Community Facilities District
Goodyear City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85395

Monday, December 5, 2022	5:00 p.m.	Meeting Agenda

COMMUNITY FACILITIES DISTRICTS - CITY OF GOODYEAR, ARIZONA

1. COMMUNITY FACILITIES GENERAL DISTRICT NO. 1
2. PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3
3. COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1
4. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT
5. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO. 2
6. COTTONFLOWER COMMUNITY FACILITIES DISTRICT
7. ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
8. KING RANCH COMMUNITY FACILITIES DISTRICT
9. CENTERRA COMMUNITY FACILITIES DISTRICT
10. CORTINA COMMUNITY FACILITIES DISTRICT

Board members of the ten above mentioned Community Facilities Districts will attend either in person or by telephone conference call or video communications.

CALL TO ORDER

ROLL CALL

CITIZEN COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the District Board on any non-agenda item within the jurisdiction of the Goodyear Community Facilities District Board. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Board will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident.

CONSENT

The Community Facilities District Board may vote upon all matters contained within the consent agenda by a unanimous single vote of all those present at the meeting entitled to vote. Any matter may be removed from the consent agenda and considered as a singular item upon the request of any member of the District Board or any member of the public in attendance at the meeting.

1. **APPROVAL OF MINUTES**

   Recommendation

   Approve draft minutes from the Community Facilities District Meeting held on June 27, 2022. (Darcie McCracken, City Clerk)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

A. Open the Public Hearing
B. Staff Presentation
C. Applicant Presentation (if applicable)
D. Receive Public Comment
E. Close the Public Hearing

2. **HEARING FOR THE FEASIBILITY REPORT FOR THE LUCERO #2 SPECIAL ASSESSMENT DISTRICT WITHIN THE ESTRELLA MOUNTAIN RANCH CFD**

   Recommendation

   Conduct a Public Hearing on the Feasibility Report for the issuance of Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023. (Jared Askelson, Deputy Finance Director)

BUSINESS

3. **LUCERO #2 ASSESSMENT DISTRICT FEASIBILITY REPORT APPROVAL**

   Recommendation

   ADOPT RESOLUTION EMRCFD RES 2022-151, APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITING THE DISTRICT; DECLARING ITS INTENTION TO ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING LUCERO ASSESSMENT DISTRICT NO. 2; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS WILL BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF AND DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; PROVIDING THAT THE PROPOSED IMPROVEMENTS WILL BE PERFORMED AND DISTRICT SPECIAL ASSESSMENT REVENUE BONDS ISSUED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO; AND RATIFYING ALL PRIOR ACTS INCLUDING THE EXECUTION AND DELIVERY OF A WAIVER AND DEVELOPMENT

AGREEMENT. (Jared Askelson, Deputy Finance Director)

4. **LUCERO #2 ASSESSMENT DISTRICT ORDERING THE PUBLIC INFRASTRUCTURE**

Recommendation

ADOPT RESOLUTION EMRCFD RES 2022-152, ORDERING THE PUBLIC INFRASTRUCTURE PROJECT PERFORMED AS DESCRIBED IN EMRCFD RES 2022-151. (Jared Askelson, Deputy Finance Director)

5. **LUCERO #2 ASSESSMENT DISTRICT APPROVING THE LEVYING OF ASSESSMENT**

Recommendation

ADOPT RESOLUTION EMRCFD RES 2022-153, APPROVING THE LEVYING OF AN ASSESSMENT AND FORM OF ASSESSMENT DIAGRAM FOR THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA). (Jared Askelson, Deputy Finance Director)

INFORMATION ITEMS

Comments, Commendations, Report on Current Events and Presentations by Chairman, Boardmembers, staff or members of the public. The Board may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. § 38-431.02.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Commission and to the general public that the Commission will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION
This agenda was posted on 11/30/2022 at 4:40 p.m. by PP.

ITEM #: 1.
DATE: 12/05/2022
AI #:1173

APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

Recommendation

Approve draft minutes from the Community Facilities District Meeting held on June 27, 2022. (Darcie McCracken, City Clerk)

Attachments

June 27, 2022 Community Facilities District Draft Minutes

Community Facilities District
Goodyear Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338

Monday, June 27, 2022	5:50 p.m.	Meeting Minutes

COMMUNITY FACILITIES DISTRICTS - CITY OF GOODYEAR, ARIZONA

1. COMMUNITY FACILITIES GENERAL DISTRICT NO. 1
2. PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3
3. COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1
4. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT
5. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO. 2
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8. KING RANCH COMMUNITY FACILITIES DISTRICT
9. CENTERRA COMMUNITY FACILITIES DISTRICT
10. CORTINA COMMUNITY FACILITIES DISTRICT

Board members of the ten above mentioned Community Facilities Districts will attend either in person or by telephone conference call or video communications.

