

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 REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CARGD 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 HOMEOWNER'S.
13.

MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES 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 1, 11, 31, 32, 37, 39 AND 44). NOTED WITH AN " * " .
15.

DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 11, 31, 32, 37, 39, AND 44) 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 14, 15, 26, 27, 48, 49, 56, AND 58). NOTED WITH A " ** " .
17.

VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (LOTS 9, 14, 15, 28-31, 39 AND 40). 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.F1 GRADING DESIGN, CONTRACTOR TO INSTALL REQUIRED INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (LOTS 2-16, 28-32, AND 37-58.) NOTED WITH A "1"
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 GLA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1, FROM WHICH A GLO BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 0° 14' 06" EAST, A DISTANCE OF 2,641.01 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH 0° 14' 06" EAST, A DISTANCE OF 1,764.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89° 45' 54" WEST, A DISTANCE OF 1,798.39 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 465.00 FEET, ALSO BEING THE **TRUE POINT OF BEGINNING**;

FOLLOWING SAID RIGHT-OF-WAY OF HILLSIDE DRIVE THE NEXT FIVE COURSES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 29' 27", AN ARC DISTANCE OF 52.68 FEET, SAID CURVE HAVING A CHORD OF SOUTH 43° 16' 22" WEST, A DISTANCE OF 52.65 FEET;

THENCE SOUTH 46° 31' 05" WEST, A DISTANCE OF 68.56 FEET;

THENCE SOUTH 89° 03' 39" WEST, A DISTANCE OF 29.47 FEET;

THENCE SOUTH 46° 29' 58" WEST, A DISTANCE OF 50.30 FEET;

THENCE SOUTH 1° 11' 53" EAST, A DISTANCE OF 26.91 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43° 29' 14" WEST, A DISTANCE OF 55.45 FEET;

THENCE NORTH 57° 22' 37" WEST, A DISTANCE OF 97.07 FEET;

THENCE NORTH 71° 16' 18" WEST, A DISTANCE OF 482.50 FEET;

THENCE NORTH 84° 30' 49" WEST, A DISTANCE OF 200.22 FEET;

THENCE NORTH 57° 26' 51" WEST, A DISTANCE OF 130.11 FEET;

THENCE NORTH 58° 44' 22" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 68° 17' 50" WEST, A DISTANCE OF 56.52 FEET;

THENCE NORTH 70° 15' 58" WEST, A DISTANCE OF 479.61 FEET;

THENCE NORTH 72° 46' 49" WEST, A DISTANCE OF 57.07 FEET;

THENCE NORTH 79° 43' 13" WEST, A DISTANCE OF 98.93 FEET, TO A POINT ON THE EAST LINE OF THE TUCSON ELECTRIC POWER COMPANY 330' RIGHT-OF-WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID EAST LINE, NORTH 21° 29' 33" EAST, A DISTANCE OF 230.79 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 68° 30' 27" EAST, A DISTANCE OF 99.02 FEET,

THENCE NORTH 23° 40' 08" EAST, A DISTANCE OF 311.48 FEET;

THENCE NORTH 32° 26' 50" EAST, A DISTANCE OF 78.48 FEET;

THENCE NORTH 44° 39' 56" EAST, A DISTANCE OF 48.90 FEET;

THENCE NORTH 66° 03' 50" EAST, A DISTANCE OF 64.32 FEET;

THENCE NORTH 88° 10' 53" EAST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 69° 59' 25" EAST, A DISTANCE OF 63.60 FEET;

THENCE SOUTH 51° 04' 11" EAST, A DISTANCE OF 42.95 FEET;

THENCE SOUTH 48° 07' 43" EAST, A DISTANCE OF 50.81 FEET;

THENCE SOUTH 38° 04' 53" EAST, A DISTANCE OF 68.67 FEET;

THENCE SOUTH 70° 15' 58" EAST, A DISTANCE OF 219.91 FEET;

THENCE SOUTH 60° 59' 46" EAST, A DISTANCE OF 80.91 FEET;

THENCE SOUTH 35° 50' 50" EAST, A DISTANCE OF 110.42 FEET;

