

DEVELOPMENT STANDARDS - PARCEL 9.39 & 9.40

DESCRIPTION	QUANTITY
LOT NOS.	1-97
NO. OF LOTS	97
MIN. LOT SIZE (SF)	7759
AVERAGE LOT SIZE (SF)	8022
MAX. LOT SIZE (SF)	13754
TOTAL LOT AREA (SF)	778104
TOTAL LOT AREA (AC)	17.863
MIN. LOT WIDTH (FT)	65
TYPICAL MIN. LOT DEPTH (FT)	120
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC.	90
MIN. FRONT SETBACK (FT)	18
MIN. SIDE SETBACK (FT)	5
MIN. TOTAL SIDE SETBACKS (FT)	10
MIN. TOTAL SIDE SETBACKS, CORNER LOTS (FT)	10
MIN. REAR SET BACK (FT)	15
LOT COVERAGE	60%
MAXIMUM HEIGHT	30
PARKING REQUIRED	2 (ENCLOSED)
EXISTING ZONING	P.A.D.
LAND USE	SFD-60
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	97
OPEN SPACE % OF GROSS AREA	44.14%
TOTAL TRACT AREA, "A"-"N" (AC)	20.062
TOTAL ROADWAY AREA (AC)	7.518
GROSS AREA (AC)	45.443
NET DENSITY (D.U./AC)	2.13

SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	NEWLAND

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 27, the Southeast Quarter of Section 28, the Northeast Quarter of Section 33, and the Northwest Quarter of Section 34 Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found GLO brass cap for the Southeast corner of said Section 28, from which a found GLO brass cap for the East Quarter corner of said Section 28 bears North 00 deg. 13 min. 25 sec. East (Basis of Bearings) - 2,634.80 feet;

THENCE North 44 deg. 39 min. 41 sec. West departing said Section line, a distance of 240.23 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 550.17 feet;

THENCE South 79 deg. 14 min. 01 sec. East, a distance of 590.30 feet;

THENCE North 06 deg. 30 min. 26 sec. East, a distance of 184.37 feet;

THENCE North 28 deg. 04 min. 45 sec. East, a distance of 470.00 feet;

THENCE North 31 deg. 41 min. 56 sec. East, a distance of 47.09 feet;

THENCE North 24 deg. 18 min. 42 sec. East, a distance of 75.73 feet;

THENCE North 14 deg. 34 min. 39 sec. East, a distance of 54.10 feet;

THENCE North 24 deg. 36 min. 35 sec. West, a distance of 121.07 feet;

THENCE North 52 deg. 16 min. 54 sec. East, at 6.78 feet pass the Southeast corner of Estrella Parcel 9.43 as recorded in Book 1549 of Maps, Page 30 of Maricopa County Records (MCR), continue a total distance of 59.26 feet to a Point of Curvature of a circular curve to the left, having a radius of 150.00 feet, a central angle of 39 deg. 09 min. 47 sec., and being subtended by a chord which bears North 32 deg. 42 min. 00 sec. East - 100.54 feet;

THENCE in a northeasterly direction along said curve to the left and the East line of said Parcel 9.43, a distance of 102.53 feet;

THENCE North 13 deg. 07 min. 07 sec. East tangent to said curve, a distance of 142.81 feet;

THENCE North 09 deg. 01 min. 59 sec. East along said East line, a distance of 70.18 feet;

THENCE North 13 deg. 07 min. 07 sec. East along said East line, a distance of 102.46 feet to a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 19 deg. 47 min. 54 sec., and being subtended by a chord which bears North 03 deg. 13 min. 10 sec. East - 103.15 feet;

THENCE in a northerly direction along said curve to the left along said East line, a distance of 103.66 feet to a Point of Curvature of a reverse circular curve to the right, having a radius of 225.00 feet, a central angle of 23 deg. 25 min. 02 sec., and being subtended by a chord which bears North 05 deg. 01 min. 44 sec. East - 91.32 feet;

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
BEARING: NORTH 00°13'25" EAST

BENCHMARKS

- G.L.O. BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14 T.1S., R.2W., ELEVATION 972.77
- FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL & ESTRELLA PARKWAY: ELEVATION IS 1026.73' NGVD 29 (OLD CITY OF GOODYEAR DATUM).
TO ACHIEVE NAVD 88 (NEW CITY OF GOODYEAR DATUM) ADD 1.64'.

OWNER/DEVELOPER

NEWLAND COMMUNITIES
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: PETE TEICHE

H.O.A. NOTE

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

LEGAL DESCRIPTION CONT...

THENCE in a northerly direction along said curve to the right along said East line, a distance of 91.96 feet to the Northeast corner of said Parcel 9.43 and being in the South right-of-way line of West Calistoga Drive as recorded in Book 966 of Maps, Page 24 (MCR), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,525.00 feet, a central angle of 07 deg. 46 min. 27 sec., and being subtended by a chord which bears South 65 deg. 07 min. 07 sec. East - 206.76 feet;

THENCE in a southeasterly direction along said curve to the left and said South right-of-way line, a distance of 206.92 feet to the West line of Montecito Village at Estrella Mountain Ranch Parcel 9.6 as recorded in Book 1179 of Maps, Page 32 (MCR);

THENCE South 10 deg. 45 min. 59 sec. West departing said South right-of-way line and continue along the West line of said Parcel 9.6, at 1,351.00 feet pass the Southwest corner of said Parcel 9.6, continue a total distance of 2,413.12 feet to the North right-of-way line of West Mountain Vista Drive as recorded in Book 1059 of Maps, Page 15 (MCR);

THENCE South 77 deg. 03 min. 00 sec. West along said North right-of-way line, at 324.81 feet pass the point of terminus of said right-of-way recorded in Book 1059 of Maps, Page 15 (MCR), continue a total distance of 525.13 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,045.00 feet, a central angle of 56 deg. 26 min. 11 sec., and being subtended by a chord which bears North 74 deg. 43 min. 55 sec. West - 988.21 feet;

THENCE in a westerly direction along said curve to the right, a distance of 1,029.32 feet;

THENCE North 00 deg. 03 min. 38 sec. West non-tangent to said curve, a distance of 16.63 feet;

THENCE North 44 deg. 10 min. 28 sec. West, a distance of 70.00 feet;

THENCE North 88 deg. 39 min. 09 sec. West, a distance of 16.89 feet;

THENCE North 43 deg. 22 min. 07 sec. West, a distance of 22.07 feet;

THENCE South 88 deg. 39 min. 09 sec. East, a distance of 33.87 feet;

THENCE North 46 deg. 03 min. 49 sec. East, a distance of 88.60 feet;