CALL TO ORDER

Chairman Pizzillo called the Joint Community Facilities District meeting to order at 6:00 p.m.

ROLL CALL

Present:	Chairman Joe Pizzillo; Vice Chairman Brannon Hampton; Board Member Sheri Lauritano; Board Member Wally Campbell; Board Member Bill Stipp; Board Member Laura Kaino
Absent:	Board Member Patrick Bray
Staff Present:	District Manager Julie Karins; District Clerk Darcie McCracken

MOTION BY Board Member Laura Kaino, **SECONDED BY** Board Member Bill Stipp to EXCUSE Board Member Bray. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Vice Chairman Brannon Hampton, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino

Passed - Unanimously

CITIZEN COMMENTS

There were no citizen comments.

CONSENT

MOTION BY Vice Chairman Brannon Hampton, **SECONDED BY** Board Member Sheri Lauritano to APPROVE Consent Agenda Items numbered 1 through 13. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Vice Chairman Brannon Hampton, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino

Passed - Unanimously

1. **APPROVAL OF MINUTES**

Recommendation
Approve Amended Minutes of the May 23, 2022 Community Facilities District Meeting and the draft minutes from the June 6, 2022 Special and Regular Community Facilities District Meetings. (Darcie McCracken, City Clerk)

2. **MODIFICATION OF ASSESSMENTS WITHIN THE MONTECITO ASSESSMENT DISTRICT NO. 2**

Recommendation
ADOPT RESOLUTION EMRCFD RES 2022-149 APPROVING THE MODIFICATION OF ASSESSMENTS IN ASSESSMENT NUMBER 005-03-177 WITHIN THE MONTECITO ASSESSMENT DISTRICT NO. 2. (Jared Askelson, Deputy Director of Finance)

3. **MODIFICATION OF ASSESSMENTS WITHIN THE DESERT VILLAGE ASSESSMENT DISTRICT**

Recommendation
ADOPT RESOLUTION EMRCFD RES 2022-150 APPROVING THE MODIFICATION OF ASSESSMENT DISTRICT AND PARCEL 48 BOUNDARIES AND THE MODIFICATION OF ASSESSMENTS IN ASSESSMENT NUMBER 11 WITHIN DESERT VILLAGE ASSESSMENT DISTRICT. (Jared Askelson, Deputy Director of Finance)

4. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION CFGD#1 RES 2022-194 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

5. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION PVCFD#3 RES 2022-070 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

6. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION CFUD#1 RES 2022-121 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

7. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION WFRCFD RES 2022-084 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

8. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION WFRCFD#2 RES 2022-079 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

9. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION CTTNFLWRCFD RES 2022-076 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

10. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION EMRCFD RES 2022-148 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

11. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION KRCFD RES 2022-051 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

12. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION CENTERRACFD RES 2022-078 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

13. **APPROVE THE PROPERTY TAX LEVY FOR FISCAL YEAR 2023**

Recommendation
ADOPT RESOLUTION CORTINACFD RES 2022-071 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE DISTRICT SUBJECT TO AD VALOREM TAXATION A CERTAIN SUM UPON EACH $100.00 OF ASSESSED VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2023. (Jared Askelson, District Deputy Finance Director)

INFORMATION ITEMS

There were no information items.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the CFD Meeting at 6:03 p.m.

_____ _____

Darcie McCracken, District Clerk Joe Pizzillo, District Chairman

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the JOINT COMMUNITY FACILITIES DISTRICT MEETING of the city of Goodyear, Arizona, held on June 27, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022.

_____

Darcie McCracken, District Clerk

ITEM #: 2.
DATE: 12/05/2022
AI #:1064

COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: **HEARING FOR THE FEASIBILITY REPORT FOR THE LUCERO #2 SPECIAL ASSESSMENT DISTRICT WITHIN THE ESTRELLA MOUNTAIN RANCH CFD**

STAFF PRESENTER(S): Jared Askelson, Deputy Finance Director

SUMMARY

The Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") will conduct a public hearing on the Feasibility Report for the issuance of Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023 (the "Report"). This fulfills the statutory requirements in ARS Title 48 regarding a public hearing on the Report.

