

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.1I", A PORTION OF PARCEL A, MINOR LAND DIVISION MAP OF LUCERO PARK, RECORDED IN BOOK 1480, PAGE 2, MARICOPA COUNTY RECORDS, (MCR) LYING WITHIN 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 PLAT AS AND FOR THE PLAT OF SAID "ESTRELLA PARCEL 11.1I" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH C INCLUSIVE AND IN LOTS DESIGNATED AS "PUE", AS SHOWN ON THIS 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, 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 EASEMENTS 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 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 NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS 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 HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND C 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 THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, AND C.

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 AREAS, THE 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 MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A THROUGH C INCLUSIVE AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND SUBJECT TO THE COVENANTS, RESERVATIONS AND EASEMENTS SET FORTH HEREIN, HEREBY CONVEYS TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION TRACTS A, B, AND C WITHIN THIS PLAT FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

IN WITNESS WHEREOF: ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, 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 LIMIITED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

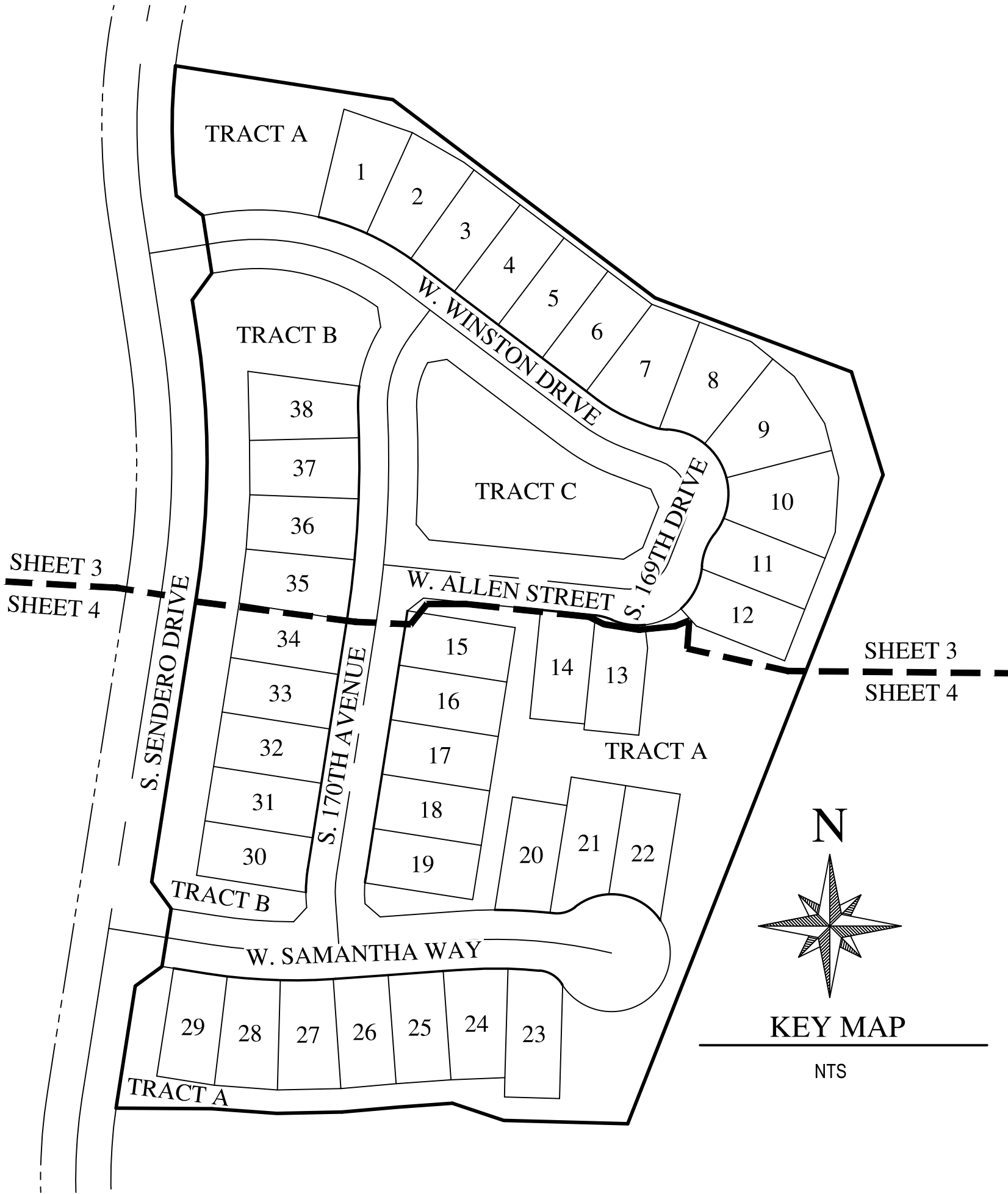
BY: HARVARD INVESTMENTS, INC., A NEVADA CORPORATION
ITS: MANAGER

BY: _____

NAME: TIMOTHY P. BRISLIN
TITLE: AUTHORIZED REPRESENTATIVE

FINAL PLAT
FOR
ESTRELLA PARCEL 11.1I

A PORTION OF PARCEL A, MINOR LAND DIVISION MAP OF LUCERO PARK, RECORDED IN BOOK 1480, PAGE 2, MARICOPA COUNTY RECORDS, (MCR) LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA



LEGEND

- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- △ SUBDIVISION CORNER
- AC ALUMINUM CAP
- APN ASSESSOR PARCEL NUMBER
- BC BRASS CAP
- DOC DOCUMENT
- EX EXISTING
- GLO GENERAL LAND OFFICE
- MCR MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SE SEWER EASEMENT
- SRP SALT RIVER PROJECT
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- ** INDICATES NON-LIVING SPACE POSITIONING
- \$ INDICATES DRIVEWAY POSITIONING
- — — BOUNDARY LINE
- — — EASEMENT LINE
- - - LOT OR TRACT LINES
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

_____, THE _____ OF ESTRELLA NORTH LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC, _____

MY COMMISSION EXPIRES _____

OWNER/DEVELOPER

ESTRELLA NORTH LLC
17700 NORTH PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 348-1118
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM
CONTACT: TIMOTHY P. BRISLIN

LAND SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
EMAIL: GRIOS@WOODPATEL.COM
CONTACT: GABRIEL RIOS, R.L.S.

PUBLIC UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

CIVIL ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
EMAIL: EBOYLE@WOODPATEL.COM
CONTACT: ETHAN BOYLE, P.E.

SHEET INDEX

1	COVER SHEET
2	DESCRIPTION, NOTES, DETAIL AND TABLES
3-4	PLAN SHEETS

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST.

BENCHMARKS

BRASS CAP FLUSH AT INTERSECTION OF SAN MIGUEL & ESTRELLA PARKWAY, ELEVATION=1028.37

GENERAL LAND OFFICE (GLO) BRASS CAP STAMPED T1S R2W S2 S1 S11 S12 1931, ELEVATION=1005.12.

ELEVATIONS PER CITY OF GOODYEAR DATUM (NAVD88)

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

THIS _____ DAY OF _____, 20____, BY _____

_____, THE _____ OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR , ARIZONA ON THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR JOE PIZZILLO

ATTEST: _____
CLERK DARCI McCracken

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.

