

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME, "ESTRELLA – PARCEL 12.23 PHASE 2", A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID ESTRELLA – PARCEL 12.23 PHASE 2", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS "J" THROUGH "N" INCLUSIVE AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF; INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENT (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS SUCH AREAS IN THIS PLAT DESIGNATED AS "VNAE".

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS "J" AND "N" 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 BY THE OWNER AND BE MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION 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 DRAINAGE 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 VIOLATION OR ATTEMPTED VIOLATION 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 COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS "J" AND "N".

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AND ARE DEDICATED TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, FOR THE PURPOSED INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE AND PERPETUAL SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT "K" DESIGNATED AS "SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACTS "K" DESIGNATED AS "SEWER EASEMENT" THE SEWER EASEMENT IF FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING THE LIFT STATION, SEWER PIPES, SEWER FORCE MAIN AND APPURTENANCES.

IN WITNESS WHEREOF, ESTRELLA NORTH 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 _____, 20____.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER AND MANAGER

BY: GOODYEAR EMR CP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

BY: HARVARD INVESTMENTS, INC., A NEVADA CORPORATION
ITS: MANAGER

BY: _____

NAME: _____

ITS: _____

FINAL PLAT
FOR
ESTRELLA - PARCEL 12.23 PHASE 2
A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE _____ AS _____ FOR ESTRELLA NORTH LLC, 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: _____

RATIFICATION & APPROVAL OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA – PARCEL 12.23 PHASE 2" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____,

_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

FINAL PLAT APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE McCracken)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 20____.

APPROVED BY: _____ DATE _____
CITY ENGINEER (SUMEET MOHAN)

SITE DATA		
PHASE 2		
DESCRIPTION	SQUARE FEET (SF)	ACRES
GROSS AREA	731,262	16.788
STREET ROW	126,570	2.906
NET AREA	604,692	13.881
LOT SIZE (MIN)	47' X 115'	
TOTAL NUMBER OF LOTS	69	
AREA SUBDIVIDED INTO LOTS	422,252	9.694
AVERAGE LOT SIZE	6,120	0.141
GROSS DENSITY	4.11 DU/ACRE	
OPEN SPACE	182,440	4.188
ACTIVE OPEN SPACE (TRACT N)	40,439	0.928
PASSIVE OPEN SPACE (TRACTS J, K, L, M & O)	142,001	3.260
% OF GROSS AREA IN OPEN SPACE	24.95%	
EXISTING ZONING	P.A.D.	

LEGAL DESCRIPTION

COMMENCING AT A GLO BRASS CAP, FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHENCE A GLO BRASS CAP, FOUND AT THE SOUTHEAST CORNER OF SAID SECTION BEARS SOUTH 0°14'25" WEST (BASIS OF BEARING), A DISTANCE OF 2,633.85 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SOUTH 0°14'25" WEST, A DISTANCE OF 1,735.58 FEET;

THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, NORTH 89°45'35" WEST, A DISTANCE OF 976.49 FEET, TO A POINT ON THE WEST LINE OF THE TRANSMISSION LINE EASEMENT, RECORDED UNDER INSTRUMENT NUMBER 88-243783, MARICOPA COUNTY RECORDS (MCR), AND TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF THE TRANSMISSION LINE EASEMENT, SOUTH 10°36'09" EAST, A DISTANCE OF 372.68 FEET;

THENCE DEPARTING SAID WEST LINE OF THE TRANSMISSION LINE EASEMENT, SOUTH 61°48'28" WEST, A DISTANCE OF 123.06 FEET;

THENCE SOUTH 68°04'47" WEST, A DISTANCE OF 244.46 FEET;

THENCE SOUTH 55°13'59" WEST, A DISTANCE OF 47.84 FEET;

THENCE SOUTH 44°30'14" WEST, A DISTANCE OF 141.00 FEET;

THENCE SOUTH 28°53'18" WEST, A DISTANCE OF 48.80 FEET;

THENCE SOUTH 22°13'38" WEST, A DISTANCE OF 274.07 FEET;