Recommendation

Conduct a Public Hearing on the Feasibility Report for the issuance of Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023. (Jared Askelson, Deputy Finance Director)

FISCAL IMPACT

The feasibility report outlines the issuance of revenue bonds in the principal amount of $4,429,000 associated with this special assessment. These bonds will acquire the infrastructure, pay appropriate capitalized interest, establish a reserve fund, and pay for costs of issuance of the bonds. Property owners within the Assessment District will pay the annual debt service payments for the special assessment revenue bonds. The intention is to have the annual debt service payment collected by Maricopa County Treasurer by adding the amount due from each property owner on their annual property tax bill. The 278 single family detached lots are requested to be assessed approximately $16,000.

BACKGROUND AND PREVIOUS ACTIONS

Estrella North, LLC ("Developer"), the majority landowner of the property, submitted a request to form Lucero Assessment District No. 2. The proposed district will create 278 individual assessments of approximately $16,000 to acquire Hillside Drive, 16 inch and 12 inch Water Mains, Lost Lift Station and Parallel Force Main, and Zone 2 Water System Upgrades.

Following this request, the District initiated the preparation of the feasibility report related to the Assessment District. The report includes a description of the infrastructure, an estimate of the costs to acquire the infrastructure, an estimated schedule to complete the infrastructure, a map of the area, and a plan for financing. In accordance with state statutes, the District Clerk has published a notice of public hearing on the feasibility report.

STAFF ANALYSIS

The approval of the feasibility report is the first action taken by the District Board on the Assessment District. District staff has reviewed the assessment and related materials and found this resolution is in compliance with state law, the existing development agreement between the City, the District, and the developer and, the City's CFD Guidelines.

Attachments

Presentation

Hearing Notice

Feasibility Report



Lucero #2 Special Assessment District

District Board Meeting
December 5, 2022

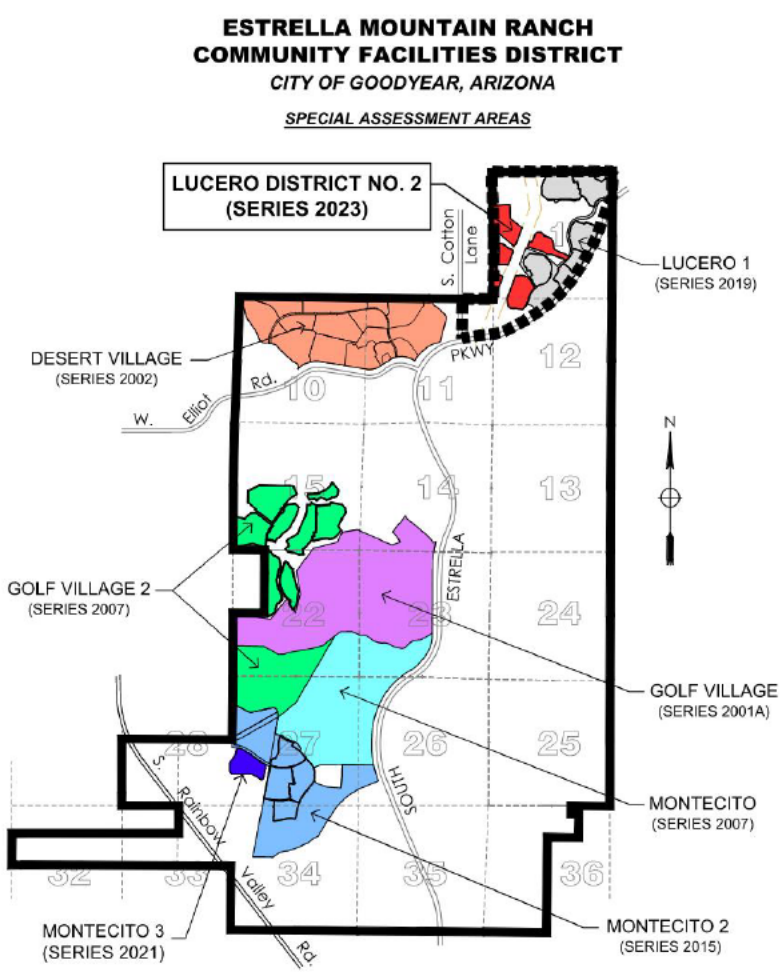
Special Assessment District

- Constructs or acquires infrastructure
- Issues bonds to pay for infrastructure
- Levies assessments to pay for bonds

Feasibility Report

Location

- Eighth district within Estrella Mountain Ranch
- Montecito #3 created in 2021
- Lucero #1 created in 2019



