

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME ESTRELLA PARCEL 9.29, 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 HEREIN AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A, B, C, D, E, F, AND G AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A, B, C, D, E, F, AND G WITHIN THIS FINAL PLAT FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR (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, F, AND G AND IN LOTS DESIGNATED AS PUE AS SHOWN ON THIS FINAL 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 UTILITY IMPROVEMENTS 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 HEREIN 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.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE CITY) 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 IN THIS FINAL PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN 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 FINAL PLAT. THE NON-EXCLUSIVE 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 TRACT A.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE CITY), FOR USE BY THE CITY AND ITS PERMITTEES, WATER EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE WATER EASEMENT AREAS). THE WATER EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE WATER FACILITIES) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN THE WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERCTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS. THE WATER EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE TRACT A.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE CITY), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE WASTEWATER LINE EASEMENT AREAS). THE WASTEWATER LINE EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE WASTEWATER FACILITIES) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN THE WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERCTED, CONSTRUCTED, OR DRILLED WITHIN THE WASTEWATER LINE EASEMENT AREAS. THE WASTEWATER LINE EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE TRACT A.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL 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 HEREIN 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.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CITY NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, C, D, E, F, AND G INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PROPERTY APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE APPROVED GRADING AND DRAINAGE PLANS) AND FOR 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 THE APPROVED GRADING AND DRAINAGE PLANS (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 HEREIN 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, B, C, D, E, F, AND G.

FINAL PLAT
OF
"ESTRELLA PARCEL 9.29"
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(CONT.)

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE VILLAGES OF ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE HOA) NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, C, D, E, F, AND G INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PROPERTY APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE APPROVED GRADING AND DRAINAGE PLANS) AND FOR THE 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 THE APPROVED GRADING AND DRAINAGE PLANS INSTALLED BY OWNER (THE DRAINAGE FACILITIES). THE HOA, AT THE HOA'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 DRAINAGE EASEMENTS DEDICATED HEREIN 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, B, C, D, E, F, AND G.

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, THEREUNTO DULY AUTHORIZED. THIS _____ DAY OF _____, 2022.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER AND MANAGER
BY: GOODYEAR EMR GP, 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: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2022 BEFORE ME
THE UNDERSIGNED, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED
HIMSELF/HERSELF TO BE THE _____ OF
ESTRELLA NORTH 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 HEREBY: (i) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE EASEMENTS DEDICATED TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION IN THIS FINAL PLAT; (ii) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS FINAL PLAT; AND (iii) ACCEPTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS REFLECTED IN THIS FINAL PLAT, OWNERSHIP OF TRACTS A, B, C, D, E, F, AND G AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

THE THE _____ DAY OF _____, 2022

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

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2022 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 _____

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	449,587	10.32
STREET PRIVATE TRACT	79,964	1.84
NET AREA	369,623	8.48
LOT SIZE (MIN.)	35' X 86'	
TOTAL LOTS	65	
AREA SUBDIVIDED INTO LOTS	199,522	4.58
GROSS DENSITY	6.30	
OPEN SPACE	17,307	0.39
OPEN SPACE % OF GROSS AREA	3.85%	
EXISTING ZONING	P.A.D.	

RECREATIONAL OPEN SPACE	
ACTIVE RECREATIONAL OPEN SPACE ACREAGE	4.16
PASSIVE RECREATIONAL OPEN SPACE ACREAGE	1.57

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF TRACT A PRIVATE STREETS	1.84
PLUS AREA SUBDIVIDED INTO LOTS	4.58
AREA SUBTOTAL	6.42
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.55

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	65
DIVIDED BY ADJUSTED GROSS AREA	7.55
ADJUSTED GROSS DENSITY	8.60

EDU CALCULATION	
NUMBER OF DWELLING UNITS	65
EQUIVALENT EDU FACTOR FOR 6-10 DU/AC (0.73 PER DU)	0.73
NUMBER OF EDU'S REQUIRED FOR PROJECT	47.45

APPROVALS

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

THIS _____ DAY OF _____, 2022

BY _____ ATTEST: DARCIE McCracken, CLERK
MAYOR

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

THIS _____ DAY OF _____, 2022

BY: _____
SUMEET MOHAN, CITY ENGINEER

OWNER/DEVELOPER

ESTRELLA NORTH LLC
17700 N. PACESETTER WAY, SUITE #100
SCOTTSDALE, AZ 85288
PH: (480)-348-1118
CONTACT: TIM BRISLIN

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

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02 LEGAL DESCRIPTION, TYP. DETAILS, NOTES
AND TRACT SUMMARY TABLE
FP03 KEY MAP, LEGEND
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FP06 LOT, TRACT, LINE & CURVE TABLES

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

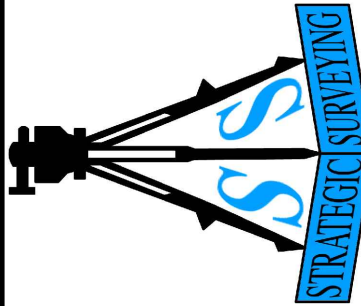
I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN
THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY
MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETED AS SHOWN,
MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEY, ALL
MONUMENTS SHOWN 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

2443 W. 12TH ST.
STE 1
TEMPE, AZ 85281
PH:480-272-7634



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 3-4-22

STRATEGIC SURVEY PROJECT #
00470-FP
CLIENT PROJECT NUMBER

FINAL PLAT

PARCEL 9.29

PORTIONS OF SECTION 27 & 34

TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.

GOODYEAR, ARIZONA

SHEET 1 OF 6

DRAWING NUMBER

FP-01

LEGAL DESCRIPTION

PARCEL 9.29 WHICH IS LOCATED IN SECTION 27 AND 34 TOWNSHIP 1 SOUTH, RANGE 2 WEST PER THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT, A GLO BRASS CAP BEING THE SOUTHEAST CORNER OF SAID SECTION 27, WHOSE SOUTH ONE-QUARTER CORNER BEARS SOUTH 88°51'31" WEST, A DISTANCE OF 2,731.34 FEET;

THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 27 SOUTH 88°51'31" WEST, A DISTANCE OF 1,306.15 FEET, TO THE POINT OF BEGINNING;
THENCE LEAVING SAID SOUTH SECTION LINE NORTH 10°04'33" WEST, A DISTANCE OF 38.88 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 16.50 FEET;
THENCE NORTH 31°52'38" WEST, A DISTANCE OF 5.39 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 33.16 FEET;
THENCE NORTH 11°43'32" EAST, A DISTANCE OF 5.39 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 16.50 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 272.91 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 83.00 FEET;
THENCE SOUTH 34°55'27" WEST, A DISTANCE OF 11.31 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 28.00 FEET;
THENCE NORTH 55°04'33" WEST, A DISTANCE OF 11.31 FEET;
THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 89.93 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 158.00 FEET;
THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL IS 37°14'28", AND A LENGTH OF 102.70 FEET;
THENCE SOUTH 78°47'23" WEST, A DISTANCE OF 11.92 FEET;
THENCE NORTH 44°35'38" WEST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 44°35'38" WEST, 100.00 FEET;
THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 5°01'37", AND AN ARC LENGTH OF 8.77 FEET;
THENCE NORTH 39°34'01" WEST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 1°16'03" EAST, A DISTANCE OF 13.42 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 43°30'49" EAST, 158.00 FEET;
THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 2°18'35", AND AN ARC LENGTH OF 6.37 FEET;
THENCE NORTH 44°10'36" WEST, A DISTANCE OF 140.31 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 67.00 FEET;
THENCE WESTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 80°56'52", AND A LENGTH OF 94.66 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 292.99 FEET;
THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 18°35'12", AND A LENGTH 95.05 FEET;
THENCE SOUTH 36°32'00" WEST, A DISTANCE OF 59.30 FEET;
THENCE SOUTH 8°31'26" EAST, A DISTANCE OF 11.30 FEET;
THENCE SOUTH 35°32'09" WEST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 35°32'09" EAST, 225.00 FEET;
THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 0°07'01", AND AN ARC LENGTH OF 0.46 FEET;
THENCE SOUTH 35°39'10" WEST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 81°28'58" WEST, A DISTANCE OF 11.32 FEET;
THENCE SOUTH 36°32'00" WEST, A DISTANCE OF 23.88 FEET;
THENCE SOUTH 52°18'42" EAST, A DISTANCE OF 155.11 FEET;
THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 674.95 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 245.70 FEET;
THENCE NORTH 3°11'34" WEST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 49.66 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 194.91 FEET;
THENCE NORTH 34°55'27" EAST, A DISTANCE OF 22.63 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 1.87 FEET;
THENCE NORTH 79°55'27" EAST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 59°21'48" EAST, A DISTANCE OF 23.90 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 18°14'09" WEST, A DISTANCE OF 225.00 FEET;
THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 19°36'24", AND A LENGTH OF 76.99 FEET;
THENCE NORTH 10°04'33" WEST, A DISTANCE OF 250.35 FEET, TO THE POINT OF BEGINNING.

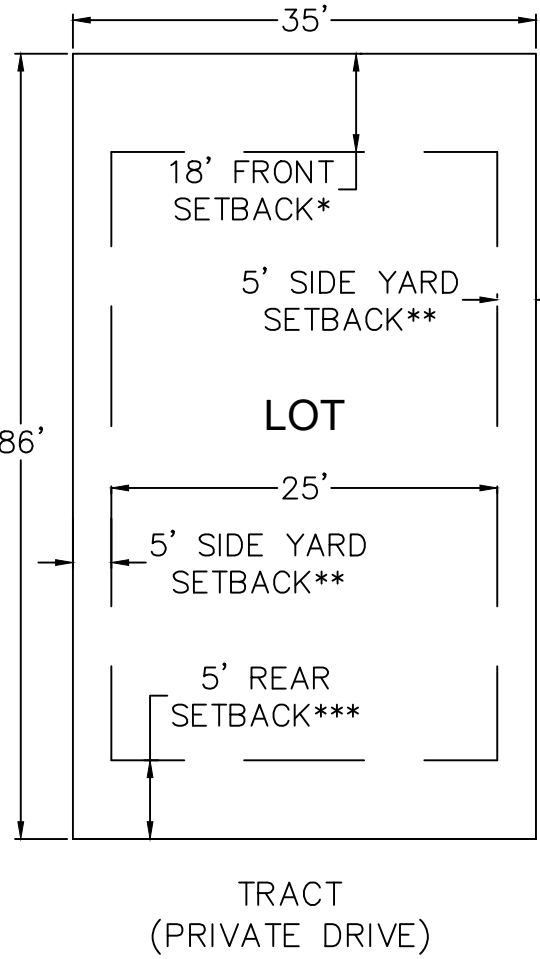
SAID AREA CONTAINS 449,587 SQUARE FEET OR 10.32 ACRES, MORE OR LESS.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

NOTES

- 1.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 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 CONSTRUCTING 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 ON OR 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 HOMEBUILDER 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 1, 6, 13, 14, 22, 23, 29, 30, 36, 37, 43, 44, 51, 52, 58, 59, & 65.
- 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 5 AND 22.
- 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. ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A, B, C, D, E, F, & G, 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. 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.
28. 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.
29. THE NEAREST FIRE STATION TO THIS SUBDIVISION IS STATION NO. 186, WHICH IS LOCATED NORTH OF THE GOODYEAR WRF ON WEST WILLIS ROAD AND SOUTH RAINBOW VALLEY ROAD. THIS STATION IS LOCATED APPROXIMATELY 0.8 MILES FROM THE SUBDIVISION.
30. ALL STREETS ARE PRIVATE(COMMON AREA TRACT "A")

