

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 11.E1", A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, AND D AND IN 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS 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, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS ("VNAE") UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

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

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, 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 MAINTAINED 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 TRACTS A-D INCLUSIVE WITHIN THIS FINAL PLAT AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND SUBJECT TO THE EASEMENTS AND COVENANTS SET FORTH HEREIN, DEDICATES AND CONVEYS TO THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION TRACTS A, B, C, AND D AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN 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, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES WATER AND ACCESS EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT A DESIGNATED AS "WLE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER AND ACCESS EASEMENT AREAS"). THE WATER AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATERLINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES THE "WATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER AND ACCESS EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER AND ACCESS EASEMENT AREAS AND THE WATER AND ACCESS EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL BECAUSE THE WATER FACILITIES ARE NOT BEING LOCATED WITHIN STREET RIGHT-OF-WAY, OWNER AGREES TO INSTALL, MAINTAIN, REPAIR, AND REPLACE, PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE, IMPROVEMENTS UPON, OVER AND ACROSS THE WATER AND ACCESS EASEMENT AREAS AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO WATER FACILITIES (THE "ACCESS FACILITIES"), AND OWNER SHALL MAINTAIN, INSPECT, REPAIR, AND/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE WATER AND ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WATER AND ACCESS EASEMENT AREAS

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "EMERGENCY ACCESS ESMT" AS SHOWN ON THIS PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "ACCESS EASEMENT AREA(S)"). THE ACCESS EASEMENT(S) DEDICATED HEREIN ARE FOR USE BY THE CITY OF GOODYEAR AND OTHER ENTITIES FOR THE PURPOSES PROVIDED HEREIN. THE PURPOSE OF THE ACCESS EASEMENT(S) ARE TO: (I) PROVIDE ACCESS FOR EMERGENCY SERVICES PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES, AND TO ALLOW THE CITY OF GOODYEAR, INCLUDING ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS AS NEEDED TO PROVIDE ACCESS FOR EMERGENCY SERVICE PROVIDERS. OWNER SHALL CONSTRUCT IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, ORDINANCES, POLICIES, PROCEDURES OR OTHER REQUIREMENTS APPLICABLE TO EMERGENCY ACCESS WAYS IN EFFECT AT THE TIME OF THE CONSTRUCTION OF THE EMERGENCY ACCESS IMPROVEMENTS, INCLUDING BY WAY OF EXAMPLE, BUT NOT LIMITED TO, THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUALS FOR IMPROVEMENTS NEEDED FOR EMERGENCY ACCESS (THE "EMERGENCY ACCESS ROAD"). OWNER SHALL MAINTAIN, THE EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION AND SHALL REPAIR AND REPLACE THE EMERGENCY ACCESS ROAD AS NEEDED TO HAVE AN EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION (CONTINUED)

REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE ACCESS EASEMENT(S) 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 ACCESS EASEMENT AREA(S).

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 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: TIMOTHY P. BRISLIN
TITLE: AUTHORIZED REPRESENTATIVE

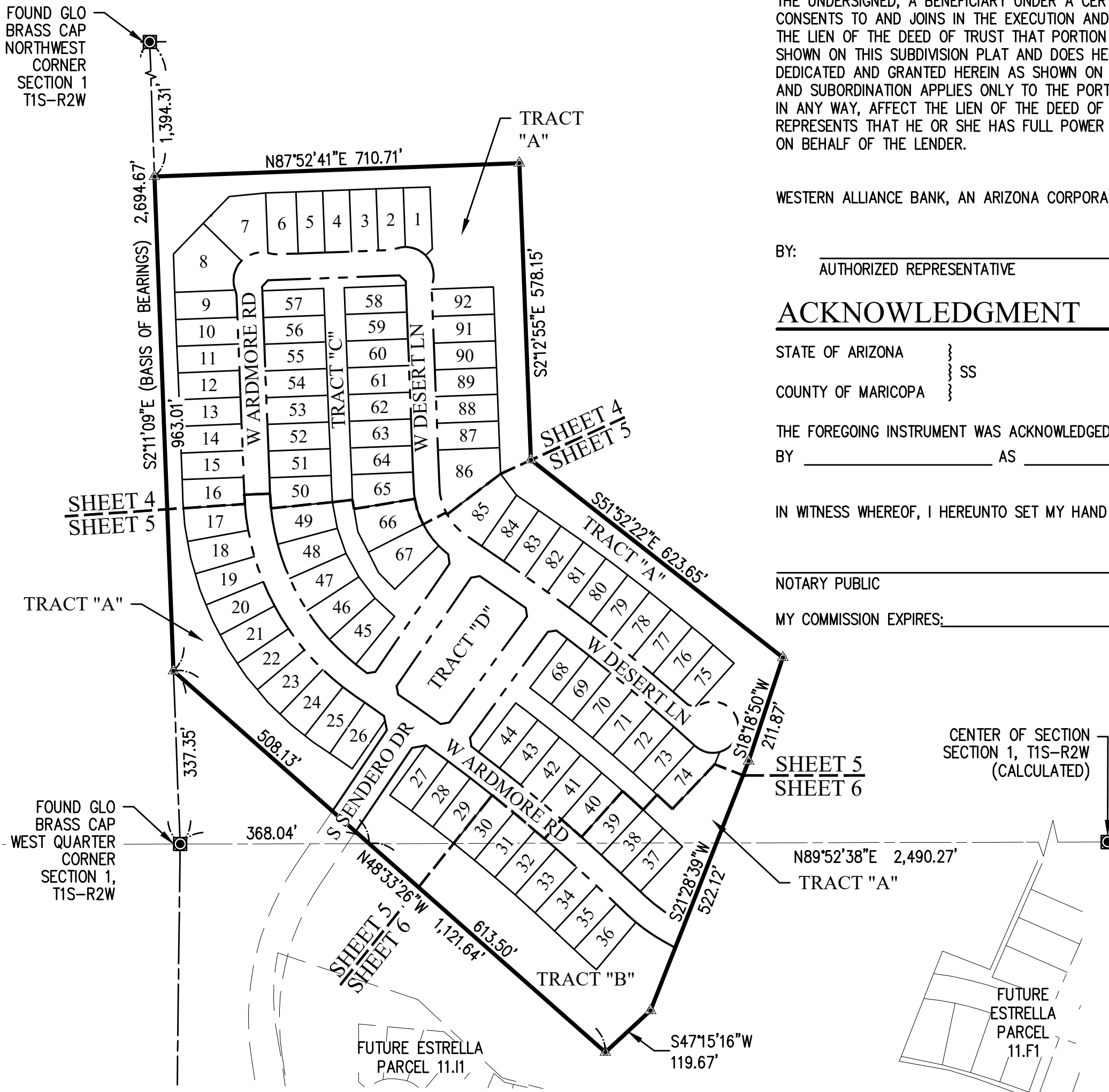
RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED 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 11.E AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____



