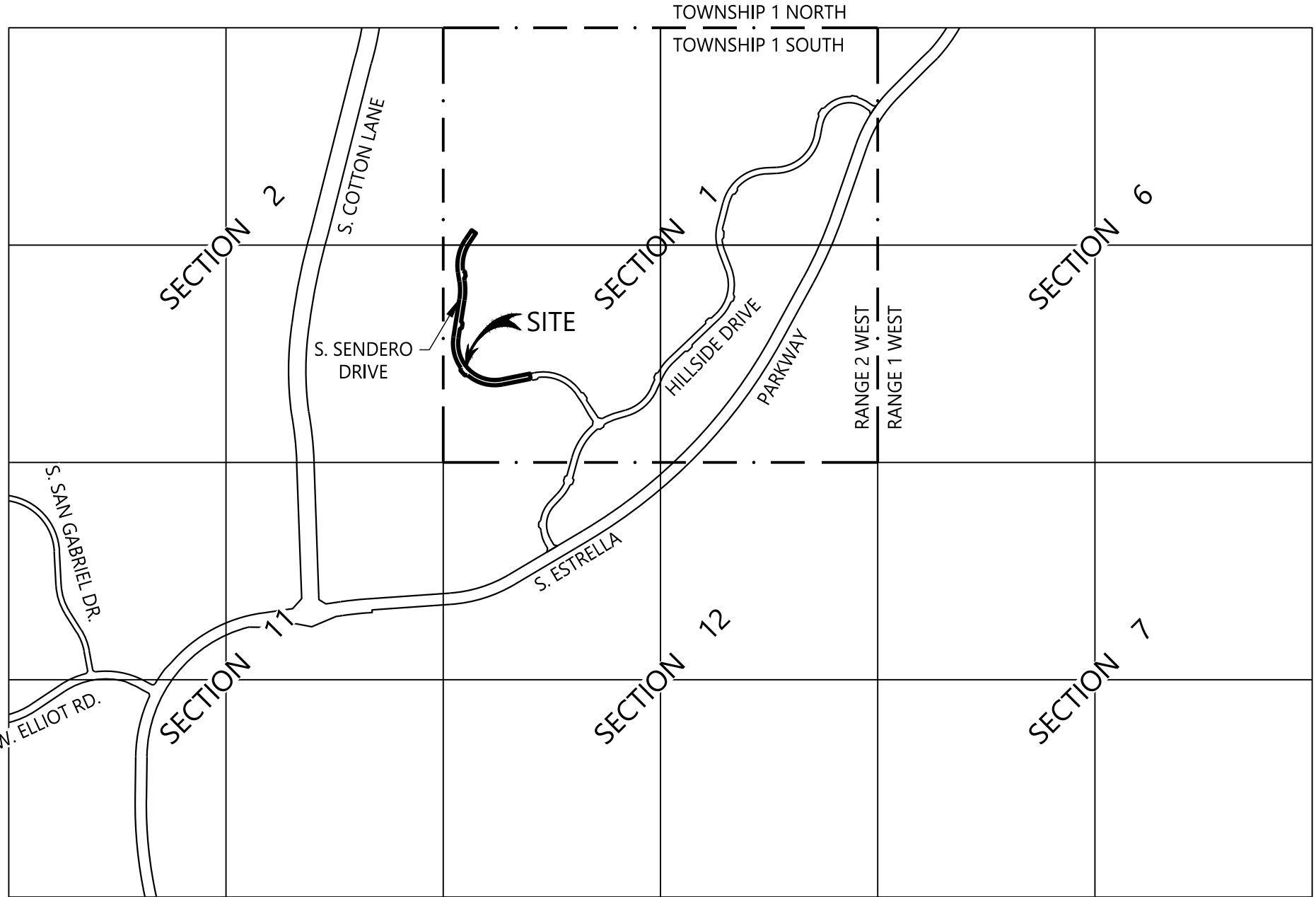


MAP OF DEDICATION
SOUTH SENDERO DRIVE-PHASE 3
BEING A PORTION OF THE WEST HALF OF
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST HALF OF 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 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 89 ° 30' 18" EAST (BASIS OF BEARING), 2571.62 FEET;