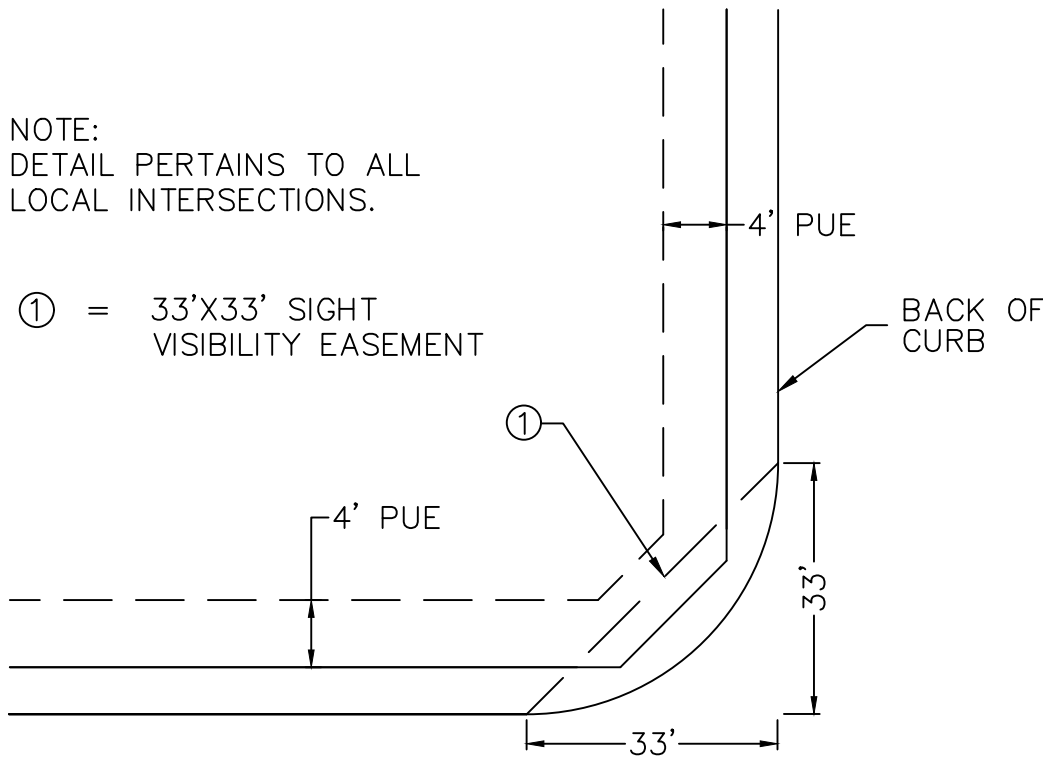


TYPICAL 35' X 86' LOT DETAIL

N.T.S.
SETBACKS AND DEVELOPMENT STANDARDS PER SFD-50 OF THE MONTECITO PAD, AS AMENDED.
* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET.
MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET.

** AWNINGS BAY WINDOW, FIREPLACES AND OTHER ARCHITECTURAL DETAILS MAY ENCROACH 2 FEET INTO THE SIDE SETBACK. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.

*** MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.



TYPICAL S.V.E. DETAIL

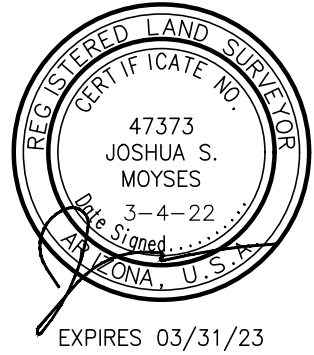
TRACT USE TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	MAINTENANCE RESPONSIBILITY
TRACT A	79964	1.84	P.S., W.E., W.L.E., A.E., D.E., P.U.E., S.W.	H.O.A.
TRACT B	15457	0.35	O.S., L.S., D.E., P.U.E., S.W.	H.O.A.
TRACT C	53059	1.22	O.S., L.S., D.E., W.L.E., P.U.E., S.W., F.H.E.	H.O.A.
TRACT D	42749	0.98	O.S., L.S., D.E., F.H.E., P.U.E., S.W.	H.O.A.
TRACT E	48463	1.11	O.S., L.S., D.E, P.U.E, S.W, F.H.E.	H.O.A.
TRACT F	3770	0.09	O.S., L.S., D.E., P.U.E., S.W.	H.O.A.
TRACT G	6603	0.15	O.S., L.S., D.E., P.U.E., S.W.	H.O.A.

* USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT - REFER TO PLAN SHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.

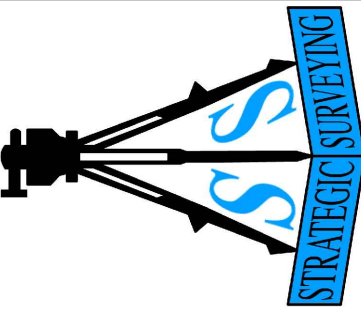
NOTE: TRACTS A, B, C, D, E, F, & G ARE OWNED/MAINTAINED BY H.O.A.

MAINTENANCE LEGEND
H.O.A. VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

LAND USE LEGEND
L.S. LANDSCAPE
O.S. OPEN SPACE
S.W. SIDEWALK
P.U.E. PUBLIC UTILITY EASEMENT
W.E. WATER EASEMENT
P.S. PRIVATE STREET
W.L.E. WASTEWATER LINE EASEMENT
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT
F.H.E. FIRE HYDRANT EASEMENT



STRATEGIC SURVEYING, LLC



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DRAWN JSM
CHK'D: JSM
APPR'D JSM
DATE 3-4-22
STRATEGIC SURVEY PROJECT #
00470-FP
CLIENT PROJECT NUMBER

FINAL PLAT

PARCEL 9.29

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

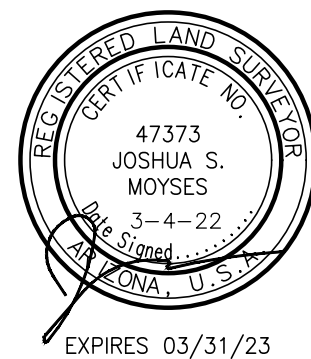
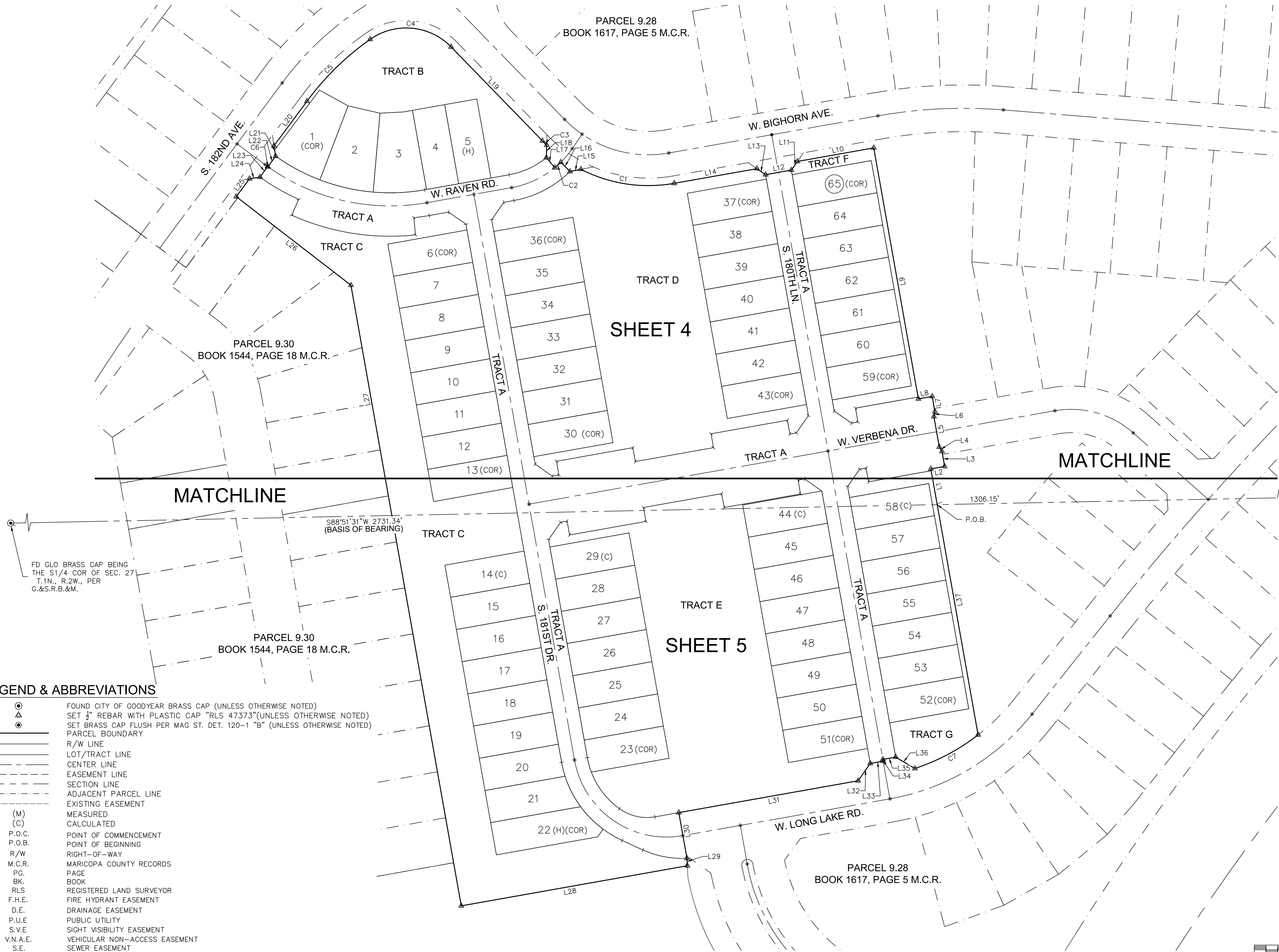
SHEET 2 OF 6

