2021

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

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2021 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

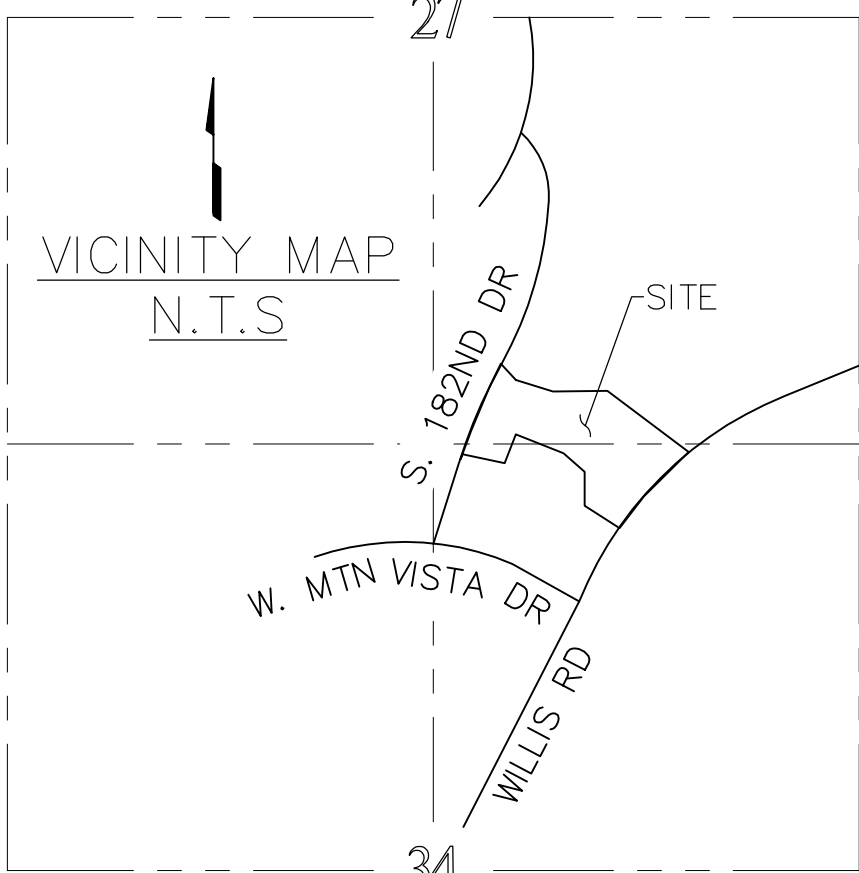
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNER/DEVELOPER

NNP III–ESTRELLA MOUNTAIN RANCH, LLC
10300 S. ESTRELLA PARKWAY
GOODYEAR, ARIZONA 85338
PH: (602) 347–6851
CONTACT: PETE TEICHE

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02 LEGAL DESCRIPTION, TYP. DETAILS,
NOTES
AND TRACT SUMMARY TABLE
FP03 KEY MAP, LEGEND
FP04–06 LOTS, TRACTS & EASEMENT
FP07 LOT, TRACT, LINE & CURVE TABLES



SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	899,198	20.64
STREET ROW	199,453	4.57
NET AREA	698,984	16.05
LOT SIZE (MIN.)	55' X 115'	
TOTAL LOTS	67	
AREA SUBDIVIDED INTO LOTS	448,286	10.29
GROSS DENSITY	3.25	
OPEN SPACE	250,698	5.76
% OF GROSS AREA IN O.S.	27.880%	
EXISTING ZONING	P.A.D.	

RECREATIONAL OPEN SPACE	
ACTIVE RECREATIONAL OPEN SPACE ACREAGE	4.12
PASSIVE RECREATIONAL OPEN SPACE ACREAGE	1.63

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.57
PLUS AREA SUBDIVDED INTO LOTS	10.29
AREA SUBTOTAL	14.86
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.48

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	67
DIVIDED BY ADJUSTED GROSS AREA	17.48
ADJUSTED GROSS DENSITY	3.83

EDU CALCULATION	
NUMBER OF DWELLING UNITS	67
EQUIVALENT EDU FACTOR FOR 2–4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDU'S REQUIRED FOR PRJCT	67.00

APPROVALS

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

THIS _____ DAY OF _____, 2021

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

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

THIS _____ DAY OF _____, 2021

BY: _____
SUMEET MOHAN, CITY ENGINEER

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE–QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING: S88°51'31"W

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
EMERGENCY SERVICES DISPATCH – CITY OF GOODYEAR
CABLE TELEVISION _____ CENTURY LINK

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.

