

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 11.12," 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 11.12," HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING 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, TRACT B AND 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 PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACT A 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, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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" AS SHOWN ON THIS PLAT 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 ERECTED, 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 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 WATER AND ACCESS EASEMENT 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 PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 "ESVAE" 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 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).

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

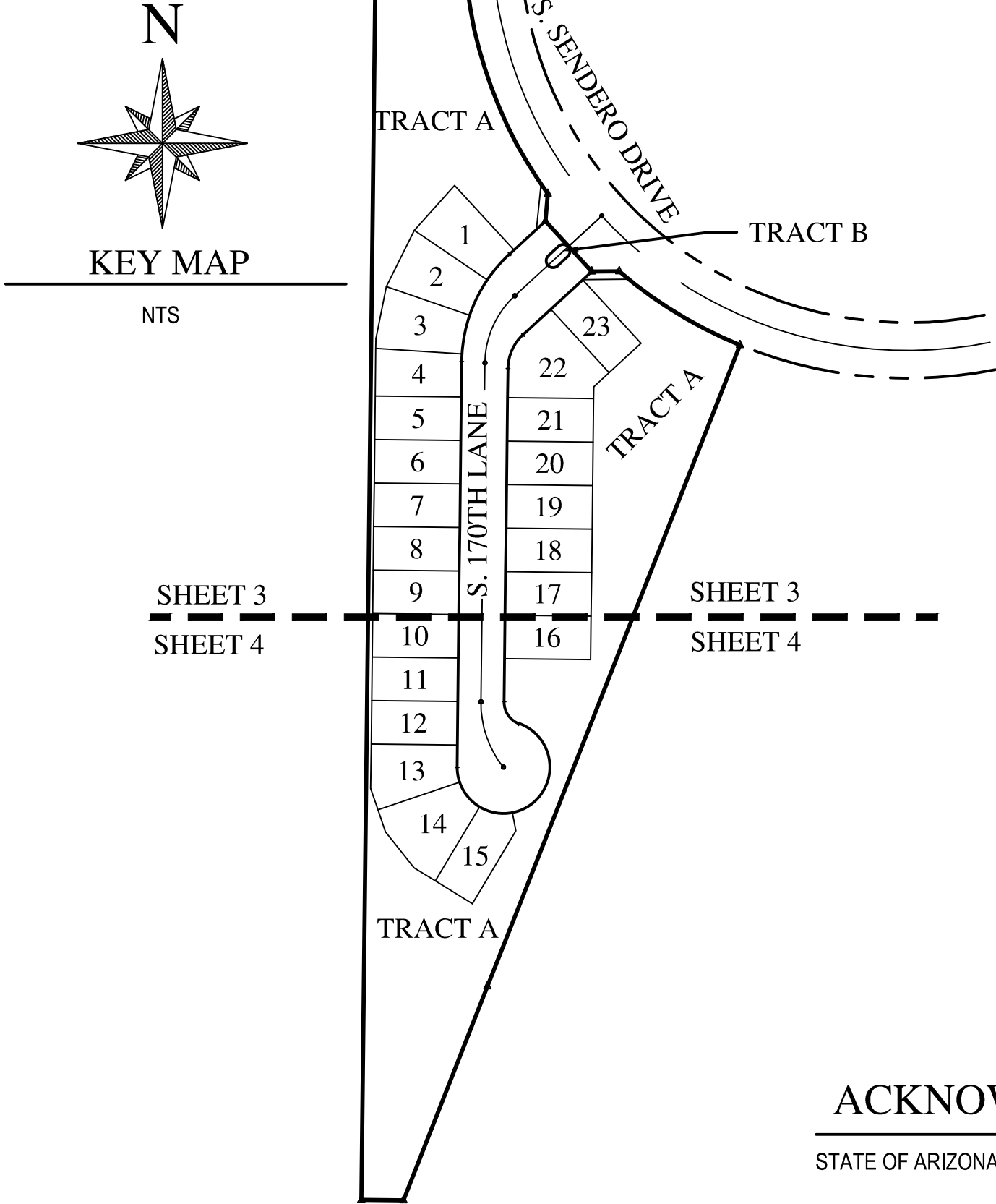
ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENT AREAS, THE STREETS AND WITHIN PORTIONS OF THE TRACTS NOT BURDENED BY THE WATER AND ACCESS EASEMENTS GRANTED HEREIN, FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND 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 REASONABLY WITHHELD.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACT A 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, TRACT A WITHIN THIS PLAT FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT B, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN TRACT B, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED

FINAL PLAT
FOR
ESTRELLA PARCEL 11.12

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



DEDICATION (CONTINUED)

BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING INSTALLED WITHIN TRACT B, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN TRACT B. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN TRACT B IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT B AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

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 _____, 2022.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER AND MANAGER

BY: GOODYEAR EMR GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: _____
NAME: TIMOTHY P. BRISLIN
TITLE: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION
RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION HEREBY: (I) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE EASEMENTS DEDICATED TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION IN THIS PLAT; (II) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) ACCEPTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS REFLECTED IN THIS FINAL PLAT, OWNERSHIP OF TRACT A AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

RATIFICATION AND CONSENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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 PLAT FOR "ESTRELLA PARCEL 11.12" AND RATIFIES, ACKNOWLEDGES, AFFIRMS AND RESPONSIBILITIES SET FORTH THEREIN.

IN WITNESS WHEREOF, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

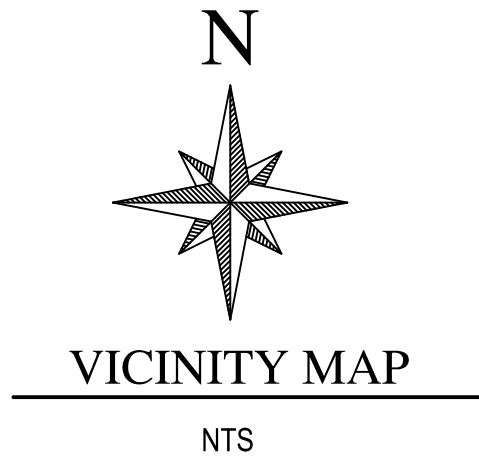
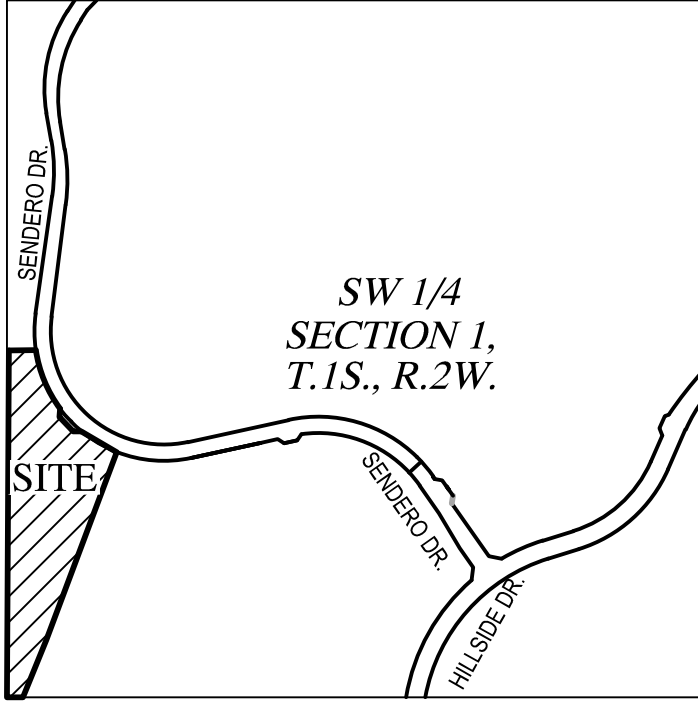
THIS _____ DAY OF _____, 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: _____

NAME: _____

TITLE: _____



OWNER/DEVELOPER

ESTRELLA NORTH LLC
17700 NORTH PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 348-1118
EMAIL: TBRIISLIN@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.