THENCE NORTH 80°21'05" WEST, A DISTANCE OF 778.12 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY, AS SHOWN ON ESTRELLA PHASE ONE, MAP OF DEDICATION, RECORDED UNDER BOOK 318, PAGE 38, MCR, AND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS POINT BEARING SOUTH 80°18'53" EAST, A DISTANCE OF 2,935.00 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR ESTRELLA PARKWAY, ALONG SAID CURVE, A DISTANCE OF 342.44 FEET, THROUGH A CENTRAL ANGLE OF 6°41'06", SAID CURVE HAVING A CHORD OF NORTH 13°01'40" EAST, A DISTANCE OF 342.24 FEET, TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR ESTRELLA PARKWAY, NORTH 16°22'13" EAST, A DISTANCE OF 364.71 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE FOR ESTRELLA PARKWAY, SOUTH 73°37'33" EAST, A DISTANCE OF 185.10 FEET;

THENCE SOUTH 16°22'27" WEST, A DISTANCE OF 137.26 FEET;

THENCE SOUTH 73°37'33" EAST, A DISTANCE OF 93.23 FEET;

THENCE NORTH 44°30'14" EAST, A DISTANCE OF 318.45 FEET;

THENCE NORTH 43°53'48" EAST, A DISTANCE OF 47.42 FEET;

THENCE NORTH 44°44'54" EAST, A DISTANCE OF 23.92 FEET;

THENCE NORTH 50°49'47" EAST, A DISTANCE OF 33.48 FEET;

THENCE SOUTH 39°10'13" EAST, A DISTANCE OF 115.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS POINT BEARING SOUTH 39°10'13" EAST, A DISTANCE OF 425.00 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 25.97 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°30'03", SAID CURVE HAVING A CHORD OF NORTH 52°34'49" EAST, A DISTANCE OF 25.96 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 37°00'56" EAST, A DISTANCE OF 50.02 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS POINT BEARING SOUTH 35°29'23" EAST, A DISTANCE OF 375.00 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 42.04 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°25'26", SAID CURVE HAVING A CHORD OF NORTH 57°43'20" EAST, A DISTANCE OF 42.02 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 29°03'57" EAST, A DISTANCE OF 123.22 FEET;

THENCE NORTH 61°40'45" EAST, A DISTANCE OF 45.57 FEET;

THENCE NORTH 69°58'20" EAST, A DISTANCE OF 35.90 FEET;

THENCE NORTH 75°23'13" EAST, A DISTANCE OF 149.77 FEET;

THENCE NORTH 79°23'51" EAST, A DISTANCE OF 11.97 FEET;

THENCE NORTH 10°36'09" WEST, A DISTANCE OF 85.60 FEET;

THENCE NORTH 79°23'51" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 10°36'09" WEST, A DISTANCE OF 47.00 FEET;

