

| DEVELOPMENT STANDARDS - PARCEL 9.41                           |                        |
|---------------------------------------------------------------|------------------------|
| DESCRIPTION                                                   | QUANTITY               |
| LOT NOS.                                                      | 1-52                   |
| NO. OF LOTS                                                   | 52                     |
| MIN. LOT SIZE (SF)                                            | 7044                   |
| AVERAGE LOT SIZE (SF)                                         | 7620                   |
| MAX. LOT SIZE (SF)                                            | 10978                  |
| TOTAL LOT AREA (SF)                                           | 396208                 |
| TOTAL LOT AREA (AC)                                           | 9.096                  |
| MIN. LOT WIDTH (FT)                                           | 60                     |
| TYPICAL MIN. LOT DEPTH (FT)                                   | 120                    |
| ABSOLUTE MIN. LOT DEPTH (FT)<br>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,<br>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. #                                                      | 52                     |
| OPEN SPACE % OF GROSS AREA                                    | 42%                    |
| TOTAL TRACT AREA, "A"- "J" (AC)                               | 9.096                  |
| TOTAL ROADWAY AREA (AC)                                       | 4.429                  |
| GROSS AREA (AC)                                               | 23.339                 |
| NET DENSITY (D.U./AC)                                         | 2.23                   |

|                 |                  |
|-----------------|------------------|
| 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, and the Northeast Quarter of Section 33, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, 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, the Southwest corner of said Section 27, the Northeast corner of said Section 33, and the Northwest corner of Section 34, Township 1 South, Range 2 West, 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** South 22 deg. 36 min. 26 sec. West departing said Section line, a distance of 395.05 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** South 04 deg. 23 min. 34 sec. West, a distance of 157.75 feet to a Point of Curvature of a non-tangent circular curve to the left, 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 South 64 deg. 17 min. 03 sec. West - 83.17 feet;

**THENCE** in a southwesterly direction along said curve to the left, a distance of 84.59 feet;

**THENCE** South 46 deg. 03 min. 49 sec. West 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 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 54 deg. 44 min. 03 sec. West - 30.75 feet;

**THENCE** in a southwesterly direction along said curve to the right, a distance of 30.87 feet to a Point of Curvature of a reverse circular curve to the left, 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 South 54 deg. 44 min. 03 sec. West - 35.58 feet;

**THENCE** in a southwesterly direction along said curve to the left, a distance of 35.71 feet;

**THENCE** North 43 deg. 56 min. 11 sec. West non-tangent to said curve, a distance of 2.00 feet;

**THENCE** South 46 deg. 03 min. 49 sec. West, a distance of 88.60 feet;

**THENCE** North 88 deg. 39 min. 09 sec. West, a distance of 33.87 feet;

**THENCE** North 43 deg. 22 min. 07 sec. West, a distance of 394.44 feet;

**THENCE** North 01 deg. 37 min. 53 sec. East, a distance of 16.97 feet;

**THENCE** North 42 deg. 56 min. 07 sec. West, a distance of 70.00 feet;

**THENCE** North 87 deg. 09 min. 26 sec. West, a distance of 16.61 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 852.50 feet, a central angle of 37 deg. 09 min. 59 sec., and being subtended by a chord which bears North 21 deg. 57 min. 33 sec. West - 543.35 feet;

| 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                                                      |
| 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                                                |

**LEGAL DESCRIPTION CONT...**

**THENCE** in a northerly direction along said curve to the right, a distance of 553.00 feet;

**THENCE** North 03 deg. 22 min. 34 sec. West tangent to said curve, a distance of 547.71 feet;

**THENCE** North 42 deg. 45 min. 25 sec. East, a distance of 16.64 feet;

**THENCE** North 03 deg. 22 min. 34 sec. West, a distance of 70.05 feet;

**THENCE** North 47 deg. 14 min. 35 sec. West, a distance of 17.32 feet;

**THENCE** North 03 deg. 22 min. 34 sec. West, a distance of 22.42 feet;

**THENCE** South 47 deg. 14 min. 35 sec. East, a distance of 35.21 feet;

**THENCE** North 88 deg. 53 min. 23 sec. East, a distance of 98.75 feet;

**THENCE** South 01 deg. 06 min. 37 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 South 82 deg. 26 min. 23 sec. East - 35.58 feet;

**THENCE** in a easterly 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 South 82 deg. 26 min. 23 sec. East - 30.75 feet;

