

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME FINAL PLAT OF CANTAMIA PARCELS 27, 28, 29 AND 30, BEING A PORTION OF TRACT 2, PHASE 2 AS SHOWN ON THE MASTER PLAT OF CANTAMIA PHASES 2 AND 3, AS FILED IN BOOK 1249 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA, BEING A PORTION OF THE EAST HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE 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 KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA 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 A1 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 A1.

AV HOMES OF ARIZONA, LLC, AN ARIZONA 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 A1 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 ERRECTED, 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 A1.

AV HOMES OF ARIZONA, LLC, AN ARIZONA 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 A1 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 ERRECTED, 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 A1.

AV HOMES OF ARIZONA, LLC, AN ARIZONA 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 DESIGNATED AS "PUE" WITHIN TRACTS A, B, AND D-Q INCLUSIVE AND WITHIN LOTS 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.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., 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.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, A1, D, G, I, J, AND K 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, A1, D, G, I, J, AND K.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A, A1, AND B-Q INCLUSIVE 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 CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, AND SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE VILLAGES AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION TRACTS A, A1, AND B-Q INCLUSIVE WITHIN THIS FINAL PLAT FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

AV HOMES OF ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE MEMBERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION FOR USE BY THE MEMBERS AND THEIR INVITEES AN EASEMENT OVER AND ACROSS TRACT A1 FOR THE PURPOSES OF PROVIDING INGRESS AND EGRESS WITHIN THE SUBDIVISION.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "HOA") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, A1, D, G, I, J, AND K 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, A1, D, G, I, J, AND K.

IN WITNESS WHEREOF, AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
STEVE HAHN

ITS: VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT

FINAL PLAT
OF
CANTAMIA PARCELS 27, 28, 29 AND 30
GOODYEAR, ARIZONA

A PORTION OF TRACT 2, PHASE 2 AS SHOWN ON THE
MASTER PLAT OF CANTAMIA PHASES 2 AND 3, AS FILED IN
BOOK 1249 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS,
ARIZONA, BEING A PORTION OF THE EAST HALF OF SECTION
34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER

AV HOMES OF ARIZONA, LLC
4900 N SCOTTSDALE RD,
SUITE 2200
SCOTTSDALE, AZ 85251
PHONE: (480) 346-1735
CONTACT: ROBERT JOHNSON

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: 602-490-0535
FAX: 602-368-2436
CONTACT: KIRK J. PANGUS, RLS

SHEET INDEX

FP01 COVER SHEET AND VICINITY MAP
FP02 LEGAL DESCRIPTION, NOTES & KEY MAP
FP03 TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE
FP04-FP12 FINAL PLAT PLAN SHEETS

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED STEVE HAHN WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT OF AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BE AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HEREBY: (i) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE EASEMENTS DEDICATED TO CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., 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 OBLIGATIONS REFLECTED IN THIS FINAL PLAT, OWNERSHIP OF TRACTS A, A1, AND B-Q INCLUSIVE AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION

NAME _____
LYNNE DUGAN

TITLE: PRESIDENT DATE: _____

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

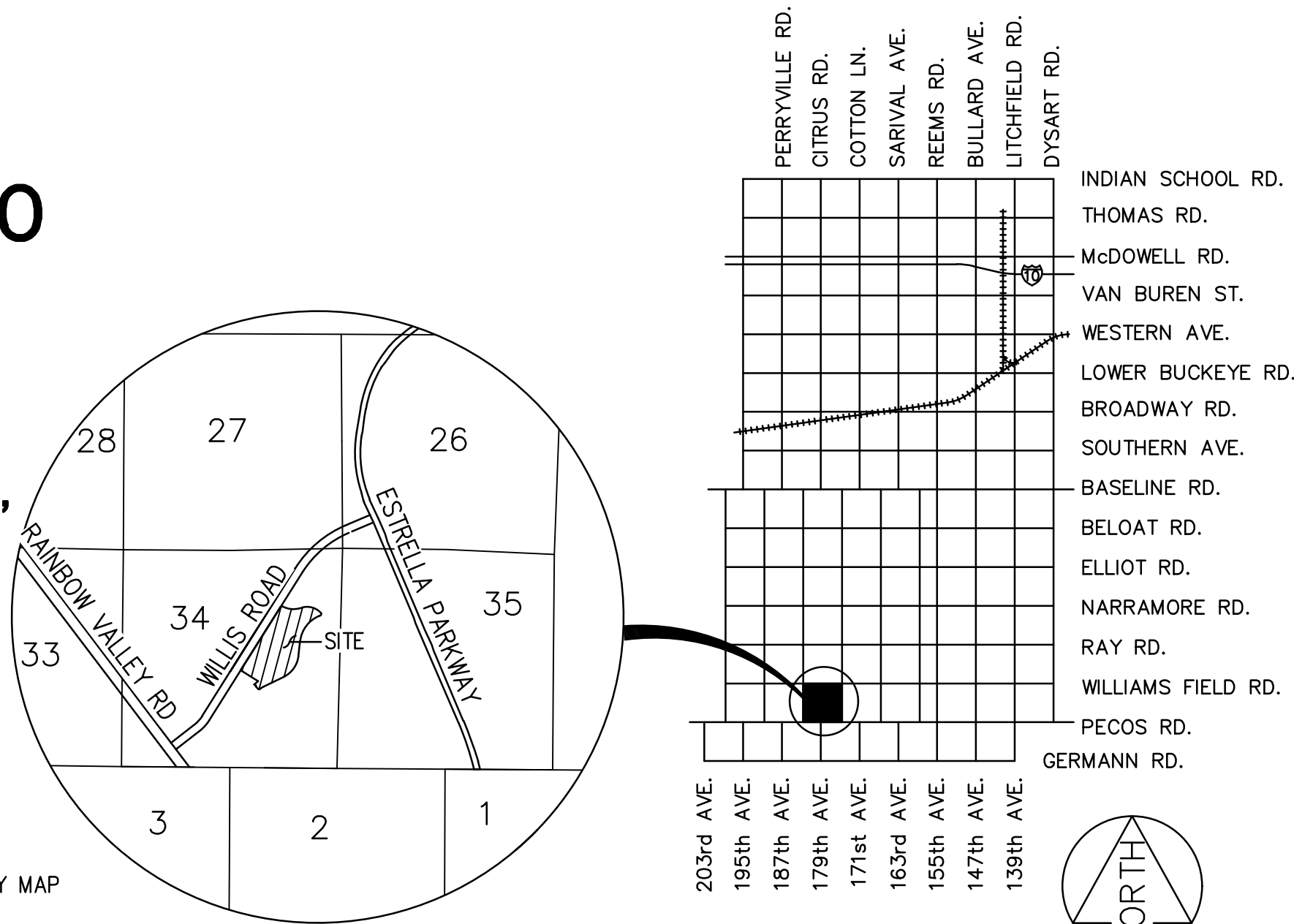
ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED LYNNE DUGAN WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT SHE AS PRESIDENT, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN.