THENCE SOUTH 13° 40' 54" EAST, A DISTANCE OF 149.11 FEET;

THENCE SOUTH 16° 52' 46" EAST, A DISTANCE OF 60.67 FEET;

THENCE SOUTH 7° 08' 37" EAST, A DISTANCE OF 153.65 FEET;

THENCE SOUTH 67° 39' 05" EAST, A DISTANCE OF 44.71 FEET;

THENCE SOUTH 61° 19' 00" EAST, A DISTANCE OF 57.68 FEET;

THENCE SOUTH 57° 43' 10" EAST, A DISTANCE OF 129.43 FEET;

THENCE SOUTH 60° 38' 07" EAST, A DISTANCE OF 34.19 FEET;

THENCE SOUTH 68° 08' 36" EAST, A DISTANCE OF 56.38 FEET;

THENCE SOUTH 71° 16' 18" EAST, A DISTANCE OF 113.56 FEET;

THENCE SOUTH 69° 35' 28" EAST, A DISTANCE OF 46.55 FEET;

THENCE SOUTH 63° 15' 27" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 56° 55' 23" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 50° 35' 19" EAST, A DISTANCE OF 36.80 FEET;

THENCE SOUTH 49° 58' 23" EAST, A DISTANCE OF 52.39 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 762,879.78 SQUARE FEET, OR 17.513 ACRES MORE OR LESS.

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 (LOMR) 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.

UTILITIES

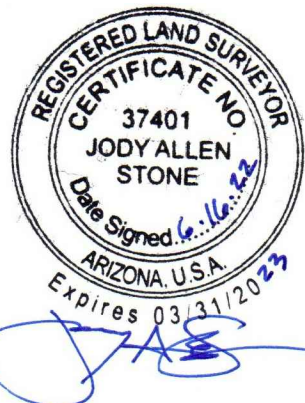
ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER / SEWER	- CITY OF GOODYEAR
FIRE / POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

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

CALCULATION OF ADJUSTED GROSS AREA		
AREA OF LOCAL STREET ROW		3.50
PLUS AREA SUBDIVIDED INTO LOTS		11.04
	AREA SUBTOTAL (3.50 + 11.04 = 14.54)	14.54
APPLY 15% OPEN SPACE FACTOR		.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)		17.11
EDU DENSITY CALCULATION		
NUMBER OF DWELLING UNITS		58
DIVDED BY ADJUSTED GROSS AREA		17.11
ADJUSTED GROSS DENSITY (58/17.04 = 3.40)		3.39
EDU CALCULATION		
NUMBER OF DWELLING UNITS		58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)		1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)		58.00

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES	FINAL PLAT FOR ESTRELLA - PARCEL 11.F1	
	AREA 17.513 AC	SHEET 2 OF 5
Job No: 18-004-08	Date: 6/16/2022	

LEGEND		
	RIGHT-OF-WAY LINE	SWE SIDEWALK EASEMENT
	EASEMENT LINE	WLE WATER LINE EASEMENT
	CENTERLINE	VNAE VEHICULAR NON-ACCESS EASEMENT
	BOUNDARY LINE	* CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
	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 14, 15, 26, 27, 48, 49, 56, & 58).
	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 1, 11, 31, 32, 37, 39 AND 44)
	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)	
GLO	GENERAL LAND OFFICE	# VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40)
MCR	MARICOPA COUNTY RECORDS	
MOD	MAP OF DEDICATION	
PAD	PLANNED AREA DEVELOPMENT	! CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (2-16, 28-32, AND 37-58).
PKWY	PARKWAY	
PUE	PUBLIC UTILITY EASEMENT	
R	RADIUS	
R/W	RIGHT-OF-WAY	