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

**THENCE** North 88 deg. 53 min. 23 sec. East tangent to said curve, a distance of 268.80 feet;

**THENCE** North 43 deg. 53 min. 23 sec. East, a distance of 16.97 feet;

**THENCE** North 88 deg. 53 min. 23 sec. East, a distance of 56.63 feet;

**THENCE** South 46 deg. 06 min. 37 sec. East, a distance of 16.97 feet;

**THENCE** South 01 deg. 06 min. 37 sec. East, a distance of 66.00 feet;

**THENCE** North 88 deg. 53 min. 23 sec. East, a distance of 443.04 feet;

**THENCE** South 01 deg. 06 min. 37 sec. East, a distance of 128.32 feet to a Point of Curvature of a circular curve to the right, having a radius of 132.00 feet, a central angle of 22 deg. 23 min. 59 sec., and being subtended by a chord which bears South 10 deg. 05 min. 22 sec. West - 51.28 feet;

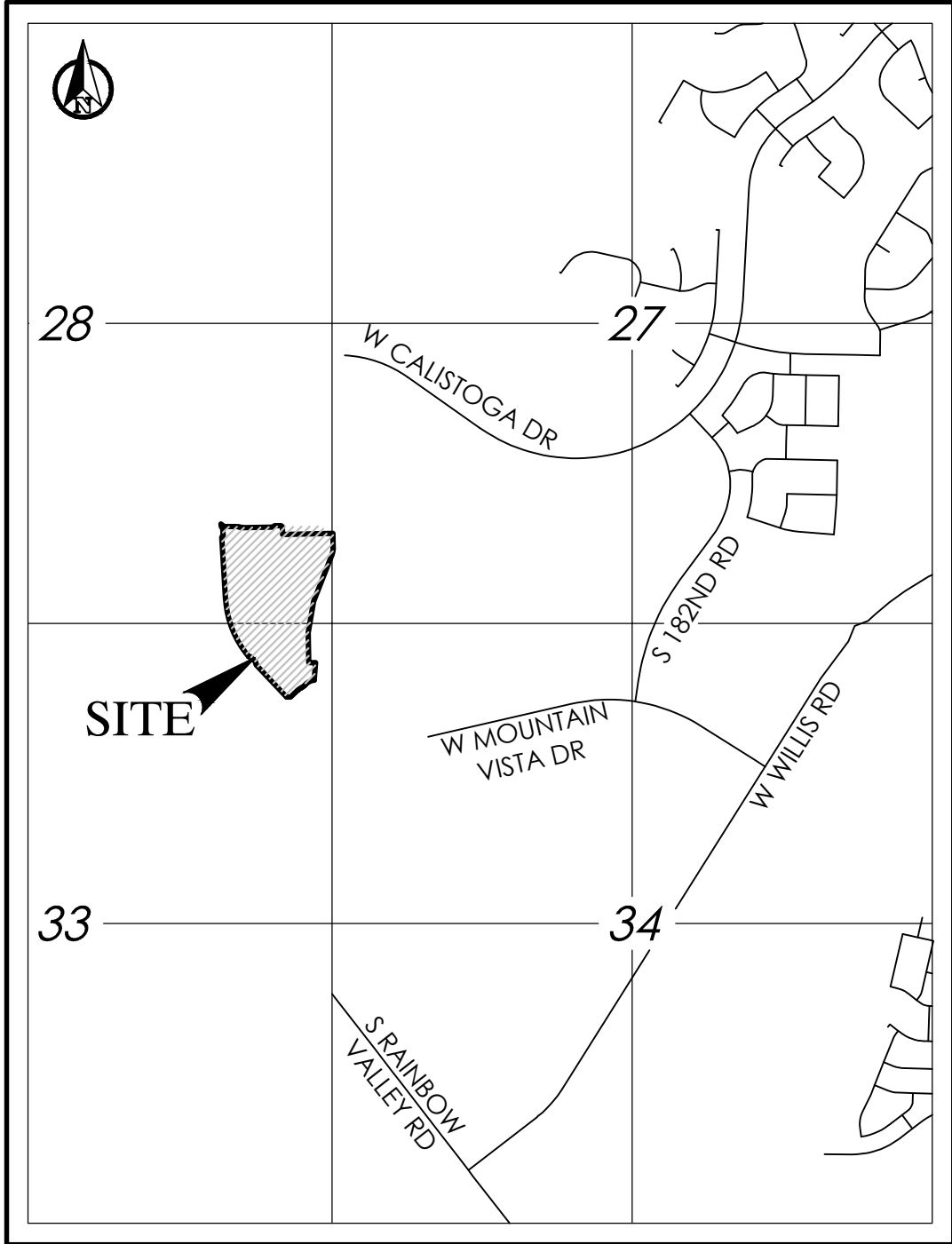
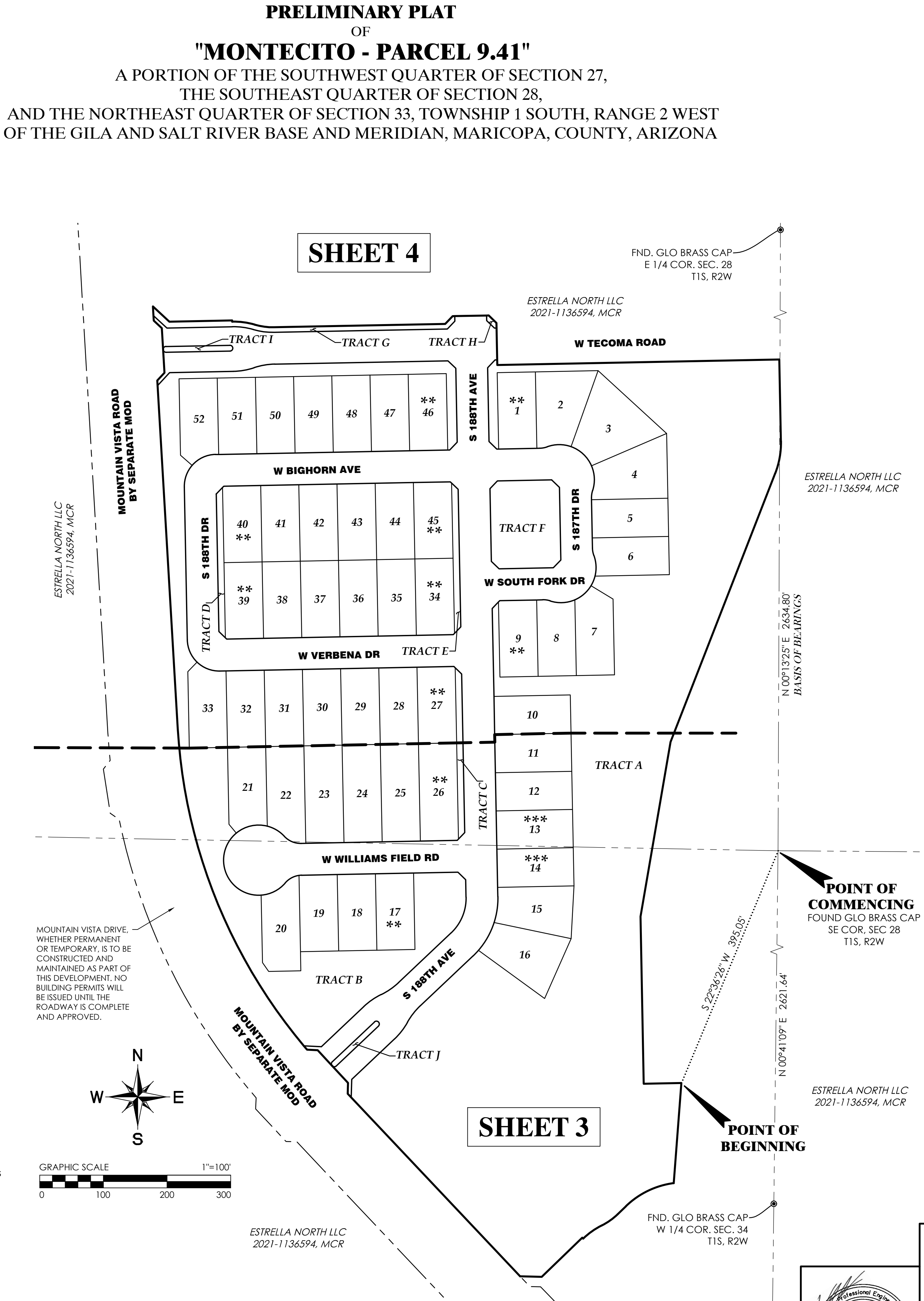
**THENCE** in a southerly direction along said curve to the right, a distance of 51.61 feet;