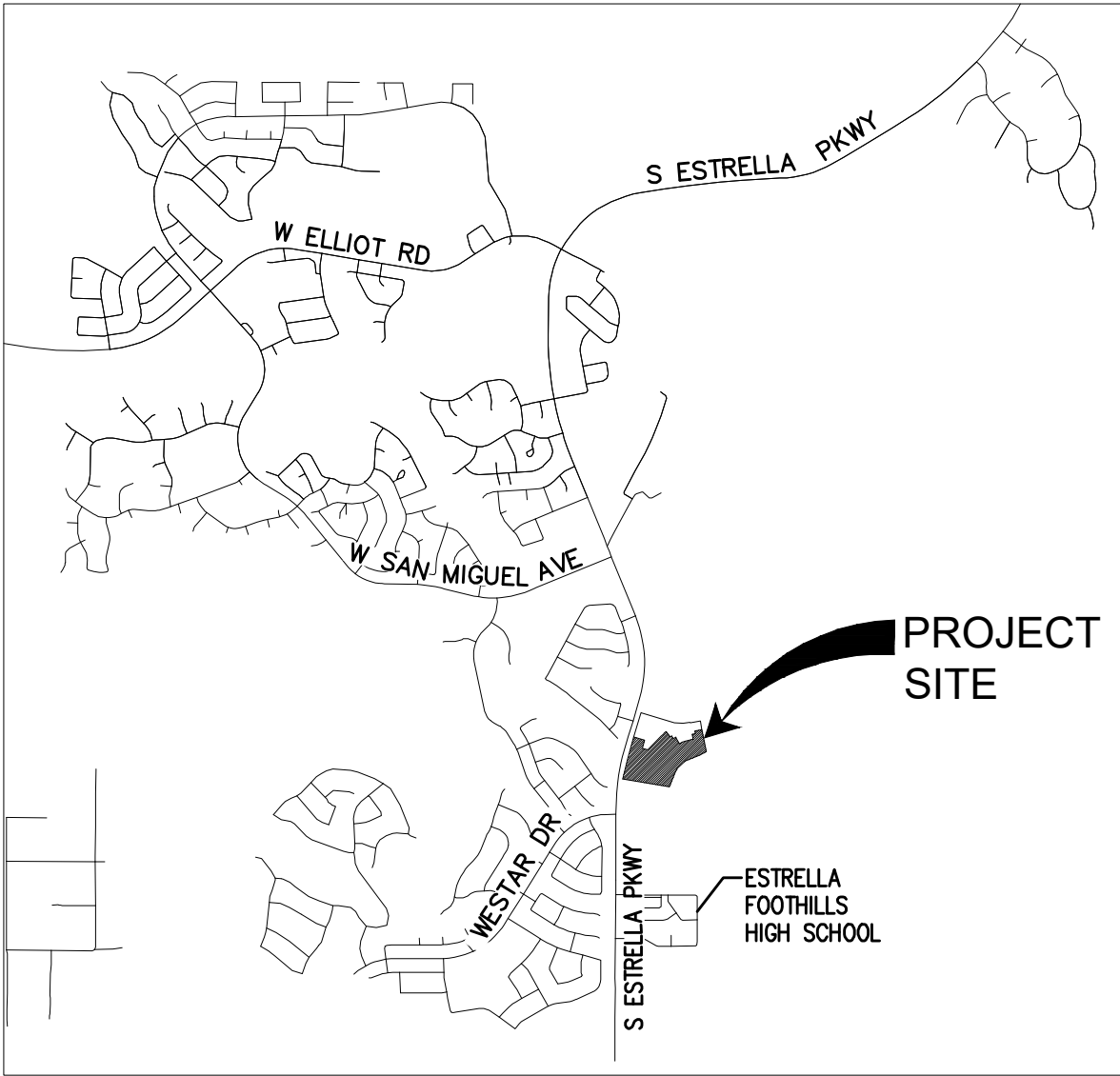
THENCE NORTH 79°23'51" EAST, A DISTANCE OF 120.00 FEET, TO THE TRUE POINT OF BEGINNING.

FLOODPLAIN INFORMATION

MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04013C2625M, MAP DATE NOT PROVIDED, INDICATES THAT THE SITE FALLS WITHIN ZONES "A" AND "X" SHADED.

ZONE "A" IS DEFINED BY FEMA AND PER THE FIRM PANEL AS FOLLOWS: NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" SHADED IS DEFINED BY FEMA AND PER THE FIRM PANEL AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



VICINITY MAP

SECTIONS 14 & 23, T1S, R2W
NOT TO SCALE

PROPERTY OWNER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255

DEVELOPER

BROOKFIELD RESIDENTIAL (ARIZONA)
LAND & HOUSING DEVELOPMENT
14646 N. KIERLAND BOULEVARD, SUITE 165
SCOTTSDALE, ARIZONA 85254
CONTACT: MR. PETE TEICHE,
SENIOR PROJECT MANAGER
TEL: (602) 347-6851

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 00°14'25" EAST, AS PER THE UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH-BULK OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT NUMBER 7241-02.

SURVEY BENCHMARK

BRASS CAP FLUSH AT CENTERLINE INTERSECTION OF SAN MIGUEL ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37'

GLO BRASS CAP AT EAST QUARTER CORNER OF SECTION 14.
ELEVATION = 1093.46'

SHEET INDEX

SHEET 1	COVER, SITE DATA DEDICATIONS & LEGAL DESCRIPTION
SHEET 2	SHEET LAYOUT & SECTIONAL CONTROL
SHEET 3	GENERAL NOTES, LINE & CURVE TABLES, LOT & TRACT AREA TABLES, EDU TABLE AND LEGEND
SHEET 4-6	PLAT MAP

ZONING

PAD – PLANNED AREA DEVELOPMENT

UTILITIES

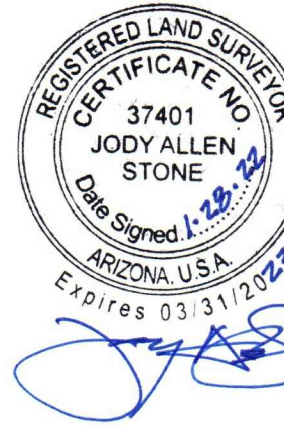
ELECTRIC – ARIZONA PUBLIC SERVICE (APS)	SEWER – CITY OF GOODYEAR
TELEPHONE – CENTURY LINK/COX COMMUNICATIONS	FIRE – CITY OF GOODYEAR
CABLE – COX COMMUNICATIONS	POLICE – CITY OF GOODYEAR
GAS – SOUTHWEST GAS	RECLAIMED WATER – PRIVATE
WATER – CITY OF GOODYEAR	