Feasibility Report

Location

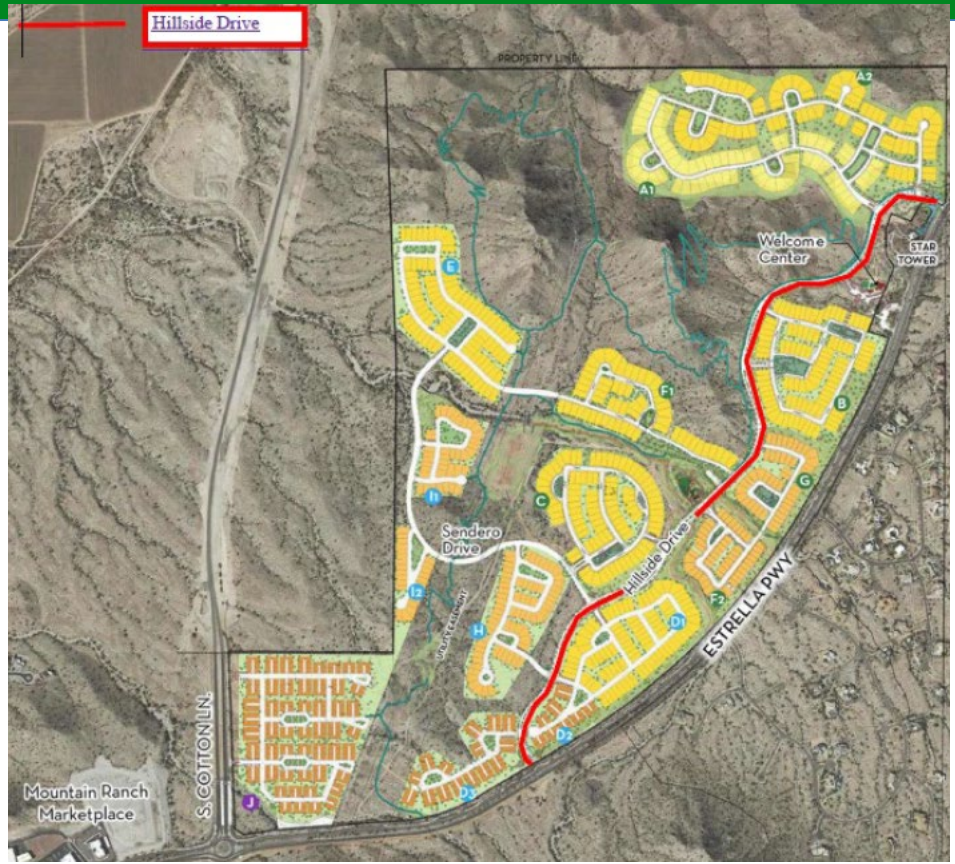
- 87 acres
- 278 single family lots



Feasibility Report

Project

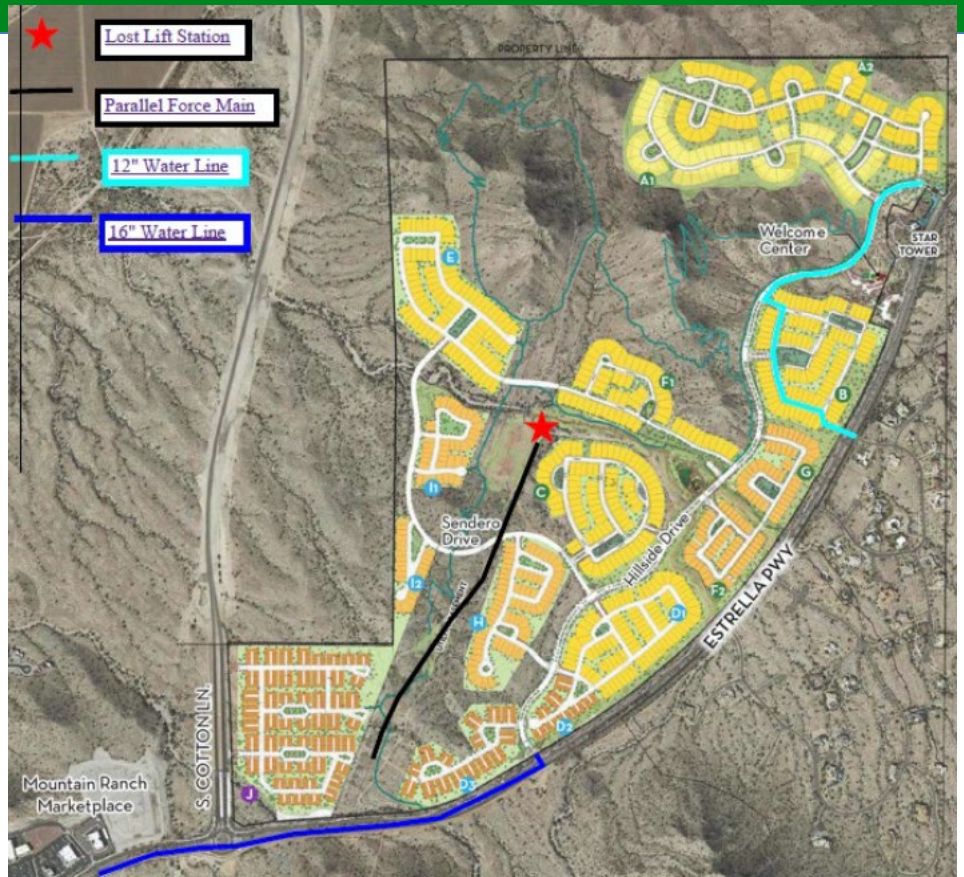
- Hillside Drive
- 7,550 total lineal feet constructed
- Completed June 2020