CITY ENGINEER SUMEET MOHAN _____ DATE _____

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2020; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
(602) 335-8500
SURVEYOR@WOODPATEL.COM

WOOD
PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT

ESTRELLA PARCEL 11.1I
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY	GSR
CAD TECHNICIAN	JKP / C/JG/ WSB
SCALE	NTS
DATE	6/23/2022
JOB NUMBER	WP# 195071
SHEET	1 OF 4

2:Estrella20191026071SurveyPlan001-1-01.dwg

TRACT AREA TABLE				
TRACT NO.	TRACT OWNERSHIP AND MAINTENANCE RESPONSIBILITY	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	83,748	1.9226	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, ELECTRICAL EASEMENT AND DRAINAGE
TRACT B	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	32,270	0.7408	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND DRAINAGE
TRACT C	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	21,284	0.4886	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND DRAINAGE

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	4,914	0.1128
LOT 2	4,907	0.1126
LOT 3	4,447	0.1021
LOT 4	4,371	0.1003
LOT 5	4,371	0.1003
LOT 6	4,371	0.1003
LOT 7	5,510	0.1265
LOT 8	5,236	0.1202
LOT 9	6,072	0.1394
LOT 10	6,051	0.1389
LOT 11	4,500	0.1033
LOT 12	4,396	0.1009
LOT 13	4,415	0.1013
LOT 14	4,371	0.1003
LOT 15	4,372	0.1004
LOT 16	4,371	0.1003
LOT 17	4,371	0.1003
LOT 18	4,371	0.1003
LOT 19	4,371	0.1003
LOT 20	4,452	0.1022
LOT 21	4,997	0.1147
LOT 22	4,558	0.1046
LOT 23	5,042	0.1157
LOT 24	4,738	0.1088
LOT 25	4,371	0.1003
LOT 26	4,396	0.1009
LOT 27	4,630	0.1063
LOT 28	4,630	0.1063
LOT 29	4,477	0.1028
LOT 30	4,381	0.1006
LOT 31	4,371	0.1003
LOT 32	4,371	0.1003

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 33	4,371	0.1003
LOT 34	4,371	0.1003
LOT 35	4,584	0.1052
LOT 36	4,592	0.1054
LOT 37	4,604	0.1057
LOT 38	4,819	0.1106

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N53°54'59"E	28.28'
L2	N08°54'59"E	50.00'
L3	N36°05'01"W	28.28'
L4	N08°47'00"W	26.64'
L5	N36°13'00"E	28.28'
L6	N08°47'00"W	50.00'
L7	N53°30'40"W	28.15'
L8	N71°33'56"W	46.29'
L9	S85°51'33"W	46.54'
L10	S85°06'00"W	47.81'
L11	S88°45'45"W	55.62'
L12	N85°53'02"W	55.87'
L17	N42°01'28"W	20.00'
L18	N06°26'41"W	20.00'
L19	S58°35'56"W	19.14'
L20	N40°16'11"W	17.26'
L21	N80°23'46"E	16.47'
L22	N23°55'51"W	16.85'
L23	N51°40'56"E	17.26'
L24	S49°08'27"E	16.97'
L25	S42°35'09"W	16.45'
L26	N09°03'14"W	17.23'

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
BOUNDARY	404,463	9.2852
RIGHT-OF-WAY	90,616	2.0802

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	0°30'08"	420.00'	3.68'	S08°39'55"W	3.68'
C2	17°41'59"	730.00'	225.51'	N00°04'00"E	224.61'
C3	13°32'32"	470.00'	111.09'	S00°22'59"E	110.83'
C13	45°51'22"	225.00'	180.08'	N75°51'19"W	175.31'
C14	44°28'26"	175.00'	135.84'	N76°32'47"W	132.45'
C15	16°25'33"	125.00'	35.84'	S61°08'24"E	35.71'
C16	17°45'10"	50.00'	15.49'	S78°13'46"E	15.43'
C17	125°30'29"	55.00'	120.48'	N24°21'07"W	97.80'
C18	33°49'18"	50.00'	29.52'	S21°29'29"W	29.09'
C19	108°52'43"	55.00'	104.52'	N59°01'11"E	89.49'
C20	17°45'10"	50.00'	15.49'	N75°25'02"W	15.43'
C21	6°09'32"	910.00'	97.82'	N00°17'49"E	97.77'
C22	32°00'37"	75.00'	41.90'	S13°13'22"W	41.36'
C23	16°25'33"	175.00'	50.17'	S61°08'24"E	50.00'
C24	0°52'49"	910.00'	13.98'	N08°28'35"E	13.98'
C25	10°32'22"	450.00'	82.78'	N88°52'16"W	82.66'
C26	44°43'20"	25.00'	19.51'	N74°02'15"E	19.02'
C27	276°09'22"	50.00'	240.99'	N09°45'16"E	66.81'
C28	52°19'48"	25.00'	22.83'	N58°19'58"W	22.05'
C29	9°38'35"	400.00'	67.32'	N89°19'09"W	67.24'
C30	13°03'26"	485.00'	110.53'	S87°36'44"E	110.29'
C31	8°48'49"	435.00'	66.92'	S85°29'25"E	66.85'
C32	13°03'26"	125.00'	28.49'	S02°23'16"W	28.42'
C33	11°41'56"	860.00'	175.60'	N03°04'01"E	175.29'
C34	35°09'06"	125.00'	76.69'	S14°47'36"W	75.49'