THENCE South 43 deg. 56 min. 11 sec. East, a distance of 2.00 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 118.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears North 54 deg. 44 min. 03 sec. East - 35.58 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 35.71 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears North 54 deg. 44 min. 03 sec. East - 30.75 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 30.87 feet;

THENCE North 46 deg. 03 min. 49 sec. East tangent to said curve, a distance of 18.10 feet to a Point of Curvature of a circular curve to the right, having a radius of 133.00 feet, a central angle of 36 deg. 26 min. 29 sec., and being subtended by a chord which bears North 64 deg. 17 min. 03 sec. East - 83.17 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 84.59 feet;

THENCE North 04 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 157.75 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 59.16 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 262.55 feet;

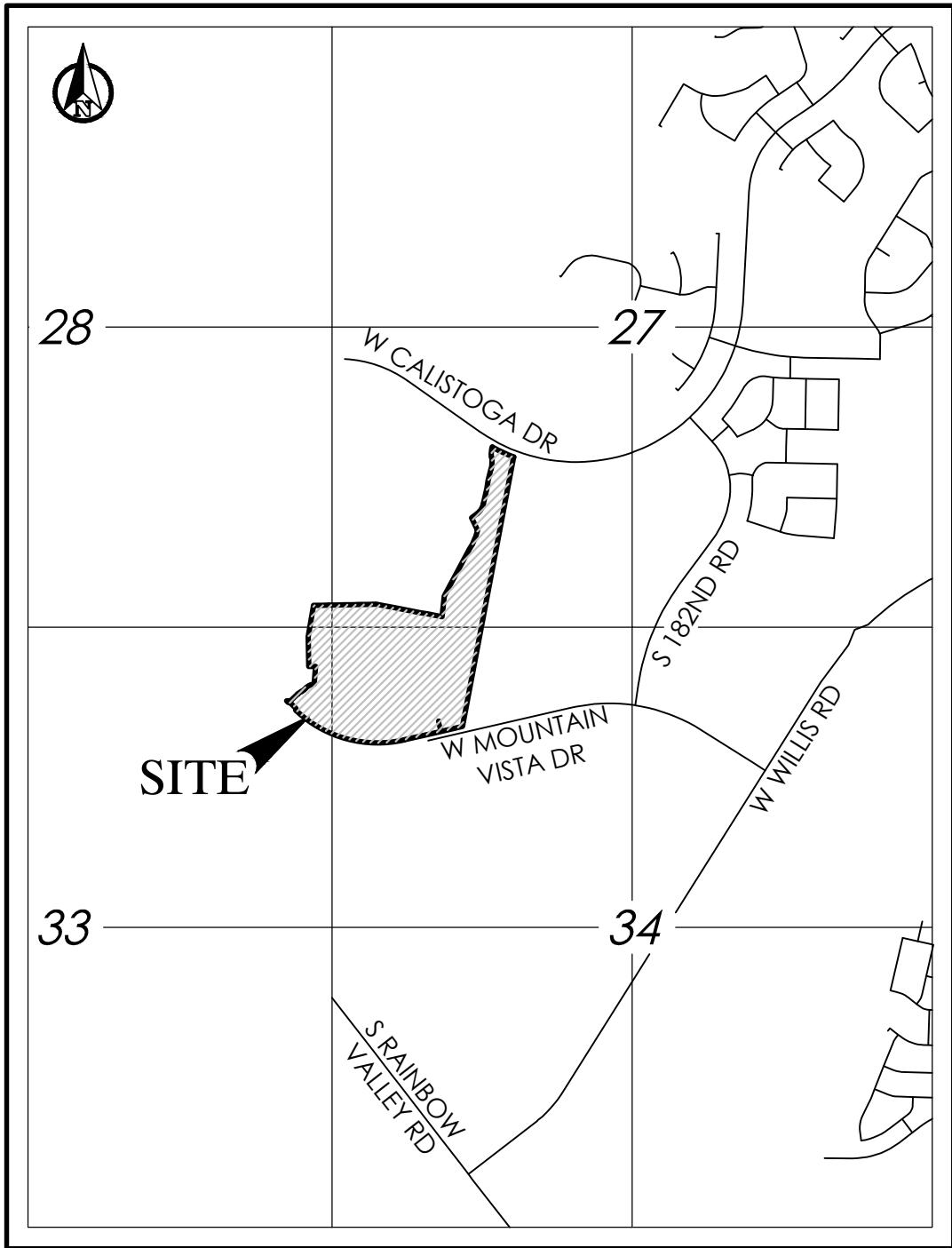
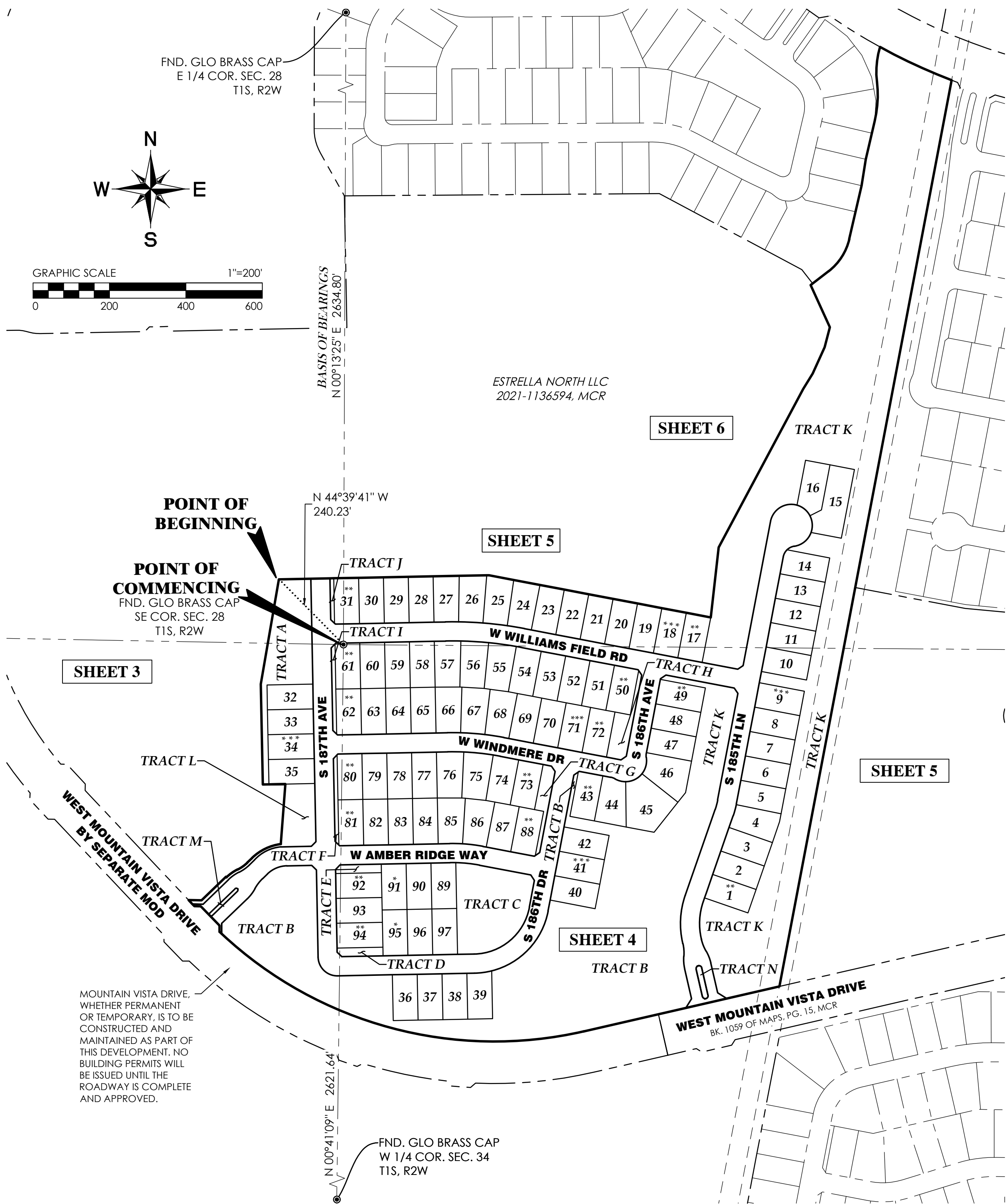
THENCE North 09 deg. 46 min. 26 sec. East, a distance of 278.26 feet to the **POINT OF BEGINNING**, containing 1,979,504 square feet or 45.443 acres of land, more or less.