**THENCE** South 21 deg. 17 min. 22 sec. West tangent to said curve, a distance of 452.46 feet;

**THENCE** South 09 deg. 46 min. 26 sec. West, a distance of 278.26 feet;

**THENCE** South 01 deg. 06 min. 37 sec. East, a distance of 262.55 feet;

**THENCE** North 88 deg. 53 min. 23 sec. East, a distance of 59.16 feet to the **POINT OF BEGINNING**, containing 1,016,634 square feet or 23.339 acres of land, more or less.



**VICINITY MAP**  
N.T.S.

**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

**SHEET INDEX**  
SHEET 1 COVER SHEET  
SHEET 2 DETAIL SHEET  
SHEET 3-4 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 4**

PREPARED BY:

**GOODWIN & MARSHALL INC.**

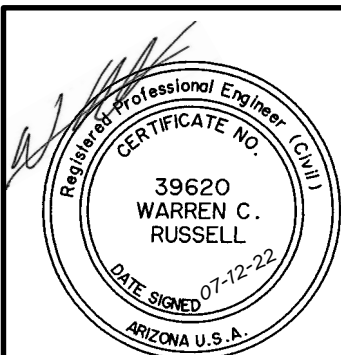
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2  
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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



| LOT AREA TABLE |                |              |
|----------------|----------------|--------------|
| LOT            | AREA (SQ. FT.) | AREA (ACRES) |
| 1              | 7200           | 0.165        |
| 2              | 8939           | 0.205        |
| 3              | 10978          | 0.252        |
| 4              | 9121           | 0.209        |
| 5              | 7200           | 0.165        |
| 6              | 7058           | 0.162        |
| 7              | 7734           | 0.178        |
| 8              | 7044           | 0.162        |
| 9              | 7198           | 0.165        |
| 10             | 7200           | 0.165        |
| 11             | 7200           | 0.165        |
| 12             | 7200           | 0.165        |
| 13             | 7200           | 0.165        |
| 14             | 7200           | 0.165        |
| 15             | 8273           | 0.190        |
| 16             | 9332           | 0.214        |
| 17             | 7200           | 0.165        |
| 18             | 7200           | 0.165        |
| 19             | 7200           | 0.165        |
| 20             | 7931           | 0.182        |

| LOT AREA TABLE |                |              |
|----------------|----------------|--------------|
| LOT            | AREA (SQ. FT.) | AREA (ACRES) |
| 21             | 7573           | 0.174        |
| 22             | 8517           | 0.196        |
| 23             | 9180           | 0.211        |
| 24             | 9180           | 0.211        |
| 25             | 9180           | 0.211        |
| 26             | 9178           | 0.211        |
| 27             | 7198           | 0.165        |
| 28             | 7200           | 0.165        |
| 29             | 7200           | 0.165        |
| 30             | 7200           | 0.165        |
| 31             | 7200           | 0.165        |
| 32             | 7200           | 0.165        |
| 33             | 7468           | 0.171        |
| 34             | 7198           | 0.165        |
| 35             | 7200           | 0.165        |
| 36             | 7200           | 0.165        |
| 37             | 7200           | 0.165        |
| 38             | 7200           | 0.165        |
| 39             | 7198           | 0.165        |
| 40             | 7198           | 0.165        |

| LOT AREA TABLE |                |              |
|----------------|----------------|--------------|
| LOT            | AREA (SQ. FT.) | AREA (ACRES) |
| 41             | 7200           | 0.165        |
| 42             | 7200           | 0.165        |
| 43             | 7200           | 0.165        |
| 44             | 7200           | 0.165        |
| 45             | 7198           | 0.165        |
| 46             | 7200           | 0.165        |
| 47             | 7200           | 0.165        |
| 48             | 7200           | 0.165        |
| 49             | 7200           | 0.165        |
| 50             | 7200           | 0.165        |
| 51             | 7200           | 0.165        |
| 52             | 7534           | 0.173        |

| TRACT SUMMARY TABLE |                |              |                                 |                            |                |
|---------------------|----------------|--------------|---------------------------------|----------------------------|----------------|
| TRACT               | AREA (SQ. FT.) | AREA (ACRES) | USAGE                           | MAINTENANCE RESPONSIBILITY | PASSIVE/ACTIVE |
| TRACT A             | 324384         | 7.447        | D.E., P.U.E., L.S., O.S., S.W.E | H.O.A.                     | PASSIVE        |
| TRACT B             | 75046          | 1.723        | D.E., P.U.E., L.S., O.S., S.W.E | H.O.A.                     | PASSIVE        |
| TRACT C             | 2590           | 0.059        | P.U.E., L.S., O.S., S.W.E.      | H.O.A.                     | PASSIVE        |
| TRACT D             | 2260           | 0.052        | P.U.E., L.S., O.S.              | H.O.A.                     | PASSIVE        |
| TRACT E             | 2260           | 0.052        | P.U.E., L.S., O.S.              | H.O.A.                     | PASSIVE        |
| TRACT F             | 14787          | 0.339        | P.U.E., L.S., O.S.              | H.O.A.                     | ACTIVE         |
| TRACT G             | 4173           | 0.096        | P.U.E., L.S., O.S.              | H.O.A.                     | PASSIVE        |
| TRACT H             | 162            | 0.004        | P.U.E., L.S., O.S.              | H.O.A.                     | PASSIVE        |
| TRACT I             | 1592           | 0.037        | L.S., MEDIAN                    | CITY                       | PASSIVE        |
| TRACT J             | 1452           | 0.033        | L.S., MEDIAN                    | CITY                       | PASSIVE        |