ESTRELLA - PARCEL 1.1				
SITE DATA TABLE				
TOTAL GROSS AREA	404,462.54	SQ FT	9.29	AC
TOTAL STREET AREA	90,615.63	SQ FT	2.08	AC
TOTAL NET AREA	313,846.91	SQ FT	7.20	AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'			
MINIMUM LOT SIZE	4,230 SQ FT			
AVERAGE LOT SIZE	4,645 SQ FT			
TOTAL NUMBER OF LOTS	38			
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69	SQ FT	4.05	AC
DENSITY(GROSS ACREAGE)	4.09 DU/AC			
ONSITE OPEN SPACE /LANDSCAPE	137,304.10	SQ FT	3.15	AC
PERCENT OPEN SPACE /LANDSCAPE	33.95%			
ACTIVE OPEN SPACE	21,283.94	SQ FT	0.49	AC
PASSIVE OPEN SPACE	116,020.16	SQ FT	2.66	AC
EXISTING ZONING	LUCERO PAD			

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27
EDU CALCULATION	
NUMBER OF DWELLING UNITS	38
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16

LEGAL DESCRIPTION

A PORTION OF PARCEL A, MINOR LAND DIVISION MAP OF LUCERO PARK, RECORDED IN BOOK 1480, PAGE 2, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, A 2.5-INCH GENERAL LAND OFFICE (GLO) BRASS CAP, STAMPED T1S R2W S2 S1 S11 S12 1931, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 2-INCH ALUMINUM CAP, STAMPED T1S R2W 1/4 S2 S1 RLS 36463 2003, BEARS NORTH 00°39'31" EAST (BASIS OF BEARING), A DISTANCE OF 2606.11 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 1, NORTH 00°39'31" EAST, A DISTANCE OF 1431.08 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°20'29" EAST, A DISTANCE OF 158.93 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE AND THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS SOUTH 81°35'09" EAST, THROUGH A CENTRAL ANGLE OF 00°30'08", A DISTANCE OF 3.68 FEET, TO THE CURVES END;

THENCE NORTH 08°54'59" EAST, A DISTANCE OF 101.74 FEET;

THENCE NORTH 53°54'59" EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 08°54'59" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 36°05'01" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 08°54'59" EAST, A DISTANCE OF 248.34 FEET, TO THE BEGINNING OF A CURVE;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 17°41'59", A DISTANCE OF 225.51 FEET, TO THE CURVES END;

THENCE NORTH 08°47'00" WEST, A DISTANCE OF 26.64 FEET;

THENCE NORTH 36°13'00" EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 08°47'00" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 53°30'40" WEST, A DISTANCE OF 28.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°50'45" EAST, THROUGH A CENTRAL ANGLE OF 13°32'32", A DISTANCE OF 111.09 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 81°10'24" EAST, A DISTANCE OF 187.61 FEET;

THENCE SOUTH 52°55'38" EAST, A DISTANCE OF 280.46 FEET;

THENCE SOUTH 69°21'11" EAST, A DISTANCE OF 179.20 FEET;