Feasibility Report

Project

- Water Mains
- 16 inch – 3,900 lineal feet
- 12 inch – 130 lineal feet
- Completed December 2020



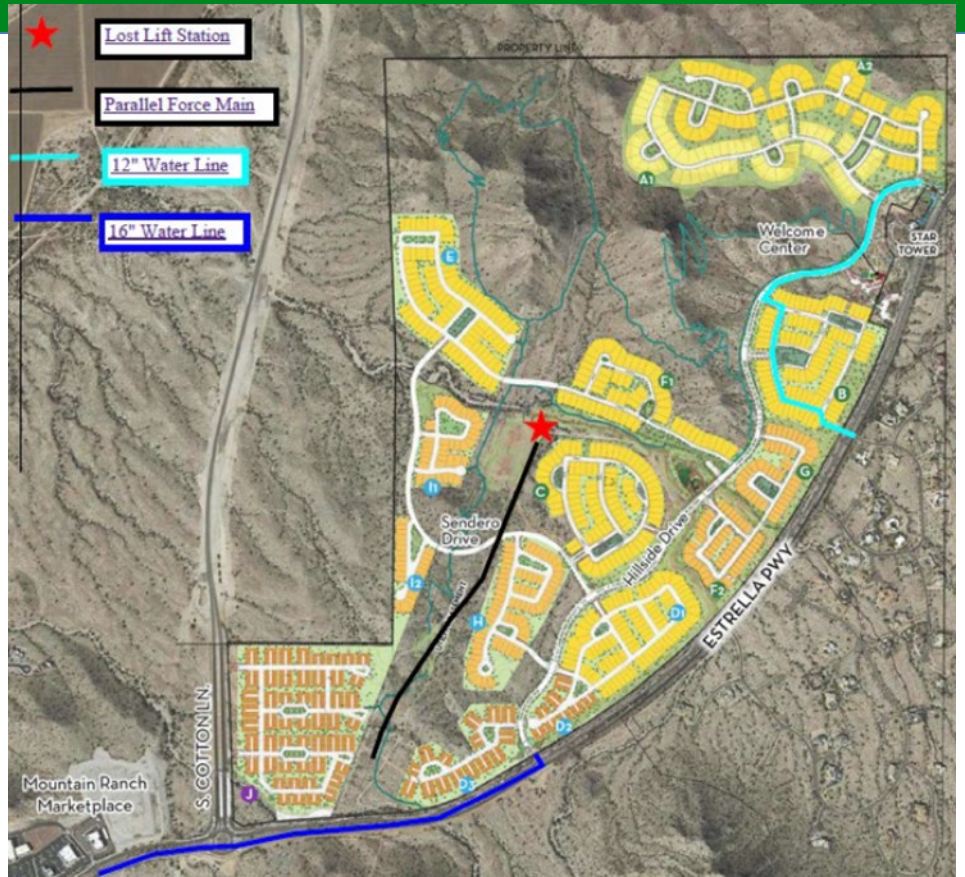
Feasibility Report

Project

- Lost Lift Station
- 3,250 lineal feet

- Parallel Force Main
- 4,300 lineal feet

- Completed May 2020



Feasibility Report

Project

- Zone 2 Water System
- Completed October 2019



Feasibility Report

Financing Plan

Uses of Funds	Amount
Project Acquisition	$ 4,053,050
Reserve and Interest	534,463
Cost of Issuance and Underwriting	236,507
Total	$ 4,824,021

Feasibility Report

Financing Plan

Source of Funds	Amount
Bond Proceeds	$ 4,429,000
Assessments Paid in Cash by Majority Landowner	19,000
Majority Landowner Contribution	376,021
Total	$ 4,824,021