DRAWING NUMBER

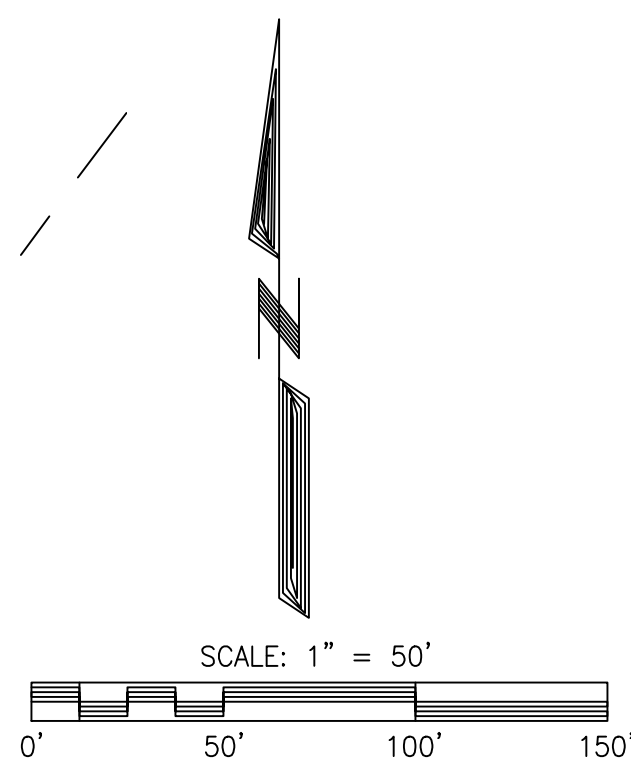
FP-02

LEGEND & ABBREVIATIONS

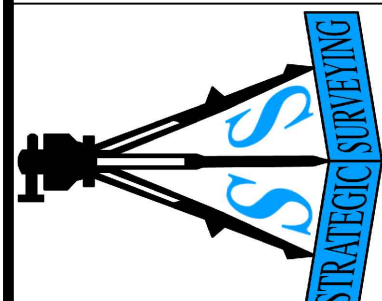
- FOUND CITY OF GOODYEAR BRASS CAP (UNLESS OTHERWISE NOTED)
▲ SET 1/2" REBAR WITH PLASTIC CAP "RLS 47373"(UNLESS OTHERWISE NOTED)
● SET BRASS CAP FLUSH PER MAG ST. DET. 120-1 "B" (UNLESS OTHERWISE NOTED)
--- PARCEL BOUNDARY
--- R/W LINE
--- LOT/TRACT LINE
--- CENTER LINE
--- EASEMENT LINE
--- SECTION LINE
--- ADJACENT PARCEL LINE
--- EXISTING EASEMENT
--- MEASURED
--- CALCULATED
(M) POINT OF COMMENCEMENT
(C) POINT OF BEGINNING
P.O.C. RIGHT-OF-WAY
P.O.B. MARICOPA COUNTY RECORDS
R/W PAGE
M.C.R. BOOK
P.C. REGISTERED LAND SURVEYOR
BK. FIRE HYDRANT EASEMENT
RLS DRAINAGE EASEMENT
F.H.E. PUBLIC UTILITY
D.E. SIGHT VISIBILITY EASEMENT
P.U.E. VEHICULAR NON-ACCESS EASEMENT
S.V.E. SEWER EASEMENT
V.N.A.E. INDICATES LOTS SUBJECT TO HEADLIGHT INTRUSION PER NOTE 17
S.E. INDICATES CORNER LOTS PER NOTE 16
(H)
(COR)



FD GLO BRASS CAP BEING THE SE COR OF SEC. 27 T.1N., R.2W., PER G.&S.R.B.&M. (P.O.C.)