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

BY: _____ DATE: _____

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,902,409	43.6733
NET AREA	1,559,304	35.7967
ACTIVE OPEN SPACE	61,563	1.41
PASSIVE OPEN SPACE	269,928	6.20
OPEN SPACE		35.4%
NON-OPEN SPACE		64.6%

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



VICINITY MAP

CITY OF GOODYEAR, ARIZONA

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARING

BASIS OF BEARING IS S89°29'46"E ALONG THE SOUTH LINE OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON.

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.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
JOE PIZZILLO - MAYOR

ATTEST: _____
DARCIE MCCracken - CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
SUMEET MOHAN - CITY ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2022 THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
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NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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CANTAMIA PHASE 2 PARCELS 27, 28, 29 AND 30

ESTRELLA PARKWAY AND WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO: 1018

DATE: Feb 2022

SCALE: NONE

DRAWN: JHYD

APPROVED: KJP

DWG. NO.

FP01

SHT. 1 OF 12

A REPLAT OF A PORTION OF TRACT 2, PHASE 2 OF THE MASTER PLAT OF CANTAMIA PHASES 2 AND 3, AS FILED IN BOOK 1249, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED WITHIN THE EAST HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 89°29'46" WEST, 2637.87 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO A FOUND REBAR BEING THE SOUTH QUARTER CORNER THEREOF;

THENCE LEAVING SAID WEST LINE SOUTH 89°30'40" EAST, 260.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILLIS ROAD, AS RECORDED IN BOOK 936, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE WESTERLY LINE OF SAID TRACT 2, PHASE 2, AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°28'58", AN ARC LENGTH OF 426.62 FEET TO A TANGENT LINE;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°47'51", AN ARC LENGTH OF 521.94 FEET TO A NON-TANGENT LINE, BEING THE POINT OF CHAMFER FOR SAID WEST MOUNTAIN VISTA DRIVE AND WEST CANTAMIA PARKWAY NORTH, AS RECORDED IN SAID BOOK 1433, PAGE 36;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF WEST CANTAMIA PARKWAY NORTH THE FOLLOWING FOUR (4) COURSES;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°38'29", AN ARC LENGTH OF 802.26 FEET TO A TANGENT LINE;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'19", AN ARC LENGTH OF 172.01 FEET TO A COMMON POINT ON THE WESTERLY LINE OF WEST CANTAMITA PARKWAY SOUTH AS RECORDED IN BOOK 1297, PAGE 26 AND BOOK 1433, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 64°00'10" WEST, 536.79 FEET, CONTINUING ALONG SAID WESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 549.00 FEET;

THENCE NORTH 86°21'05" WEST, 28.96 FEET ALONG THE WESTERLY LINE OF SAID WEST
CANTAMIA PARKWAY SOUTH;

THENCE LEAVING SAID WESTERLY LINE, NORTH 42°44'19" WEST, 90.89 FEET;

THENCE NORTH 03°36'54" EAST, 16.58 FEET;

THENCE NORTH 39°32'26" WEST, 21.58 FEET TO A NON-TANGENT CURVE, CONCAVE
SOUTHEASTERLY, HAVING A RADIUS OF 692.58 FEET, THE CENTER OF WHICH BEARS SOUTH
39°32'26" EAST;