Feasibility Report

Financing Plan

Bond Proceeds = $4,429,000

LUCERO ASSESSMENT DISTRICT NO. 2
ASSESSMENT PER PARCEL/LOT

ASSESSMENT NUMBER	PARCEL NUMBER	NUMBER OF ACRES	NUMBER OF LOTS	ASSESSMENT BY PARCEL	ASSESSMENT BY LOT
11.E	11.E	28.85	92	$ 1,472,000	$ 16,000
11.F.1	11.F1	17.51	58	$ 928,000	$ 16,000
11.H	11.H	25.11	67	$ 1,072,000	$ 16,000
11.I.1	11.I1	9.29	38	$ 589,000	$ 15,500
11.I.2	11.I2	6.37	23	$ 368,000	$ 16,000

District Formation

- Public hearing on feasibility report
- Action on feasibility report
- Action on ordering the work
- Action on levying the assessment

Conduct Public Hearing

NOTICE OF PUBLIC HEARING

TO THE GENERAL PUBLIC AND THE MEMBERS OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA):

NOTICE IS HEREBY GIVEN that the Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) will meet on December 5, 2022, at 5:00 p.m., in the Goodyear City Hall Council Chambers, 1900 N. Civic Square, Goodyear, Arizona 85395, to conduct a public hearing on and to consider and review a feasibility report relative to the proposed project to be financed by the issuance of special assessment bonds of the Estrella Mountain Ranch Community Facilities District (Lucero Assessment District No. 2). A copy of the feasibility report may be reviewed at the office of the District Clerk, 1900 N. Civic Square, Goodyear, Arizona 85395.

Publish: Southwest Valley Republic – November 23, 2022 and November 25, 2022

FEASIBILITY REPORT

For The Issuance of

Not to Exceed
$4,429,000 Principal Amount

OF

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

LUCERO ASSESSMENT DISTRICT NO. 2
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2023

Public Hearing Date: December 5, 2022

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SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") in connection with the proposed issuance by the District of its Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023 (the "Bonds") in an aggregate principal amount of not to exceed $4,429,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Act"). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two, to fund a reserve fund with respect to the Bonds and to pay capitalized interest, if necessary.

PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of certain public infrastructure (as defined in A.R.S. §48-701) (the "Public Infrastructure") to be financed with proceeds of the Bonds, if issued, and of the plan for financing, in part, the Public Infrastructure in accordance with the provisions of A.R.S. §48-715. Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Public Infrastructure to be acquired – Section Two; (ii) maps showing the general location of the Public Infrastructure and a description of the area to be benefited by the Public Infrastructure – Section Three; (iii) an estimate of the cost to construct/acquire the Public Infrastructure and schedule for the completion of the Public Infrastructure – Section Four; and (iv) a plan for financing the Public Infrastructure – Section Five.

Additionally, this Report includes: the legal description of the Lucero Assessment District No. 2 – Appendix A; the Form of Disclosure Pamphlet – Appendix B; and the Estimated Special Assessment Liens – Appendix C.

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona ("City"), legal counsel and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF THE DISTRICT

Formation of the District was approved by the City upon the request of SunChase Estrella Limited Partnership, a Delaware limited partnership ("SunChase"), as the owner of all the land within the District as of formation on November 22, 1999. Residential Funding Corporation, a Delaware corporation, consented to the formation of the District as a holder of a lien interest in such land as of formation.

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for the District, which was record on November 23, 1999, as Document No. 99-1063338, for the mixed use, master planned community known as Estrella Mountain Ranch ("Estrella Mountain Ranch"). Lucero Assessment District No. 2 is the portion of the District that will be benefited by the Public Infrastructure described in Section Two of this Report. Maps showing the general location of the Public Infrastructure and area of benefit in Section Three of this Report. See Appendix A for a legal description of Lucero Assessment District No. 2.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District No. 2. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, at the time the land-use plan was prepared, the build-out of Estrella Mountain Ranch was expected to include the following:

Total District	Approximate District Acres	Approximate Lucero Assessment District No. 2 Acres
Residential	5,146	55.94
Open Spaces & Parks	3,129	31.17
Other Non-Residential (a)	1,496	0.02
Total	9,771	87.13

(a) Includes commercial, school, municipal and miscellaneous land uses.

The following table includes pertinent information regarding the parcels and lots to be contained within Lucero Assessment District No. 2.

Planning Areas	Acreage	Platted Units	Lot Sizes	Owner	Status
11.E	28.85	92	52' x 120'	Major Landowner	Recorded Plat
11.F1	17.51	58	60' x 120'	Major Landowner	Recorded Plat
11.H	25.11	67	47' x 115'	Taylor Morrison	Under Development
11.I1	9.29	38	47' x 90'	Major Landowner	Recorded Plat
11.I2	6.37	23	47' x 90'	Major Landowner	Recorded Plat
Total	87.13	278			

Future residents of Lucero Assessment District No. 2 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District. See Appendix B for a Form of Disclosure Pamphlet.