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TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 * \$	8,504	0.195
2 !	8,504	0.195
3 !	8,504	0.195
4 !	7,982	0.183
5 !	7,800	0.179
6 !	8,637	0.198
7 !	8,410	0.193
8 !	7,800	0.179
9 # !	8,190	0.188
10 !	8,504	0.195
11 * \$!	8,458	0.194
12 !	10,347	0.238
13 !	10,236	0.235
14 ** # !	7,913	0.182
15 ** # !	7,801	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
16 !	8,622	0.198
17	10,639	0.244
18	10,638	0.244
19	7,875	0.181
20	7,800	0.179
21	7,800	0.179
22	8,229	0.189
23	10,161	0.233
24	12,530	0.288
25	14,972	0.344
26 **	12,719	0.292
27 **	7,800	0.179
28 # !	7,800	0.179
29 # !	7,800	0.179
30 # !	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
31 * \$ # !	8,220	0.189
32 * \$!	7,200	0.165
33	7,200	0.165
34	7,200	0.165
35	7,200	0.165
36	7,200	0.165
37 * \$!	8,288	0.190
38 !	8,365	0.192
39 * \$ # !	7,723	0.177
40 # !	8,248	0.189
41 !	7,200	0.165
42 !	7,200	0.165
43 !	7,200	0.165
44 * \$!	7,200	0.165
45 !	8,686	0.199

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
46 !	7,988	0.183
47 !	7,330	0.168
48 ** !	7,200	0.165
49 ** !	7,200	0.165
50 !	7,200	0.165
51 !	7,200	0.165
52 !	7,200	0.165
53 !	7,200	0.165
54 !	7,200	0.165
55 !	7,904	0.181
56 ** !	7,641	0.175
57 !	7,200	0.165
58 ** !	7,200	0.165

RIGHT-OF-WAY AREA TABLE		
ROW	AREA (SF)	AREA (ACRE)
ROW	152,321	3.497

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	465.00'	6°29'27"	52.68'	52.65'	N43°16'22"E
C2	500.00'	21°36'06"	188.51'	187.39'	N60°28'16"W
C3	500.00'	13°33'08"	118.27'	117.99'	S64°29'44"E
C4	500.00'	9°55'55"	86.67'	86.56'	N62°41'07"W
C5	400.00'	10°12'14"	71.24'	71.14'	S62°32'58"E
C6	405.00'	12°49'08"	90.61'	90.42'	N63°51'25"W
C7	600.00'	13°26'15"	140.72'	140.39'	N76°59'06"W
C8	100.00'	56°35'05"	98.76'	94.79'	N41°58'26"E
C9	254.58'	33°57'55"	150.92'	148.72'	S46°32'07"W
C10	100.00'	44°56'46"	78.45'	76.45'	N8°47'29"E
C11	525.00'	21°54'51"	200.80'	199.58'	S60°18'53"E
C12	475.00'	21°36'06"	179.08'	178.02'	S60°28'16"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C13	475.00'	13°33'08"	112.35'	112.09'	S64°29'44"E
C14	525.00'	13°33'08"	124.18'	123.89'	S64°29'44"E
C15	525.00'	9°55'55"	91.01'	90.89'	N62°41'07"W
C16	475.00'	9°55'55"	82.34'	82.24'	N62°41'07"W
C17	375.00'	10°12'14"	66.78'	66.70'	N62°32'58"W
C18	425.00'	10°12'14"	75.69'	75.59'	N62°32'58"W
C19	430.00'	10°23'58"	78.05'	77.94'	N65°03'59"W
C20	380.00'	12°49'08"	85.02'	84.84'	N63°51'25"W
C21	625.00'	12°48'57"	139.80'	139.51'	N76°40'27"W
C22	575.00'	14°06'54"	141.65'	141.30'	N77°19'26"W
C23	55.00'	150°41'16"	144.65'	106.42'	N80°59'14"W
C24	50.00'	64°37'23"	56.39'	53.45'	N37°57'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C25	125.00'	56°35'05"	123.45'	118.49'	N41°58'26"W
C26	75.00'	56°35'05"	74.07'	71.10'	S41°58'26"E
C27	279.58'	27°22'43"	133.60'	132.33'	S43°14'31"W
C28	243.00'	23°21'50"	99.09'	98.40'	N41°14'04"E
C29	20.00'	33°40'41"	11.76'	11.59'	S12°42'49"W
C30	20.00'	36°07'02"	12.61'	12.40'	N49°19'23"E
C31	88.42'	44°56'46"	69.36'	67.60'	S8°47'29"W
C32	125.00'	44°56'46"	98.06'	95.56'	N8°47'29"E
C33	20.42'	113°24'07"	40.42'	34.13'	S70°22'58"E