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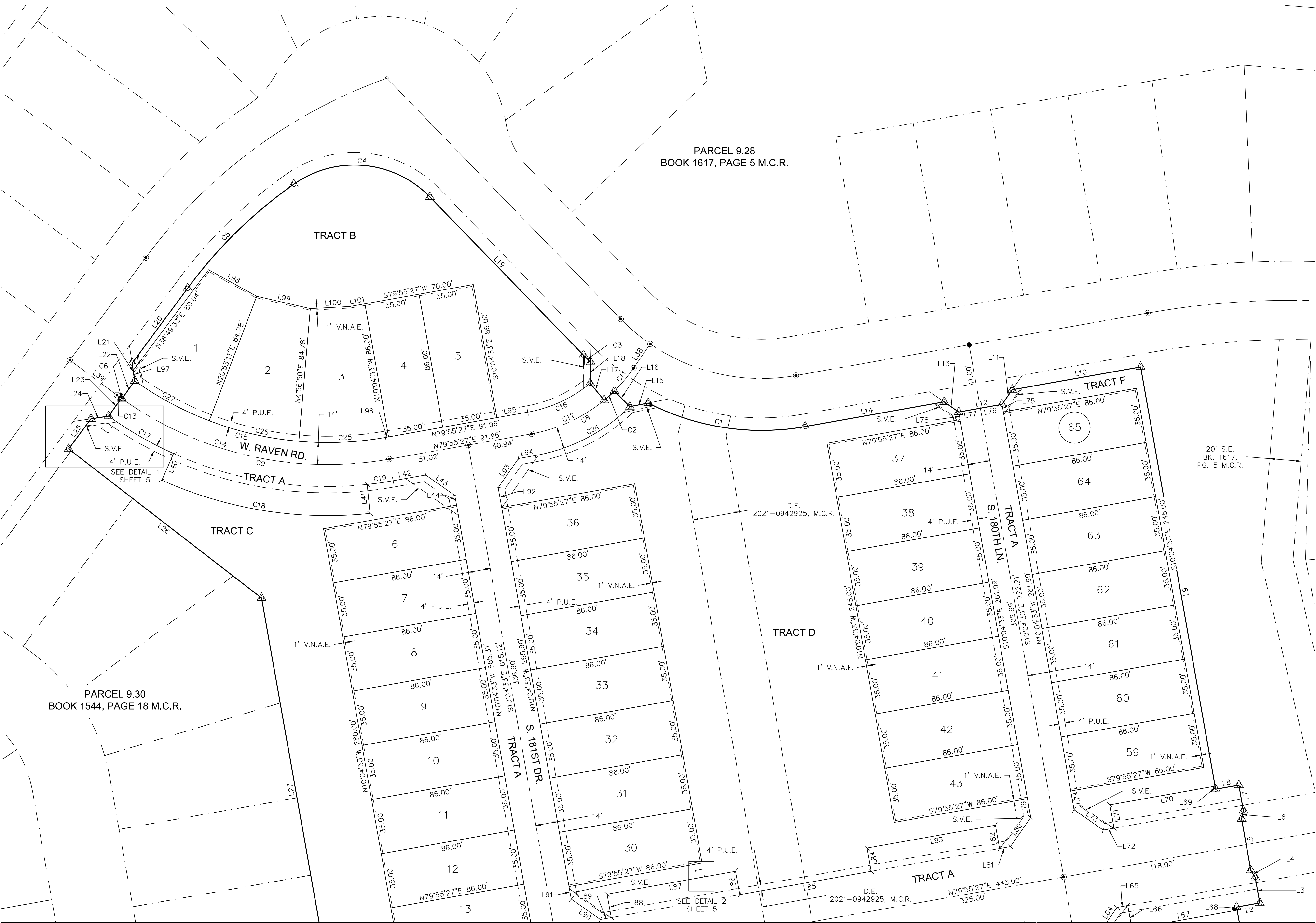
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CHECKED	JSM
DATE	3-4-22
STRATEGIC SURVEY PROJECT #	00470-FP
CLIENT PROJECT NUMBER	

FINAL PLAT
PARCEL 9.29
PORTIONS OF SECTION 27 & 34
TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.
GOODYEAR, ARIZONA

SHEET 3 OF 6

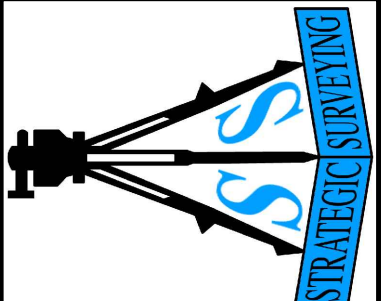
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FP-03



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CHECKED	JSM
APPROVED	JSM
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CLIENT PROJECT NUMBER	

FINAL PLAT

PARCEL 9.29

PORTIONS OF SECTION 27 & 34

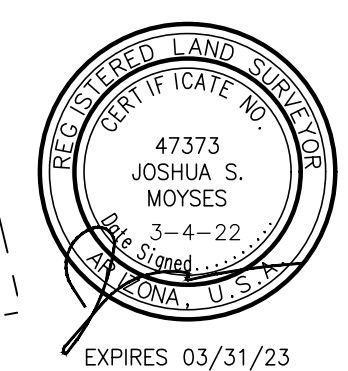
TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.