The estimated special assessment liens are indicated in Appendix C this Report. The final assessment liens will be dependent upon the final cost of the improvements financed, the benefit determined to have been received by each parcel as determined by the District's assessment engineer (the "Assessment Engineer"), as well as the bulk wholesale/disposition value of the parcels to be assessed as determined by an independent third-party MAI appraiser retained by the District (the "Appraiser").

Ownership History

Subsequent to the formation of the District, a Development, Financing Participation and Intergovernmental Agreement No. 1 (the "CFD Development Agreement") was entered into between the District, the City, SunChase and Residential Funding Corporation. The initial and subsequent public infrastructure was described in the General Plan for the District, which was recorded on November 23, 1999, as Document No. 99-1063338. Ryland Group, Inc. (which subsequently obtained a contractual interest in certain property contained within the District) consented and agreed to the CFD Development Agreement.

In 2003, SunChase conveyed Estrella Mountain Ranch and assigned its interests in the CFD Development Agreement to Sun MP, LLC ("Sun MP"), a limited liability company formed in connection with a restructuring and a new capital investment in Estrella Mountain Ranch by an unrelated party. In October 2003, the City and the District consented to the assignment of SunChase's interests to Sun MP.

Pursuant to an option agreement, in a series of transactions from May 16, 2005, through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District (all of which were consented to by the City and the District), to NNP III-Estrella Mountain Ranch, LLC and its affiliated entities. NNP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres were within the District and 331 acres were near but outside the District. NNP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres were within the District and 320 acres were near but outside the District. NNP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres were within the District and 8,881 acres were near but outside the District. Combined, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres were within the District and 9,532 acres were near but outside the District. NNP III – Estrella Mountain Ranch, LLC and NNP III-EMR 3, LLC were wholly-owned by NNP III – Estrella, LLC, a Delaware limited liability company ("NNP III – Estrella"). NNP III – Estrella and NNP III-EMR 4, LLC, a Delaware limited liability company were wholly-owned by Estrella Mountain Ranch Developers LLC, a Delaware limited liability company ("NNP III"). NNP III was wholly owned by Land Management Company, LLC.

In 2021, pursuant to a purchase and sale agreement, NNP III-Estrella Mountain Ranch, LLC, and its affiliated entities referenced above (collectively, the "NNP Entities") sold their entire holdings within the District and all additional properties outside the District to Estrella Partners, LP, and affiliated entities. In particular, all property and interests of the NNP Entities within the District were conveyed to Estrella North LLC ("Majority Landowner") and all properties and interests outside the District were conveyed to Estrella South LLC. All documents related to the District, including the CFD Development Agreement, were assigned to Estrella North LLC in October 2021, and such assignment was consented

to by the District and the City. Estrella North LLC and Estrella South LLC are both wholly owned subsidiaries of Estrella Partners, LP.

The parties, that through affiliates, own Estrella Partners, LP and its general partner, Goodyear EMR GP, LLC, are Harvard Investments, Inc., a Nevada corporation, and Toll Southwest LLC, a Delaware limited liability company, a subsidiary of homebuilder, Toll Bros., Inc., a Pennsylvania corporation (collectively, "Toll Brothers").

Harvard Investments, Inc. and its affiliates (collectively, "Harvard"), are headquartered in Scottsdale, Arizona, and are the United States real estate investment and development arm of the Hill Companies, a Canadian land development company, which has operated as a privately held company since its inception in 1903. Harvard's real estate holdings, through its affiliates and various joint ventures, are located throughout the southwestern United States. Harvard's current and past real estate holdings include more than 80 projects, including residential master planned communities, golf courses, custom home site projects and commercial developments. Since 1982, Harvard is currently developing, or has developed, more than 20 residential master planned communities, which includes entitlement development and sale of over 30,000 residential lots through Arizona, Texas and New Mexico. Harvard will manage the day-to-day operations of land development within the District.