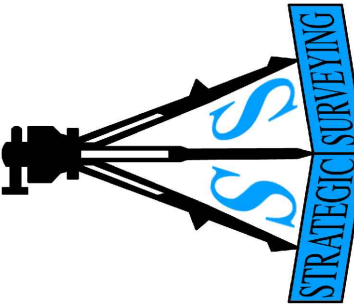
SURVEYOR'S STATEMENT

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
2443 W. 12TH ST., SUITE 1
TEMPE, ARIZONA 85281
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



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85281
CONTACT: JOSHUA MOYSES
PHONE: (480) 865–4399

DRAWN JSM
CHK'D JSM
APPR'D JSM
DATE 08-11-21
STRATEGIC SURVEY PROJECT #
00334–FP
CLIENT PROJECT NUMBER

FINAL PLAT
PARCEL 9.28
PORTIONS OF SECTION 27 & 34
TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.
GOODYEAR, ARIZONA

SHEET 1 OF 7

DRAWING NUMBER

FP–01

PART OF LAND LYING WITHIN SECTIONS 27 AND 34, 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 SOUTHEAST CORNER OF SECTION 27, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27, BEARS SOUTH 88°51'31 WEST, A DISTANCE OF 2,731.34 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, SOUTH 88°51'31 WEST, A DISTANCE OF 783.16 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILLIS ROAD, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 45°02'11 EAST, IS 2,700.00 FEET;

THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 8°20'23, AND A LENGTH OF 392.99 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°33'42 WEST, A DISTANCE OF 47.09 FEET;

THENCE NORTH 38°04'35 WEST, A DISTANCE OF 87.19 FEET;

THENCE NORTH 6°55'26 EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 51°55'26 EAST, A DISTANCE OF 1.00 FEET;

THENCE NORTH 38°04'34 WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 51°55'26 WEST, A DISTANCE OF 53.00 FEET;

NORTH 38°04'38 WEST, A DISTANCE OF 249.28 FEET, TO THE SOUTHEASTERLY MOST BOUNDARY CORNER, PER FINAL PLAT, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.26, RECORDED IN BOOK 1053, PAGE 49, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 85°21'42 WEST, A DISTANCE OF 581.65 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 71°48'28 WEST, A DISTANCE OF 452.63 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 32°49'54 WEST, A DISTANCE OF 157.09 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 182ND DRIVE, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 1059, PAGE 15, MARICOPA COUNTY RECORDS, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 67°10'59 WEST, IS 820.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 13°42'59, AND LENGTH OF 196.30 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 36°32'00 WEST, A DISTANCE OF 442.74 FEET, TO THE NORTHERN MOST BOUNDARY CORNER OF ESTRELLA PARCEL 9.30 AS RECORDED IN BOOK 1554, PAGE 18, MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF 182ND DRIVE, SOUTH 53°28'00 EAST, A DISTANCE OF 192.00 FEET;

THENCE NORTH 36°32'00 EAST, A DISTANCE OF 93.04 FEET;

THENCE NORTH 52°18'42 WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 36°32'00 EAST, A DISTANCE OF 23.88 FEET;

THENCE NORTH 81°28'58 EAST, A DISTANCE OF 11.32 FEET;

THENCE NORTH 35°39'10 EAST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 35°39'10 EAST, 225.00 FEET;

THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 0°07'01, AND AN ARC LENGTH OF 0.46 FEET;

THENCE NORTH 35°32'09 EAST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 8°31'26 WEST, A DISTANCE OF 11.30 FEET;

THENCE NORTH 36°32'0 EAST, A DISTANCE OF 59.30 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 53°42'41 EAST, A DISTANCE OF 292.99 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 18°35'14, AND A LENGTH 95.05 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 67.00 FEET;

THENCE EASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 80°56'52, AND A LENGTH OF 94.66 FEET;

THENCE SOUTH 44°10'36 EAST, A DISTANCE OF 140.31 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 158.00 FEET;

THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 2°18'35, AND A LENGTH OF 6.37 FEET;

THENCE SOUTH 1°16'03 WEST, A DISTANCE OF 13.42 FEET;

THENCE SOUTH 39°34'01 EAST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 39°34'01 WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 5°01'37, AND A LENGTH OF 8.77 FEET;

THENCE SOUTH 44°35'38 EAST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 78°47'23 EAST, A DISTANCE OF 11.92 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 27°09'55 EAST, A DISTANCE OF 158.00 FEET;

THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 37°14'28, AND A LENGTH OF 102.70 FEET;

THENCE NORTH 79°55'27 EAST, A DISTANCE OF 89.93 FEET;

THENCE SOUTH 55°04'33 EAST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 79°55'27 EAST, A DISTANCE OF 28.00 FEET;

THENCE NORTH 34°55'27 EAST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 79°55'27 EAST, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 272.91 FEET;

THENCE NORTH 79°55'27 EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 16.50 FEET;

THENCE SOUTH 11°43'32 WEST, A DISTANCE OF 5.39 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 33.16 FEET;

THENCE SOUTH 31°52'38 EAST, A DISTANCE OF 5.39 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 16.50 FEET;

THENCE SOUTH 79°55'27 WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 289.23 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 37°50'33 WEST, A DISTANCE OF 225.00 FEET;

THENCE WESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 19°36'24, AND A LENGTH OF 76.99 FEET;

THENCE NORTH 59°21'48 WEST, A DISTANCE OF 23.90 FEET;