GOODYEAR, ARIZONA

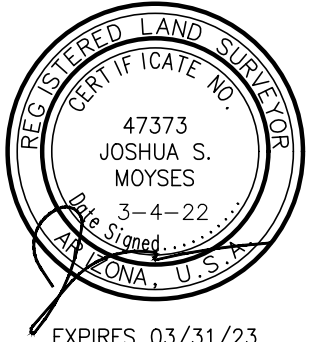
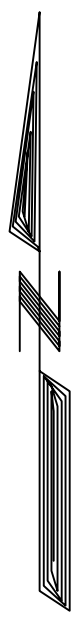
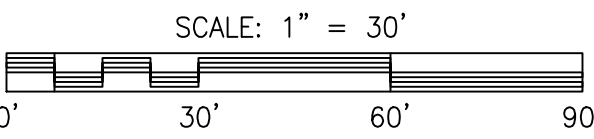
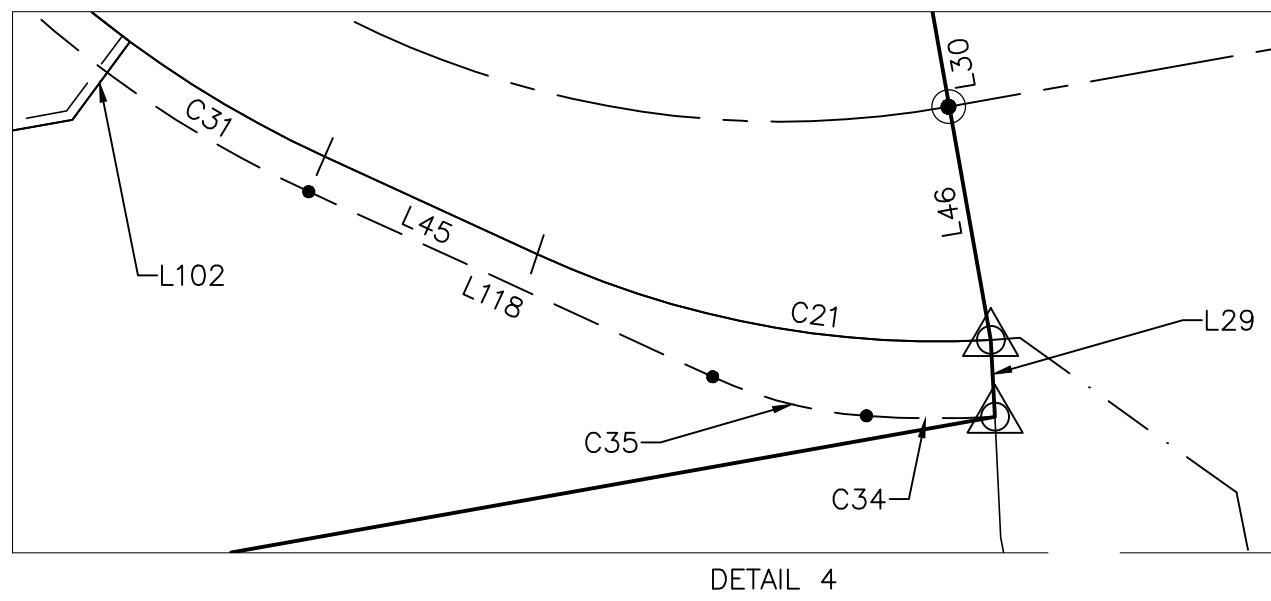
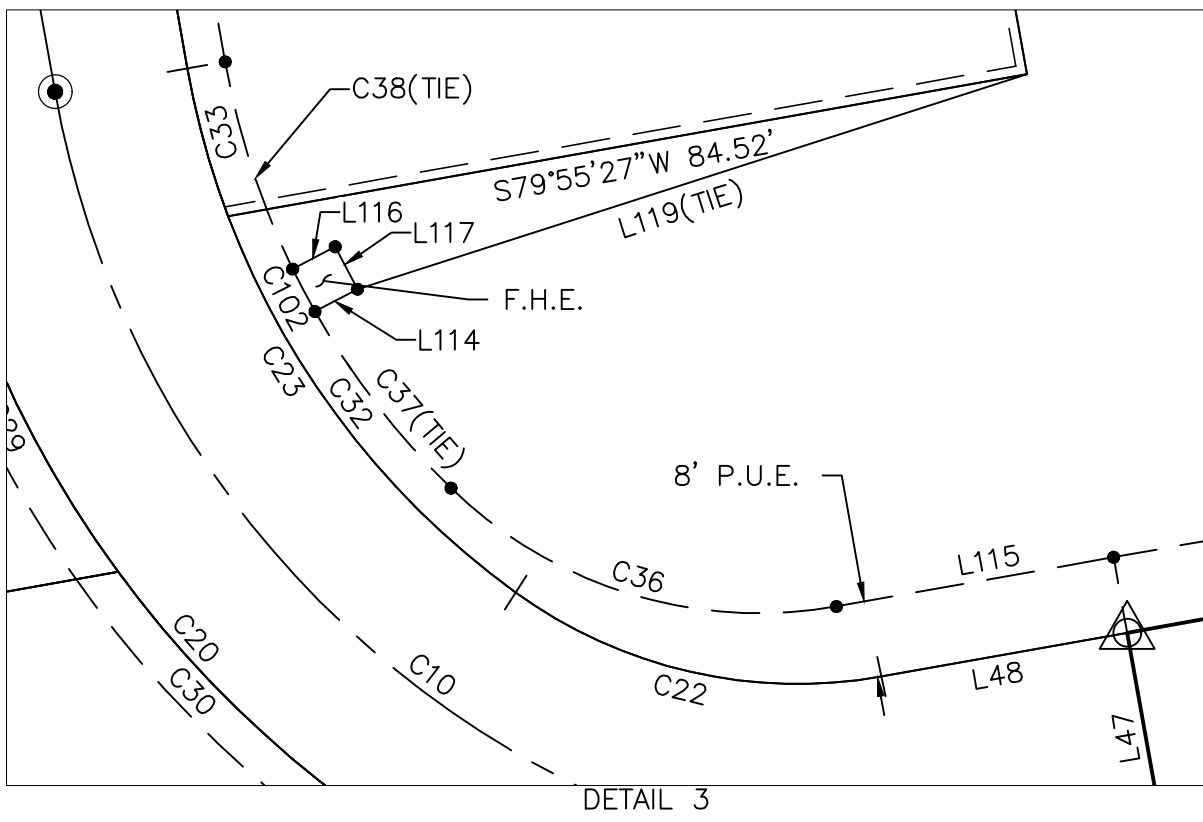
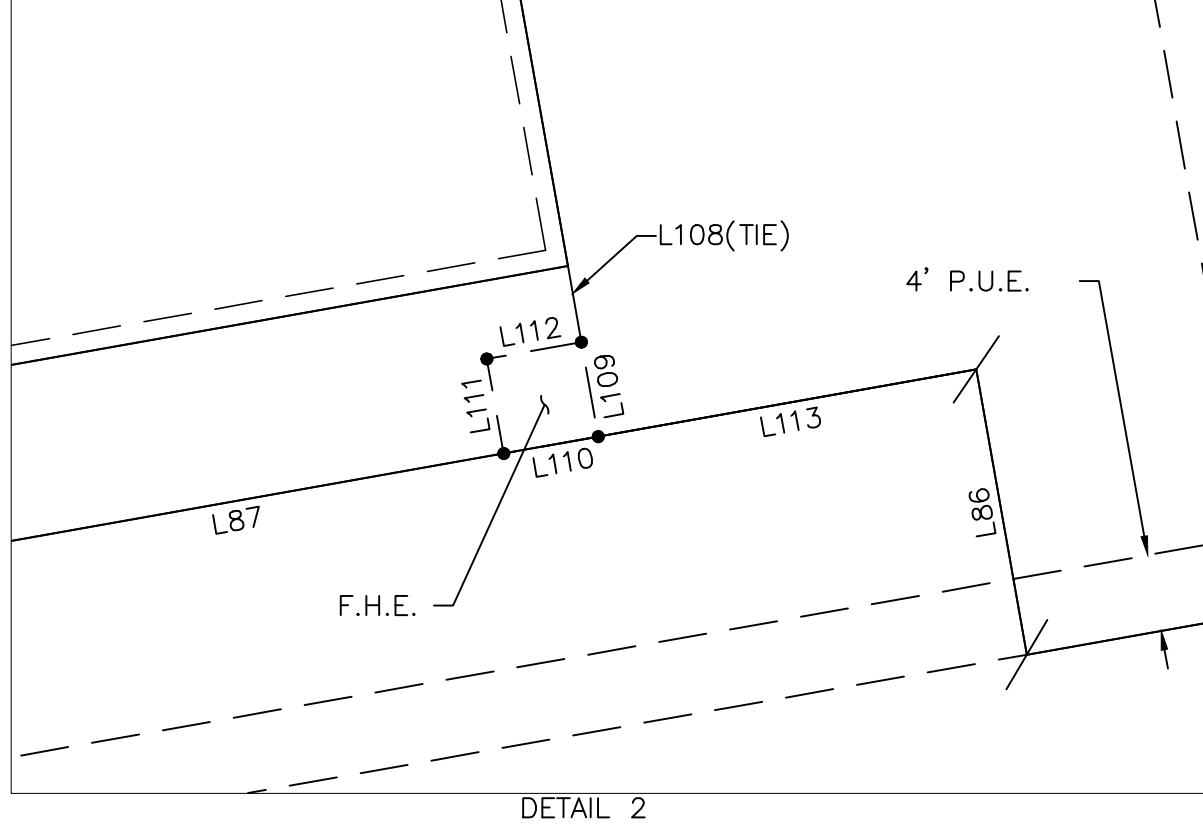
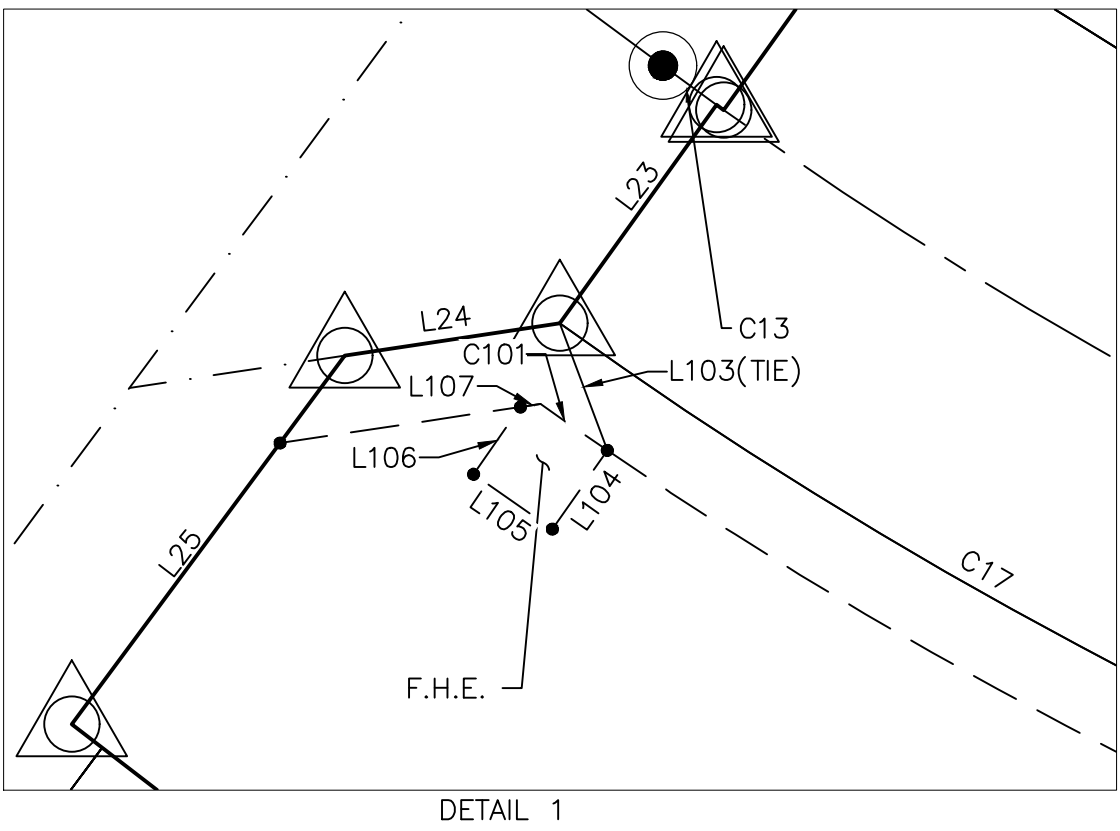
SHEET 4 OF 6