SECTIONAL / BOUNDARY & KEY MAP

NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

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
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: _____

ACKNOWLEDGMENT FOR RATIFICATION

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: _____

LENDERS CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED TO THE CITY HEREIN AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: _____
AUTHORIZED REPRESENTATIVE _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA

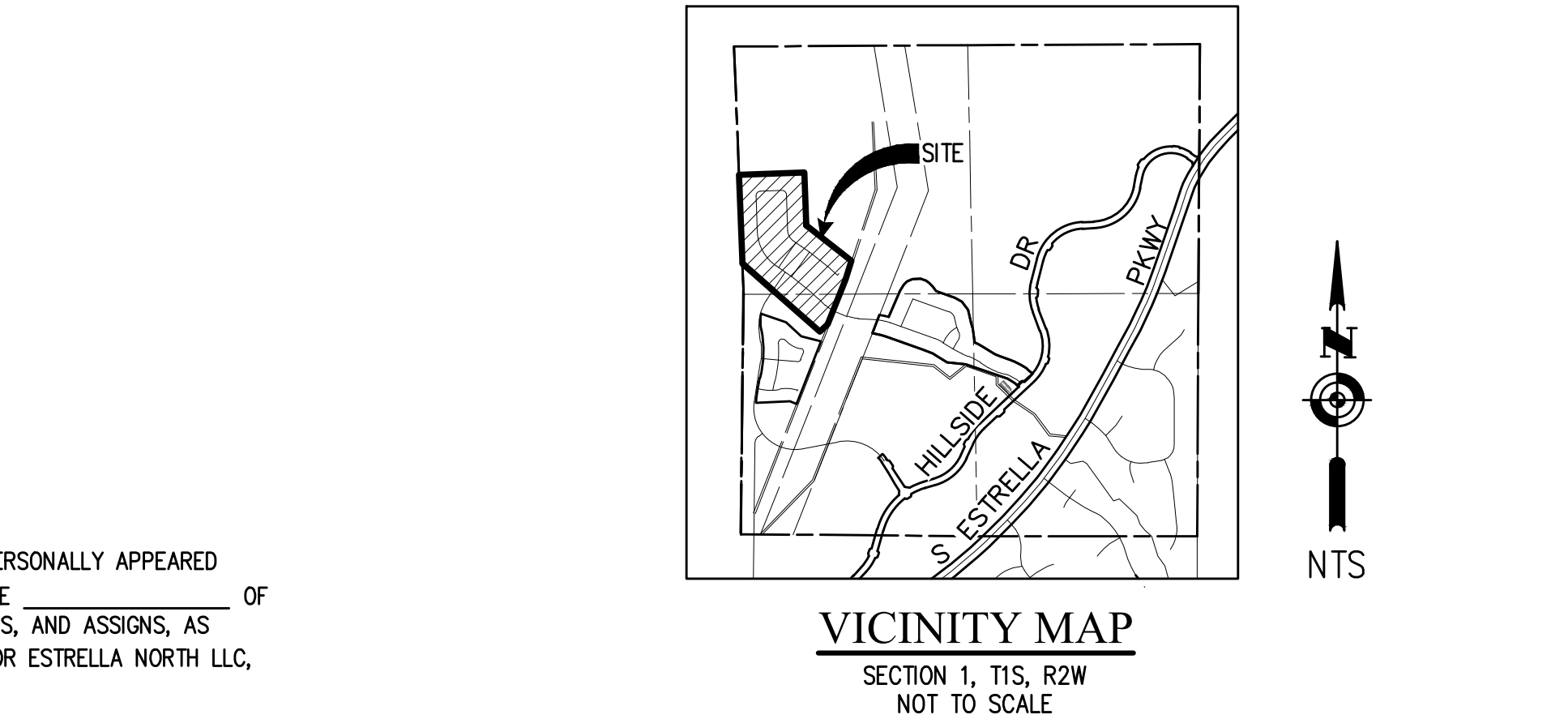
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____,
BY _____ AS _____, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____



PROPERTY OWNER /
DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1 COVER SHEET, KEY MAP AND APPROVALS
SHEET 2 LOT & TRACT TABLES, SITE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
SHEET 3 CURVE AND LINE TABLES, LOT AND SIGHT VISIBILITY DETAILS
SHEET 4-6 PLAT SHEETS

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL ROAD
AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER
CORNER OF SECTION 14, T.1S, R.2W,
ELEVATION = 1093.46

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 02°11'09" EAST (BASIS OF BEARINGS), BETWEEN THE FOUND GLO MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 1 AND THE FOUND GLO MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

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.