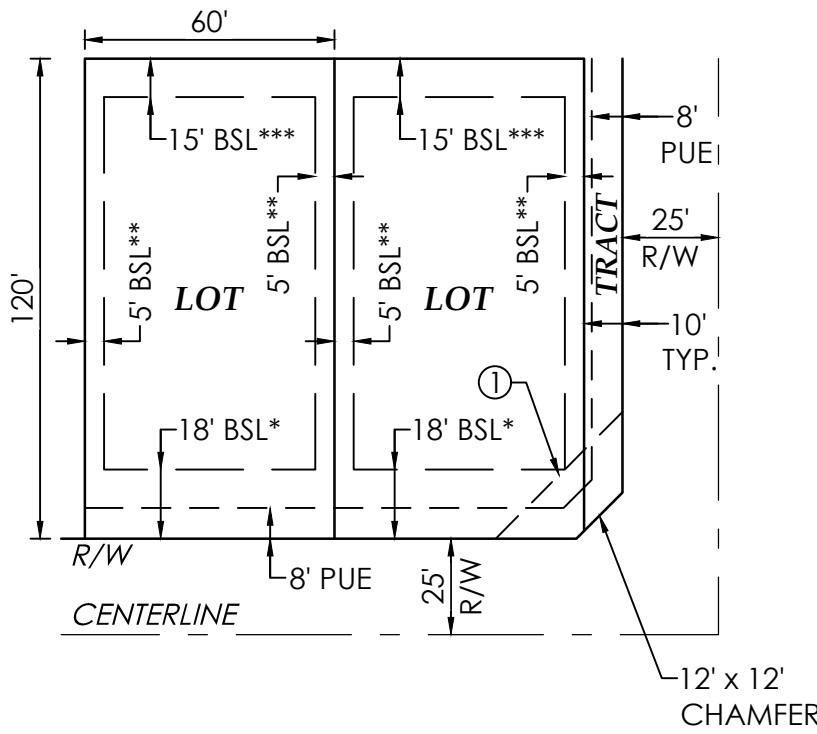
**TRACT USAGE LEGEND**  
D.E. DRAINAGE EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
L.S. LANDSCAPE  
O.S. OPEN SPACE  
S.W.E. SIDEWALK EASEMENT

| SITE DATA                 |             |        |
|---------------------------|-------------|--------|
| DESCRIPTION               | SQUARE FEET | ACRES  |
| GROSS AREA                | 1,016,634   | 23.339 |
| STREET ROW                | 192,914     | 4.429  |
| NET AREA                  | 823,720     | 18.910 |
| LOT SIZE (MIN.)           | 60' x 120'  |        |
| TOTAL LOTS                | 52          |        |
| AREA SUBDIVIDED INTO LOTS | 396,208     | 9.096  |
| GROSS DENSITY             | 2.23        |        |
| OPEN SPACE                | 427,512     | 9.814  |
| % OF GROSS AREA IN O.S.   | 42.052%     |        |
| % OF PASSIVE AREA IN O.S. | 96.541%     |        |
| % OF ACTIVE AREA IN O.S.  | 3.459%      |        |
| EXISTING ZONING           | P.A.D.      |        |

| CALCULATION OF ADJUSTED GROSS AREA            |       |
|-----------------------------------------------|-------|
| AREA OF LOCAL STREET ROW                      | 4.43  |
| PLUS AREA SUBDIVIDED INTO LOTS                | 9.10  |
| AREA SUBTOTAL                                 | 13.52 |
| APPLY 15% OPEN SPACE FACTOR (CONSTANT)        | 0.85  |
| ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%) | 15.91 |

| EDU DENSITY CALCULATION        |       |
|--------------------------------|-------|
| NUMBER OF DWELLING UNITS       | 52    |
| DIVIDED BY ADJUSTED GROSS AREA | 15.91 |
| ADJUSTED GROSS DENSITY         | 3.27  |

| EDU CALCULATION                                         |       |
|---------------------------------------------------------|-------|
| NUMBER OF DWELLING UNITS                                | 52    |
| EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)       | 1.00  |
| NUMBER OF EDU'S REQUIRED FOR PROJECT (52 X 1.00 =52.00) | 52.00 |