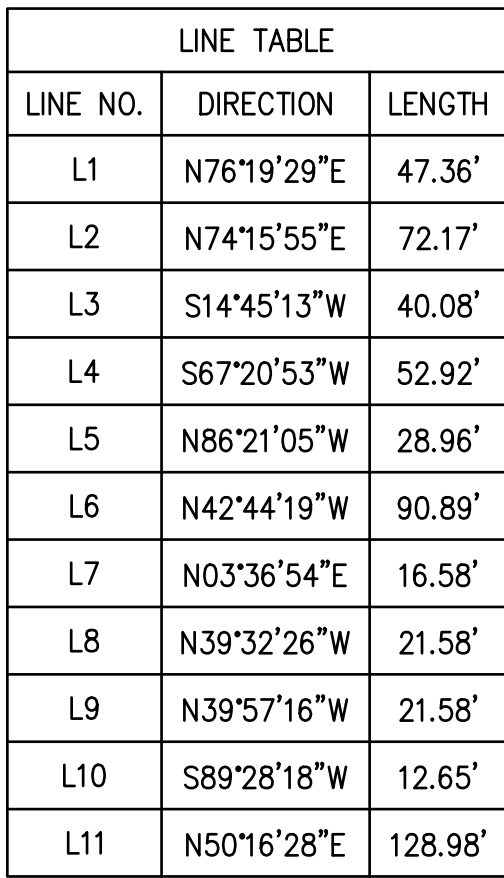
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'50", AN ARC LENGTH OF 5.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 39°57'16" WEST, 21.58 FEET;

THENCE SOUTH 89°28'18" WEST, 12.65 FEET;

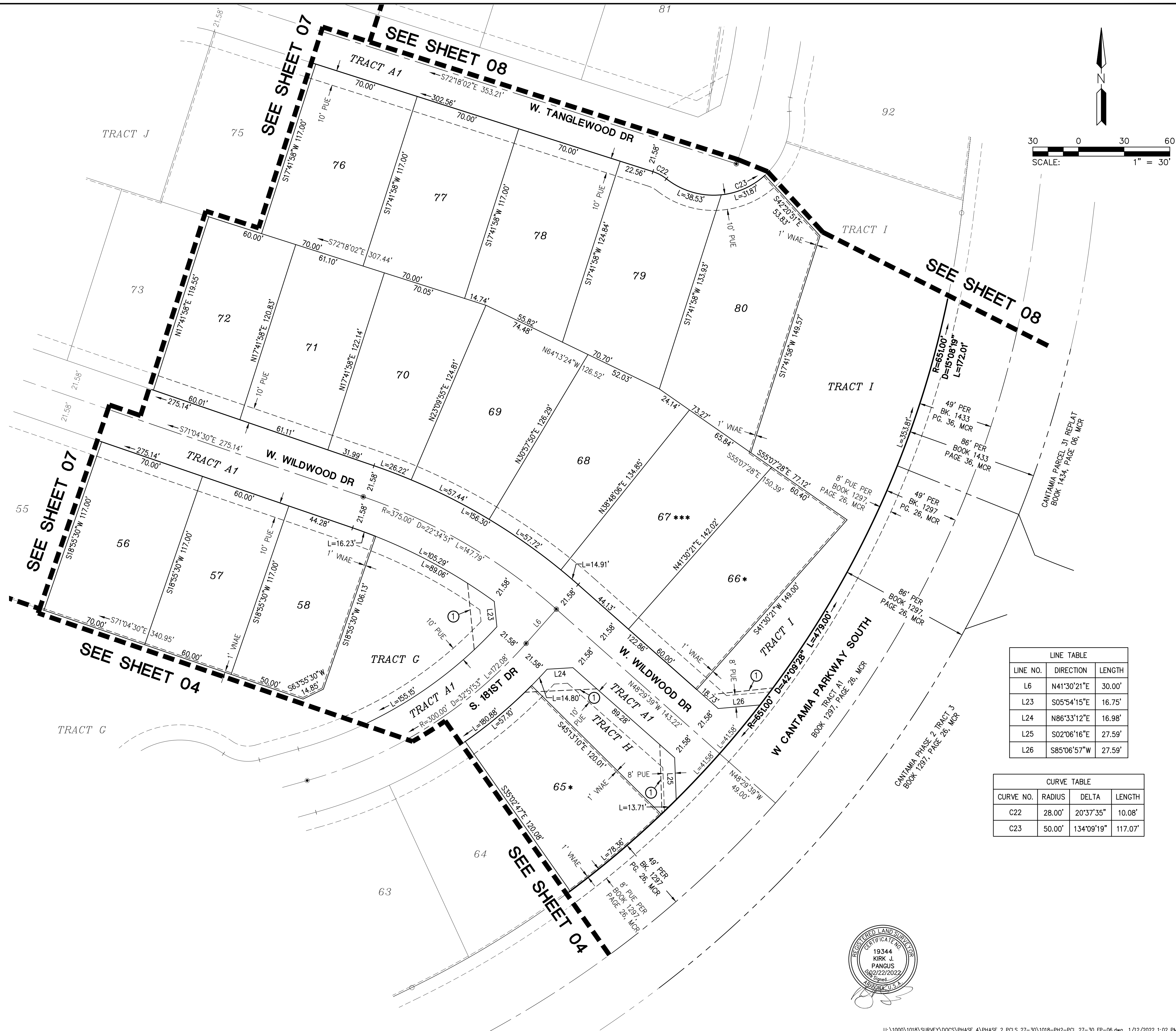
THENCE NORTH 50°16'28" EAST, 128.98 FEET;

THENCE NORTH 57°48'39" WEST, 505.47 FEET TO THE POINT OF BEGINNING.