THENCE SOUTH 89° 30' 18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 1, 998.49 FEET;

THENCE NORTH 00° 29' 42" EAST, 970.18 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 78° 40' 08" WEST, 328.07 FEET TO A POINT OF CURVATURE, OF A TANGENT CURVE HAVING A RADIUS OF 480.00 FEET;

THENCE SOUTHWESTERLY, 434.89 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 51° 54' 40";

THENCE SOUTH 89° 34' 45" WEST, 29.63 FEET;

THENCE NORTH 42° 36' 42" WEST, 74.00 FEET;

THENCE NORTH 5° 11' 51" EAST, 29.63 FEET TO A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 54° 11' 48" EAST, 480.00 FEET;

THENCE NORTHERLY, 374.64 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 44° 43' 11";

THENCE NORTH 08° 54' 59" EAST, 440.09 FEET TO A POINT OF CURVATURE, OF A TANGENT CURVE HAVING A RADIUS OF 670.00 FEET;

THENCE NORTHERLY, 206.97 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 17° 41' 59";

THENCE NORTH 8° 47' 00" WEST, 103.28 FEET TO A POINT OF CURVATURE, OF A TANGENT CURVE HAVING A RADIUS OF 530.00 FEET;

THENCE NORTHERLY, 395.71 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 42° 46' 41";

THENCE NORTH 33° 59' 42" EAST, 129.87 FEET;

THENCE SOUTH 48° 33' 26" EAST, 60.51 FEET;

THENCE SOUTH 33° 59' 42" WEST, 122.02 FEET TO A POINT OF CURVATURE, OF A TANGENT CURVE HAVING A RADIUS OF 470.00 FEET;

THENCE SOUTHWESTERLY, 337.73 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 41° 10' 18";

THENCE SOUTH 53° 47' 00" EAST, 28.02 FEET;

THENCE SOUTH 8° 47' 00" EAST, 50.00 FEET;

THENCE SOUTH 36° 13' 00" WEST, 28.28 FEET;

THENCE SOUTH 8° 47' 00" EAST, 26.64 FEET TO A POINT OF CURVATURE, OF A TANGENT CURVE HAVING A RADIUS OF 730.00;

THENCE SOUTHERLY, 225.51 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 17° 41' 59";

THENCE SOUTH 8° 54' 59" WEST, 248.34 FEET;

THENCE SOUTH 36° 05' 01" EAST, 28.28 FEET;

THENCE SOUTH 8° 54' 59" WEST, 50.00 FEET;

THENCE SOUTH 53° 54' 59" WEST, 28.28 FEET;

THENCE SOUTH 8° 54' 59" WEST, 101.74 FEET TO A POINT OF CURVATURE, OF A TANGENT CURVE HAVING A RADIUS OF 420.00 FEET;

THENCE SOUTHEASTERLY, 808.16 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 110° 14' 51";

THENCE NORTH 78° 40' 08" EAST, 328.07 FEET;

THENCE SOUTH 11° 19' 52" EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.4842 ACRES.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR "SOUTH SENDERO DRIVE - PHASE 3", OVER A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS PERTAINING TO SOUTH SENDERO DRIVE - PHASE 3, AND THAT THE STREETS SHALL BE KNOWN BY THE NAME GIVEN ON THIS MAP OF DEDICATION.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE PUBLIC STREETS, SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN, AND THE CITY OF GOODYEAR BY ITS APPROVAL BELOW HEREBY ACCEPTS FOR USE AS PUBLIC STREET, THE RIGHTS-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION.

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 _____, 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: TIMOTHY P. BRISLIN
NAME: TIMOTHY P. BRISLIN
TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY OF BY TIMOTHY P. BRISLIN, AS SENIOR VICE PRESIDENT OF HARVARD INVESTMENTS, INC., A NEVADA CORPORATION, AS MANAGER OF EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE MEMBER OF GOODYEAR EMR GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP, AS SOLE MEMBER AND MANAGER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES

LENDER'S 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 LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

OF WESTERN ALLIANCE BANK.