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 _____, 2022, 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 _____, 2022.

BY: _____
MAYOR JOE PIZZILLO

ATTEST: _____
CLERK DARCEE McCracken

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 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.

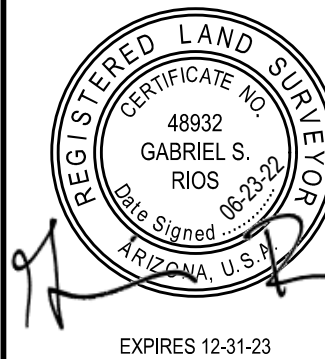
Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT

ESTRELLA PARCEL 11.12
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY	GSR
CAD TECHNICIAN	JKP / C/JG / WSB
SCALE	NTS
DATE	06/23/2022
JOB NUMBER	WP# 195072
SHEET	1 OF 4

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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,073	0.1164
LOT 2	5,176	0.1188
LOT 3	5,166	0.1186
LOT 4	4,568	0.1049
LOT 5	4,371	0.1003
LOT 6	4,371	0.1003
LOT 7	4,371	0.1003
LOT 8	4,371	0.1003
LOT 9	4,371	0.1003
LOT 10	4,371	0.1003
LOT 11	4,371	0.1003
LOT 12	4,371	0.1003
LOT 13	5,250	0.1205
LOT 14	6,392	0.1468
LOT 15	4,597	0.1055
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	4,371	0.1003
LOT 21	4,371	0.1003
LOT 22	6,952	0.1596
LOT 23	4,371	0.1003

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
BOUNDARY	277,419	6.3687
RIGHT-OF-WAY	38,043	0.8733

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	28°35'07"	480.00'	239.48'	S21°30'39"E	237.00'
C2	18°20'11"	480.00'	153.61'	S58°35'17"E	152.96'
C3	180°00'00"	7.42'	23.31'	S42°36'42"E	14.84'
C4	46°43'47"	160.00'	130.49'	S24°01'25"W	126.91'
C5	46°43'47"	50.00'	40.78'	S24°01'25"W	39.66'
C6	71°11'05"	25.00'	31.06'	S34°16'30"E	29.10'
C7	249°43'10"	50.00'	217.92'	N54°59'32"E	82.06'
C8	39°04'58"	111.70'	76.19'	S18°52'58"E	74.73'
C9	46°43'47"	100.00'	81.56'	S24°01'25"W	79.32'
C10	180°00'00"	7.42'	23.31'	N42°36'42"W	14.84'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC11	69°09'30"	48.00'	57.94'	N56°04'46"E	54.48'
EC12	69°09'30"	28.00'	33.80'	N56°04'46"E	31.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°11'51"W	29.63'
L2	N89°34'45"E	29.63'
L3	N11°16'16"W	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N47°23'18"E	15.16'
L5	S47°23'18"W	15.16'

TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	130,240	2.9899	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, WATERLINE EASEMENT, EMERGENCY SERVICE VEHICLE ACCESS EASEMENT AND DRAINAGE
TRACT B	398	0.0091	MEDIAN, DRAINAGE AND LANDSCAPE

NOTE
TRACT "A" WILL BE OWNED AND MAINTAINED
BY THE VILLAGES AT ESTRELLA MOUNTAIN
RANCH COMMUNITY ASSOCIATION (HOA).
TRACT "B" WILL BE OWNED BY THE CITY OF
GOODYEAR AND MAINTAINED BY THE HOA.