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 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 OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
3. NO STRUCTURE 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 SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
4. STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET: LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES 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.
5. THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
6. 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.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
8. 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.
9. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
10. THE STREETS IN TRACT A1 ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
11. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.
12. 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.
13. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. * (LOTS 1, 9, 15, 20, 24, 25 THROUGH 36, 65, 66, 74, 81, 91, 97, 98, 106, 114, 115, 124, 125, 132, 133, 144 AND 145).
14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
15. 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. *** (LOTS 4, 5, 23, 36, 50, 67, 96, 106, 117, AND 155).
16. EACH HOMEBUYER SHALL SIGN AN ACKNOWLEDGEMENT ACCEPTING MAINTENANCE RESPONSIBILITY FOR LANDSCAPING IN THE BOULEVARD AREAS BETWEEN SIDEWALK AND CURB IN FRONT OF THEIR HOMES INCLUDING THE SIDE YARD FOR HOMES ON CORNER LOTS. THE HOA WILL ENFORCE MAINTENANCE OF THESE AREAS IF THERE IS NON COMPLIANCE WITH THIS REQUIREMENT.
17. GROSS AREA IS 1,907,409 S.F. OR 43.6733 ACRES MORE OR LESS.
18. ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC..
19. NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
20. REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
21. CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
22. CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
23. ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.

○	FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
☒	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◎	SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
_____	BOUNDARY LINE
_____	SECTION LINE
- - - - -	CENTER LINE
- - - - -	RIGHT OF WAY
_____	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT
*	LOT RESTRICTED TO SINGLE STORY (SEE NOTE 14 AND 15)
**	KEY LOTS (NONE)
***	T-INTERSECTION (SEE NOTE 16)



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DRAWN: JHVD

MUNICIPAL TRACKING NO.

5
2
9
3
5
3
2
1
5
5
5
5

PHASE 2 PARCELS 21, 28, 29

IRELLA PARKWAY AND WILLIS ROAD
GOODYEAR, ARIZONA

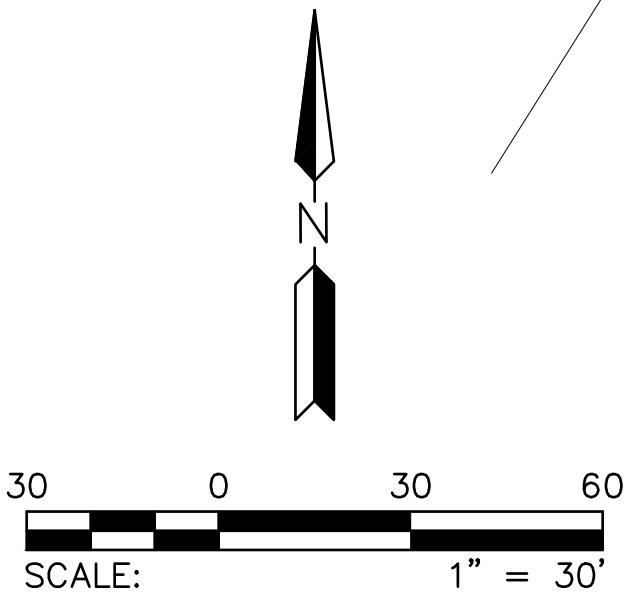
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
41 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2424
PHOENIX, AZ 85016
www.hilgartwilson.com

LEGEND

- FOUND 1/2" REBAR W/ CAP,
RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP,
RLS 19344 OR AS NOTED
- SET BRASS CAP FLUSH PER
MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
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- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- * LOT RESTRICTED TO SINGLE STORY
(SEE NOTE 14 AND 15)
- ** KEY LOTS (NONE)
- *** T-INTERSECTION (SEE NOTE 16)

LINE NO.	DIRECTION	LENGTH
L17	S77°11'21"W	16.97'
L20	S12°48'39"E	16.97'
L21	N77°11'21"E	16.97'
L22	N73°50'24"E	18.06'
L27	S16°49'47"E	15.90'
L42	N03°23'26"E	4.15'
L46	S17°21'15"W	2.26'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	300.00'	111°4'48"	58.89'
C14	50.00'	131°15'10"	114.54'
C15	28.00'	20°37'35"	10.08'
C33	20.00'	20°37'35"	7.20'
C34	58.00'	36°24'59"	36.86'



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CANTAMIA PHASE 2 PARCELS 27, 28, 29 AND 30

ESTRELLA PARKWAY AND WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1018

DATE: Jan 2022

MUNICIPAL TRACKING NO:

SCALE: AS SHOWN

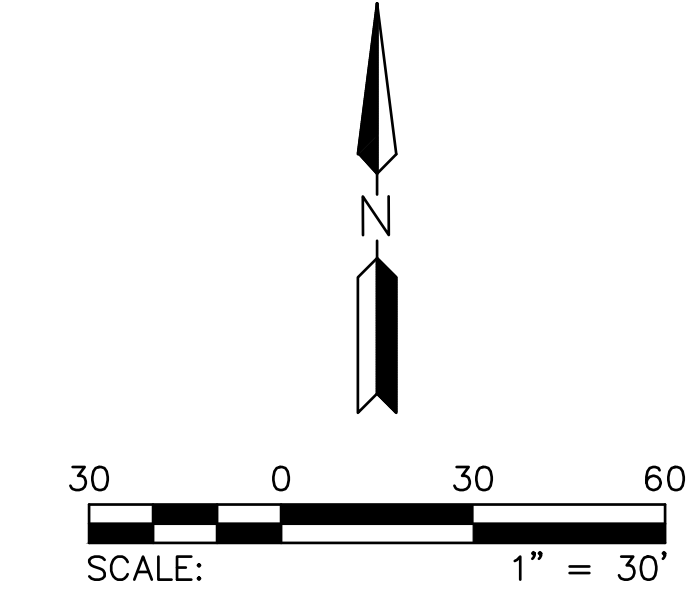
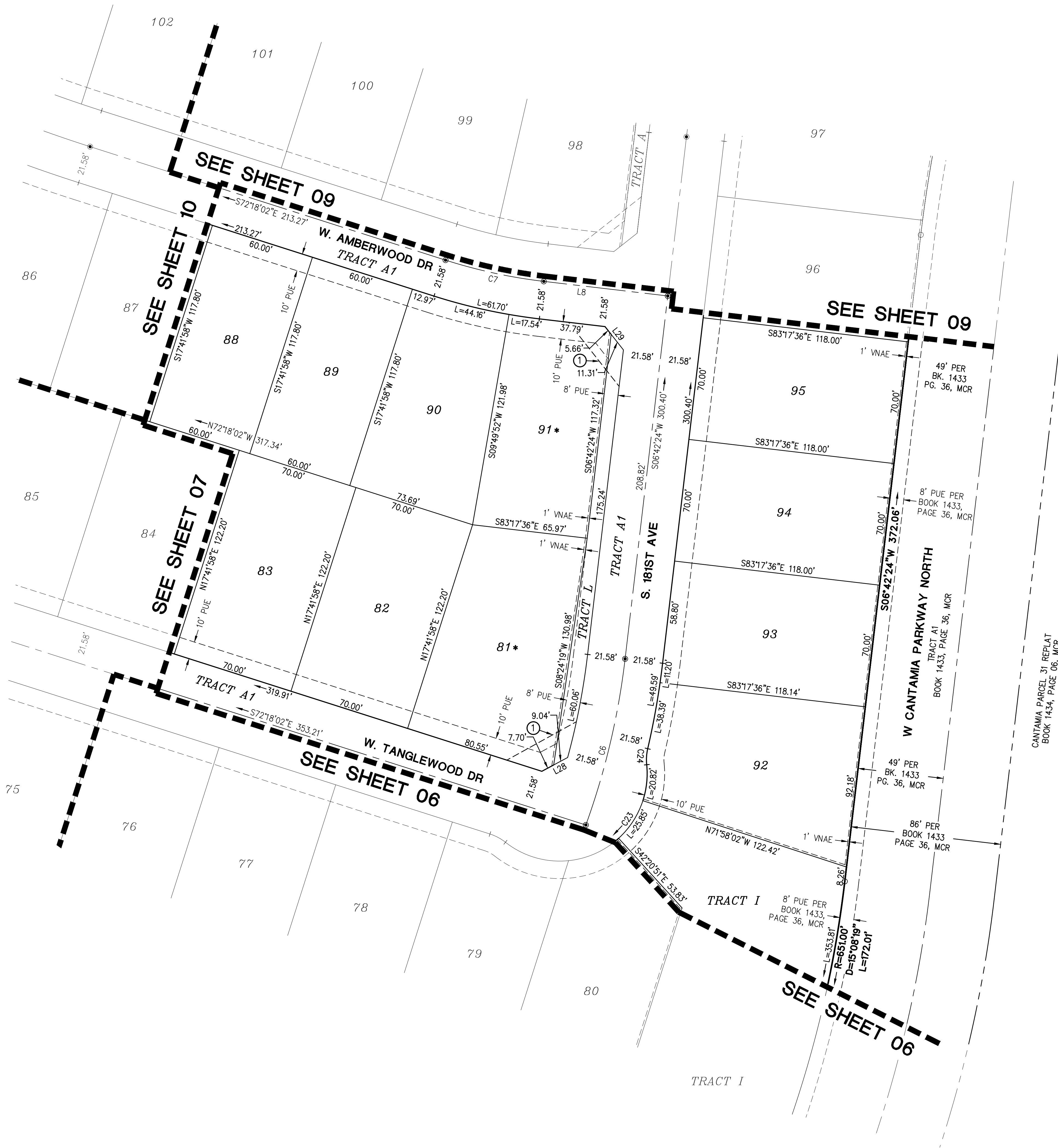
DRAWN: JHD

APPROVED: KJP

DWG. NO.