PRELIMINARY PLAT

OF

"MONTECITO - PARCEL 9.39 & 9.40"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
THE SOUTHEAST QUARTER OF SECTION 28,
THE NORTHEAST QUARTER OF SECTION 33, AND
THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG., STD. DTL. 120-1 TYPE "C"
●	SET BRASS CAP FLUSH PER MAG., STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
*	KEY LOT
**	CORNER LOT
***	LOT AT T-INTERSECTION
—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJONER LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTER LINE
—	MATCH LINE

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	DETAIL SHEET
SHEET 3-6	PRE-PLAT SHEETS

All improvements related to Parcel 9.7, 9.39/9.40, 9.41, 9.42, Mountain Vista Drive Phase 2, Calistoga Drive Phase 4, and Wash I-66 Channelization plans are to be constructed concurrently.

SHEET 1 OF 6

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	7800	0.179
2	7800	0.179
3	7800	0.179
4	8500	0.195
5	7860	0.180
6	7800	0.179
7	7800	0.179
8	7800	0.179
9	7800	0.179
10	7800	0.179
11	7800	0.179
12	7800	0.179
13	7800	0.179
14	7758	0.178
15	12944	0.297
16	8348	0.192
17	7800	0.179
18	7800	0.179
19	7800	0.179
20	7800	0.179
21	7800	0.179
22	7800	0.179
23	7800	0.179
24	8051	0.185
25	8374	0.192
26	8313	0.191
27	7983	0.183
28	7800	0.179
29	7800	0.179
30	7800	0.179

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
31	7798	0.179
32	7800	0.179
33	7800	0.179
34	7800	0.179
35	7800	0.179
36	7800	0.179
37	7800	0.179
38	7800	0.179
39	7877	0.181
40	7800	0.179
41	7800	0.179
42	7800	0.179
43	7798	0.179
44	8600	0.197
45	13754	0.316
46	10207	0.234
47	7800	0.179
48	7800	0.179
49	7800	0.179
50	7798	0.179
51	7800	0.179
52	7800	0.179
53	7800	0.179
54	7870	0.181
55	8241	0.189
56	8241	0.189
57	8040	0.185
58	7800	0.179
59	7800	0.179
60	7800	0.179

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
61	7798	0.179
62	7798	0.179
63	7800	0.179
64	7800	0.179
65	7800	0.179
66	8028	0.184
67	8220	0.189
68	8134	0.187
69	7800	0.179
70	7800	0.179
71	7800	0.179
72	7800	0.179
73	7800	0.179
74	7953	0.183
75	8470	0.194
76	8165	0.187
77	7800	0.179
78	7800	0.179
79	7800	0.179
80	7798	0.179
81	7798	0.179
82	7800	0.179
83	7800	0.179
84	7800	0.179
85	8180	0.188
86	8411	0.193
87	7800	0.179
88	7798	0.179
89	7798	0.179
90	7800	0.179

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
91	7800	0.179
92	7800	0.179
93	7800	0.179
94	7800	0.179
95	7800	0.179
96	7800	0.179
97	7800	0.179

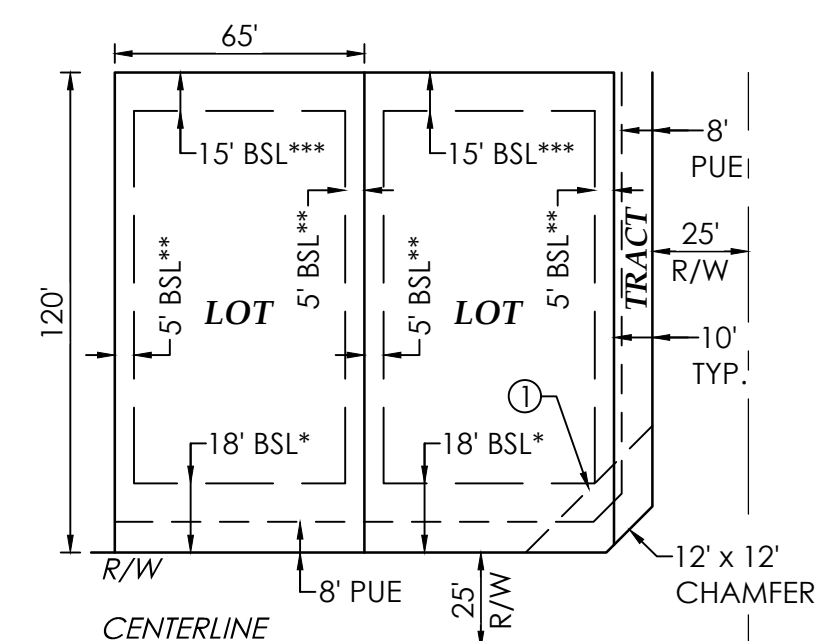
TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY/ OWNERSHIP	PASSIVE/ACTIVE
TRACT A	34490	0.792	D.E., P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT B	324956	7.460	D.E., P.U.E., L.S., O.S., S.W.E.	H.O.A.	PASSIVE
TRACT C	38887	0.893	P.U.E., L.S., O.S., PARK	H.O.A.	ACTIVE
TRACT D	2628	0.060	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT E	2628	0.060	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT F	2260	0.052	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT G	5170	0.119	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT H	7147	0.164	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT I	2260	0.052	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT J	1130	0.026	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT K	433785	9.958	D.E., P.U.E., L.S., O.S., S.W.E., GAS EASEMENT	H.O.A.	PASSIVE
TRACT L	16393	0.376	D.E., P.U.E., L.S., O.S., S.W.E.	H.O.A.	PASSIVE
TRACT M	1461	0.034	L.S., MEDIAN	CITY	PASSIVE
TRACT N	1272	0.029	L.S., MEDIAN	CITY	PASSIVE