THENCE SOUTH 17°04'19" EAST, A DISTANCE OF 91.80 FEET, TO THE WESTERLY LINE OF THAT CERTAIN EASEMENT RECORDED AS DOCUMENT NO. 1984-0483397, MCR;

THENCE ALONG SAID WESTERLY LINE, SOUTH 21°29'29" WEST, A DISTANCE OF 595.09 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 88°25'08" WEST, A DISTANCE OF 105.71 FEET;

THENCE NORTH 71°33'56" WEST, A DISTANCE OF 46.29 FEET;

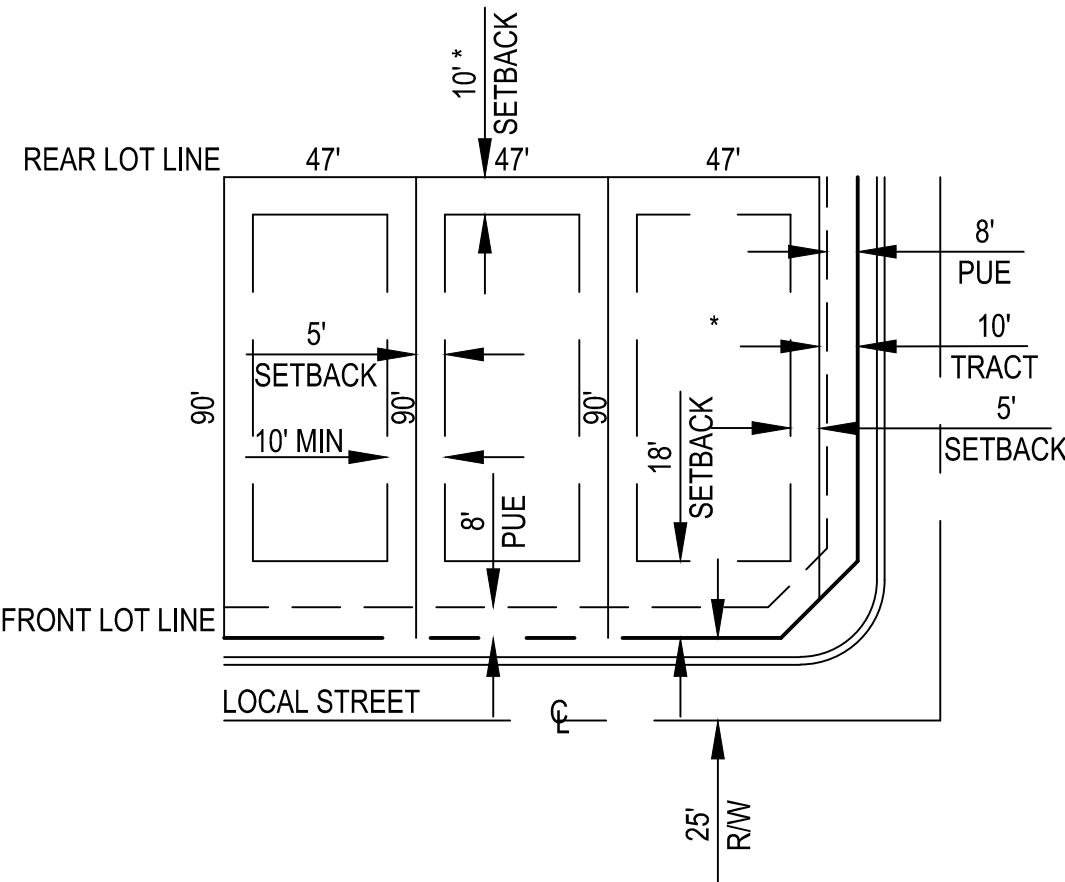
THENCE SOUTH 85°51'33" WEST, A DISTANCE OF 46.54 FEET;

THENCE SOUTH 85°06'00" WEST, A DISTANCE OF 47.81 FEET;

THENCE SOUTH 88°45'45" WEST, A DISTANCE OF 55.62 FEET;

THENCE NORTH 85°53'02" WEST, A DISTANCE OF 55.87 FEET;

THENCE NORTH 89°41'03" WEST, A DISTANCE OF 81.49 FEET, TO THE POINT OF BEGINNING.