THENCE SOUTH 79°55'27 WEST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 1.87 FEET;

THENCE SOUTH 79°55'27 WEST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 34°55'27 WEST, A DISTANCE OF 22.63 FEET;

THENCE SOUTH 79°55'27 WEST, A DISTANCE OF 194.91 FEET;

THENCE SOUTH 10°04'33 EAST, A DISTANCE OF 49.66 FEET;

THENCE SOUTH 3°11'34 EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 2°41'28 EAST, A DISTANCE OF 12.56 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 79°17'39 EAST, A DISTANCE OF 264.64 FEET;

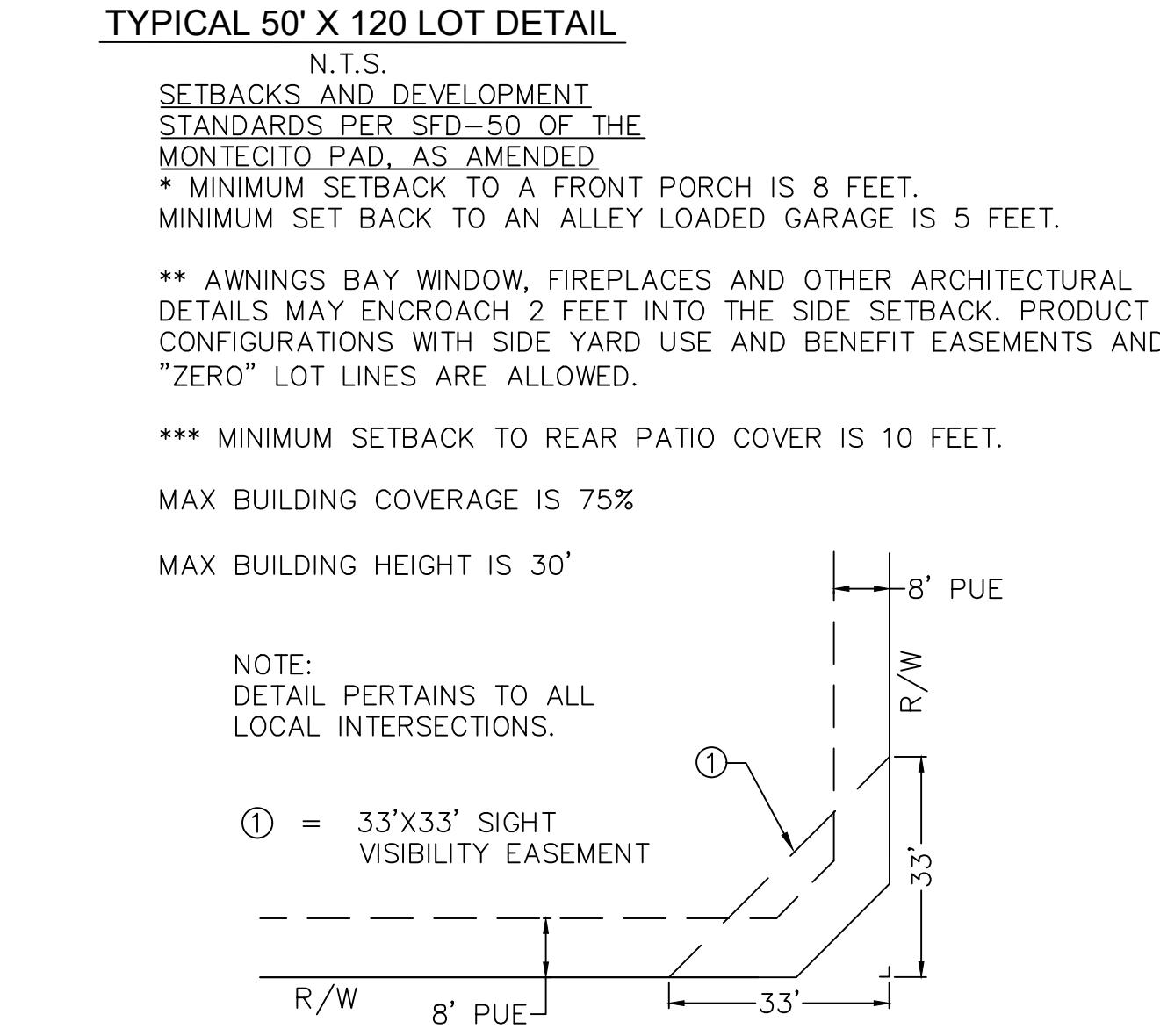
THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 47°08'32, AND A LENGTH OF 217.75 FEET;

THENCE SOUTH 57°50'53 EAST, A DISTANCE OF 189.22 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILLIS ROAD, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 936, PAGE 1, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 32°11'21 EAST, A DISTANCE OF 254.67 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 2700.00 FEET;

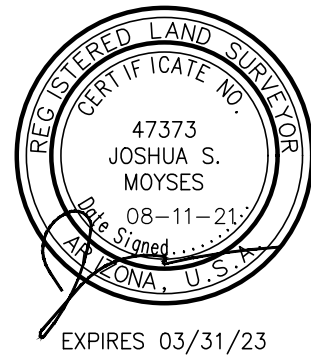
THENCE NORTHEASTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 12°46'27, AND A LENGTH OF 601.97 FEET, TO THE POINT OF BEGINNING.