FP07

SHT. 7 OF 12



LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- . - . - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- * LOT RESTRICTED TO SINGLE STORY (SEE NOTE 14 AND 15)
- ** KEY LOTS (NONE)
- *** T-INTERSECTION (SEE NOTE 16)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	S83°17'36"E	71.37'
L28	N61°53'07"E	16.73'
L29	N38°17'36"W	16.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	425.00'	13°11'00"	97.79'
C7	300.00'	10°59'35"	57.56'
C23	50.00'	134°09'19"	117.07'
C24	28.00'	18°53'54"	9.24'



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PROJECT NO.: 1018

DATE: Jan 2022

SCALE: AS SHOWN

DRAWN: JHYD

APPROVED: KJP

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.

FP08

SHT. 8 OF 12

CANTAMIA PHASE 2 PARCELS 27, 28, 29 AND 30

ESTRELLA PARKWAY AND WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

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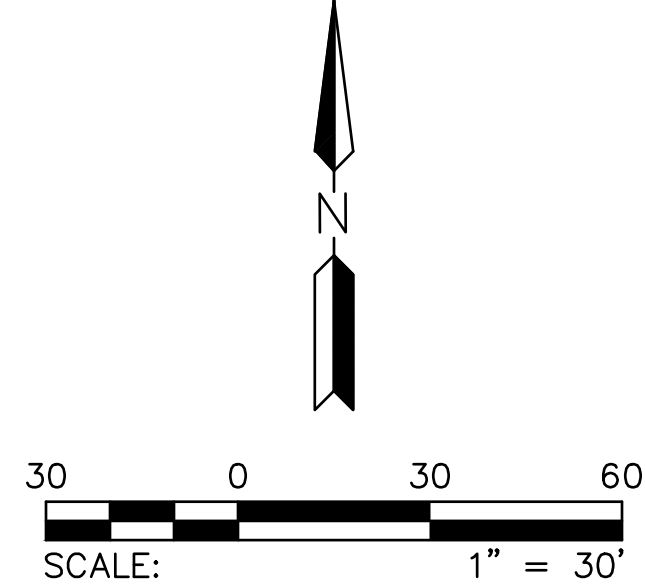
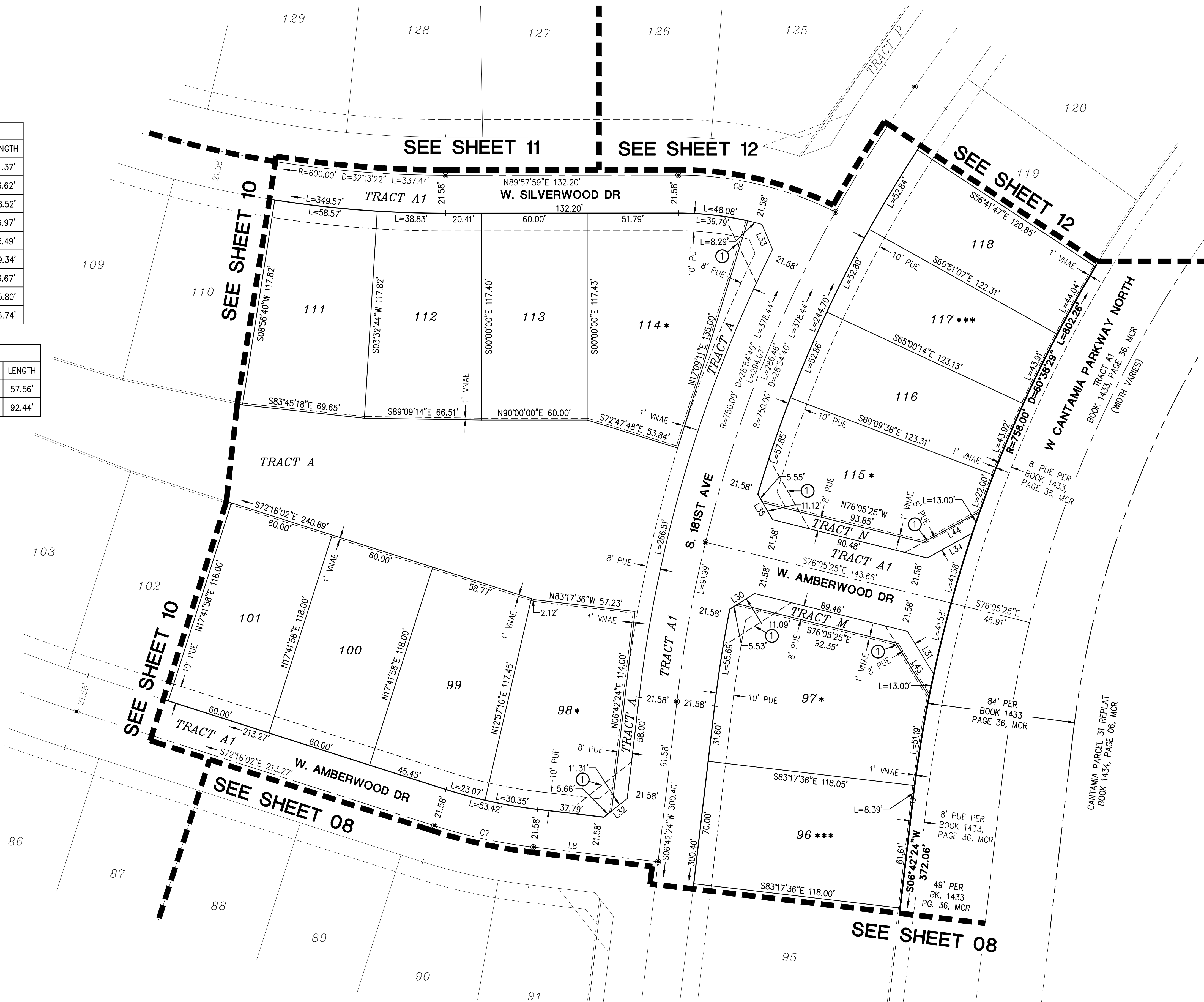
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PHOENIX, AZ 85016