TYPICAL 47' X 90' LOT DETAIL

NTS

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

NOTES

- 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.
- 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.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED OR 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.
- 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.
 - 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.
 - 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.
 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - 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.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
 - 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.
 - 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.
 - 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.
- 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.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- 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 HOMEOWNER 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.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
- 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.
- 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.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
- 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.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 19, 29, 30 AND 38) NOTED WITH A "*"
- 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. (4, 26, 27 AND 36), NOTED WITH AN "*"**
- VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (15, 16, 27, 28, 33 AND 34), NOTED WITH A "#"
- ALL LOTS IN ESTRELLA PARCEL 11.11 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.11 SUBDIVISION IS LOCATED WITHIN THE CITY OF GOODYEAR PRESSURE ZONE 1. PRV'S ARE REQUIRED FOR LOTS WITH PRESSURES IN EXCESS OF 80 PSI, TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED BY THE CUSTOMER.
- 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.
- PARCEL 11.E, SENDERO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.11.



Wood, Patel & Associates, Inc.

Civil Engineering
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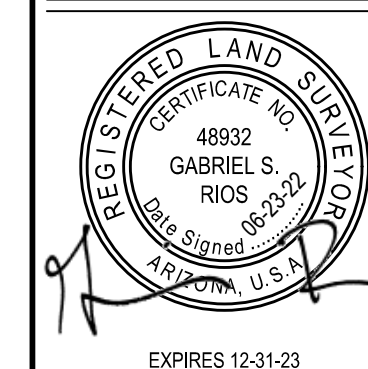
FINAL PLAT

ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

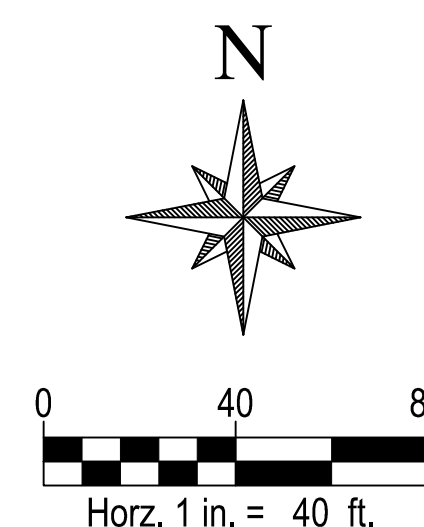


CHECKED BY	GSR
CAD TECHNICIAN	JKP / C/JG/ WSB
SCALE	NTS
DATE	6/23/2022
JOB NUMBER	WP# 195071
SHEET	2 OF 4

FINAL PLAT

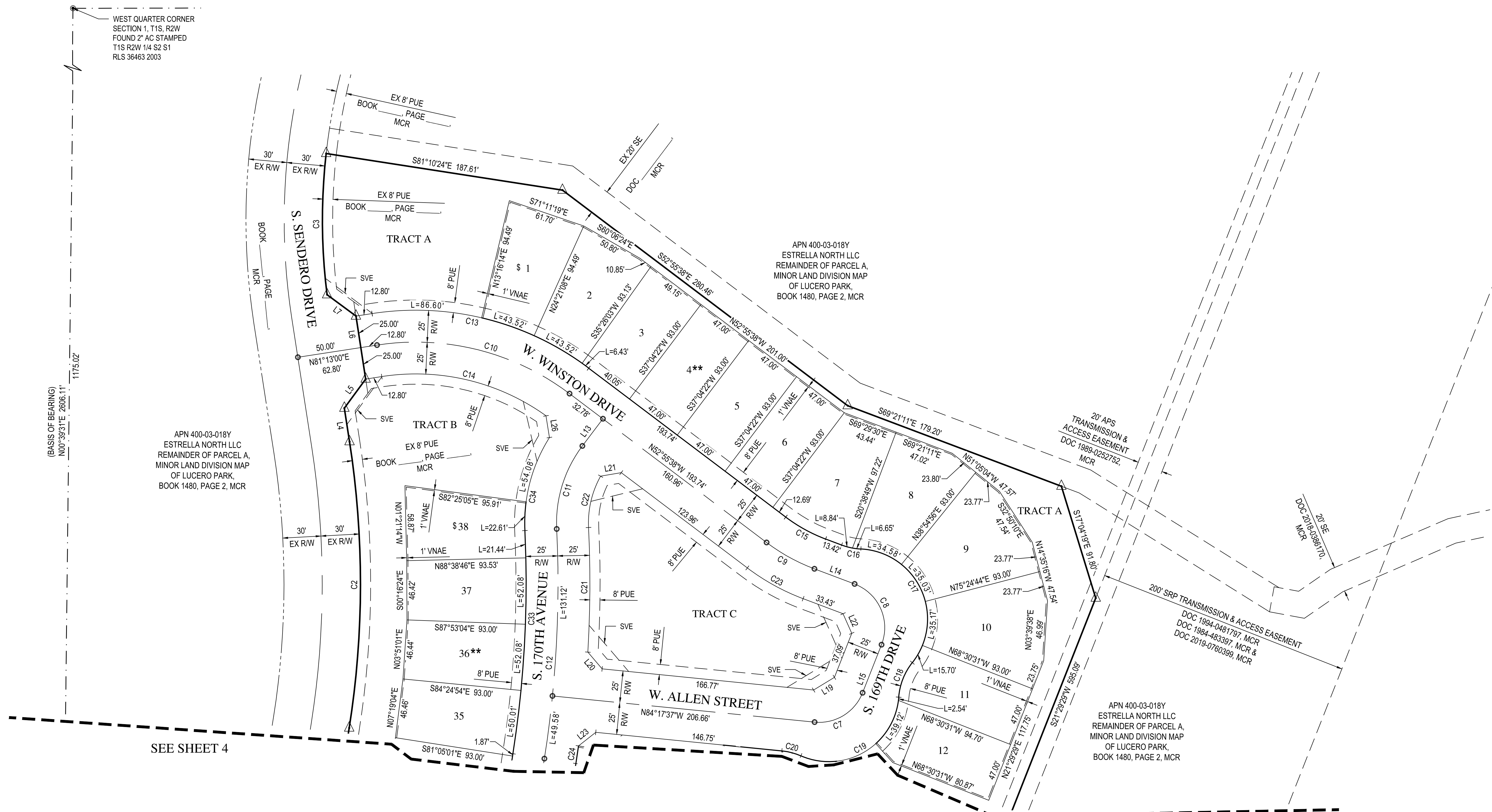
ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / C.JG / WSB
SCALE	1" = 40'
DATE	6/23/2022
JOB NUMBER	WP# 195071
SHEET	3 OF 4

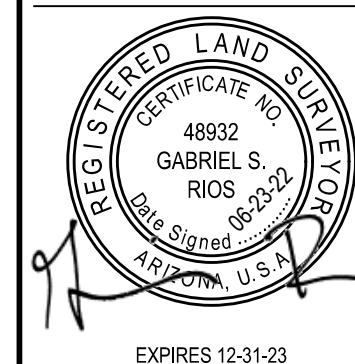
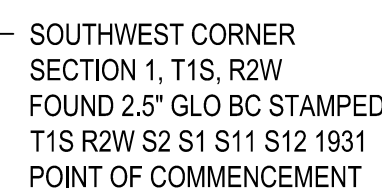


SEE SHEET 4

SEE SHEET 4



ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY	GSF
CAD TECHNICIAN	JKP / CJG/ WSE
SCALE	1" = 40'
DATE	6/23/2023
JOB NUMBER	WP# 19507
SHEET	4 OF 4