3. 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 REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING OR RECONSTRUCTING UTILITY FACILITIES.
3. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN OR ON 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.
4. 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.
 - A. 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.
 - B. 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.
 - C. 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.
 - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - E. 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.
5. 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.
 - A. 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.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.
6. 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.
7. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON AS PROPERTY.
8. 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 HOMEOWNER 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.
9. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.
12. 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.
13. 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.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
15. 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.
16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 30, 31, 52, 53, AND 58.
17. 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 33 AND 40.
18. 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.
19. 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.
20. 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, L, M, N, & O INCLUSIVE UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
21. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
22. COMMON AREAS DECLARED ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
23. 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.
24. 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) SHALL NOT BE BUILT NEXT DOOR TO, OR ACROSS THE STREET FROM PLAN 1 ELEVATION A).
25. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
26. ALL ONSITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
27. TYPICAL SIDE TRACTS ARE 10' WIDE.
28. 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.
29. 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.
30. 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.
31. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE, THIS INCLUDES LOTS 59 AND 67.
32. NO BUILDING PERMITS SHALL BE ISSUED FOR STRUCTURES OF ANY KIND ON LOTS 65, 66, AND 67 UNTIL FULL STREET IMPROVEMENTS REQUIRED FOR A LOCAL STREET HAVE BEEN COMPLETED FOR THE SECTION FOR WEST VERBENA DRIVE LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OF ESTRELLA PARCEL 9.28 AND EITHER: (I) A TEMPORARY OR PERMANENT STREET CUL-DE-SAC OR HAMMER-HEAD HAS BEEN CONSTRUCTED WHERE WEST VERBENA DRIVE CURRENTLY TERMINATES AND ALL RIGHT-OF-WAY AND/OR EASEMENTS REQUIRED FOR SUCH CUL-DE-SAC OR HAMMER-HEAD HAVE BEEN CONVEYED TO THE CITY OF GOODYEAR OR (II) FULL STREET IMPROVEMENTS REQUIRED FOR A LOCAL STREET HAVE BEEN COMPLETED THAT EXTENDS WEST VERBENA DRIVE FROM WHERE IT TERMINATES IN THE FINAL PLAT OF ESTRELLA PARCEL 9.28 TO WHERE WEST VERBENA DRIVE INTERSECTS WITH ANOTHER PUBLIC STREET AND ALL RIGHT-OF-WAY AND/OR EASEMENTS REQUIRED FOR SUCH IMPROVEMENTS HAVE BEEN CONVEYED TO THE CITY OF GOODYEAR. ALL RIGHT-OF-WAY REQUIRED FOR PUBLIC STREET IMPROVEMENTS THAT ARE TO BE CONVEYED FOR CUL-DE-SAC OR HAMMER-HEAD OR EXTENSION OF W. VERBENA DRIVE SHALL BE CONVEYED TO THE CITY IN FEE AND LIEN FREE. ALL EASEMENTS THAT ARE TO BE CONVEYED FOR THE CUL-DE-SAC OR HAMMER-HEAD OR EXTENSION OF W. VERBENA DRIVE SHALL BE LIEN FREE AND IN A FORM APPROVED BY THE CITY ATTORNEY OR HIS DESIGNEE. ALL IMPROVEMENTS REQUIRED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES IN EFFECT AT THE TIME OF CONSTRUCTION.



TRACT USE TABLE				
PARCEL #	AREA (SQ. FT.)	AREA (ACRES)	USE	MAINTENANCE RESPONSIBILITY
TRACT A	109,316.94	2.51	L.S.,O.S.,P.U.E.,S.W.E.,D.	H.O.A.
TRACT B	1,073.76	0.02	L.S., O.S., P.U.E.	H.O.A.
TRACT C	1,719.75	0.04	L.S., O.S., P.U.E.	H.O.A.
TRACT D	1,296.84	0.03	L.S., O.S., P.U.E.	H.O.A.
TRACT E	59,289.02	1.36	L.S., O.S., P.U.E., D.	H.O.A.
TRACT F	4,292.38	0.10	L.S., MEDIAN	H.O.A.
TRACT G	9,679.63	0.22	L.S., O.S., P.U.E., D.	H.O.A.
TRACT H	28,184.06	0.65	L.S., O.S., P.U.E., D.	H.O.A.
TRACT I	26,508.01	0.61	L.S.,O.S.,P.U.E.,S.E.,D.	H.O.A.
TRACT J	1,446.58	0.03	L.S., O.S., P.U.E.	H.O.A.
TRACT K	3,158.22	0.07	L.S., O.S., P.U.E.	H.O.A.
TRACT L	1,089.72	0.03	L.S., O.S., P.U.E.	H.O.A.
TRACT M	704.00	0.02	L.S., O.S., P.S.	H.O.A.
TRACT N	749.20	0.02	L.S., O.S., P.S.	H.O.A.
TRACT O	704.23	0.02	L.S., O.S., P.S.	H.O.A.
TRACT P	760.39	0.02	L.S., O.S., P.S.	H.O.A.