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,979,504	45.44
STREET ROW	327,503	7.51
NET AREA	1,652,001	37.92
LOT SIZE (MIN.)	60' x 120'	
TOTAL LOTS	97	
AREA SUBDIVIDED INTO LOTS	778,107	17.86
GROSS DENSITY	2.13	
OPEN SPACE	873,894	20.06
% OF GROSS AREA IN O.S.	44.147%	
% OF PASSIVE AREA IN O.S.	95.550%	
% OF ACTIVE AREA IN O.S.	4.450%	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	7.52
PLUS AREA SUBDIVIDED INTO LOTS	17.86
AREA SUBTOTAL	25.38
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	29.86

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	97
DIVIDED BY ADJUSTED GROSS AREA	29.86
ADJUSTED GROSS DENSITY	3.25

EDU CALCULATION	
NUMBER OF DWELLING UNITS	97
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDU'S REQUIRED FOR PROJECT (97 X 1.00 =97.00)	97.00



TYPICAL 65' x 120' LOT DETAIL

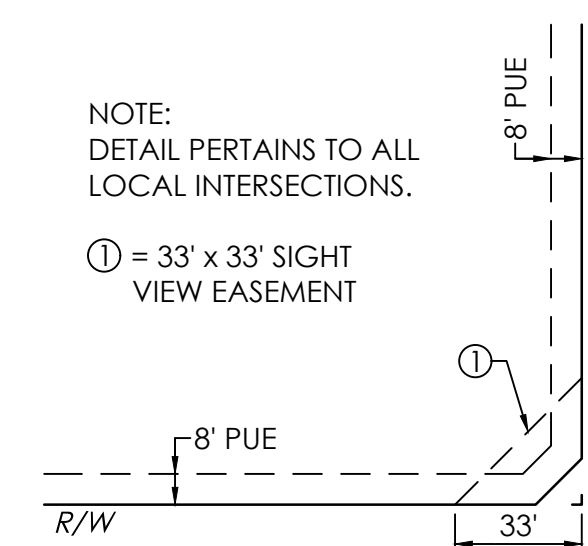
N.T.S.

SETBACKS AND DEVELOPMENT
STANDARDS PER SFD-60 OF THE
MONTECITO PAD, AS AMENDED

* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET. PER THE PAD REQUIREMENTS FOR FRONT YARD SETBACKS: "FRONT FACING DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM THE BACK OF SIDEWALKS, OR RIGHT-OF-WAY LINE IF NO SIDEWALK IS PROVIDED, TO THE FRONT FACE OF A GARAGE".

**AWNINGS BAY WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL DETAILS MAY ENCROACH 2 FEET INTO THE SIDE SETBACK.

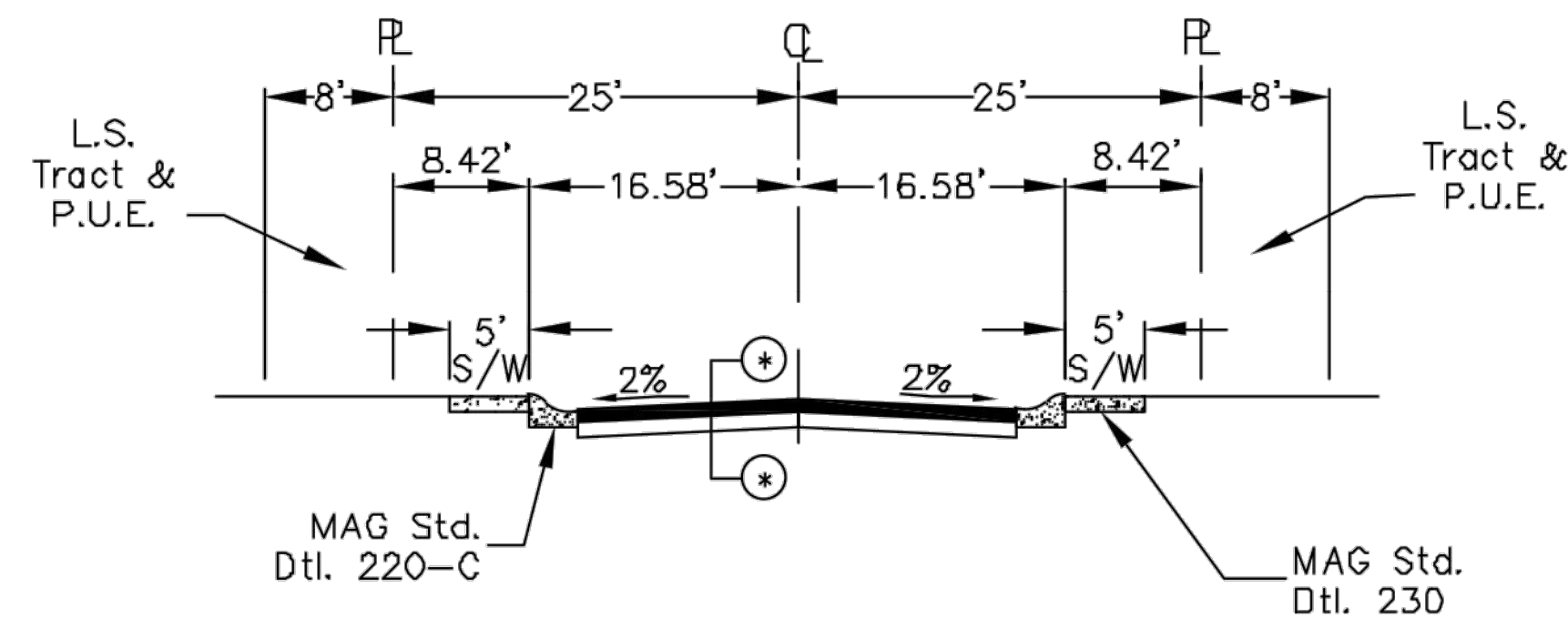
*** MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.