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF SIX (6) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2019; ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

JODY A. STONE, RLS
ARIZONA R.L.S. 37401

1/28/2022
DATE



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REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

AREA 16.786 AC	SHEET 1 OF 6
Job No: 1-18-004-03	Date: 1/28/2022

DRAINAGE
CHANNELS

Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

Date: 1/28/2022

GENERAL NOTES

- A. 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.
- B. 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.
- C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO 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.
- D. 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.
1. 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.
2. 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.
3. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL RACKS AND JOINTS AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. 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.
- E. 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.
1. 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.
2. 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.
3. 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 TO ENSURE GOOD NORMAL GROWTH.
4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS 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.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE ALIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3-INCHES BY 3-INCHES.
6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD. THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- F. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS 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.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- H. 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.
- I. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).
- L. 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.
- M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
- O. 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 PUBLIC UTILITY EASEMENT.
- P. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES (LOTS 30, 31, 32, 33, 34, 35, 36, AND 37). LOTS NOTED WITH AN "A".
- Q. 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 38). LOTS NOTED WITH AN "B".

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	2,935.00'	6°41'06"	342.44'	342.24	N13°01'40"E
C2	425.00'	3°30'03"	25.97'	25.96	N52°34'49"E
C3	375.00'	6°25'26"	42.04'	42.02	N57°43'20"E
C4	150.00'	97°37'13"	255.57'	225.76	S32°26'09"E
C5	150.00'	35°45'00"	93.59'	92.08	S26°37'44"W
C6	300.00'	30°52'59"	161.70'	159.75	S59°56'43"W
C7	400.00'	9°54'40"	69.19'	69.11	S49°27'34"W
C8	380.00'	35°45'00"	237.10'	233.27	S26°37'44"W
C9	355.00'	35°45'00"	221.50'	217.93	S26°37'44"W
C10	405.00'	35°45'00"	252.70'	248.62	S26°37'44"W
C11	375.00'	10°00'23"	65.49'	65.41	S49°30'26"W
C12	425.00'	9°49'37"	72.89'	72.80	S49°25'02"W
C13	125.00'	97°37'13"	212.97'	188.13	N32°26'09"W
C14	175.00'	97°37'13"	298.16'	263.39	S32°26'09"E
C15	35.00'	19°11'17"	11.72'	11.67	S71°39'07"E
C16	55.00'	127°26'45"	122.34'	98.63	N54°13'09"E
C17	35.00'	24°06'37"	14.73'	14.62	N2°33'05"E
C18	125.00'	29°53'51"	65.23'	64.49	N29°33'18"E
C19	175.00'	35°45'00"	109.19'	107.43	S26°37'44"W
C20	275.00'	30°52'59"	148.23'	146.44	S59°56'43"W
C21	325.00'	30°52'59"	175.18'	173.07	S59°56'43"W
C22	35.00'	19°11'17"	11.72'	11.67	N84°58'52"E
C23	55.00'	124°21'56"	119.38'	97.29	N32°23'32"E
C24	35.00'	19°11'16"	11.72'	11.67	N20°11'48"W
C25	185.00'	53°30'12"	172.75'	166.55	N29°26'24"W
C26	2,935.00'	0°24'56"	21.29'	21.29	S16°09'45"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	47.42	N43°53'48"E
L2	23.92	N44°44'54"E
L3	33.48	N50°49'47"E
L4	50.02	S37°00'56"E
L5	45.57	N61°40'45"E
L6	35.90	N69°58'20"E
L7	11.97	N79°23'51"E
L8	50.00	N79°23'51"E
L9	47.00	N10°36'09"W
L10	20.10	S73°37'33"E
L11	16.97	N36°14'46"W
L12	16.97	S53°45'14"W
L13	17.55	N32°23'32"E
L14	16.97	S53°45'14"W
L15	15.00	N9°38'55"E
L16	49.18	S38°56'09"W
L17	27.63	S54°15'29"W
L18	30.26	S54°15'29"W
L19	16.20	N81°14'46"W
L20	44.02	S8°45'14"W