<u>MAINTENANCE LEGEND</u>	
H.O.A.	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
<u>LAND USE LEGEND</u>	
D.	DRAINAGE
L.S.	LANDSCAPE
O.S.	OPEN SPACE
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.	PRIVATE STREET
S.E.	SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT

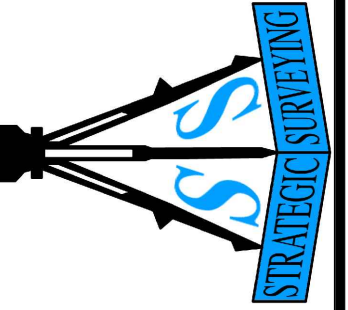


FINAL PLAT	
PARCEL 9.28 PORTIONS OF SECTION 27 & 34 TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M. GOODYEAR, ARIZONA	
SHEET	2 OF 7
DRAWING NUMBER	
FP-02	



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
DENVER, CO 80202

STE 1
TEMPE, AZ 85281
PH 480-272-7634



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PHONE: (480) 865-4399

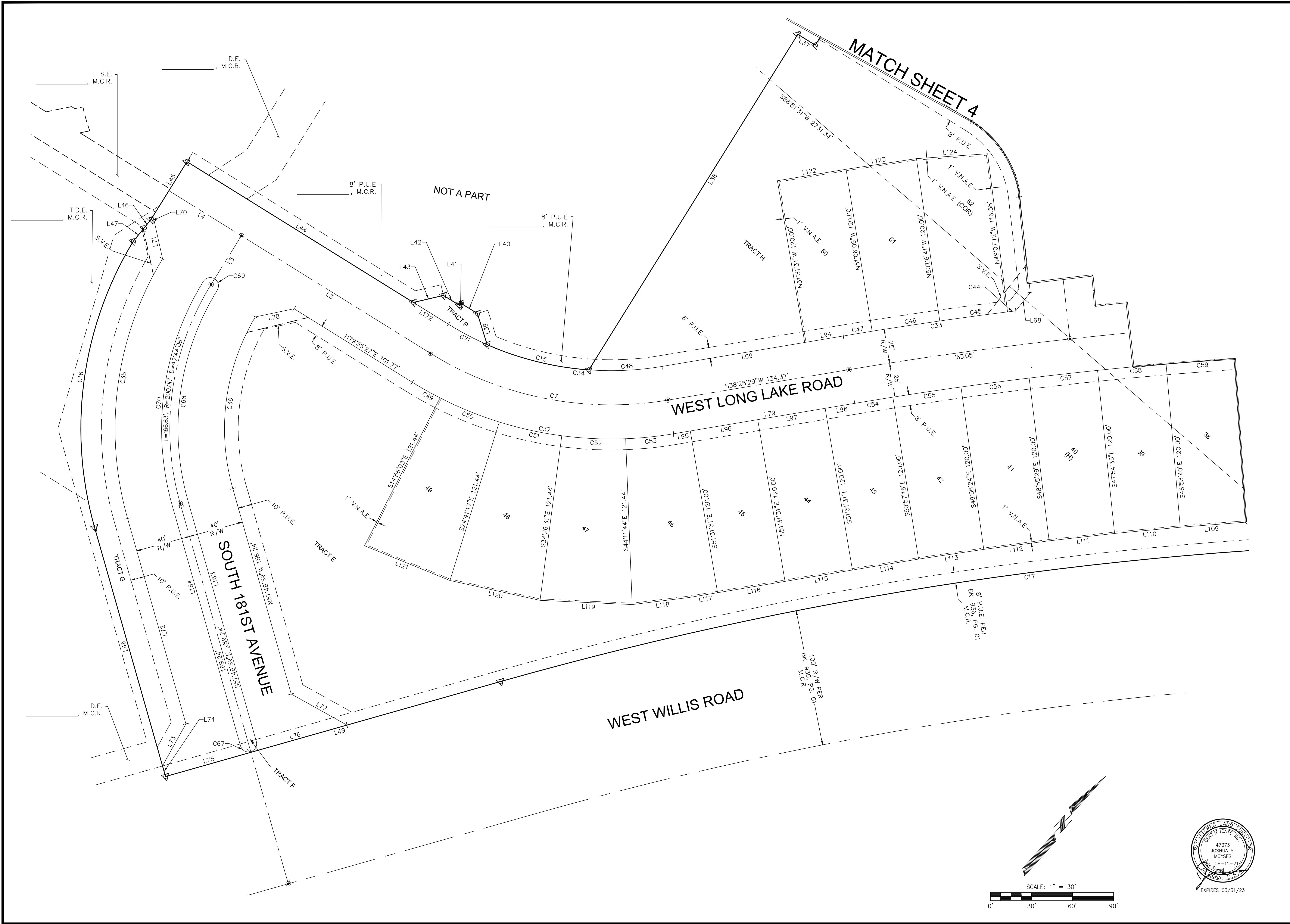
CHK'D.	JSM
APPRV'D	JSM
DATE	08-11-
STRATEGIC SURVEY PROJ	
00334-	
CLIENT PROJECT NUMBER	