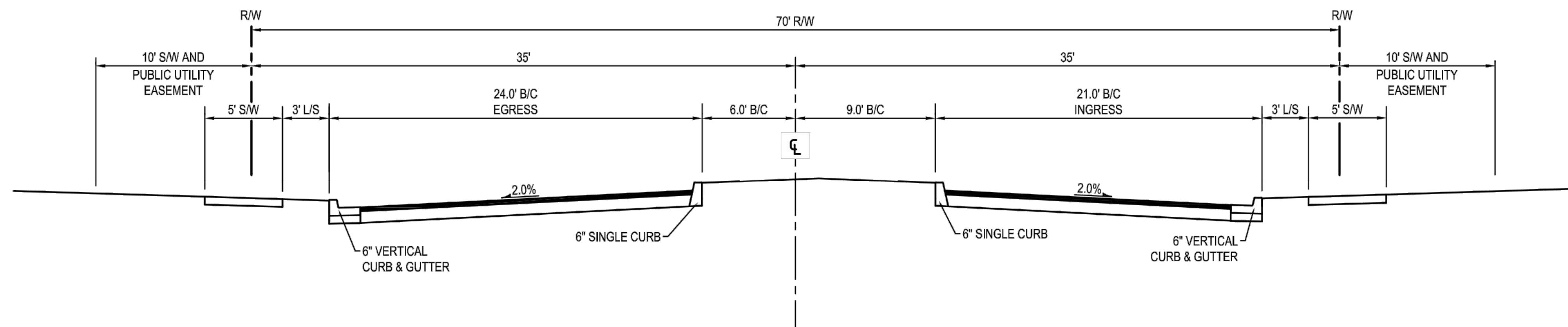
TYPICAL S.V.E. DETAIL FOR LOCAL STREETS

N.T.S

NOTES:
PAVING DIMENSIONS ARE MEASURED
TO THE BACK OF CURB.



LOCAL STREET



ENHANCED RESIDENTIAL STREET (ENTRANCE WITH MEDIAN)

PREPARED BY:

SURVEYED BY:

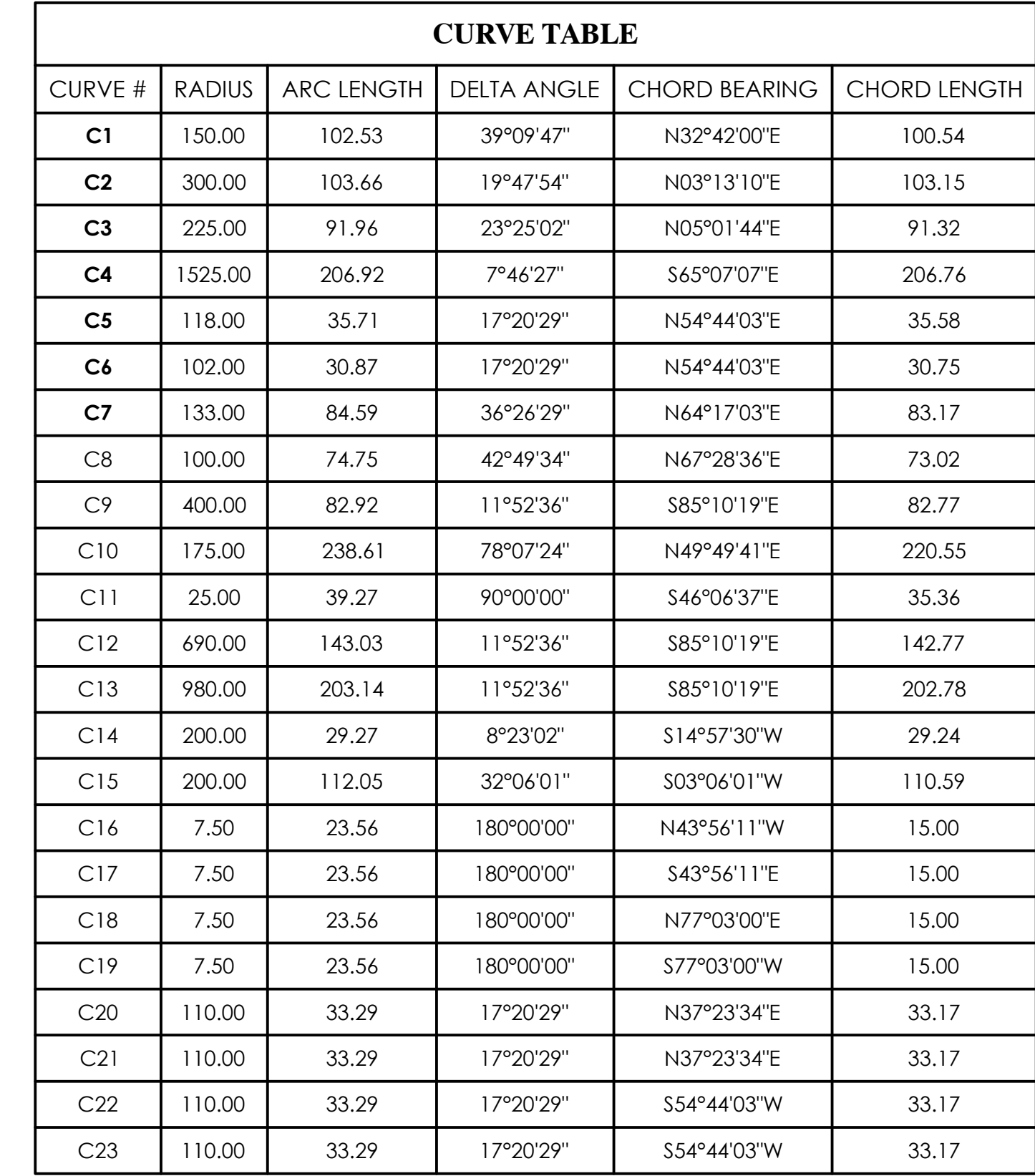
GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

**2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285**



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asamt.com



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63
L2	N44°10'28"W	70.00
L3	N88°39'09"W	16.89
L4	N43°22'07"W	22.07
L5	S88°39'09"E	33.87
L6	N46°03'49"E	88.60
L7	S43°56'11"E	2.00
L8	N46°03'49"E	18.10
L9	S88°53'23"W	59.16
L10	S34°14'01"E	35.36
L11	N79°14'01"W	30.00
L12	N46°03'49"E	85.62
L13	S46°03'49"W	85.62
L14	S12°57'00"E	73.00
L15	N12°57'00"W	73.00