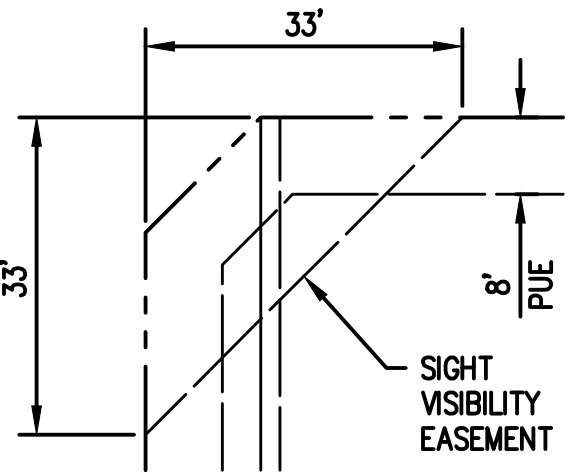
LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
30	5,405	0.124
31	5,405	0.124
32	5,405	0.124
33	5,405	0.124
34	5,405	0.124
35	5,405	0.124
36	5,405	0.124
37	5,537	0.127
38	5,640	0.129
39	5,640	0.129
40	5,640	0.129
41	5,640	0.129
42	5,640	0.129
43	6,213	0.143

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
44	10,878	0.250
45	10,390	0.239
46	10,000	0.230
47	5,992	0.138
48	5,457	0.125
49	5,405	0.124
50	5,405	0.124
51	5,477	0.126
52	6,660	0.153
53	9,243	0.212
54	6,376	0.146
55	6,095	0.140
56	6,070	0.139
57	9,258	0.213

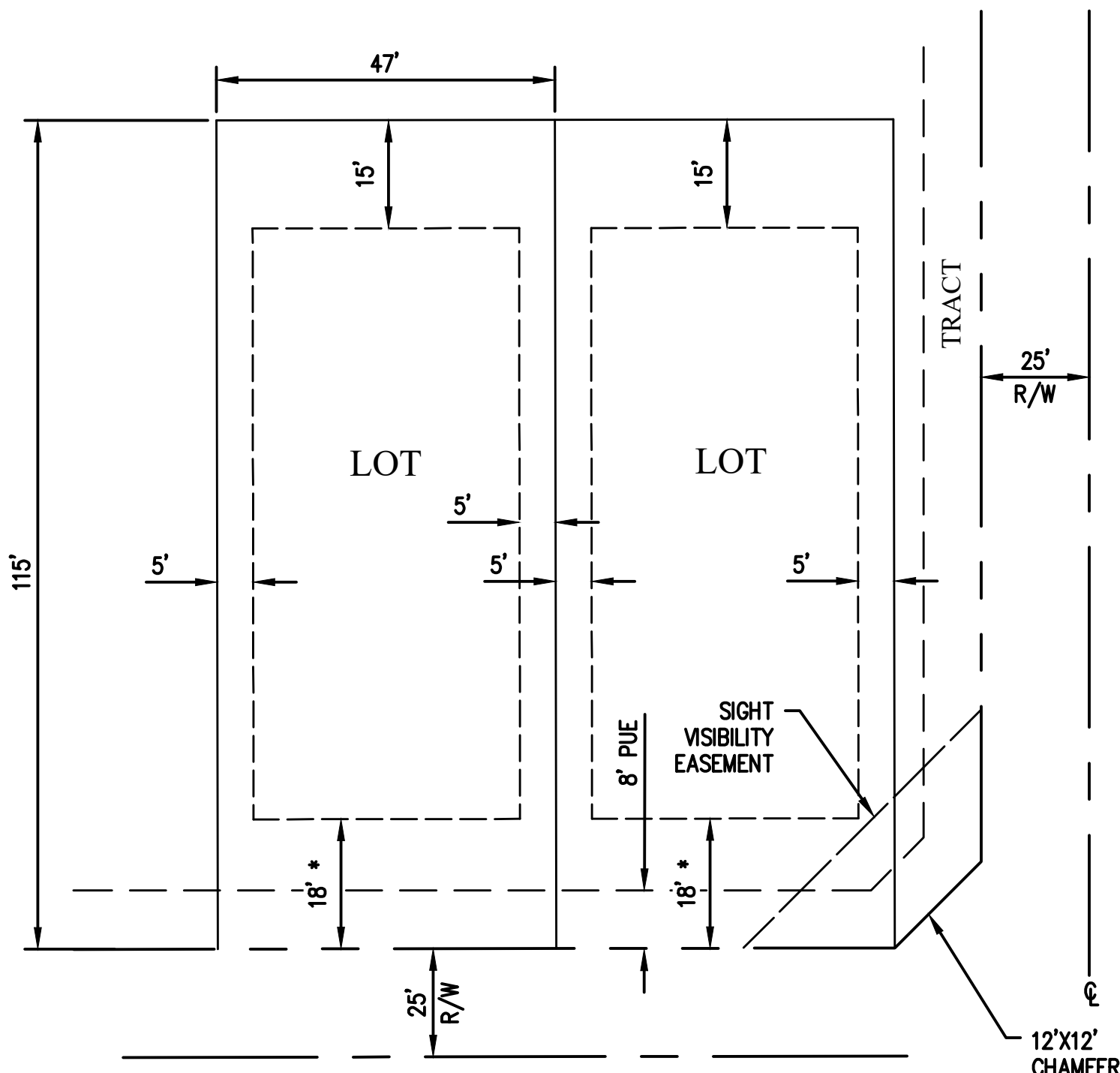
LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
58	11,242	0.258
59	5,522	0.127
60	5,640	0.129
61	5,640	0.129
62	5,640	0.129
63	5,869	0.135
64	5,405	0.124
65	5,861	0.135
66	6,106	0.140
67	6,083	0.140
68	6,090	0.140
69	5,591	0.128
70	5,452	0.125
71	5,452	0.125