PARCEL 9.28
PORTIONS OF SECTION 27 & 34
TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.
GOODYEAR, ARIZONA

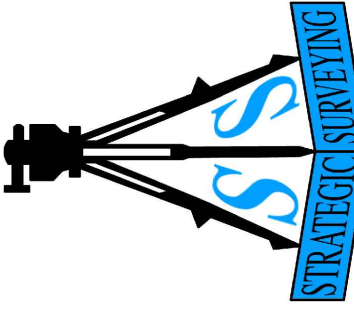
4 OF 7

DRAWING NUMBER

EP-04



STRATEGIC SURVEYING, LLC



STRATEGIC SURVEYING

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85282
CONTACT: JOSHUA MOYSES
PHONE: (480) 865-4399

DRAWN	JSM
CHECKED	JSM
APPROVED	JSM
DATE	08-11-21

STRATEGIC SURVEY PROJECT #
00334-FP
CLIENT PROJECT NUMBER

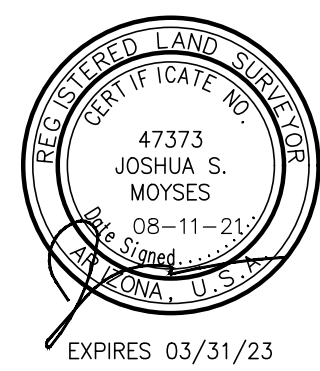
FINAL PLAT

PARCEL 9.28
PORTIONS OF SECTION 27 & 34
TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.
GOODYEAR, ARIZONA

SHEET 6 OF 7

DRAWING NUMBER

FP-06



LINE TABLE		
LINE #	LENGTH	BEARING
L1	53.00	S51°55'26"W
L2	6.66	S51°55'26"W
L3	162.68	N79°55'27"E
L4	62.41	N79°55'27"E
L5	41.99	S10°04'33"E
L6	107.41	N48°23'45"W
L7	128.54	S79°55'27"W
L8	110.67	N40°44'36"W
L9	87.19	N38°04'35"W
L10	50.00	N38°04'34"W
L11	53.00	S51°55'26"W
L12	93.04	N36°32'00"E
L13	2.00	N52°18'42"W
L14	23.88	N36°32'00"E
L15	11.32	N81°28'58"E
L16	14.00	N35°39'10"E
L17	14.00	N35°32'09"E
L18	11.30	N8°31'26"W
L19	59.30	N36°32'00"E
L20	140.31	N44°10'36"W
L21	13.42	S1°16'03"W
L22	14.00	S39°34'01"E
L23	14.00	S44°35'38"E
L24	11.92	N78°47'23"E
L25	89.93	N79°55'27"E

LINE TABLE		
LINE #	LENGTH	BEARING
L26	11.31	S55°04'33"E
L27	28.00	N79°55'27"E
L28	11.31	N34°55'27"E
L29	83.00	N79°55'27"E
L30	272.91	S10°04'33"E
L31	15.00	N79°55'27"E
L32	16.50	S10°04'33"E
L33	5.39	S11°43'32"W
L34	33.16	S10°04'33"E
L35	5.39	S31°52'38"E
L36	16.50	S10°04'33"E
L37	15.00	S79°55'27"W
L38	289.23	S10°04'33"E
L39	23.90	N59°21'48"W
L40	14.00	S79°55'27"W
L41	1.87	S10°04'33"E
L42	14.00	S79°55'27"W
L43	22.63	S34°55'27"W
L44	194.91	S79°55'27"W
L45	49.66	S10°04'33"E
L46	8.00	S3°11'34"E
L47	12.56	S2°41'28"E
L48	189.22	S57°50'53"E
L49	254.67	N32°11'21"E
L50	47.09	N82°33'42"W

LINE TABLE		
LINE #	LENGTH	BEARING
L51	28.28	N6°55'26"E
L52	59.66	S51°55'26"W
L53	17.06	N85°26'10"W
L54	73.78	N40°44'36"W
L55	109.38	N44°10'36"W
L56	50.00	S53°28'00"E
L57	140.31	S44°10'36"E
L58	227.26	N79°55'27"E
L59	73.78	S40°44'36"E
L60	17.06	S3°56'57"W
L61	17.08	S86°58'35"W
L62	70.57	N48°23'45"W
L63	126.54	S79°55'27"W
L64	3.42	S10°04'33"E
L65	3.42	S10°04'33"E
L66	126.54	N79°55'27"E
L67	70.36	N48°23'45"W
L68	17.13	S3°49'04"E
L69	134.37	S38°28'29"W
L70	3.05	S85°56'05"W
L71	27.70	S54°30'48"E
L72	156.24	S57°48'39"E
L73	35.19	N12°48'39"W
L74	8.12	S57°50'53"E
L75	64.88	N32°11'21"E