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____.

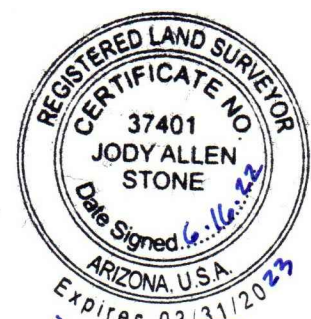
APPROVED BY: _____ DATE _____
CITY ENGINEER (SUMEET MOHAN)

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON, CONSISTING OF SIX (6) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF
JUNE 2019, AND 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 ALLEN STONE, RLS
ARIZONA R.L.S. 37401

DATE 6/16/2022



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC
SHEET 1 OF 6
Job No: 18-004-01
Date: 6/16/2022

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GENERAL 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 BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLEISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CARGO 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 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.

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 SEALANT ON ALL CRACKS AND JOINTS AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

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 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 TO ENSURE GOOD NORMAL GROWTH.

D.

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.

E.

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.

F.

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.

6.

STRUCTURES WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (NATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.

7.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.

8.

THIS 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, PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. 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.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

10.

ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

11.

THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

12.

MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS'.

13.

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.

14.

ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH AN " * " .

15.

DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH A " \$ " .

16.

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 1, 7, 8, 25, 27, 81, AND 84). NOTED WITH A " * * * " .

17.

VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89). NOTED WITH A " # " .

18.

PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.E GRADING DESIGN, CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (4-57 AND 62-88). NOTED WITH A " I " .

19.

EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR LUCERO, DEVELOPER SHALL CONSTRUCT ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND GLO BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 021°09' EAST (BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 021°1'09' EAST, A DISTANCE OF 1,394.31 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41" EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 021°2'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET, TO A POINT ON THE WEST LINE OF A 20 FEET RIGHT OF WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT #1989-0252752 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

THENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE, NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

UTILITIES

ELECTRIC

TELEPHONE

CABLE

GAS

WATER

SEWER

FIRE

POLICE

FIRE

RECLAIMED WATER

- ARIZONA PUBLIC SERVICE (APS)

- CENTURY LINK/COX COMMUNICATIONS

- COX COMMUNICATIONS

- SOUTHWEST GAS

- CITY OF GOODYEAR

- CITY OF GOODYEAR

- CITY OF GOODYEAR

- CITY OF GOODYEAR

- CITY OF GOODYEAR

- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14.16
AREA SUBTOTAL (4.75+14.16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.26

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	22.26
ADJUSTED GROSS DENSITY (92/22.26 = 4.13)	4.13

EDU CALCULATION

NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 X 0.82 = 75.44)	75.44

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET ROW	206,938	4.751
NET AREA	1,049,653	24.096
LOT SIZE (MIN)	52'x120'	
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	616,811	14.160
AVERAGE LOT SIZE	6,704	0.154
GROSS DENSITY	3.19 DU/ACRE	
OPEN SPACE	432,842	9.937
% OF GROSS AREA IN OPEN SPACE	34.4 %	
EXISTING ZONING	P.A.D.	

TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	266,389	6.115	OPEN SPACE, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS EASEMENT, WATER LINE EASEMENT "WLE", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 **	6,359	0.146
2	6,268	0.144
3	6,241	0.143
4 # !	6,240	0.143
5 # !	6,240	0.143
6 # !	7,032	0.161
7 ** !	11,129	0.255
8 ** !	12,279	0.282
9 !	6,347	0.146
10 !	6,240	0.143
11 # !	6,240	0.143
12 # !	6,240	0.143
13 # !	6,240	0.143
14 # !	6,240	0.143
15 # !	6,240	0.143
16 # !	6,505	0.149
17 !	7,010	0.161
18 !	7,010	0.161
19 !	7,010	0.161

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
20 !	7,010	0.161
21 !	7,010	0.161
22 !	7,010	0.161
23 !	7,010	0.161
24 !	7,010	0.161
25 ** !	6,685	0.153
26 * \$!	6,335	0.145
27 * \$ ** !	6,297	0.145
28 !	6,367	0.146
29 !	6,366	0.146
30 !	6,367	0.146
31 !	6,367	0.146
32 # !	6,367	0.146
33 !	6,367	0.146
34 !	6,323	0.145
35 !	6,240	0.143
36 !	6,650	0.153
37 !	6,240	0.143
38 !	6,279	0.144

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
39 !	6,358	0.146
40 # !	6,358	0.146
41 # !	6,358	0.146
42 !	6,358	0.146
43 !	6,358	0.146
44 * \$!	6,358	0.146
45 * \$!	7,418	0.170
46 !	7,418	0.170
47 !	7,418	0.170
48 !	7,418	0.170
49 !	7,418	0.170
50 # !	6,710	0.154
51 # !	6,240	0.143
52 # !	6,240	0.143
53 # !	6,240	0.143
54 # !	6,240	0.143
55 # !	6,240	0.143
56 !	6,240	0.143
57 * \$!	6,240	0.143

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
58 * \$	6,240	0.143
59	6,240	0.143
60	6,240	0.143
61 #	6,240	0.143
62 # !	6,240	0.143
63 # !	6,240	0.143
64 # !	6,240	0.143
65 # !	7,151	0.164
66 !	8,578	0.197
67 * \$!	8,578	0.197
68 * \$!	6,354	0.146
69 !	6,354	0.146
70 !	6,354	0.146
71 !	6,354	0.146
72 !	6,354	0.146
73 !	6,354	0.146
74 !	6,759	0.155
75 !	6,302	0.145
76 !	6,347	0.146