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	S83°17'36"E	71.37'
L30	N57°44'04"E	16.62'
L31	S31°34'15"E	28.52'
L32	S51°42'24"W	16.97'
L33	S22°51'45"E	15.49'
L34	S61°05'16"W	29.34'
L35	N30°05'46"W	16.67'
L43	S31°48'59"E	35.80'
L44	S61°15'50"W	36.74'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	300.00'	10°59'35"	57.56'
C8	200.00'	26°28'50"	92.44'



LEGEND

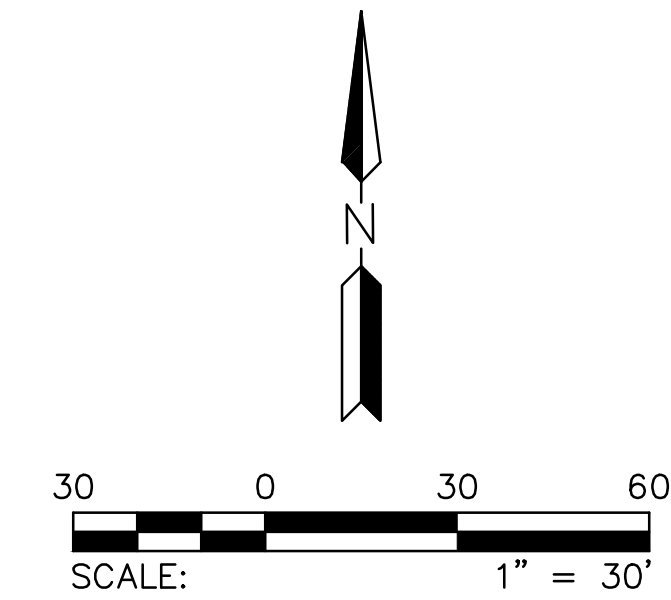
- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
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- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- * LOT RESTRICTED TO SINGLE STORY (SEE NOTE 14 AND 15)
- ** KEY LOTS (NONE)
- *** T-INTERSECTION (SEE NOTE 16)



PROJ. NO.: 1018	STATUS:
DATE: Jan 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: JHYD	
APPROVED: KJP	

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	S57°48'39"E	53.90'
L9	S57°48'39"E	70.03'
L18	N77°11'21"E	16.97'
L19	S57°48'39"E	20.32'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C16	28.00'	20°37'35"	10.08'
C17	50.00'	131°14'24"	114.53'
C18	28.00'	20°22'59"	9.96'
C26	50.00'	131°15'10"	114.54'
C27	28.00'	20°37'35"	10.08'



LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
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CANTAMIA PHASE 2 PARCELS 27, 28, 29 AND 30

ESTRELLA PARKWAY AND WILLIS ROAD

GOODYEAR, ARIZONA

FINAL PLAT

PROJ. NO.: 1018	STATUS:
DATE: Jan 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: JHYD	
APPROVED: KJP	

DWG. NO.