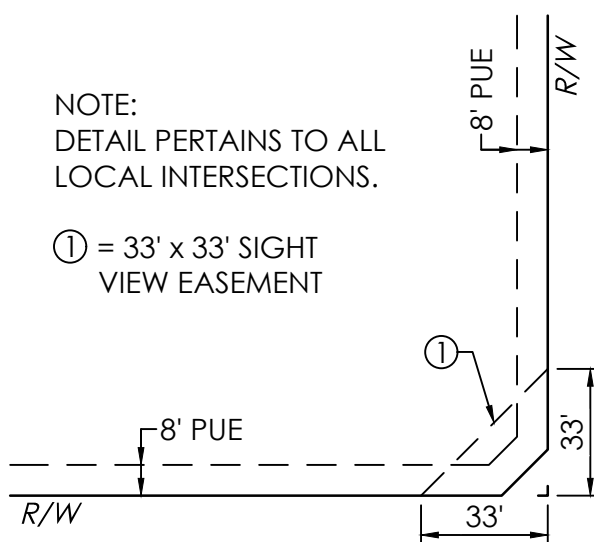


**TYPICAL 65' x 120' LOT DETAIL**  
N.T.S.

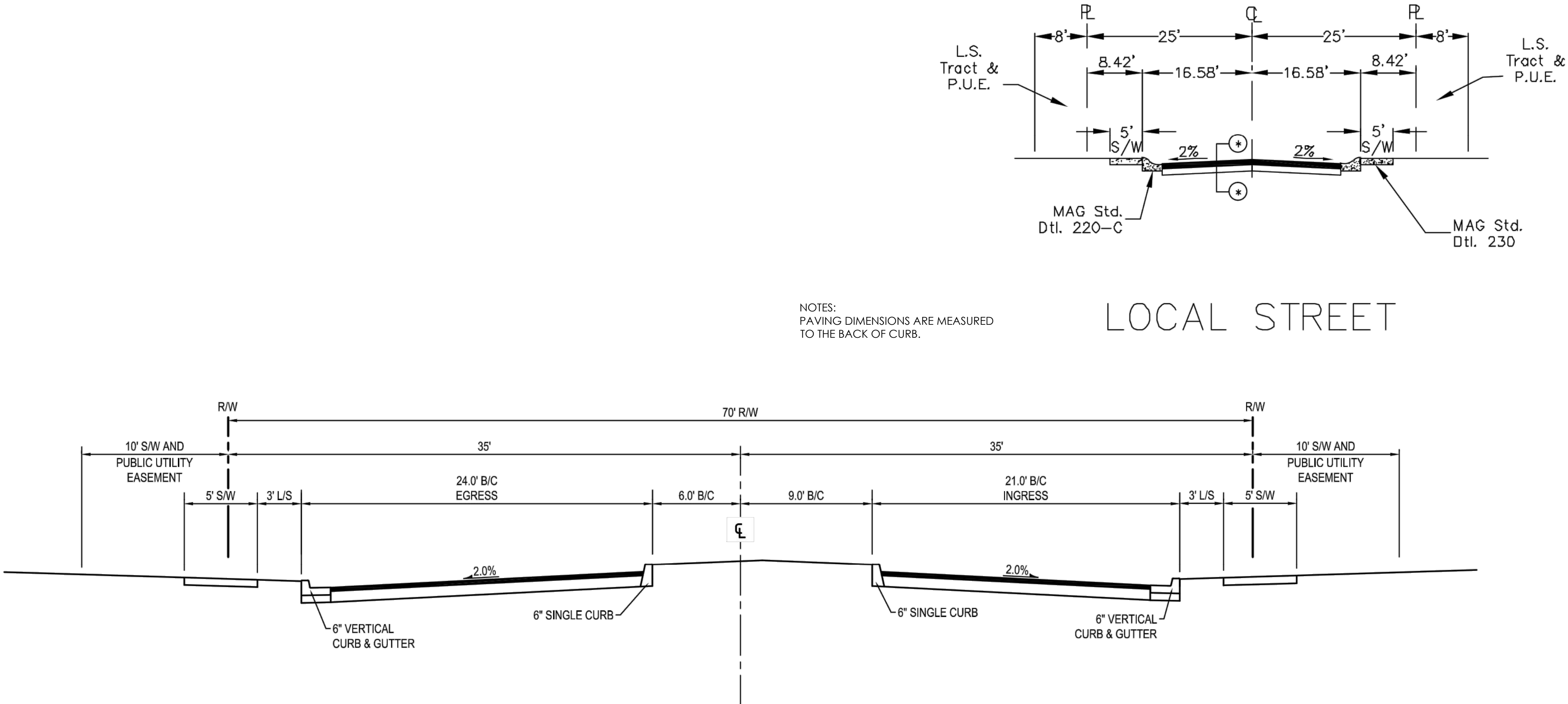
SETBACKS AND DEVELOPMENT STANDARDS PER SFD-60 OF THE MONTECITO PAD, AS AMENDED  
\* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET. PER THE PAD REQUIREMENTS FOR FRONT YARD SETBACKS: "FRONT 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.