LINE TABLE		
LINE #	LENGTH	BEARING
L76	73.00	N32°11'21"E
L77	46.67	S77°11'21"W
L78	28.90	N36°10'49"E
L79	134.37	N38°28'29"E
L80	28.11	S83°25'58"E
L81	87.08	S38°04'35"E
L82	47.09	S6°24'46"W
L83	14.63	N85°26'10"W
L84	2.43	N85°26'10"W
L85	57.76	N40°44'36"W
L86	16.02	N40°44'36"W
L87	3.15	N85°21'42"W
L88	2.87	S48°29'41"W
L89	3.12	S86°58'35"W
L90	13.96	S86°58'35"W
L91	8.38	S79°55'27"W
L92	49.48	S79°55'27"W
L93	68.68	S79°55'27"W
L94	28.67	S38°28'29"W
L95	12.45	N38°28'29"E
L96	50.00	N38°28'29"E
L97	50.00	N38°28'29"E
L98	21.91	N38°28'29"E
L99	14.05	S83°26'03"E
L100	14.04	S83°29'44"E

LINE TABLE		
LINE #	LENGTH	BEARING
L101	20.63	S6°08'17"W
L102	31.55	S50°41'44"W
L103	48.19	S49°42'15"W
L104	48.19	S48°41'20"W
L105	48.19	S47°40'26"W
L106	48.19	S46°39'31"W
L107	48.19	S45°38'36"W
L108	48.19	S44°37'42"W
L109	48.19	S43°36'47"W
L110	48.19	S42°35'53"W
L111	48.19	S41°34'58"W
L112	48.19	S40°34'03"W
L113	48.19	S39°33'09"W
L114	48.98	S38°37'56"W
L115	50.00	S38°28'29"W
L116	50.00	S38°28'29"W
L117	20.91	S38°28'29"W
L118	42.16	S40°55'39"W
L119	67.41	S50°40'52"W
L120	67.41	S60°26'06"W
L121	67.41	S70°11'20"W
L122	50.88	N38°34'01"E
L123	52.07	N39°23'35"E
L124	52.15	S44°08'39"W
L125	17.71	N43°52'21"E

LINE TABLE		
LINE #	LENGTH	BEARING
L126	51.68	N43°52'21"E
L127	51.76	N43°53'59"E
L128	47.42	N44°51'27"E
L129	4.34	S45°05'47"W
L130	51.75	N46°15'47"E
L131	51.75	N47°13'33"E
L132	59.16	N47°13'33"E
L133	10.00	N47°13'33"E
L134	139.68	S85°21'42"E
L135	81.26	S85°21'42"E
L136	53.49	S85°21'42"E
L137	48.33	S85°21'42"E
L138	50.00	S85°21'42"E
L139	50.00	S85°21'42"E
L140	50.00	S85°21'42"E
L141	50.00	S85°21'42"E
L142	26.11	S85°21'42"E
L143	50.00	N36°32'00"E
L144	50.00	N36°32'00"E
L145	50.00	N36°32'00"E
L146	50.00	N36°32'00"E
L147	50.00	N36°32'00"E
L148	50.00	N36°32'00"E
L149	29.91	N36°32'00"E
L150	34.38	N40°33'25"E

LINE TABLE		
LINE #	LENGTH	BEARING
L151	42.78	N49°35'21"E
L152	42.78	N59°36'21"E
L153	42.78	N69°37'22"E
L154	42.78	N79°38'22"E
L155	42.78	N89°39'22"E
L156	42.78	S80°19'38"E
L157	42.78	S70°18'37"E
L158	42.78	S60°17'37"E
L159	42.78	S50°16°37"E
L160	42.78	S40°15°36"E
L161	58.84	S11°15'34"E
L162	1.00	N51°55'26"E
L163	182.75	S57°48'39"E
L164	182.74	S57°48'39"E
L165	10.00	S53°28'00"E
L166	11.32	S81°28'58"W
L167	11.30	N8°31'26"W
L168	11.05	N1°16'03"E
L169	13.49	N78°47'23"E
L170	11.31	N55°04'33"W
L171	11.31	N34°55'27"E

LOT AREA TABLE		
PARCEL#	AREA (SQ. FT.)	AREA (ACRES)
1	6,000	0.14
2	6,000	0.14
3	6,000	0.14
4	6,000	0.14
5	6,011	0.14
6	6,220	0.14
7	7,388	0.17
8	8,372	0.19
9	7,920	0.18
10	7,725	0.18
11	7,886	0.18
12	8,340	0.19
13	7,972	0.18
14	6,000	0.14
15	6,000	0.14
16	6,000	0.14
17	6,221	0.14
18	6,606	0.15
19	6,590	0.15
20	6,197	0.14
21	6,000	0.14
22	6,000	0.14
23	6,000	0.14
24	6,000	0.14
25	6,000	0.14
26	6,000	0.14
27	7,677	0.17
28	8,868	0.20
29	7,208	0.17
30	7,223	0.17
31	5,532	0.13
32	5,914	0.14
33	5,914	0.14
34	5,914	0.14
35	5,914	0.14