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
77 !	6,347	0.146
78 !	6,347	0.146
79 !	6,347	0.146
80 # !	6,347	0.146
81 ** !	6,347	0.146
82 !	6,347	0.146
83 !	6,315	0.145
84 ** !	6,240	0.143
85 !	9,182	0.211
86 # !	10,876	0.250
87 # !	6,240	0.143
88 # !	6,240	0.143
89 #	6,240	0.143
90	6,240	0.143
91	6,240	0.143
92	6,360	0.146

LEGEND

RIGHT-OF-WAY LINE

SWE

SIDEWALK EASEMENT

EASEMENT LINE

WLE

WATER LINE EASEMENT

CENTERLINE

WNAE

VEHICULAR NON-ACCESS EASEMENT

=====

BOUNDARY LINE

*

CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. SEE NOTE 14. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)

MATCH LINE

LOT LINE

—■—

SURVEY MONUMENT (FOUND, AS NOTED)

**

LOTS 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. SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).

—▲—

SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401 UNLESS OTHERWISE NOTED

—●—

CENTERLINE MONUMENT

—○—

CALCULATED MONUMENT

\$

DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)

①

INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)

GLO

GENERAL LAND OFFICE

#

VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)

MCR

MARICOPA COUNTY RECORDER

MOD

MAP OF DEDICATION

PAD

PLANNED AREA DEVELOPMENT

!

CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88).

PKWY

PARKWAY

PUE

PUBLIC UTILITY EASEMENT

R

RADIUS

R/W

RIGHT-OF-WAY

HOME OWNERS ASSOCIATION

THIS PROJECT WILL BE INCORPORATED INTO THE EXISTING VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE: OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% 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 (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS PER CASE #20-09-044R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

AREA 28.847 AC

SHEET 2 OF 6

Job No: 18-004-01

Date: 6/16/2022

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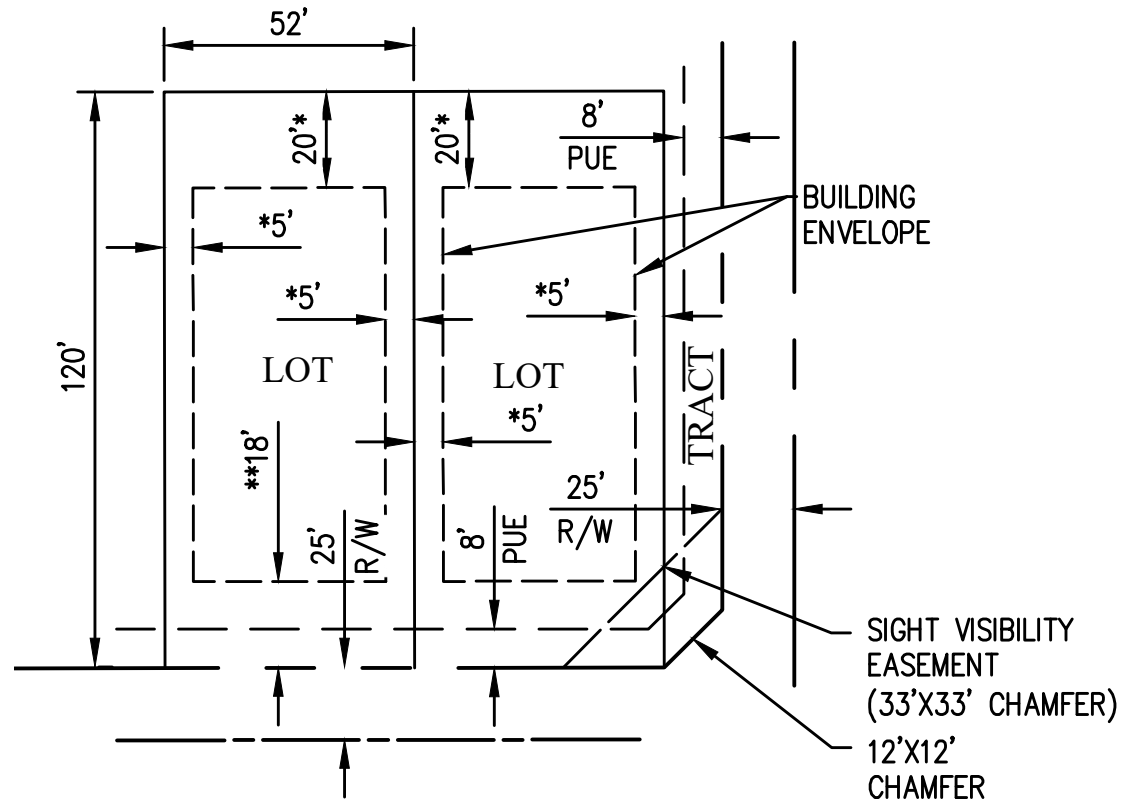
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C:\projects\18\Phoenix\18-004 Estrella\18-004-01 - Parcel 11E\Survey\DWG\1800401S-FP02.dwg