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
72	5,452	0.125
73	5,452	0.125
74	5,541	0.127
75	6,608	0.152
76	6,637	0.152
77	6,461	0.148
78	6,453	0.148
79	6,391	0.147
80	5,860	0.135
81	5,456	0.125
82	5,452	0.125
83	5,452	0.125
84	5,452	0.125
85	5,455	0.125

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
86	5,482	0.126
87	6,194	0.142
88	6,757	0.155
89	5,918	0.136
90	5,436	0.125
91	5,405	0.124
92	5,405	0.124
93	5,405	0.124
94	5,405	0.124
95	5,405	0.124
96	5,405	0.124
97	5,871	0.135
98	5,958	0.137



SIGHT VISIBILITY EASEMENT
N.T.S.



TYPICAL 47' X 115' LOT DETAIL
N.T.S.

*THE FRONT YARD SETBACK OF AN UNOCCUPIED SIDE ENTRY GARAGE MAY BE 10' MINIMUM

SETBACKS AND DEVELOPMENT STANDARDS PER THE ESTRELLA COMMUNITY 12 PAD, AS AMENDED

LOT COVERAGE = 75%, HEIGHT = 30', 2 STORIES

TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT "J"	45,662	1.048	DRAINAGE, SEWER EASEMENT, PUE, LANDSCAPE & OPEN SPACE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "K"	8,040	0.185	SEWER EASEMENT, PUE, LANDSCAPE & OPEN SPACE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "L"	1,303	0.030	PUE, LANDSCAPE & OPEN SPACE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "M"	9,778	0.224	PUE, LANDSCAPE, & OPEN SPACE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "N"	40,439	0.928	DRAINAGE, PUE, LANDSCAPE, & OPEN SPACE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT "O"	77,218	1.773	404 MITIGATION ZONE, PUE, SEWER EASEMENT, SIDEWALK EASEMENT & OPEN SPACE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

ADJUSTED GROSS AREA CALCULATION

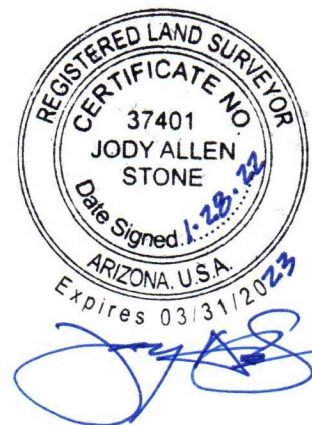
AREA OF LOCAL STREET R/W	2.91
PLUS AREA SUBDIVIDED INTO LOTS	9.69
AREA SUBTOTAL (2.91 + 9.69 = 12.60)	12.60
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	14.82

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	69
DIVIDED BY ADJUSTED GROSS AREA	14.82
ADJUSTED GROSS DENSITY (69 / 14.82 = 4.66)	4.66

REQUIRED EDUS CALCULATION

NUMBER OF DWELLING UNITS	69
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (69 X 0.82 = 56.58)	56.58



