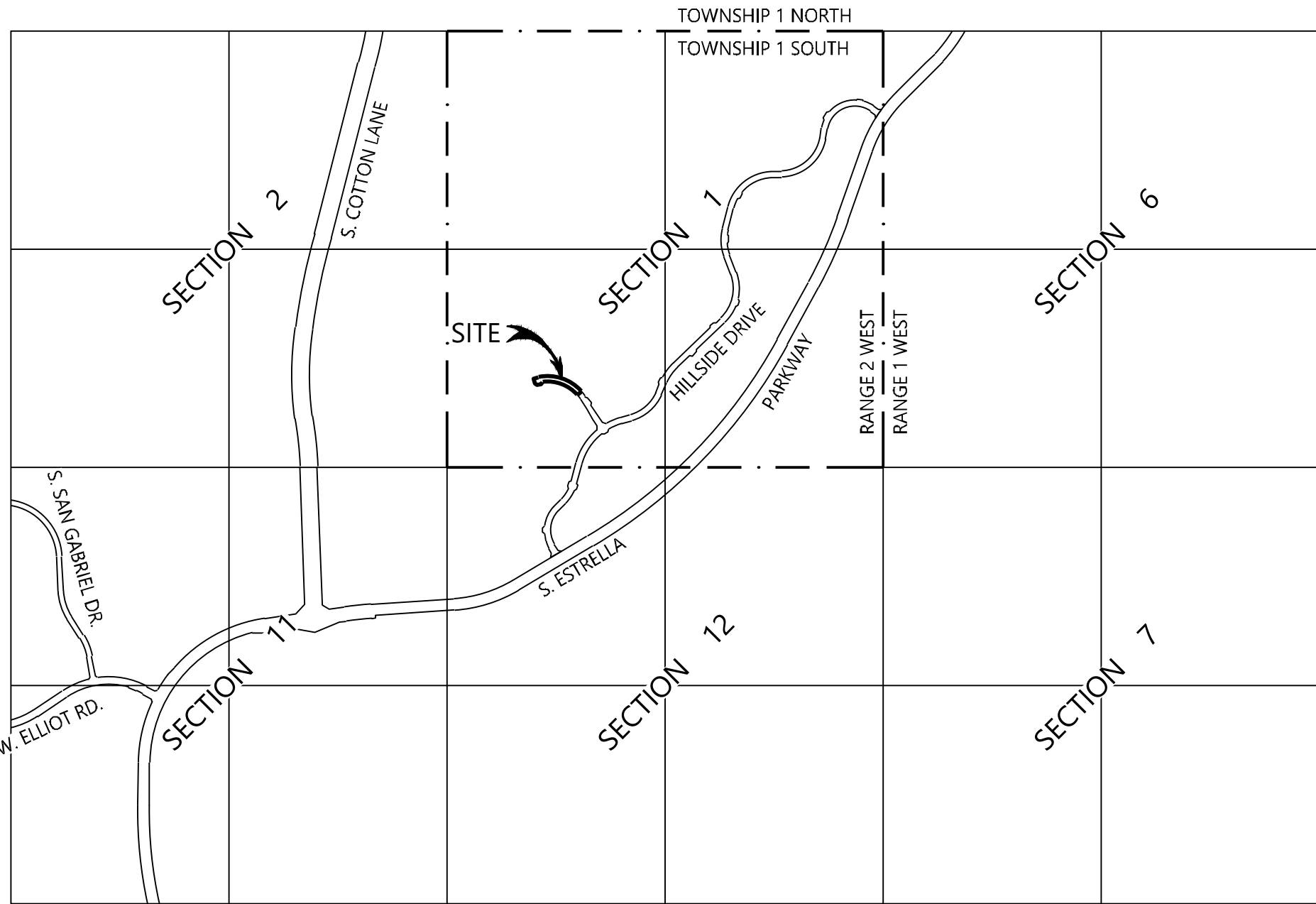


MAP OF DEDICATION

SOUTH SENDERO DRIVE-PHASE 2

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT NNP III-EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR "SOUTH SENDERO DRIVE - PHASE 2", OVER A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST AND SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS PERTAINING TO SOUTH SENDERO DRIVE, AND THAT THE STREETS SHALL BE KNOWN BY THE NAME GIVEN ON THIS MAP OF DEDICATION. OWNERS HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, SHOWN ON SAID MAP OF DEDICATION, AND THE CITY OF GOODYEAR BY IT'S APPROVAL BELOW HEREBY ACCEPTS FOR USE AS PUBLIC STREET, THE RIGHTS-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION.