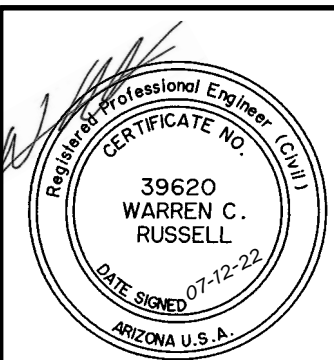
\*\*\* MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.



**TYPICAL S.V.E. DETAIL FOR LOCAL STREETS**  
N.T.S.



**ENHANCED RESIDENTIAL STREET**  
(ENTRANCE WITH MEDIAN)



PREPARED BY:

**GOODWIN<sup>®</sup> AND MARSHALL<sup>®</sup>**

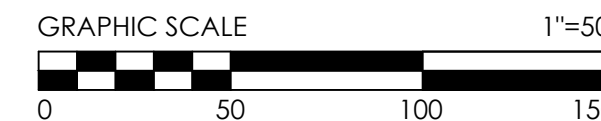
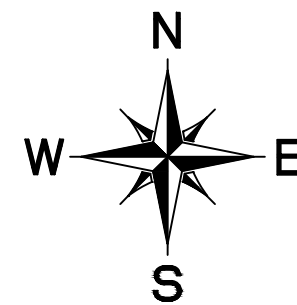
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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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                                                 |

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.

ESTRELLA NORTH LLC  
2021-1136594, MCR

ESTRELLA NORTH LLC  
2021-1136594, MCR

POINT OF COMMENCING  
FOUND GLO BRASS CAP  
SE COR, SEC 28  
T1S, R2W

POINT OF BEGINNING

| CURVE TABLE |        |            |             |               |
|-------------|--------|------------|-------------|---------------|
| CURVE #     | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING |
| C1          | 133.00 | 84.59      | 36°26'29"   | S64°17'03"W   |
| C2          | 102.00 | 30.87      | 17°20'29"   | S54°44'03"W   |
| C3          | 118.00 | 35.71      | 17°20'29"   | S54°44'03"W   |
| C4          | 118.00 | 35.71      | 17°20'29"   | S82°24'23"E   |
| C5          | 102.00 | 30.87      | 17°20'29"   | S82°24'23"E   |
| C6          | 132.00 | 51.61      | 22°23'59"   | S10°05'22"W   |
| C6          | 100.00 | 83.32      | 47°44'30"   | N22°45'38"E   |
| C7          | 25.00  | 39.27      | 90°00'00"   | N46°06'37"W   |
| C8          | 25.00  | 39.27      | 90°00'00"   | N43°53'23"E   |
| C9          | 110.00 | 33.29      | 17°20'29"   | N80°13'08"E   |
| C10         | 110.00 | 33.29      | 17°20'29"   | N80°13'08"E   |
| C11         | 7.50   | 23.56      | 180°00'00"  | N01°06'37"W   |
| C12         | 7.50   | 23.56      | 180°00'00"  | S01°06'37"E   |
| C13         | 7.50   | 23.56      | 180°00'00"  | S43°22'07"E   |
| C14         | 7.50   | 23.56      | 180°00'00"  | N43°22'07"W   |
| C15         | 110.00 | 33.29      | 17°20'29"   | N55°18'07"E   |
| C16         | 110.00 | 33.29      | 17°20'29"   | N55°18'07"E   |
| C17         | 110.00 | 33.29      | 17°20'29"   | N37°57'38"E   |
| C18         | 110.00 | 33.29      | 17°20'29"   | N37°57'38"E   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | S46°03'49"W | 18.10    |
| L2         | N43°56'11"W | 2.00     |
| L3         | N88°39'09"W | 33.87    |
| L4         | N01°37'53"E | 16.97    |
| L5         | N42°56'07"W | 70.00    |
| L6         | N87°09'26"W | 16.61    |
| L7         | N42°45'25"E | 16.64    |
| L8         | N03°22'34"W | 70.05    |
| L9         | N47°14'35"W | 17.32    |
| L10        | N03°22'34"W | 22.42    |
| L11        | S47°14'35"E | 35.21    |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L12        | S01°06'37"E | 2.00     |
| L13        | N43°53'23"E | 16.97    |
| L14        | S46°06'37"E | 16.97    |
| L15        | S01°06'37"E | 66.00    |
| L16        | N43°53'23"E | 35.36    |
| L17        | S46°06'37"E | 35.36    |
| L18        | N46°37'53"E | 85.01    |
| L19        | S46°37'53"W | 85.01    |
| L20        | S88°53'23"W | 94.32    |
| L21        | N88°53'23"E | 94.32    |



PREPARED BY:

GOODWIN AND  
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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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

SHEET 3 OF 4

"PRELIMINARY PLAT OF MONTECITO - PARCEL 9.41"

W:\10922A - Montecito - 9.39-9.42\COGO\PLAT\PH 9.41\10922A-PLAT PH 9.41\SHEETS.dwg

ESTRELLA NORTH LLC  
2021-1136594, MCR

WEST MOUNTAIN VISTA DRIVE  
BY SEPARATE MOD

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.