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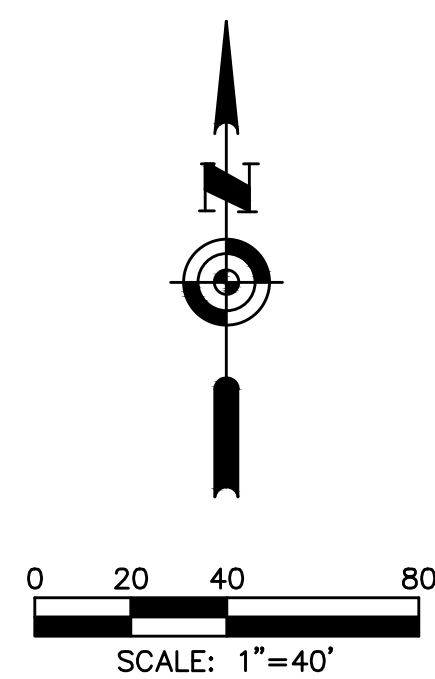
AREA 16.786 AC
Job No: 1-18-004-03

SHEET 3 OF 6
Date: 1/28/2022

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DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

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ESTRELLA MOUNTAIN RANCH,
PARCEL 26, FINAL PLAT
BOOK 508, PAGE 38, MCR

ESTRELLA MOUNTAIN RANCH,
PARCEL 26, FINAL PLAT
BOOK 508, PAGE 38, MCR

ESTRELLA PARCEL 12.23,
PHASE 1, FINAL PLAT
BOOK 1545, PAGE 17, MCR



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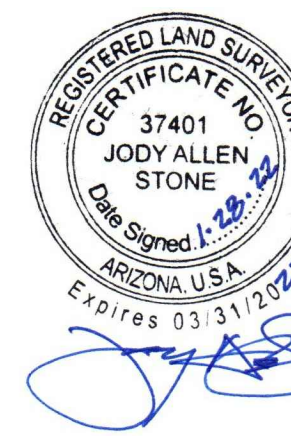
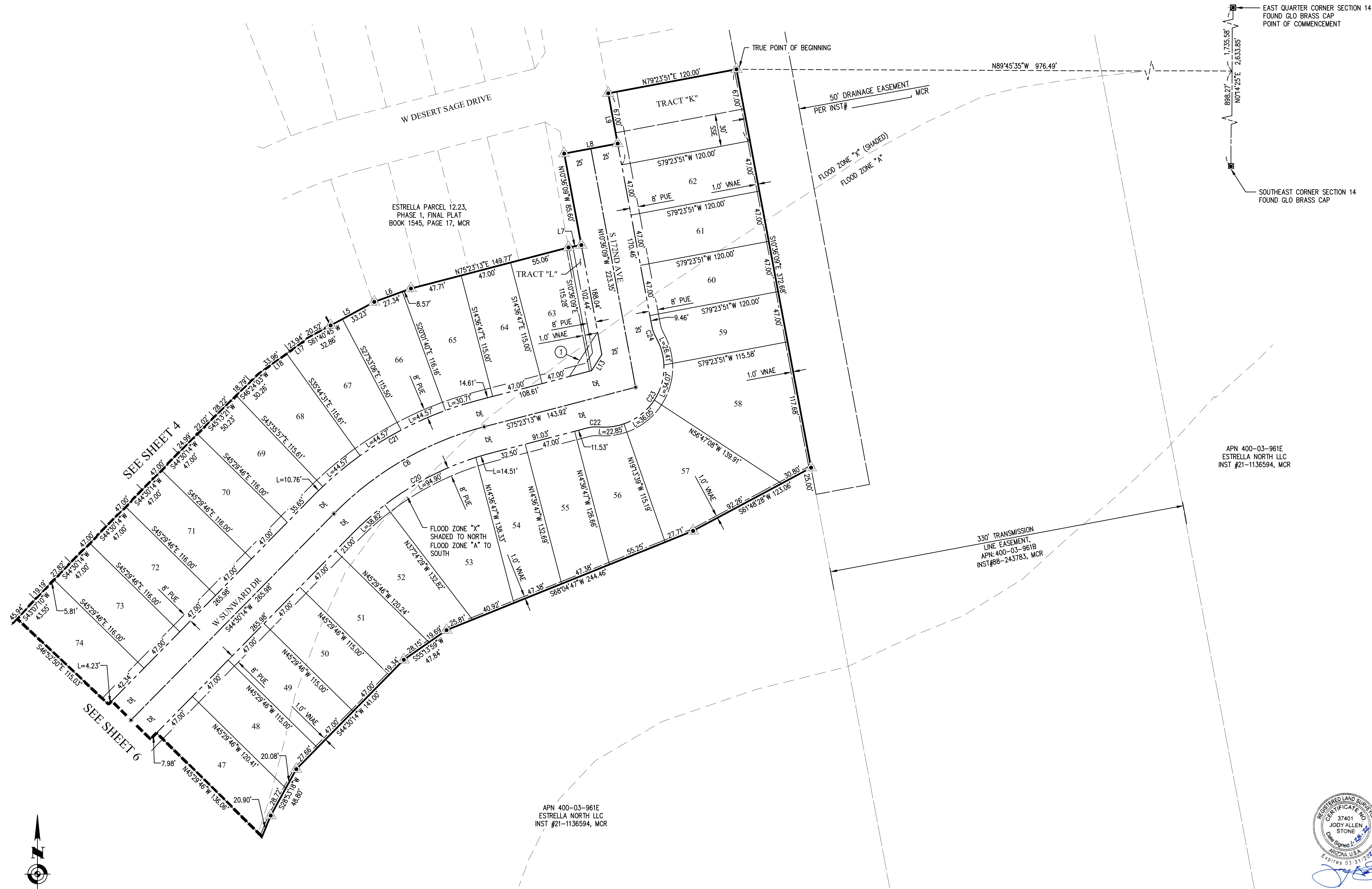
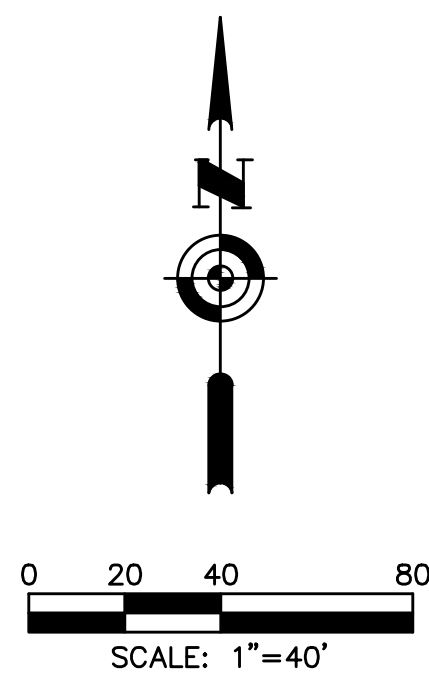
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Job No: 1-18-004-03	Date: 1/28/2022