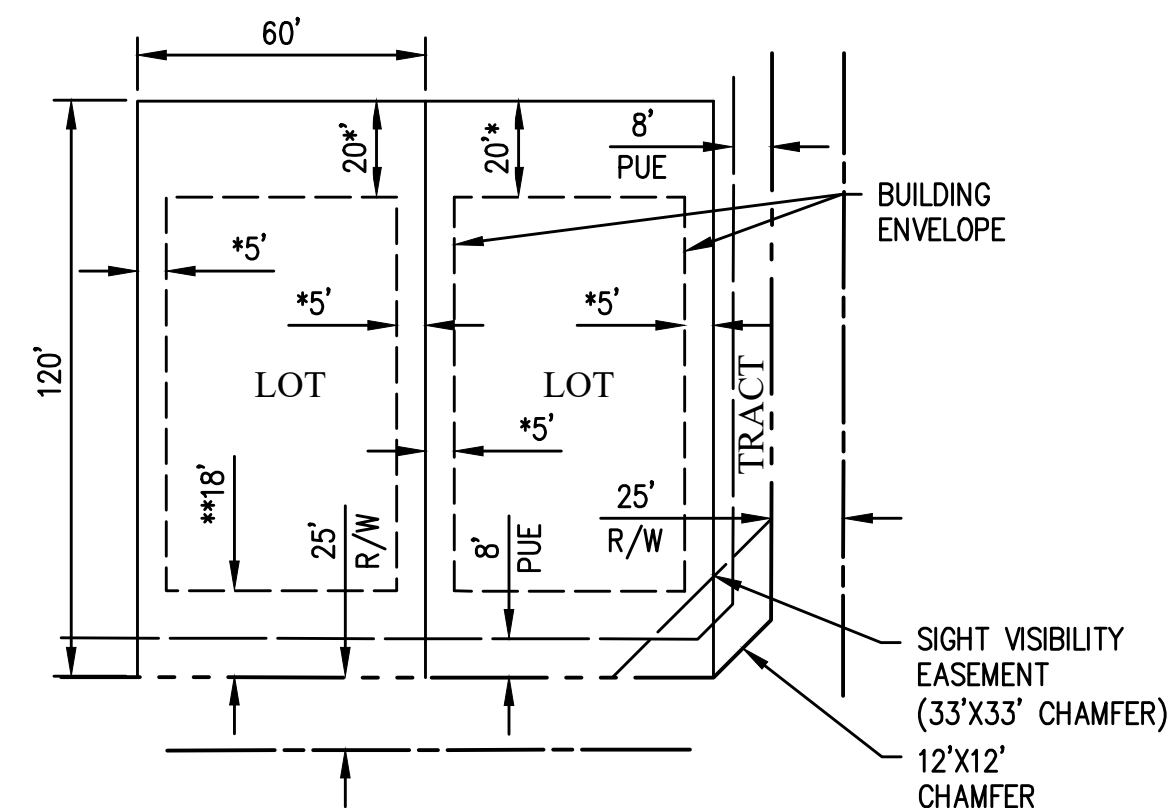
LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	68.56'	S46°31'05"W
L2	29.47'	S89°03'39"W
L3	50.30'	S46°29'58"W
L4	26.91'	S11°1'53"E
L5	55.45'	N43°29'14"W
L6	97.07'	N57°22'37"W
L7	130.11'	N57°26'51"W
L8	57.04'	N58°44'22"W
L9	56.52'	N68°17'50"W
L10	57.07'	N72°46'49"W
L11	98.93'	N79°43'13"W
L12	99.02'	S68°30'27"E
L13	78.48'	N32°26'50"E
L14	48.90'	N44°39'56"E
L15	64.32'	N66°03'50"E
L16	86.30'	N88°10'53"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L17	63.60'	S69°59'25"E
L18	42.95'	S51°04'11"E
L19	50.81'	S48°07'43"E
L20	68.67'	S38°04'53"E
L21	80.91'	S60°59'46"E
L22	110.42'	S35°50'50"E
L23	149.11'	S13°40'54"E
L24	60.67'	S16°52'46"E
L25	153.65'	S7°08'37"E
L26	44.71'	S67°39'05"E
L27	57.68'	S61°19'00"E
L28	129.43'	S57°43'10"E
L29	34.19'	S60°38'07"E
L30	56.38'	S68°08'36"E
L31	113.56'	S71°16'18"E
L32	46.55'	S69°35'28"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L33	73.59'	S63°15'27"E
L34	73.59'	S56°55'23"E
L35	36.80'	S50°35'19"E
L36	52.39'	S49°58'23"E
L37	6.65'	N49°40'13"W
L38	32.25'	N57°26'51"W
L39	20.19'	N57°26'51"W
L40	30.07'	N70°15'58"W
L41	30.07'	S23°40'08"W
L42	66.64'	S29°33'09"W
L43	53.79'	N13°40'54"W
L44	6.48'	N49°21'28"W
L45	3.94'	S48°59'09"E
L46	16.76'	S75°14'34"E
L47	14.46'	N1°24'34"W
L48	17.54'	S66°42'05"W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L49	16.38'	N23°17'55"W
L50	62.85'	N22°20'55"E
L51	64.67'	N22°20'55"E
L52	36.25'	N50°36'05"W
L53	57.31'	N68°08'36"W
L54	35.10'	N60°38'07"W
L55	36.24'	N67°39'05"W
L56	50.79'	N45°51'36"E
L57	78.52'	N46°54'04"E
L58	21.44'	N19°44'02"E
L59	17.54'	N66°42'05"E
L60	19.44'	S22°14'23"W
L61	106.16'	S7°08'37"E
L62	76.65'	N32°26'50"E
L63	77.86'	S61°00'00"E
L64	45.94'	N44°39'56"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L65	70.67'	S38°04'53"E
L66	115.10'	S71°16'18"E
L67	56.81'	S61°19'01"E
L68	58.19'	N66°03'50"E
L69	82.41'	N88°10'53"E
L70	49.67'	S48°07'43"E
L71	18.08'	S13°40'54"E
L72	60.00'	S69°59'25"E
L73	45.77'	N69°36'18"W
L74	41.03'	S51°04'11"E