NOTARY PUBLIC DATE

OWNER

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

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL A. BANTA, RLS
EMAIL: MICHAEL.BANTA@WESTWOODPS.COM

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED ON THE MINOR LAND DIVISION MAP IN BOOK 1480, PAGE 2, M.C.R. BEING SOUTH 89°30'18" EAST.

GROSS AREA

152,008 S.F. (3.4896 ACRES)

SHEET INDEX

SHEET 1 COVER SHEET, DEDICATION, NOTES
SHEET 2 MAP SHEET
SHEET 3 MAP SHEET

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS ____ DAY OF _____, 2022

BY: MAYOR ATTEST: CITY CLERK

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

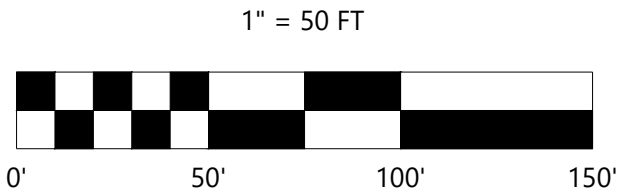
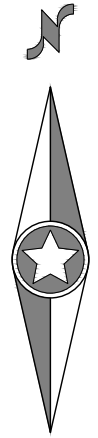
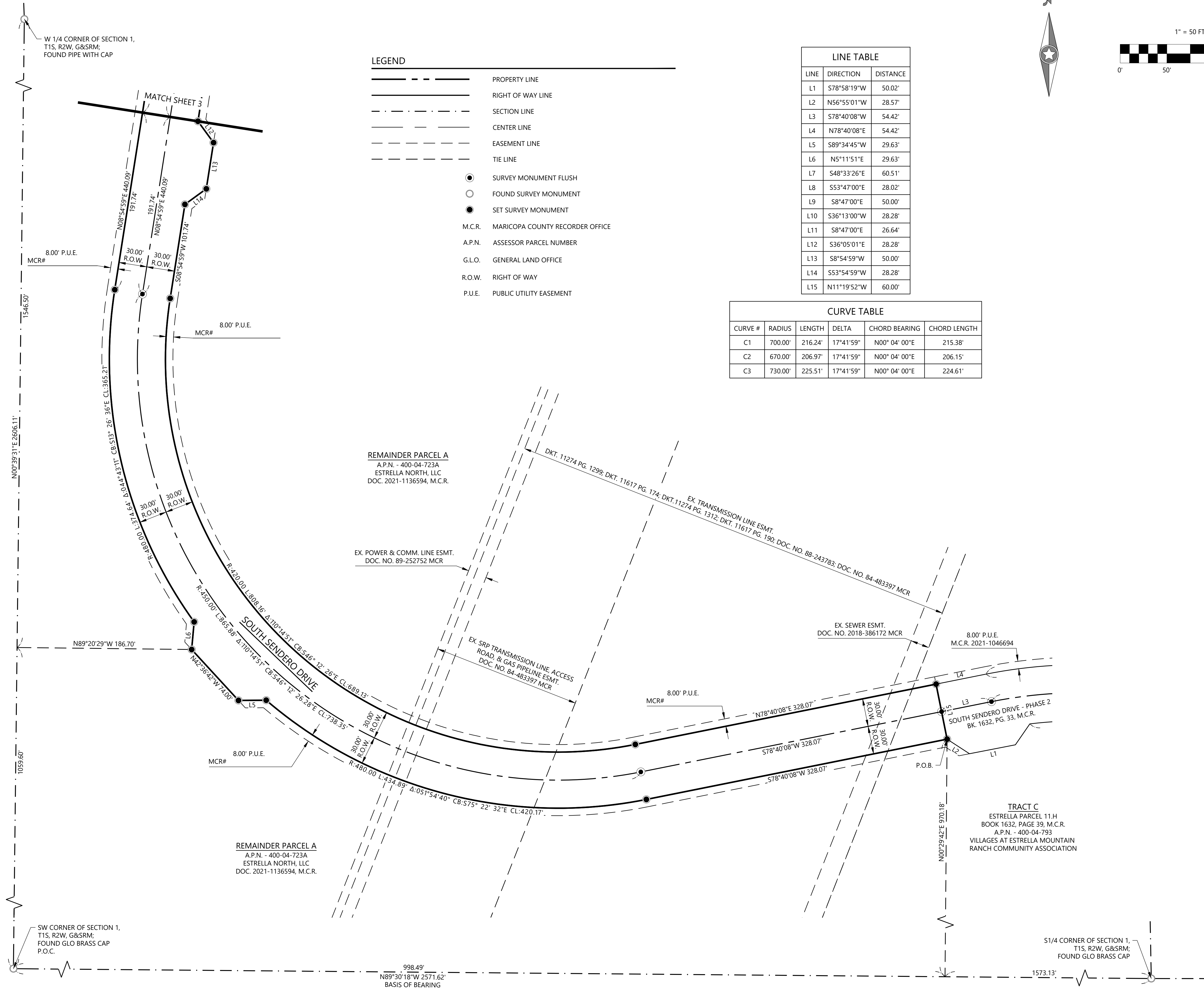
BY: CITY ENGINEER ATTEST: CITY CLERK