LOT AREA TABLE		
PARCEL#	AREA (SQ. FT.)	AREA (ACRES)
36	5,914	0.14
37	5,914	0.14
38	5,914	0.14
39	5,914	0.14
40	5,914	0.14
41	5,914	0.14
42	5,914	0.14
43	5,952	0.14
44	6,000	0.14
45	6,000	0.14
46	6,634	0.15
47	6,875	0.16
48	6,875	0.16
49	6,875	0.16
50	6,051	0.14
51	6,120	0.14
52	6,030	0.13
53	6,092	0.14
54	6,082	0.14
55	6,082	0.14
56	6,073	0.14
57	6,055	0.14
58	6,908	0.16
59	12,399	0.28
60	7,000	0.16
61	7,000	0.16
62	7,000	0.16
63	7,000	0.16
64	7,315	0.17
65	7,111	0.16
66	7,905	0.18
67	11,256	0.26
TOTAL	447,700	10.28

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	90.20	100.00	51°40'48"	N74°14'09"W	87.17
C2	97.34	125.00	44°37'05"	N63°03'09"W	94.90
C3	134.83	525.00	14°42'51"	S87°16'53"W	134.46
C4	121.95	125.00	55°53'57"	N72°07'34"W	117.17
C5	392.99	2700.00	8°20'23"	N49°08'00"E	392.65
C6	133.37	2865.00	2°40'02"	S50°35'25"W	133.36
C7	180.86	250.00	41°26'58"	S59°11'58"W	176.94
C8	196.30	820.00	13°42'59"	N29°40'31"E	195.83
C9	0.46	225.00	0°07'01"	S54°24'21"E	0.46
C10	95.05	292.99	18°35'14"	N45°34'56"E	94.63
C11	94.66	67.00	80°56'52"	S84°39'02"E	86.98
C12	6.37	158.00	2°18'35"	S45°19'53"E	6.37
C13	8.77	100.00	5°01'37"	N47°55'11"E	8.77
C14	102.70	158.00	37°14'28"	S81°27'19"E	100.90
C15	76.99	225.00	19°36'24"	N61°57'39"E	76.62
C16	217.75	264.64	47°08'32"	S34°16'37"E	211.66
C17	601.97	2700.00	12°46'27"	N38°34'35"E	600.72
C18	97.53	2890.00	1°56'01"	S50°57'25"W	97.53
C19	116.81	150.00	44°37'05"	N63°03'09"W	113.88
C20	141.25	550.00	14°42'51"	S87°16'53"W	140.86
C21	97.56	100.00	55°53'57"	N72°07'34"W	93.74
C22	33.54	55.00	34°56'12"	N26°42'30"W	33.02
C23	195.44	80.00	139°58'23"	N79°13'35"W	150.34
C24	23.95	55.00	24°56'42"	S43°15'35"W	23.76

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C25	119.11	351.00	19°26'34"	S46°00'38"W	118.54
C26	97.64	301.00	18°35'11"	N45°34'57"E	97.22
C27	105.96	75.00	80°56'52"	S84°39'02"E	97.37
C28	146.34	150.00	55°53'57"	S72°07'34"E	140.61
C29	128.41	500.00	14°42'51"	N87°16'53"E	128.05
C30	77.87	100.00	44°37'05"	S63°03'09"E	75.92
C31	112.75	125.00	51°40'48"	N74°14'09"W	108.96
C32	67.65	75.00	51°40'48"	S74°14'09"E	65.38
C33	127.39	2890.00	2°31'32"	S39°44'15"W	127.38
C34	130.73	225.00	33°17'22"	S55°07'10"W	128.90
C35	197.18	240.00	47°04'24"	S34°16'27"E	191.68
C36	130.31	160.00	46°39'49"	N34°28'44"W	126.74
C37	198.94	275.00	41°26'58"	N59°11'58"E	194.63
C38	30.34	150.00	11°35'19"	N46°32'16"W	30.29
C39	44.64	150.00	17°03'08"	N60°51'29"W	44.48
C40	41.83	150.00	15°58'38"	N77°22'23"W	41.69
C41	39.50	125.00	18°06'17"	N57°26'53"W	39.33
C42	37.13	125.00	17°01'08"	N75°00'36"W	36.99
C43	36.12	125.00	16°33'23"	S88°12'09"W	36.00
C44	6.07	2890.00	0°07'13"	S40°56'24"W	6.07
C45	49.99	2890.00	0°59'28"	S40°23'03"W	49.99
C46	50.00	2890.00	0°59'28"	S39°23'30"W	4