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	3,200.00'	0°14'26"	13.44'	13.44'	N55°23'10"W
C2	475.00'	53°17'29"	441.80'	426.05'	S28°51'39"E
C3	500.00'	53°17'29"	465.05'	448.47'	S28°51'39"E
C4	450.00'	52°23'52"	411.53'	397.34'	S28°24'51"E
C5	145.00'	53°17'29"	134.87'	130.06'	S28°51'39"E
C6	120.00'	53°17'29"	111.61'	107.63'	N28°51'39"W
C7	170.00'	50°37'35"	150.21'	145.37'	S27°31'42"E
C8	3,200.00'	1°46'43"	99.34'	99.34'	N54°37'01"W
C9	3,225.00'	1°07'11"	63.02'	63.02'	N54°56'48"W
C10	3,225.00'	6°10'12"	347.29'	347.12'	N49°59'05"W
C11	3,175.00'	7°27'28"	413.26'	412.97'	N50°37'43"W
C12	3,200.00'	8°21'57"	467.24'	466.83'	N51°04'58"W
C13	350.00'	16°53'03"	103.14'	102.77'	S55°20'31"E
C14	325.00'	16°31'08"	93.70'	93.38'	S55°09'33"E
C15	375.00'	17°12'03"	112.58'	112.16'	N55°30'01"W
C16	3,505.00'	0°26'27"	26.97'	26.97'	N52°54'11"W
C17	50.00'	251°05'51"	219.12'	81.36'	S7°05'08"W
C18	25.00'	69°57'43"	30.53'	28.67'	N83°28'56"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C19	25.00'	47°09'23"	20.58'	20.00'	N72°04'46"W
C20	25.00'	22°48'20"	9.95'	9.89'	S72°56'22"W
C21	3,505.00'	0°02'09"	2.20'	2.20'	N47°23'01"W
C22	3,555.00'	0°32'36"	33.71'	33.71'	N48°46'23"W
C23	3,225.00'	0°18'57"	17.77'	17.77'	N52°54'43"W
C24	3,225.00'	0°18'40"	17.51'	17.51'	N47°03'19"W
C25	375.00'	3°14'23"	21.20'	21.20'	N48°31'11"W
C26	3,175.00'	0°39'07"	36.12'	36.12'	N47°13'33"W
C27	500.00'	3°30'08"	30.56'	30.56'	S53°45'19"E
C28	450.00'	3°32'14"	27.78'	27.78'	S52°50'40"E
C29	500.00'	2°05'50"	18.30'	18.30'	S3°15'50"E
C30	450.00'	3°40'18"	28.84'	28.83'	S4°03'03"E
C31	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C32	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C33	55.00'	0°27'00"	0.43'	0.43'	S19°44'35"E
C34	55.00'	125°35'56"	120.57'	97.84'	S42°49'54"W
C35	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C36	55.00'	2°56'16"	2.82'	2.82'	N75°50'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C37	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C38	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C39	55.00'	125°24'44"	120.39'	97.75'	N47°10'06"W
C40	50.00'	17°45'10"	15.49'	15.43'	N6°39'40"E
C41	50.00'	2°53'04"	2.52'	2.52'	N0°46'23"W
C42	50.00'	14°52'06"	12.98'	12.94'	N8°06'12"E
C43	55.00'	19°39'15"	18.87'	18.77'	S79°57'09"W
C44	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C45	170.00'	7°09'31"	21.24'	21.23'	S5°47'40"E
C46	170.00'	8°16'41"	24.56'	24.54'	S48°42'09"E
C47	3,505.00'	1°10'32"	71.91'	71.91'	N54°55'07"W
C48	3,555.00'	0°35'43"	36.93'	36.93'	N55°12'32"W
C49	3,200.00'	6°49'40"	381.34'	381.12'	N50°18'50"W
C50	3,555.00'	7°00'18"	434.64'	434.37'	N52°00'14"W
C51	3,505.00'	5°45'28"	352.23'	352.09'	N50°14'41"W
C52	3,530.00'	8°08'27"	501.55'	501.13'	N51°26'10"W

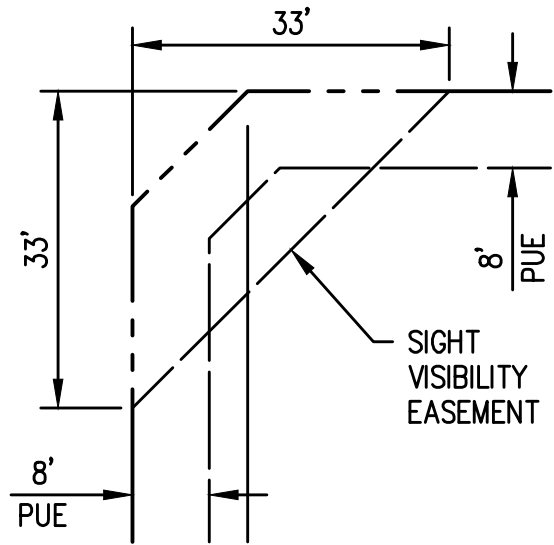


TYPICAL 52' x 120' LOT DETAIL

N.T.S.