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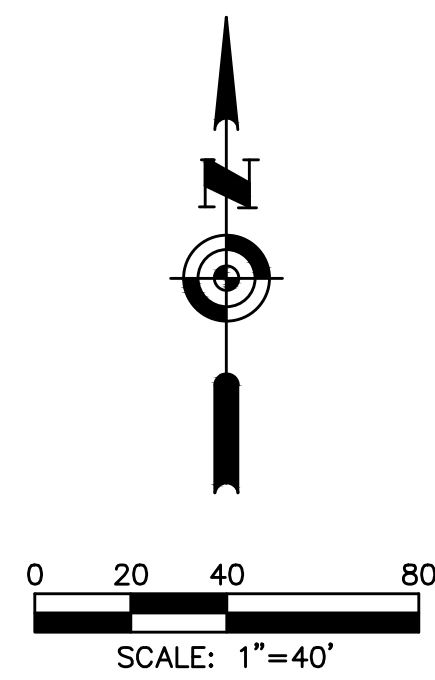
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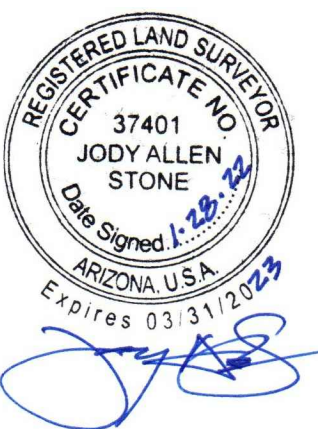
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FINAL PLAT FOR
PARCEL 195
ESTRELLA MOUNTAIN RANCH
BOOK 524, PAGE 02, MCR

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APN 400-03-963F
ESTRELLA NORTH LLC
INST #21-1136594, MCR



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