ESTRELLA - PARCEL I.2			
SITE DATA TABLE			
TOTAL GROSS AREA	277,418.89	SQ FT	6.37 AC
TOTAL STREET AREA	38,042.83	SQ FT	0.87 AC
TOTAL NET AREA	239,376.06	SQ FT	5.50 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'		
MINIMUM LOT SIZE	4,230 SQ FT		
AVERAGE LOT SIZE	4,728 SQ FT		
TOTAL NUMBER OF LOTS	23		
TOTAL AREA SUBDIVIED INTO LOT	108,738.03	SQ FT	2.50 AC
DENSITY (GROSS ACREAGE)	3.61	DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	130,638.03	SQ FT	3.00 AC
PERCENT OPEN SPACE /LANDSCAPE	47.09%		
ACTIVE OPEN SPACE	46,000.00	SQ FT	1.06 AC
PASSIVE OPEN SPACE	84,638.03	SQ FT	1.94 AC
EXISTING ZONE	LUCERO PAD		

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	0.87
PLUS AREA SUBDIVIDED INTO LOTS	2.50
AREA SUBTOTAL	3.37
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	3.96
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	23
DIVIDED BY ADJUSTED GROSS AREA	3.96
ADJUST GROSS DENSITY	5.80
EDU CALCULATION	
NUMBER OF DWELLING UNITS	23
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (23 x 0.82)	18.86