NOTES
*SETBACKS AND DEVELOPMENT STANDARDS PER
THE LUCERO PAD, AMENDED

**18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N10°45'21"W	28.41'
L2	N79°43'42"E	27.92'
L3	N81°5'50"W	17.16'
L4	N80°39'57"E	17.29'
L5	N55°30'23"W	37.35'
L6	S10°33'16"E	16.80'
L7	S81°17'32"W	15.81'
L8	N55°30'23"W	29.51'
L9	S6°52'35"E	18.78'
L10	N79°27'48"E	17.12'
L11	S55°30'23"E	37.14'
L12	S47°10'06"E	16.98'
L13	N81°42'42"E	16.79'
L14	S45°22'57"W	18.00'
L15	S87°52'42"W	19.14'
L16	S2°12'55"E	37.34'
L17	N4°18'45"W	11.35'
L18	N4°18'45"W	32.28'
L19	N10°16'26"W	32.28'
L20	N10°16'26"W	32.28'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N16°14'07"W	32.28'
L22	N16°14'07"W	32.28'
L23	N22°11'49"W	32.28'
L24	N22°11'49"W	32.28'
L25	N28°09'30"W	32.28'
L26	N28°09'30"W	32.28'
L27	N34°07'11"W	32.28'
L28	N34°07'11"W	32.28'
L29	N40°04'52"W	32.28'
L30	N40°04'52"W	32.28'
L31	N46°02'33"W	32.28'
L32	N46°02'33"W	32.28'
L33	N52°00'15"W	32.28'
L34	N52°00'15"W	18.96'
L35	S55°30'23"E	21.45'
L36	N10°45'21"W	9.92'
L37	N10°45'21"W	18.49'
L38	S2°12'55"E	33.70'
L39	N42°49'54"E	16.96'
L40	N2°12'55"W	8.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	N2°12'55"W	30.86'
L42	N46°53'59"W	13.56'
L43	N46°53'59"W	34.49'
L44	N47°12'39"W	9.08'
L45	N47°12'39"W	26.97'
L46	N48°08'05"W	26.97'
L47	N48°08'05"W	26.97'
L48	N49°03'31"W	26.97'
L49	N49°03'31"W	26.97'
L50	N49°58'57"W	26.97'
L51	N49°58'57"W	26.97'
L52	N50°54'23"W	26.97'
L53	N50°54'23"W	26.97'
L54	N51°49'49"W	26.97'
L55	N51°49'49"W	26.97'
L56	N52°45'14"W	26.97'
L57	S9°18'31"E	16.65'
L58	N55°30'23"W	15.07'
L59	N46°53'59"W	17.25'
L60	S47°13'55"E	34.76'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S46°53'59"E	17.25'
L62	S50°08'22"E	14.00'
L63	N46°53'59"W	30.80'
L64	S87°52'42"W	40.81'
L65	N21°28'39"E	50.17'
L66	N46°53'59"W	43.57'
L67	N21°29'39"E	25.62'
L68	S9°22'26"E	18.14'
L69	S2°12'55"E	30.80'
L70	S48°12'24"E	26.88'
L71	S49°02'41"E	26.88'
L72	S49°02'41"E	26.88'
L73	S49°52'58"E	26.88'
L74	S49°52'58"E	26.88'
L75	S50°43'15"E	26.88'
L76	S50°43'15"E	26.88'
L77	S51°33'32"E	26.88'
L78	S51°33'32"E	26.88'
L79	S52°23'49"E	26.88'
L80	S52°23'49"E	26.88'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L81	S53°14'06"E	26.88'
L82	S53°14'06"E	26.88'
L83	S54°04'23"E	26.88'
L84	S54°04'23"E	26.88'
L85	S54°54'41"E	26.88'
L86	S54°54'41"E	19.09'
L87	S55°30'23"E	34.16'
L88	N55°30'23"W	36.67'
L89	S55°30'23"E	29.51'
L90	S3°16'35"E	36.57'
L91	S2°12'55"E	15.43'
L92	S2°12'55"E	7.80'
L93	N4°18'45"W	43.63'
L94	N52°00'15"W	51.24'
L95	S26°58'07"E	44.88'
L96	S44°33'49"E	44.88'
L97	S44°33'49"E	44.88'
L98	S47°02'34"E	52.00'

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND
LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.E		
AREA 28.847 AC	SHEET 3 OF 6	
Job No: 18-004-01	Date: 6/16/2022	