DRAWING NUMBER

FP-04



MATCH SHEET 4



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DRAWN	JSM
CHECKED	JSM
APPROVED	JSM
DATE	3-4-22
STRATEGIC SURVEY PROJECT #	00470-FP
CLIENT PROJECT NUMBER	

FINAL PLAT

PARCEL 9.29

PORTIONS OF SECTION 27 & 34

TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.

GOODYEAR, ARIZONA

SHEET 5 OF 6

DRAWING NUMBER

FP-05

LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.88	N10°04'33"W
L2	15.00	N79°55'27"E
L3	16.50	N10°04'33"W
L4	5.39	N31°52'38"W
L5	33.16	N10°04'33"W
L6	5.39	N11°43'32"E
L7	16.50	N10°04'33"W
L8	15.00	S79°55'27"W
L9	272.91	N10°04'33"W
L10	83.00	S79°55'27"W
L11	11.31	S34°55'27"W
L12	28.00	S79°55'27"W
L13	11.31	N55°04'33"W
L14	89.93	S79°55'27"W
L15	11.92	S78°47'23"W
L16	14.00	N44°35'38"W
L17	14.00	N39°34'01"W
L18	13.42	N1°16'03"E
L19	140.31	N44°10'36"W
L20	59.30	S36°32'00"W
L21	11.30	S8°31'26"E
L22	14.00	S35°32'09"W
L23	14.00	S35°39'10"W
L24	11.32	S81°28'58"W
L25	23.88	S36°32'00"W
L26	155.11	S52°18'42"E
L27	674.95	S10°04'33"E
L28	245.70	N79°55'27"E
L29	8.00	N3°11'34"W
L30	49.66	N10°04'33"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	194.91	N79°55'27"E
L32	22.63	N34°55'27"E
L33	14.00	N79°55'27"E
L34	1.87	N10°04'33"W
L35	14.00	N79°55'27"E
L36	23.90	S59°21'48"E
L37	250.35	N10°04'33"W
L38	18.73	N34°32'13"E
L39	37.33	S53°28'00"E
L40	18.50	S23°39'16"W
L41	18.50	S5°32'19"E
L42	21.02	N79°55'27"E
L43	22.63	N55°04'33"W
L44	6.32	S10°04'33"E
L45	24.37	N65°23'32"W
L46	24.66	N10°17'12"W
L47	25.00	N9°52'04"W
L48	25.99	S79°55'27"W
L49	8.11	S10°04'33"E
L50	22.63	N34°55'27"E
L51	7.00	S79°55'27"W
L52	15.08	N10°04'33"W
L53	83.00	S79°55'27"W
L54	15.08	S10°04'33"E
L55	85.00	S79°55'27"W
L56	15.08	N10°04'33"W
L57	83.00	S79°55'27"W
L58	15.08	S10°04'33"E
L59	7.00	S79°55'27"W
L60	22.63	S55°04'33"E

LINE TABLE		
LINE #	LENGTH	BEARING
L61	16.22	N10°04'33"W
L62	37.27	S10°04'33"E
L63	12.08	S10°04'33"E
L64	22.63	N34°55'27"E
L65	7.00	S79°55'27"W
L66	15.08	S10°04'33"E
L67	68.00	S79°55'27"W
L68	2.00	N10°04'33"W
L69	2.00	N10°04'33"W
L70	68.00	S79°55'27"W
L71	15.08	S10°04'33"E
L72	7.00	S79°55'27"W
L73	22.63	S55°04'33"E
L74	12.08	N10°04'33"W
L75	4.91	N10°04'33"W
L76	14.00	S79°55'27"W
L77	14.00	S79°55'27"W
L78	4.91	N10°04'33"W
L79	12.08	N10°04'33"W
L80	22.63	N34°55'27"E
L81	7.00	S79°55'27"W
L82	15.08	S10°04'33"E
L83	83.00	N79°54'50"E
L84	15.07	N10°05'09"W
L85	85.00	S79°55'27"W
L86	15.08	S10°04'33"E
L87	83.00	N79°55'27"E
L88	15.08	N10°04'33"W
L89	7.00	S79°55'27"W
L90	22.63	S55°04'33"E