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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID SECTION, A 2 1/2-INCH GENERAL LAND OFFICE 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 PARCEL AND THE WEST LINE OF SAID SECTION, NORTH 00°39'31" EAST, A DISTANCE OF 1307.48 FEET;

THENCE LEAVING SAID WEST LINES, NORTH 90°00'00" EAST, A DISTANCE OF 99.62 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°46'55" EAST, THROUGH A CENTRAL ANGLE OF 28°35'07", A DISTANCE OF 239.48 FEET;

THENCE SOUTH 05°11'51" WEST, A DISTANCE OF 29.63 FEET;

THENCE SOUTH 42°36'42" EAST, A DISTANCE OF 74.00 FEET;

THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 40°34'48" EAST, THROUGH A CENTRAL ANGLE OF 18°20'11", A DISTANCE OF 153.61 FEET, TO THE WEST LINE OF THAT CERTAIN APS EASEMENT RECORDED IN DOCUMENT NO. 1989-0252752, MCR, AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE:

THENCE ALONG SAID WEST LINE, SOUTH 21°30'01" WEST, A DISTANCE OF 744.54 FEET;

THENCE SOUTH 21°26'55" WEST, A DISTANCE OF 248.28 FEET, TO THE SOUTH LINE OF SAID PARCEL;

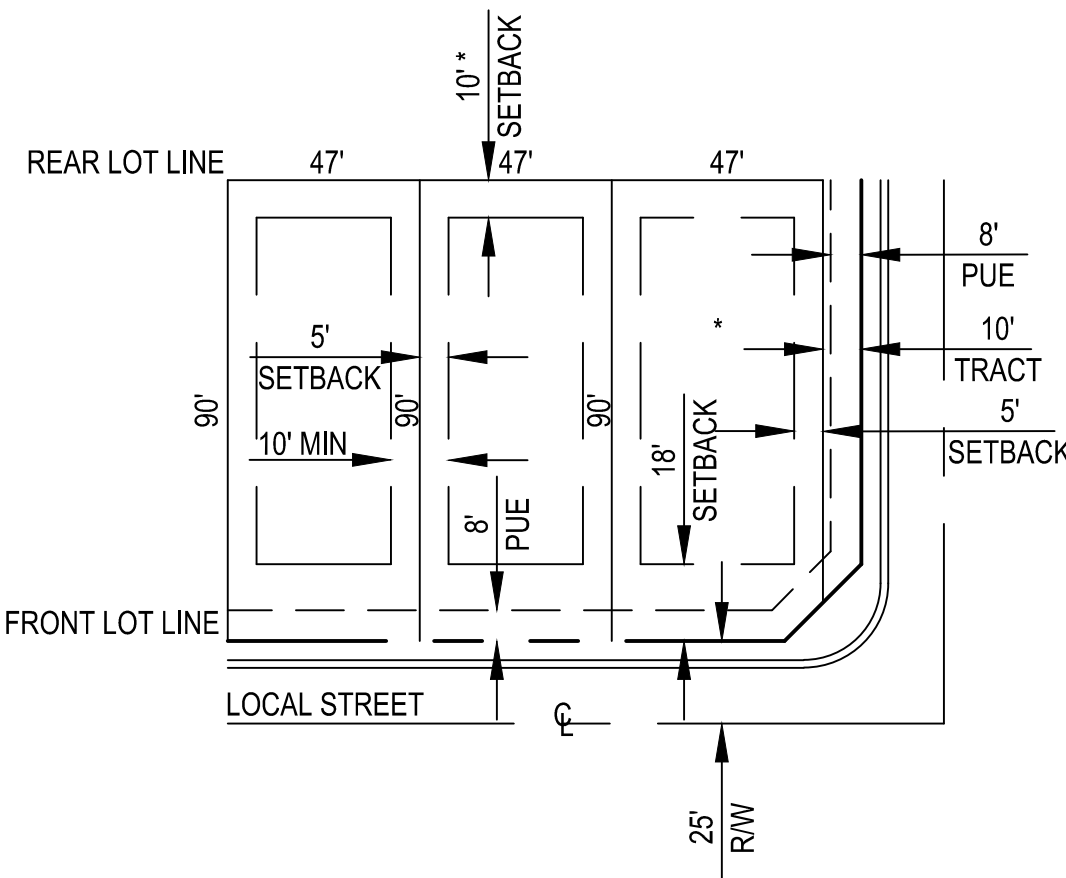
THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH LINE, NORTH 89°30'18" WEST, A DISTANCE OF 45.48 FEET, TO THE POINT OF BEGINNING.