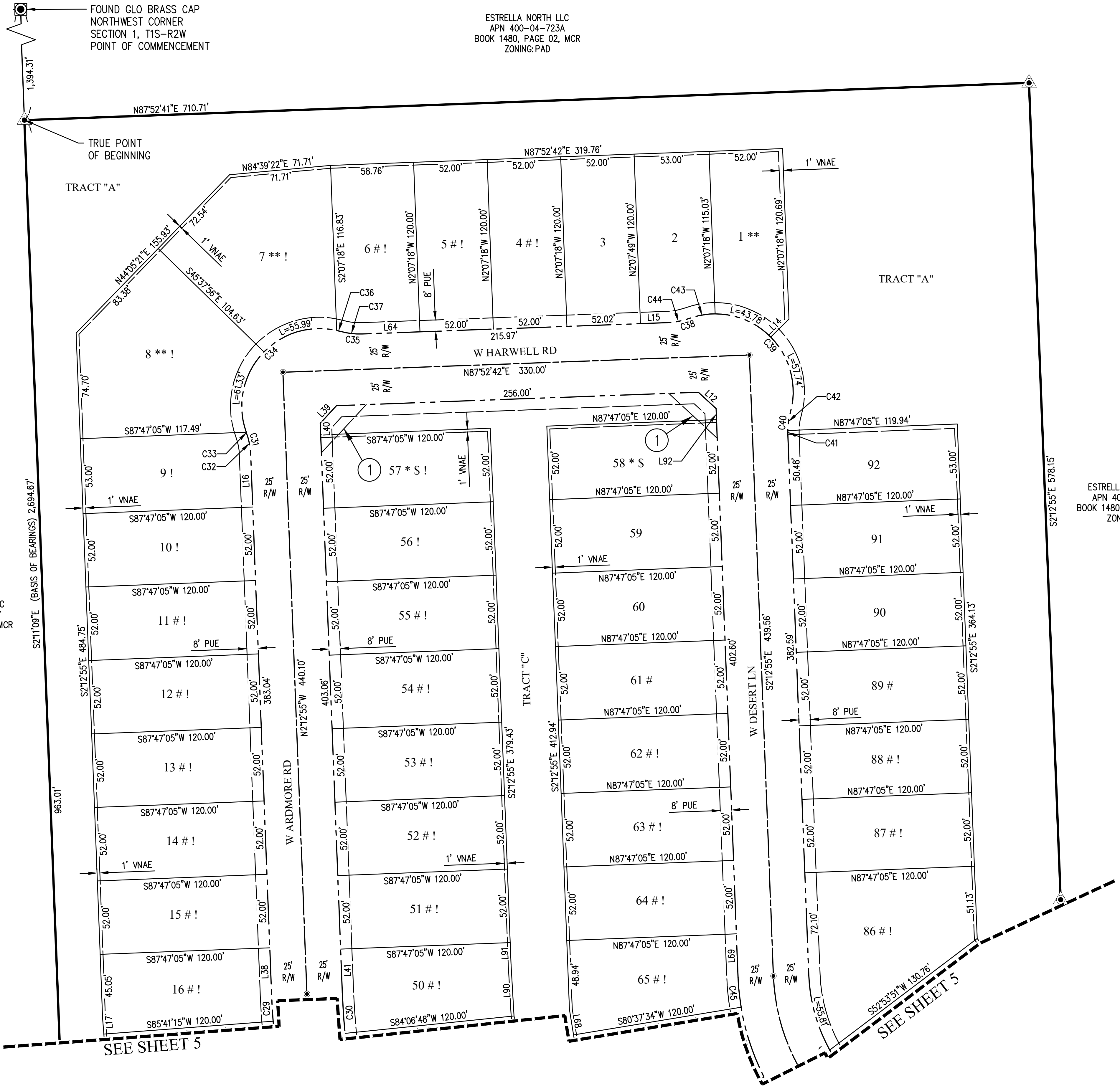
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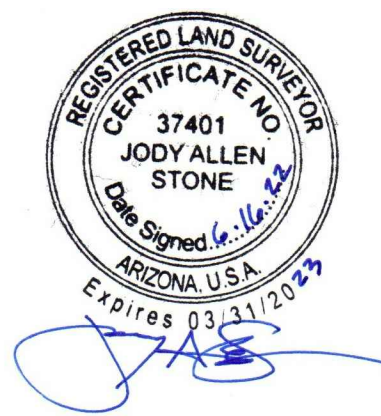
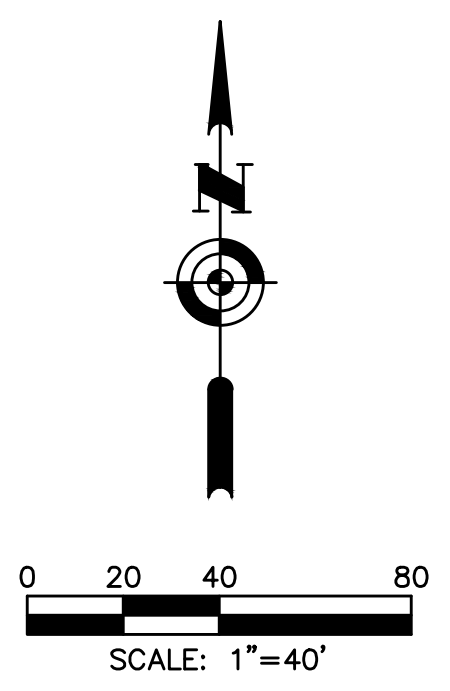




HE CAPITAL KR, LLC
APN: 400-03-017
INST #07-0865450, MCR
ZONING: PAD

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APN 400-04-723A
BOOK 1480, PAGE 02, MCR
ZONING: PAD

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BOOK 1480, PAGE 02, MCR
ZONING: PAD



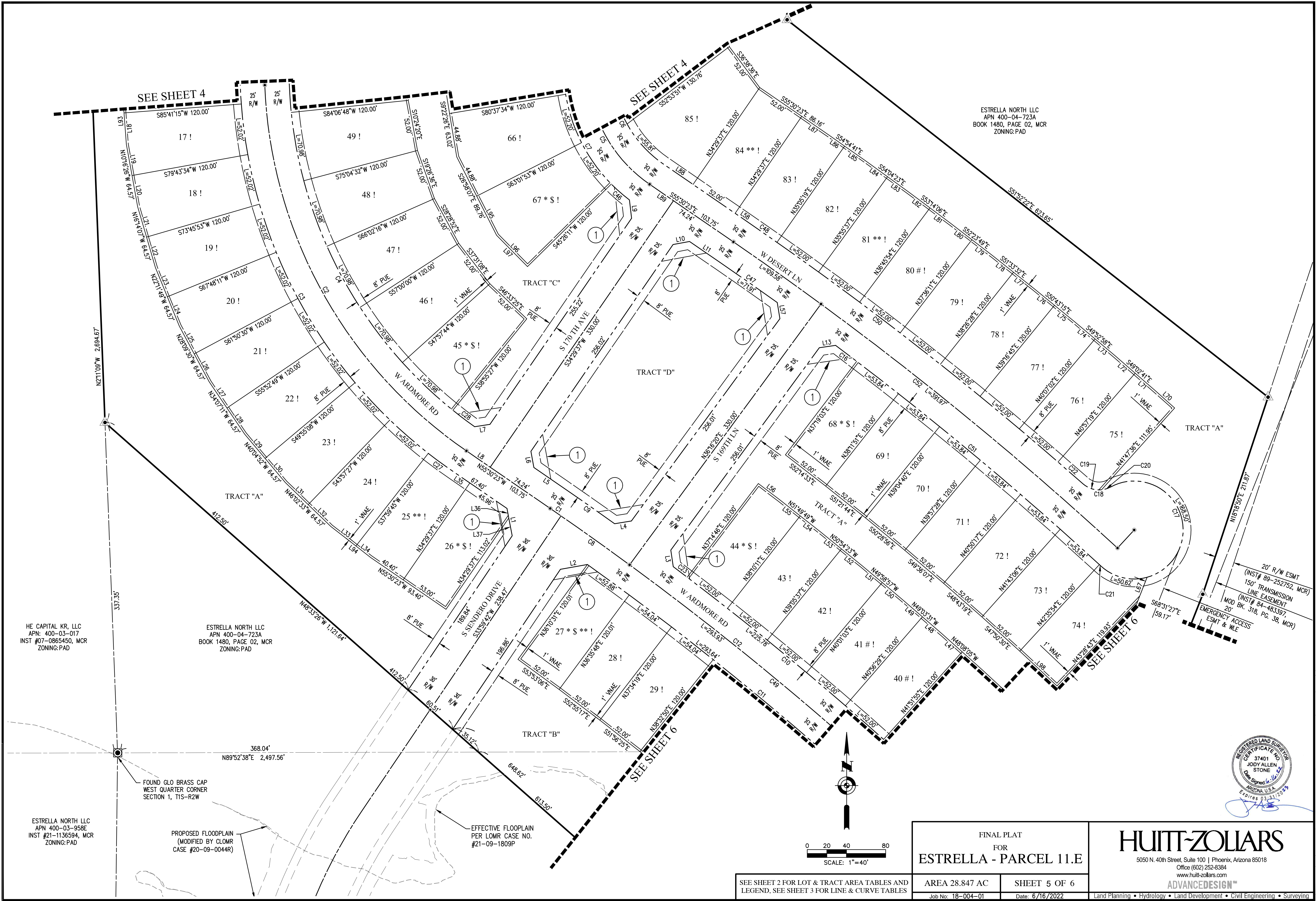
FINAL PLAT FOR ESTRELLA - PARCEL 11.E		
SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES	AREA 28.847 AC	SHEET 4 OF 6
	Job No: 18-004-01	Date: 6/16/2022