CERTIFICATION

I, MICHAEL A. BANTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2021 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SE AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: MICHAEL A. BANTA, RLS
RLS# 38175
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 747-6558





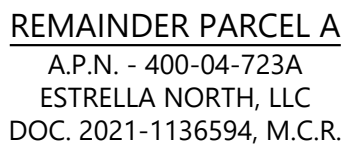
LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- TIE LINE
- SURVEY MONUMENT FLUSH
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- M.C.R. MARICOPA COUNTY RECORDER OFFICE
- A.P.N. ASSESSOR PARCEL NUMBER
- G.L.O. GENERAL LAND OFFICE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S78°58'19"W	50.02'
L2	N56°55'01"W	28.57'
L3	S78°40'08"W	54.42'
L4	N78°40'08"E	54.42'
L5	S89°34'45"W	29.63'
L6	N5°11'51"E	29.63'
L7	S48°33'26"E	60.51'
L8	S53°47'00"E	28.02'
L9	S8°47'00"E	50.00'
L10	S36°13'00"W	28.28'
L11	S8°47'00"E	26.64'
L12	S36°05'01"E	28.28'
L13	S8°54'59"W	50.00'
L14	S53°54'59"W	28.28'
L15	N11°19'52"W	60.00'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	700.00'	216.24'	17°41'59"	N00° 04' 00"E
C2	670.00'	206.97'	17°41'59"	N00° 04' 00"E
C3	730.00'	225.51'	17°41'59"	N00° 04' 00"E





LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S78°58'19"W	50.02'
L2	N56°55'01"W	28.57'
L3	N78°40'08"W	54.42'
L4	S78°40'08"E	54.42'
L5	S89°34'45"W	29.63'
L6	N5°11'51"E	29.63'
L7	S48°33'26"E	60.51'
L8	S53°47'00"E	28.02'
L9	S8°47'00"E	50.00'
L10	S36°13'00"W	28.28'
L11	S8°47'00"E	26.64'
L12	S36°05'01"E	28.28'
L13	S8°54'59"W	50.00'
L14	S53°54'59"W	28.28'
L15	N11°19'52"W	60.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	700.00'	216.24'	17°41'59"	N00° 04' 00"E	215.38'
C2	670.00'	206.97'	17°41'59"	N00° 04' 00"E	206.15'
C3	730.00'	225.51'	17°41'59"	N00° 04' 00"E	224.61'

_____ . _____ . _____ . _____

_____ _____

- | | |
|---|-------------------------|
|  | SURVEY MONUMENT FLUSH |
|  | FOUND SURVEY MONUMENT |
|  | SET SURVEY MONUMENT |
| M.C.R. | MARICOPA COUNTY RECORD |
| A.P.N. | ASSESSOR PARCEL NUMBER |
| G.L.O. | GENERAL LAND OFFICE |
| R.O.W. | RIGHT OF WAY |
| P.U.E. | PUBLIC UTILITY EASEMENT |

M.C.R. MARICOPA COUNTY RECORDER OFFICE

A.P.N. ASSESSOR PARCEL NUMBER

G.L.O. GENERAL LAND OFFICE

R.O.W. RIGHT OF WAY

P.U.E. PUBLIC UTILITY EASEMENT