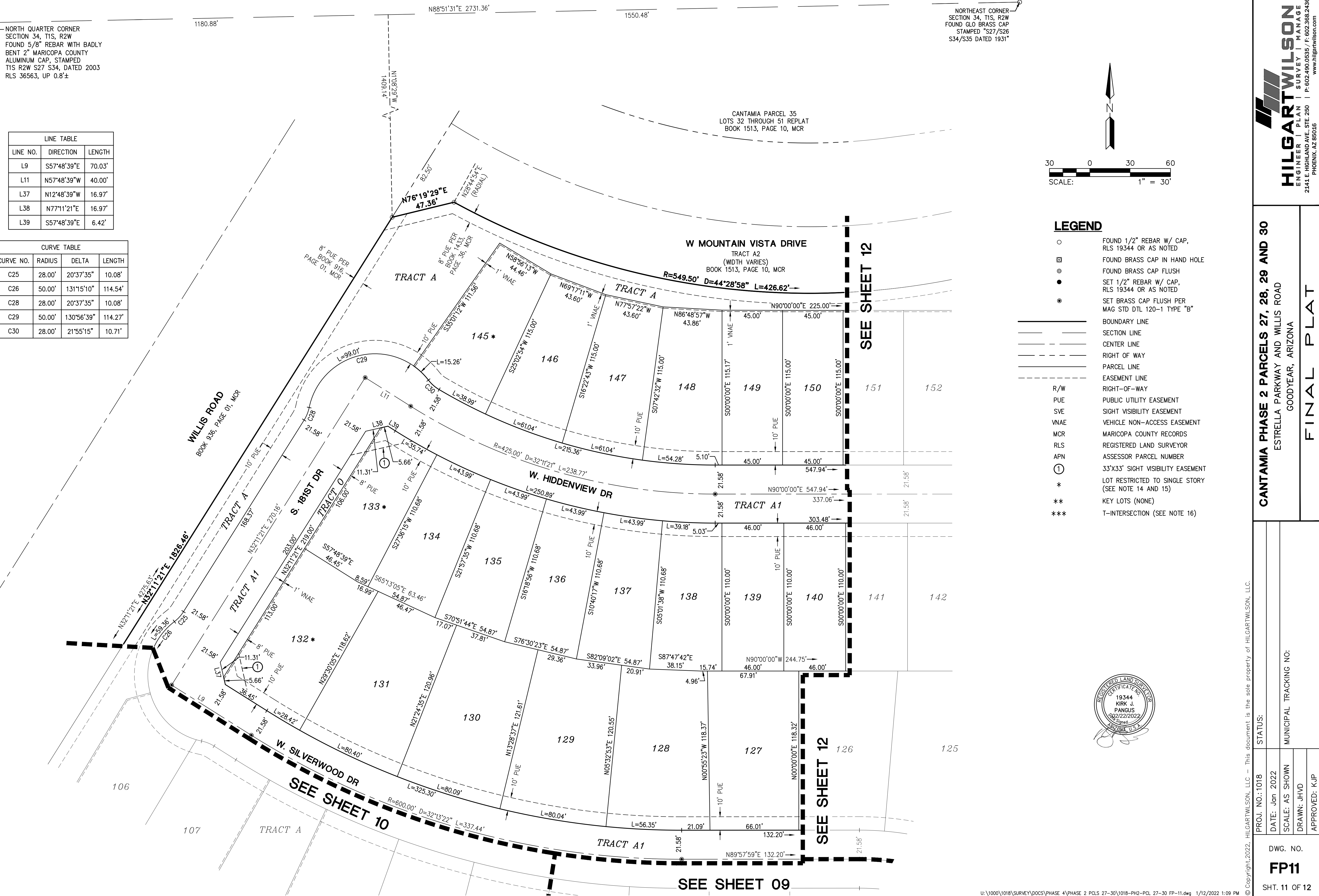
FP10

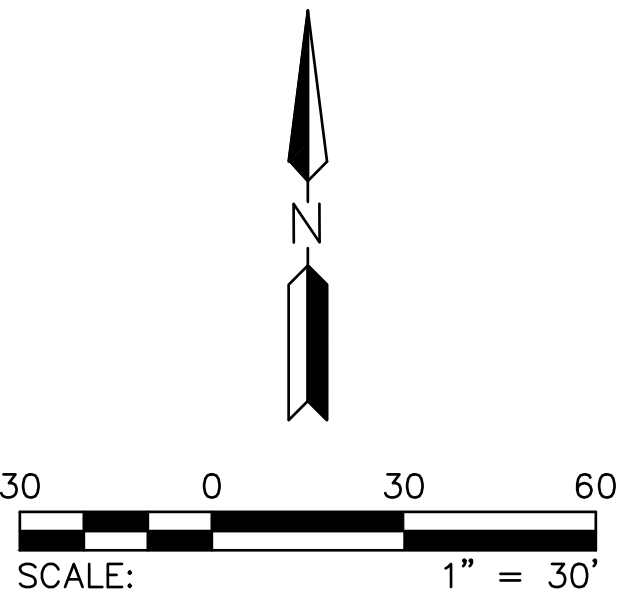
SHT. 10 OF 12

NORTH QUARTER CORNER
SECTION 34, T1S, R2W
FOUND 5/8" REBAR WITH BADLY
BENT 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T1S R2W S27 S34, DATED 2003
RLS 36563, UP 0.8'±

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S57°48'39"E	70.03'
L11	N57°48'39"W	40.00'
L37	N12°48'39"W	16.97'
L38	N77°11'21"E	16.97'
L39	S57°48'39"E	6.42'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C25	28.00'	20°37'35"	10.08'
C26	50.00'	131°15'10"	114.54'
C28	28.00'	20°37'35"	10.08'
C29	50.00'	130°56'39"	114.27'
C30	28.00'	21°55'15"	10.71'





LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
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- - - RIGHT-OF-WAY
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- - - SIGHT VISIBILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY EASEMENT (SEE NOTE 14 AND 15)
- * LOT RESTRICTED TO SINGLE STORY (SEE NOTE 14 AND 15)
- ** KEY LOTS (NONE)
- *** T-INTERSECTION (SEE NOTE 16)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N00°00'00"E	55.87'
L35	N45°00'00"E	16.97'
L36	N70°20'55"E	18.58'
L40	S45°00'00"E	16.97'
L45	S85°16'49"E	20.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	200.00'	26°28'50"	92.44'
C9	100.00'	35°37'03"	62.16'
C31	50.00'	254°15'34"	221.88'
C32	28.00'	74°15'34"	36.29'
C36	750.00'	28°54'40"	378.44'