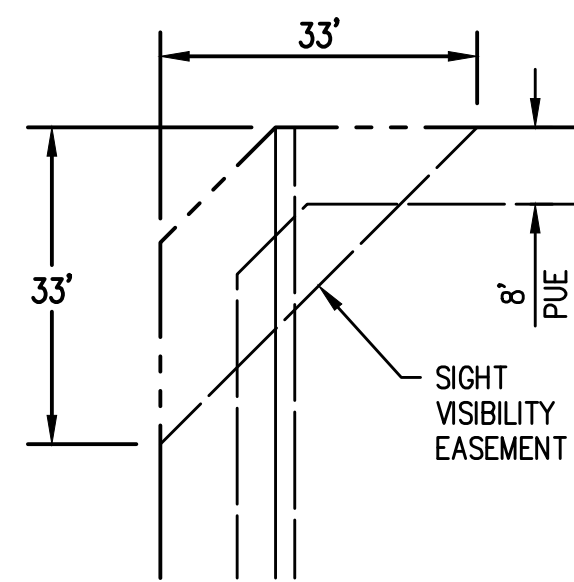


TYPICAL 60' x 120' LOT DETAIL

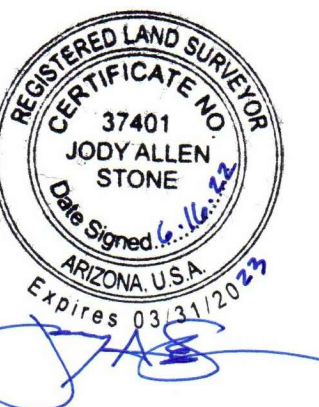
N.T.S.

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

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

SIGHT VISIBILITY EASEMENT

N.T.S.



FINAL PLAT FOR ESTRELLA - PARCEL 11.F1	
AREA 17.513 AC	SHEET 3 OF 5
Job No: 18-004-08	Date: 6/16/2022

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