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INST #07-0865450, MCR
ZONING: PAD

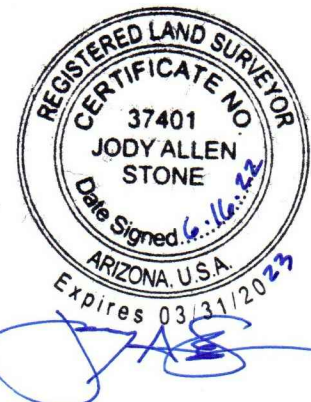
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ESTRELLA NORTH LLC
APN 400-03-958E
INST #21-1136594, MCR
ZONING: PAD

PROPOSED FLOODPLAIN
(MODIFIED BY CLOMR
CASE #20-09-0044R)

EFFECTIVE FLOODPLAIN
PER LOMR CASE NO.
#21-09-1809P

FOUND GLO BRASS CAP
WEST QUARTER CORNER
SECTION 1, T1S-R2W

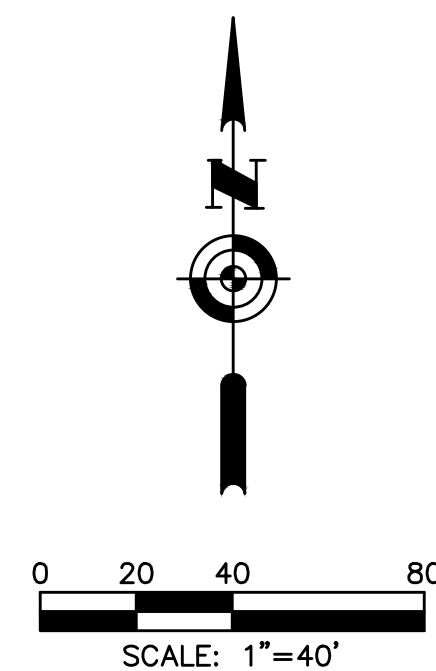


FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC
SHEET 5 OF 6
Job No: 18-004-01
Date: 6/16/2022

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SEE SHEET 5

SEE SHEET 5

TRACT "B"

TRACT "A"

TRACT "B"

PROPOSED FLOODPLAIN
(MODIFIED BY CLOMR
CASE #20-09-0044R)

EFFECTIVE FLOODPLAIN
PER LOMR CASE
#21-09-1809P.

20' RIGHT-OF-WAY EASEMENT
(INST #89-252752, MCR)

150' TRANSMISSION LINE EASEMENT
(INST # 84-483397, MCR &
MOD BK. 318, PG. 39, MCR)

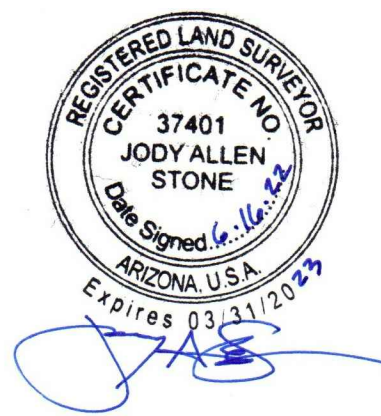
330' TUCSON ELECTRIC POWER COMPANY
TRANSMISSION LINE RIGHT-OF-WAY EASEMENT
(DKT. 11617, PG. 190, MCR; INST #1976-080461, MCR;
INST #1988-243783, MCR)

CENTER OF SECTION
SECTION 1, T1S-R2W
(CALCULATED)

ESTRELLA NORTH LLC
APN 400-03-723A
BOOK 1480, PAGE 02, MCR
ZONING: PAD

31 * S # !
FUTURE ESTRELLA
PARCEL 11.F1

45 !
46 !
47 !
48 ** !



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

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AREA 28.847 AC	SHEET 6 OF 6
Job No: 18-004-01	Date: 6/16/2022