IN WITNESS WHEREOF, NNP III-EMR 3, 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 OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2021.

NNP III-EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTES

1. 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.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER THE 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 EASEMENT.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCEPT 69 KV OR LARGER POWER LINES.
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
5. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY TRIANGLE WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6-FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8- FEET APART.
6. ALL LANDSCAPING SHALL BE MAINTAINED BY THE THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2020

_____ PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE
_____ OF NNP III-EMR 3, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE _____,
AS _____ FOR NNP III-EMR 3, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;
THENCE SOUTH 89° 30' 18" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 1, 1485.27 FEET;
THENCE NORTH 00° 29' 42" EAST, 841.76 FEET TO THE NORTHWEST CORNER OF S. SENDERO DRIVE, AS DEPICTED ON THE MAP OF DEDICATION FOR ESTRELLA - HILLSIDE DRIVE & SENDERO DRIVE, AS RECORDED IN BOOK 1370, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;
THENCE LEAVING THE SOUTHWESTERLY LINE OF SAID S. SENDERO DRIVE, CONTINUING 440.84 FEET ALONG A NON-TANGENT CURVE, WHOSE RADIUS BEARS SOUTH 48° 00' 48" WEST, 460.00 FEET, ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 54° 54' 34";
THENCE SOUTH 34° 40' 39" WEST, 27.19 FEET;
THENCE SOUTH 78° 58' 19" WEST, 50.02 FEET;
THENCE NORTH 56° 55' 01" WEST, 28.57 FEET;
THENCE NORTH 11° 19' 52" WEST, 60.00 FEET;
THENCE NORTH 78° 40' 08" EAST, 54.42 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE HAVING A RADIUS OF 520.00 FEET;
THENCE EASTERLY, 516.19 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 56° 52' 34" TO A WESTERLY CORNER OF TRACT B OF ESTRELLA PARCEL 11.C, AS RECORDED IN BOOK 1392, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE SOUTHERLY LINE OF SAID TRACT B;
THENCE EASTERLY, 22.40 FEET CONTINUING ALONG SAID SOUTHERLY LINE, A NON-TANGENT CURVE, WHOSE RADIUS BEARS SOUTH 48° 00' 48" WEST, 520.00 FEET, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 02° 28' 05" TO THE WEST LINE OF SAID S. SENDERO DRIVE;
THENCE SOUTH 48° 00' 48" WEST, ALONG SAID WEST LINE, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.8063 ACRES.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2021

BY: _____ ATTEST: _____
MAYOR CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2021

BY: _____ ATTEST: _____
CITY ENGINEER CITY CLERK

OWNER

NNP III-EMR 3, LLC
5090 NORTH 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: (602) 468-0800
FAX: (602) 468-1633

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL A. BANTA, RLS
EMAIL: MICHAEL.BANTA@WESTWOODPS.COM

SHEET INDEX

SHEET 1 COVER SHEET, DEDICATION, NOTES
SHEET 2 MAP SHEET

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED ON THE MINOR LAND DIVISION MAP IN BOOK 1480, PAGE 2, M.C.R. BEING SOUTH 00°39'31" WEST.

GROSS AREA

35,122 S.F. (0.8063 ACRES)

CERTIFICATION

I, MICHAEL A. BANTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2021 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SE AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:
MICHAEL A. BANTA, RLS
RLS# 38175
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 747-6558



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S34°40'39"W	27.19'
L2	S78°58'19"W	50.02'
L3	N56°55'01"W	28.57'

REMAINDER LOT A
LUCERO PARK MLD
BOOK 1480, PAGE 02, M.C.R.
A.P.N. - 400-03-018Y
NNP III EMR 3, LLC