SHEET 3 OF 6

PREPARED BY:

SURVEYED BY:

GOODWIN^{AND}
MARSHALL^{INC.}

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

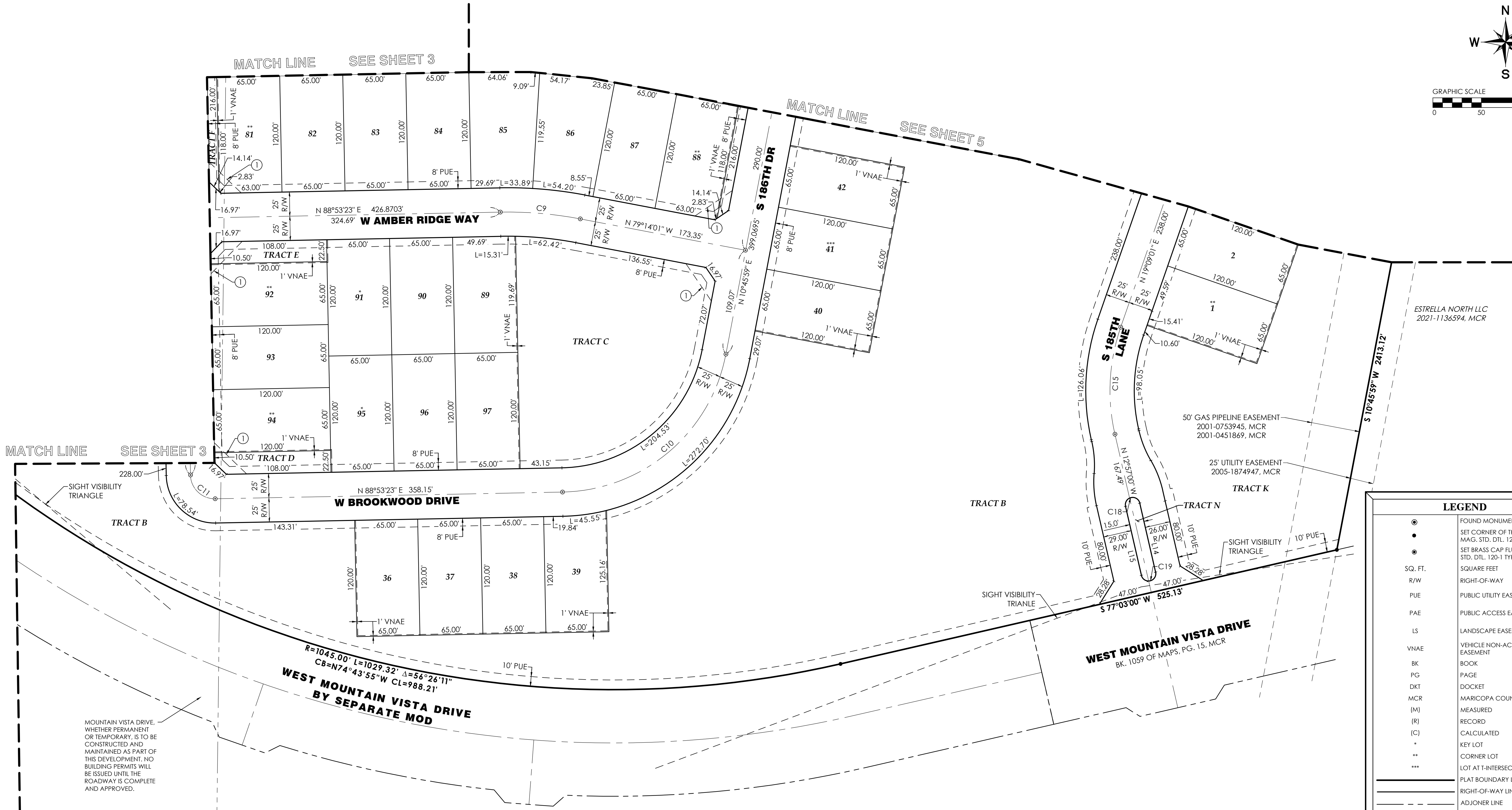
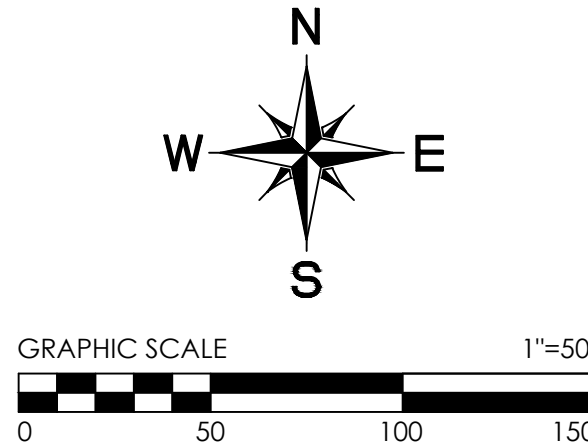
**2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285**



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 8502
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

"PRELIMINARY PLAT OF MONTECITO - PARCEL 9.39 & 9.40"

W\ 10922A - Montecito - 9 39-9 42\ COGO\ PPI AT\ PPI AT PH 9 39 & 9 40\ 10922A-PPI AT PH 9 39 & 9 40 SHEETS.dwg



MOUNTAIN VISTA DRIVE, WHETHER PERMANENT OR TEMPORARY, IS TO BE CONSTRUCTED AND MAINTAINED AS PART OF THIS DEVELOPMENT. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE ROADWAY IS COMPLETE AND APPROVED.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00	102.53	39°09'47"	N32°42'00"E	100.54
C2	300.00	103.66	19°47'54"	N03°13'10"E	103.15
C3	225.00	91.96	23°25'02"	N05°01'44"E	91.32
C4	1525.00	206.92	7°46'27"	S65°07'07"E	206.76
C5	118.00	35.71	17°20'29"	N54°44'03"E	35.58
C6	102.00	30.87	17°20'29"	N54°44'03"E	30.75
C7	133.00	84.59	36°26'29"	N64°17'03"E	83.17
C8	100.00	74.75	42°49'34"	N67°28'36"E	73.02
C9	400.00	82.92	11°52'36"	S85°10'19"E	82.77
C10	175.00	238.61	78°07'24"	N49°49'41"E	220.55
C11	25.00	39.27	90°00'00"	S46°06'37"E	35.36
C12	690.00	143.03	11°52'36"	S85°10'19"E	142.77