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
ESVAE	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SRP	SALT RIVER PROJECT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
WLE	WATERLINE EASEMENT
\$	INDICATES DRIVEWAY POSITIONING
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT OR TRACT LINES
---	RIGHT-OF-WAY LINE
---	SECTION LINE

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 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.
- 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, 16 AND 23) NOTED WITH A "\$"
- ALL LOTS IN ESTRELLA PARCEL 11.12 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.12 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 11.1E, PARCEL 11.F1, SENDERO DRIVE PHASE 2, SENDERO DRIVE PHASE 3 AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.12.



TYPICAL 47' X 90' LOT DETAIL

NTS

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

WOOD
PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT

ESTRELLA PARCEL 11.12
GOODYEAR, MARICOPA COUNTY, ARIZONA

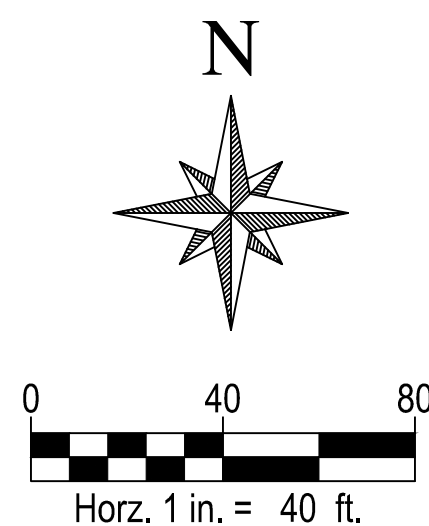
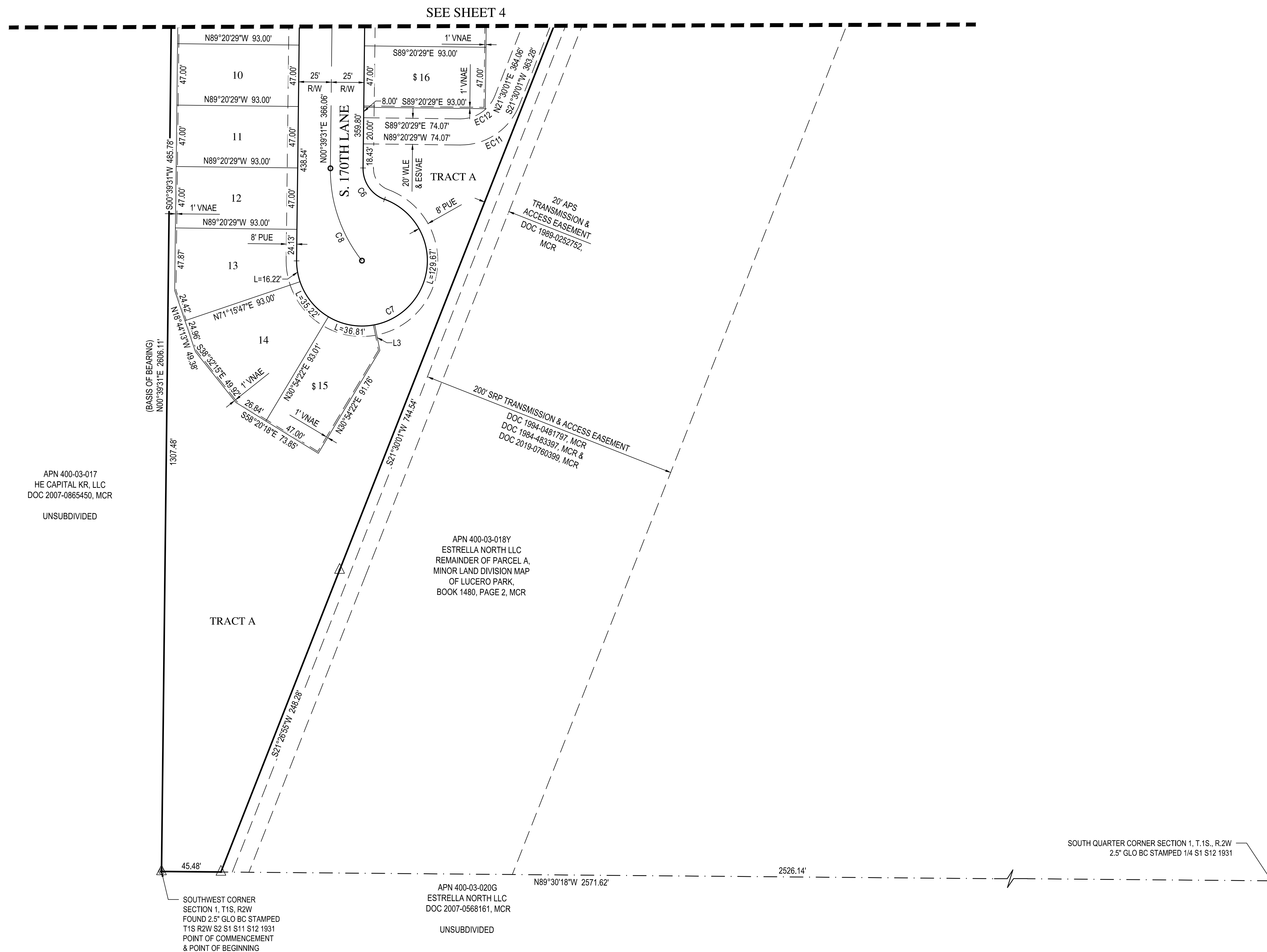
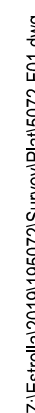


CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	06/23/2022
JOB NUMBER	WP# 195072
SHEET	2 OF 4

ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA



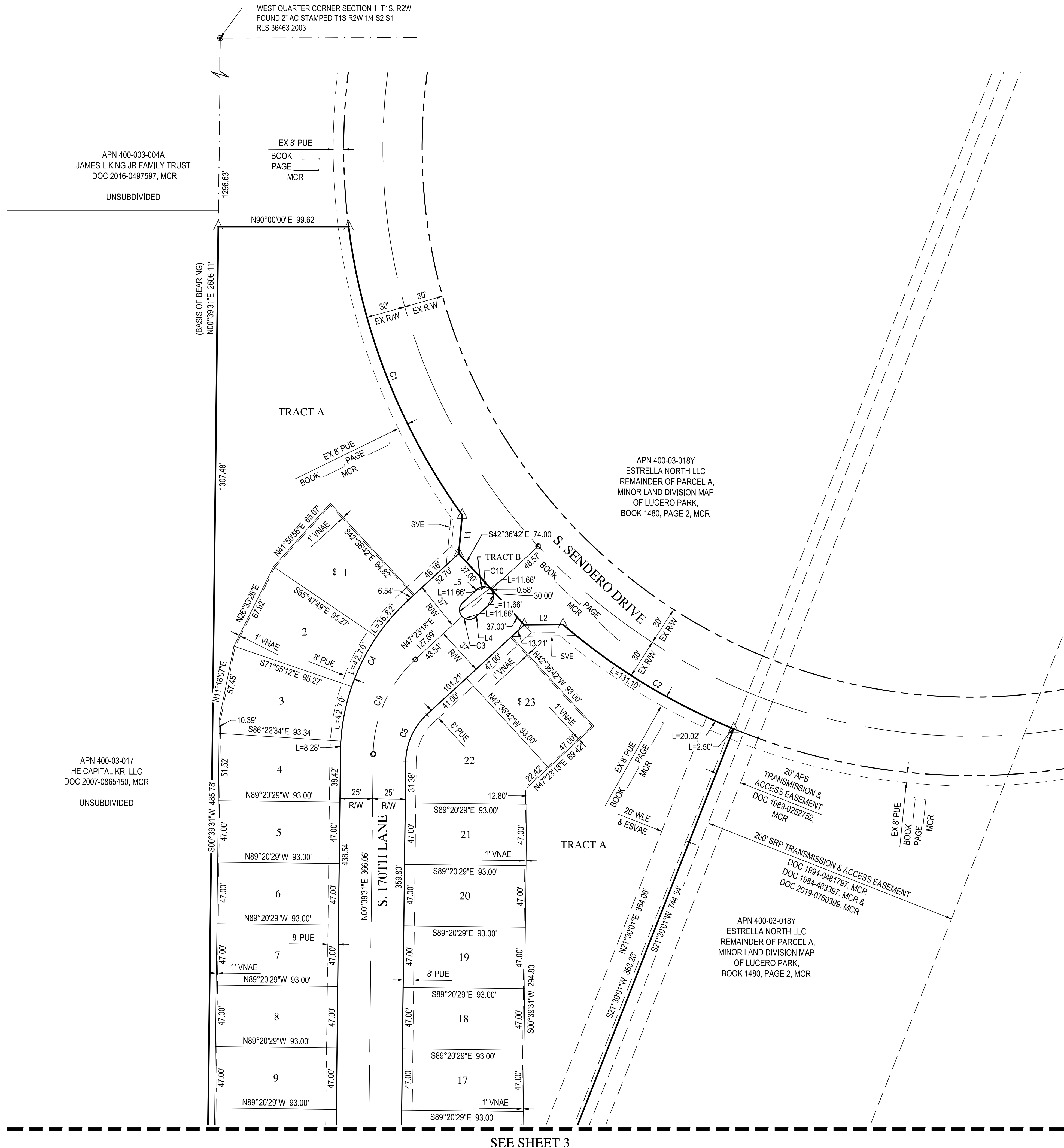
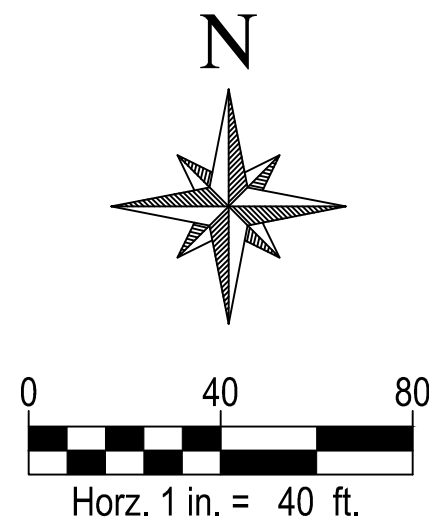
CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	06/23/2022
JOB NUMBER	WP# 195072
SHEET	3 OF 4



FINAL PLAT
ESTRELLA PARCEL 11.12
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY GSR
CAD TECHNICIAN JKP / CJG / WSB
SCALE 1" = 40'
DATE 06/23/2022
JOB NUMBER WP# 195072
SHEET 4 OF 4



SEE SHEET 3