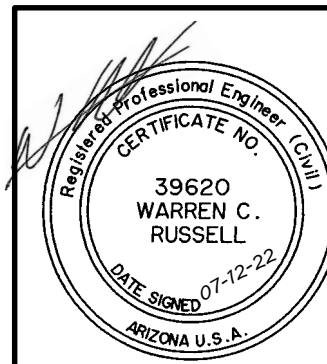
SEE SHEET 3

| CURVE TABLE |        |            |             |               |              |
|-------------|--------|------------|-------------|---------------|--------------|
| CURVE #     | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 133.00 | 84.59      | 36°26'29"   | S64°17'03"W   | 83.17        |
| C2          | 102.00 | 30.87      | 17°20'29"   | S54°44'03"W   | 30.75        |
| C3          | 118.00 | 35.71      | 17°20'29"   | S54°44'03"W   | 35.58        |
| C4          | 118.00 | 35.71      | 17°20'29"   | S82°26'23"E   | 35.58        |
| C5          | 102.00 | 30.87      | 17°20'29"   | S82°26'23"E   | 30.75        |
| C6          | 132.00 | 51.61      | 22°23'59"   | S10°05'22"W   | 51.28        |
| C6          | 100.00 | 83.32      | 47°44'30"   | N22°45'38"E   | 80.94        |
| C7          | 25.00  | 39.27      | 90°00'00"   | N46°06'37"W   | 35.36        |
| C8          | 25.00  | 39.27      | 90°00'00"   | N43°53'23"E   | 35.36        |
| C9          | 110.00 | 33.29      | 17°20'29"   | N80°13'08"E   | 33.17        |

| CURVE TABLE |        |            |             |               |              |
|-------------|--------|------------|-------------|---------------|--------------|
| CURVE #     | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C10         | 110.00 | 33.29      | 17°20'29"   | N80°13'08"E   | 33.17        |
| C11         | 7.50   | 23.56      | 180°00'00"  | N01°06'37"W   | 15.00        |
| C12         | 7.50   | 23.56      | 180°00'00"  | S01°06'37"E   | 15.00        |
| C13         | 7.50   | 23.56      | 180°00'00"  | S43°22'07"E   | 15.00        |
| C14         | 7.50   | 23.56      | 180°00'00"  | N43°22'07"W   | 15.00        |
| C15         | 110.00 | 33.29      | 17°20'29"   | N55°18'07"E   | 33.17        |
| C16         | 110.00 | 33.29      | 17°20'29"   | N55°18'07"E   | 33.17        |
| C17         | 110.00 | 33.29      | 17°20'29"   | N37°57'38"E   | 33.17        |
| C18         | 110.00 | 33.29      | 17°20'29"   | N37°57'38"E   | 33.17        |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | S46°03'49"W | 18.10    |
| L2         | N43°56'11"W | 2.00     |
| L3         | N88°39'09"W | 33.87    |
| L4         | N01°37'53"E | 16.97    |
| L5         | N42°56'07"W | 70.00    |
| L6         | N87°09'26"W | 16.61    |
| L7         | N42°45'25"E | 16.64    |
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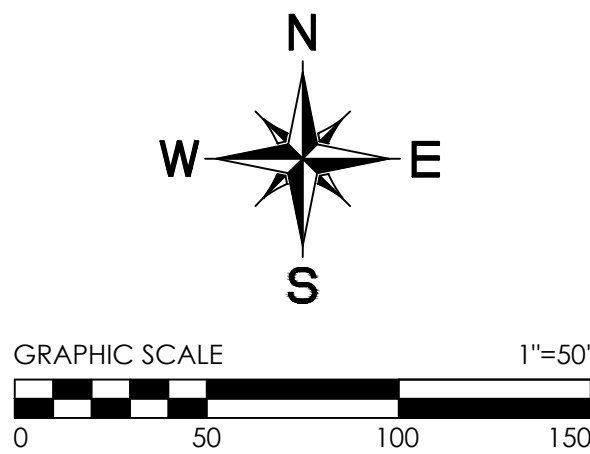
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| LEGEND  |                                                           |
|---------|-----------------------------------------------------------|
| ●       | FOUND MONUMENT AS NOTED                                   |
| •       | SET CORNER OF THIS PLAT 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 4 OF 4

"PRELIMINARY PLAT OF MONTECITO - PARCEL 9.41"

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