LINE TABLE		
LINE #	LENGTH	BEARING
L91	8.11	N10°04'33"W
L92	12.79	N10°04'33"W
L93	22.63	N34°55'27"E
L94	10.94	N79°55'27"E
L95	19.94	N79°55'27"E
L96	2.02	S79°55'27"W
L97	6.68	S8°31'26"E
L98	35.00	S61°08'38"E
L99	35.00	S77°04'59"E
L100	25.20	N86°58'40"E
L101	9.72	N79°55'27"E
L102	10.11	N36°28'03"E
L103	7.06	S20°30'07"E
L104	5.00	S34°51'38"W
L105	5.00	N55°08'22"W
L106	4.27	N34°51'38"E
L107	1.06	N81°28'58"E
L108	4.03	S10°04'33"E
L109	5.00	N10°04'33"W
L110	5.00	N79°55'27"E
L111	5.00	S10°04'33"E
L112	5.00	S79°55'27"W
L113	20.00	S79°55'27"W
L114	5.00	S62°15'56"W
L115	29.33	S79°55'27"W
L116	5.00	N62°15'56"E
L117	5.00	S27°44'04"E
L118	46.28	N65°23'32"W
L119	73.24	S72°12'16"W

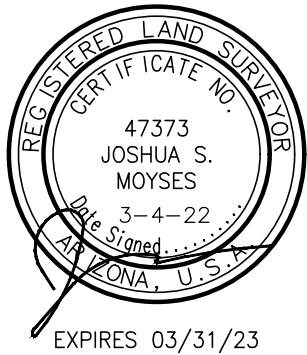
LOT AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (ACRES)
1	3994	0.09
2	4005	0.09
3	3954	0.09
4	3010	0.07
5	3010	0.07
6	3010	0.07
7	3010	0.07
8	3010	0.07
9	3010	0.07
10	3010	0.07
11	3010	0.07
12	3010	0.07
13	3010	0.07
14	3010	0.07
15	3010	0.07
16	3010	0.07
17	3010	0.07
18	3010	0.07
19	3010	0.07
20	3015	0.07
21	3197	0.07
22	3775	0.09
23	3002	0.07
24	3010	0.07
25	3010	0.07
26	3010	0.07
27	3010	0.07
28	3010	0.07
29	3010	0.07
30	3010	0.07

LOT AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (ACRES)
31	3010	0.07
32	3010	0.07
33	3010	0.07
34	3010	0.07
35	3010	0.07
36	3010	0.07
37	3010	0.07
38	3010	0.07
39	3010	0.07
40	3010	0.07
41	3010	0.07
42	3010	0.07
43	3010	0.07
44	3010	0.07
45	3010	0.07
46	3010	0.07
47	3010	0.07
48	3010	0.07
49	3010	0.07
50	3010	0.07
51	3010	0.07
52	3010	0.07
53	3010	0.07
54	3010	0.07
55	3010	0.07
56	3010	0.07
57	3010	0.07
58	3010	0.07
59	3010	0.07
60	3010	0.07

LOT AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (ACRES)
61	3010	0.07
62	3010	0.07
63	3010	0.07
64	3010	0.07
65	3010	0.07

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	102.70	158.00	37°14'28"	N81° 27' 19"W	100.90
C2	8.77	100.00	5°01'37"	S47° 55' 11"W	8.77
C3	6.37	158.00	2°18'35"	N45° 19' 53"W	6.37
C4	94.66	67.00	80°56'52"	N84° 39' 02"W	86.98
C5	95.05	292.99	18°35'12"	S45° 34' 56"W	94.63
C6	0.46	225.00	0°07'01"	N54° 24' 21"W	0.46
C7	76.99	225.00	19°36'24"	N61° 57' 39"E	76.62
C8	79.22	100.00	45°23'14"	N57° 13' 50"E	77.16
C9	183.03	225.00	46°36'33"	S76° 46' 16"E	178.03
C10	157.08	100.00	90°00'00"	S55° 04' 33"E	141.42
C11	18.97	100.00	10°52'09"	N39° 58' 18"E	18.94
C12	51.47	100.00	29°29'28"	N65° 10' 43"E	50.91
C13	3.46	225.00	0°52'50"	S53° 54' 25"E	3.46
C14	179.12	225.00	45°36'42"	S77° 16' 12"E	174.42
C15	167.97	211.00	45°36'42"	S77° 16' 12"E	163.57
C16	44.27	86.00	29°29'28"	N65° 10' 43"E	43.78
C17	47.80	239.00	11°27'35"	S60° 04' 38"E	47.72
C18	135.69	257.50	30°11'35"	S80° 56' 32"E	134.13
C19	16.68	239.00	3°59'54"	N81° 55' 24"E	16.68
C20	110.06	114.00	55°18'59"	S37° 44' 03"E	105.84

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C21	48.52	100.00	27°48'02"	S79° 17' 33"E	48.05
C22	40.16	50.00	46°01'01"	S77° 04' 02"E	39.09
C23	66.02	86.00	43°58'59"	S32° 04' 02"E	64.41
C24	68.68	114.00	34°31'05"	N62° 39' 55"E	67.65
C25	55.32	211.00	15°01'23"	S87° 26' 09"W	55.17
C26	58.70	211.00	15°56'21"	N77° 04' 59"W	58.51
C27	53.95	211.00	14°38'58"	N61° 47' 20"W	53.80
C28	15.41	114.00	7°44'49"	N13° 56' 57"W	15.40
C29	36.75	114.00	18°28'22"	S27° 03' 33"E	36.60
C30	34.30	114.00	17°14'14"	N44° 54' 51"W	34.17
C31	23.60	114.00	11°51'35"	S59° 27' 45"E	23.55
C32	50.04	86.00	33°20'07"	S37° 23' 28"E	49.33
C33	15.98	86.00	10°38'51"	N15° 23' 59"W	15.96
C34	13.40	108.00	7°06'25"	S89° 38' 22"E	13.39
C35	16.61	46.00	20°41'37"	S75° 44' 21"E	16.52
C36	43.61	46.00	54°18'53"	S72° 55' 07"E	41.99



DRAWN	JSM
CHECK'D	JSM
APPR'D	JSM
DATE	3-4-22
STRATEGIC SURVEY PROJECT #	
00470-FP	
CLIENT PROJECT NUMBER	

FINAL PLAT
PARCEL 9.29
PORTIONS OF SECTION 27 & 34
TOWNSHIP 1 SOUTH, RANGE 2 WEST PER G.&S.R.B.&M.
GOODYEAR, ARIZONA

SHEET 6 OF 6

DRAWING NUMBER

FP-06

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LAND SURVEYOR

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