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	980.00	203.14	11°52'36"	S85°10'19"E	202.78
C14	200.00	29.27	8°23'02"	S14°57'30"W	29.24
C15	200.00	112.05	32°06'01"	S03°06'01"W	110.59
C16	7.50	23.56	180°00'00"	N43°56'11"W	15.00
C17	7.50	23.56	180°00'00"	S43°56'11"E	15.00
C18	7.50	23.56	180°00'00"	N77°03'00"E	15.00
C19	7.50	23.56	180°00'00"	S77°03'00"W	15.00
C20	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C21	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C22	110.00	33.29	17°20'29"	S54°44'03"W	33.17
C23	110.00	33.29	17°20'29"	S54°44'03"W	33.17

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63
L2	N44°10'28"W	70.00
L3	N88°39'09"W	16.89
L4	N43°22'07"W	22.07
L5	S88°39'09"E	33.87
L6	N46°03'49"E	88.60
L7	S43°56'11"E	2.00
L8	N46°03'49"E	18.10

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S88°53'23"W	59.16
L10	S34°14'01"E	35.36
L11	N79°14'01"W	30.00
L12	N46°03'49"E	85.62
L13	S46°03'49"W	85.62
L14	S12°57'00"E	73.00
L15	N12°57'00"W	73.00

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
•	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
*	KEY LOT
**	CORNER LOT
***	LOT AT T-INTERSECTION
—	PLAT BOUNDARY LINE
- - -	RIGHT-OF-WAY LINE
- - -	ADJONER LINE
- - -	SECTION LINE
- - -	EASEMENT LINE
- - -	CENTER LINE
- - -	MATCH LINE

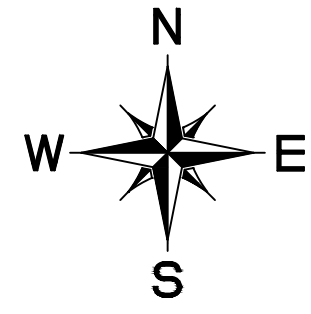


PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

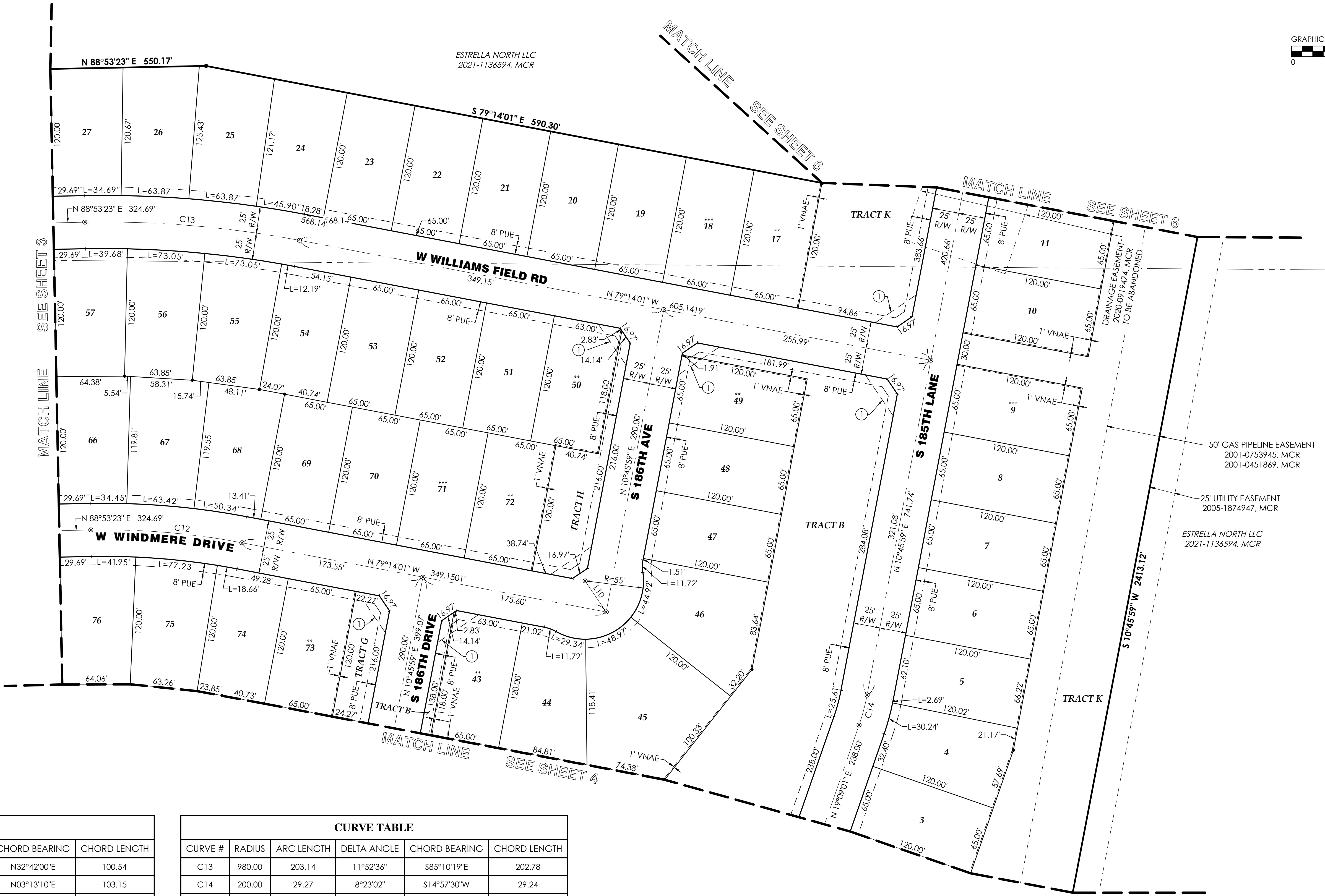
SURVEYED BY:
ASAM
Arizona Surveying & Mapping

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG., STD. DTL. 120-1 TYPE "C"
●	SET BRASS CAP FLUSH PER MAG., STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
*	KEY LOT
**	CORNER LOT
***	LOT AT T-INTERSECTION
---	PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	ADJONER LINE
---	SECTION LINE
---	EASEMENT LINE
---	CENTER LINE
---	MATCH LINE

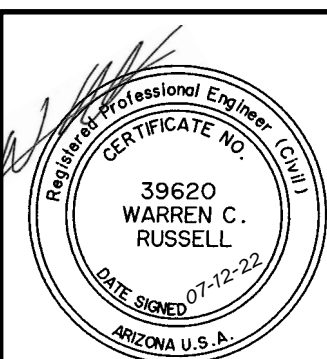


CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00	102.53	39°09'47"	N32°42'00"E	100.54
C2	300.00	103.66	19°47'54"	N03°13'10"E	103.15
C3	225.00	91.96	23°25'02"	N05°01'44"E	91.32
C4	1525.00	206.92	7°46'27"	S65°07'07"E	206.76
C5	118.00	35.71	17°20'29"	N54°44'03"E	35.58
C6	102.00	30.87	17°20'29"	N54°44'03"E	30.75
C7	133.00	84.59	36°26'29"	N64°17'03"E	83.17
C8	100.00	74.75	42°49'34"	N67°28'36"E	73.02
C9	400.00	82.92	11°52'36"	S85°10'19"E	82.77
C10	175.00	238.61	78°07'24"	N49°49'41"E	220.55
C11	25.00	39.27	90°00'00"	S46°06'37"E	35.36
C12	690.00	143.03	11°52'36"	S85°10'19"E	142.77

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	980.00	203.14	11°52'36"	S85°10'19"E	202.78
C14	200.00	29.27	8°23'02"	S14°57'30"W	29.24
C15	200.00	112.05	32°06'01"	S03°06'01"W	110.59
C16	7.50	23.56	180°00'00"	N43°56'11"W	15.00
C17	7.50	23.56	180°00'00"	S43°56'11"E	15.00
C18	7.50	23.56	180°00'00"	N77°03'00"E	15.00
C19	7.50	23.56	180°00'00"	S77°03'00"W	15.00
C20	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C21	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C22	110.00	33.29	17°20'29"	S54°44'03"W	33.17
C23	110.00	33.29	17°20'29"	S54°44'03"W	33.17

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63
L2	N44°10'28"W	70.00
L3	N88°39'09"W	16.89
L4	N43°22'07"W	22.07
L5	S88°39'09"E	33.87
L6	N46°03'49"E	88.60
L7	S43°56'11"E	2.00
L8	N46°03'49"E	18.10

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S88°53'23"W	59.16
L10	S34°14'01"E	35.36
L11	N79°14'01"W	30.00
L12	N46°03'49"E	85.62
L13	S46°03'49"W	85.62
L14	S12°57'00"E	73.00
L15	N12°57'00"W	73.00



PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

ASAM
Arizona Surveying & Mapping

Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

WEST CALISTOGA DRIVE
BK. 96 OF MAPS, PG. 24, MCR

MONTECITO VILLAGE AT
ESTRELLA MOUNTAIN
RANCH PARCEL 9.6
BK. 1179 OF MAPS, PG. 32, MCR

ESTRELLA NORTH LLC
2021-1136594, MCR

●

•

●

SQ. FT.

R/W

PUE

PAE

LS

VNAE

BK

PG

DKT

MCR

(M)

(R)

(C)

*

**

FOUND MONUMENT AS NOTED

SET CORNER OF THIS PLAT PER

MAG. STD. DTL. 120-1 TYPE "C"

SET BRASS CAP FLUSH PER MAG.

STD. DTL. 120-1 TYPE "B"

SQUARE FEET

RIGHT-OF-WAY

PUBLIC UTILITY EASEMENT

PUBLIC ACCESS EASEMENT

LANDSCAPE EASEMENT

VEHICLE NON-ACCESS

EASEMENT

BOOK

PAGE

DOCKET

MARICOPA COUNTY RECORDS

MEASURED

RECORD

CALCULATED

KEY LOT

CORNER LOT

LOT AT T-INTERSECTION

PLAT BOUNDARY LINE

RIGHT-OF-WAY LINE

ADJONER LINE

SECTION LINE

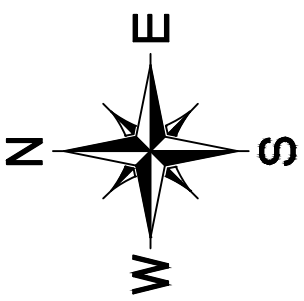
EASEMENT LINE

CENTER LINE

MATCH LINE

ESTRELLA
PARCEL 9.43
BK. 1549 OF MAPS, PG. 30, MCR

ESTRELLA NORTH LLC
2021-1136594, MCR



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00	102.53	39°09'47"	N32°42'00"E	100.54
C2	300.00	103.66	19°47'54"	N03°13'10"E	103.15
C3	225.00	91.96	23°25'02"	N05°01'44"E	91.32
C4	1525.00	206.92	7°46'27"	S65°07'07"E	206.76
C5	118.00	35.71	17°20'29"	N54°44'03"E	35.58
C6	102.00	30.87	17°20'29"	N54°44'03"E	30.75
C7	133.00	84.59	36°26'29"	N64°17'03"E	83.17
C8	100.00	74.75	42°49'34"	N67°28'36"E	73.02
C9	400.00	82.92	11°52'36"	S85°10'19"E	82.77
C10	175.00	238.61	78°07'24"	N49°49'41"E	220.55
C11	25.00	39.27	90°00'00"	S46°06'37"E	35.36
C12	690.00	143.03	11°52'36"	S85°10'19"E	142.77

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	980.00	203.14	11°52'36"	S85°10'19"E	202.78
C14	200.00	29.27	8°23'02"	S14°57'30"W	29.24
C15	200.00	112.05	32°06'01"	S03°06'01"W	110.59
C16	7.50	23.56	180°00'00"	N43°56'11"W	15.00
C17	7.50	23.56	180°00'00"	S43°56'11"E	15.00
C18	7.50	23.56	180°00'00"	N77°03'00"E	15.00
C19	7.50	23.56	180°00'00"	S77°03'00"W	15.00
C20	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C21	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C22	110.00	33.29	17°20'29"	S54°44'03"W	33.17
C23	110.00	33.29	17°20'29"	S54°44'03"W	33.17

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63
L2	N44°10'28"W	70.00
L3	N88°39'09"W	16.89
L4	N43°22'07"W	22.07
L5	S88°39'09"E	33.87
L6	N46°03'49"E	88.60
L7	S43°56'11"E	2.00
L8	N46°03'49"E	18.10

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S88°53'23"W	59.16
L10	S34°14'01"E	35.36
L11	N79°14'01"W	30.00
L12	N46°03'49"E	85.62
L13	S46°03'49"W	85.62
L14	S12°57'00"E	73.00
L15	N12°57'00"W	73.00



PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

ASAM

Arizona Surveying & Mapping

2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

"PRELIMINARY PLAT OF MONTECITO - PARCEL 9.39 & 9.40"

W:\10922A - Montecito - 9.39-9.42\COGO\PLAT\PH 9.39 & 9.40\10922A-PLAT PH 9.39 & 9.40 SHEETS.dwg