Toll Brothers is a national homebuilder based in Horsham, Pennsylvania. Toll Brothers is the eighth largest homebuilder in the U.S. based on closings and builds to the higher end of the homebuilding market. Toll Brothers has also undertaken development in other real estate sectors including multi-family. Toll Brothers operates in hundreds of communities across 20 states. Toll Brothers is publicly traded on the New York Stock Exchange. Toll Brothers is subject to reporting the information required by the Securities Exchange Act of 1934, as amended, and in accordance therewith files quarterly and annual reports, proxy statements and other required information (collectively, the "Filings") with the Securities Exchange Commission (the "Commission"). The Filings may be inspected and copied at the public reference facilities maintained by the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 and Northwestern Atrium Center, 400 West Madison Street, Suite 400, Chicago, Illinois. Copies of the Filings can be obtained from the public reference section of the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, NY 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR database at http://www.sec.gov. None of the District, the Financial Advisor to the District, Bond Counsel to the District, the Underwriter of the Bonds or counsel to such Underwriter has examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The primary investor in Estrella Partners, LP is an affiliate of Varde Partners, Inc., a Minnesota corporation (collectively, "Varde Partners"). Varde Partners is a global investment manager founded in 1993 specializing in alternative investments with discretionary fund assets of approximately US $15 billion and over 300 employees. Varde Partners maintains 14 offices across the globe. Headquarter offices are located in Minneapolis for North America, London for Europe, and Singapore for the Asia Pacific region. The firm invests across five segments: corporate and traded credit, financial services, real estate, mortgages and real assets and infrastructure. Varde Partners benefits from a broad and diverse investor base, including endowments and foundations, pension funds, insurance companies, private clients and other institutional investors. Since its founding, Varde Partners has focused on making and managing investments in real estate, mortgages, homebuilding and infrastructure. In the United States, since 2009, Varde Partners has invested and managed over $4.7 billion of fund capital in residential development, homebuilding and residential mortgages.

The remaining land within the District is owned by various parties including home builders, homeowners, homeowners' association, commercial and civic users and other investors.

Debt Issuance History

The Bonds, if issued, would represent the eighth series of new money special assessment revenue bonds issued by the District. The table below summarizes the currently outstanding series of special assessment bonds and the infrastructure financed or refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS OUTSTANDING

Series	Public Infrastructure Financed	Assessment District	Original Principal	Final Maturity	Principal Outstanding
2015	182nd WMV Ph1, 182nd WMV Ph2 and Calistoga 2-1	Montecito No. 2	$4,980,000	2039	$ 3,880,000
2018 (a)	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension (Projects of Series 2001A)	Golf Village No. 1	1,785,000	2024	430,000
2018 (a)	San Gabriel Road Phase I, San Gabriel Road Phase II, and enhanced landscaping along San Gabriel Road (Projects of Series 2002)	Desert Village	1,985,000	2026	986,000
2018 (a)	Calistoga Drive Phase I (Project of Series 2007)	Montecito No. 1	5,329,000	2031	3,754,000
2018 (a)	Westar Drive Phases II – IV (Projects of Series 2007)	Golf Village No. 2	4,789,000	2030	3,234,000
2019	Hillside Drive, 16" and 12" Waterlines, Lift Station and Parallel Force Main , Zone 2 Water System	Lucero No. 1	6,913,000	2043	6,355,000
2021	Calistoga Drive 3-1	Montecito No. 3	598,000	2046	584,000
				Total	$19,223,000

(a) Refunding series.

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds comprised of three new money issuances and one refunding, have also been issued. The table below summarizes the currently outstanding general obligation bond issues and the public infrastructure refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
GENERAL OBLIGATION BONDS OUTSTANDING

Series	Public Infrastructure Financed	Original Principal	Final Maturity	Principal Outstanding
2017 (a)	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension (Projects of Series 2005); Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension (Projects of 2007)	$14,050,000	2032	$7,795,000
			Total	$7,795,000

(a) Refunding series.

SECTION TWO

DESCRIPTION OF PUBLIC INFRASTRUCTURE

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure subject to this Report has been publicly bid pursuant to State statutes and District guidelines and will be financed by the Bonds and/or subsequent bond issues and other sources, if necessary. It is expected that the Public Infrastructure listed below will be acquired by the District with estimated cost and construction timing as noted.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
1. Hillside Drive	$10,098,127	$10,098,127	$2,765,809	$4,428,716	$2,903,602	06-05-20

This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12" Waterline	1,886,570	1,886,570	488,333	848,424	549,813	12-21-20

This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main	1,178,756	1,178,756	593,879	584,877	-	05-28-20 05-22-20

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
4. Zone 2 Water System	$ 674,313	$ 674,313	$ 205,029	$ 365,813	$ 103,471	10-07-19

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

Totals (a):	$13,837,766	$13,837,766	$4,053,050	$6,227,830	$3,556,886

All work completed on the referenced Public Infrastructure was per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual. Total construction costs represent actual costs incurred. See the maps in Section Three for the location of the improvements and the corresponding area of benefit.

(a) Subject to change.

(b) Amount paid by prior bonds includes the $6,913,000 Lucero Assessment District No. 1 Special Assessment Revenue Bonds, Series 2019.

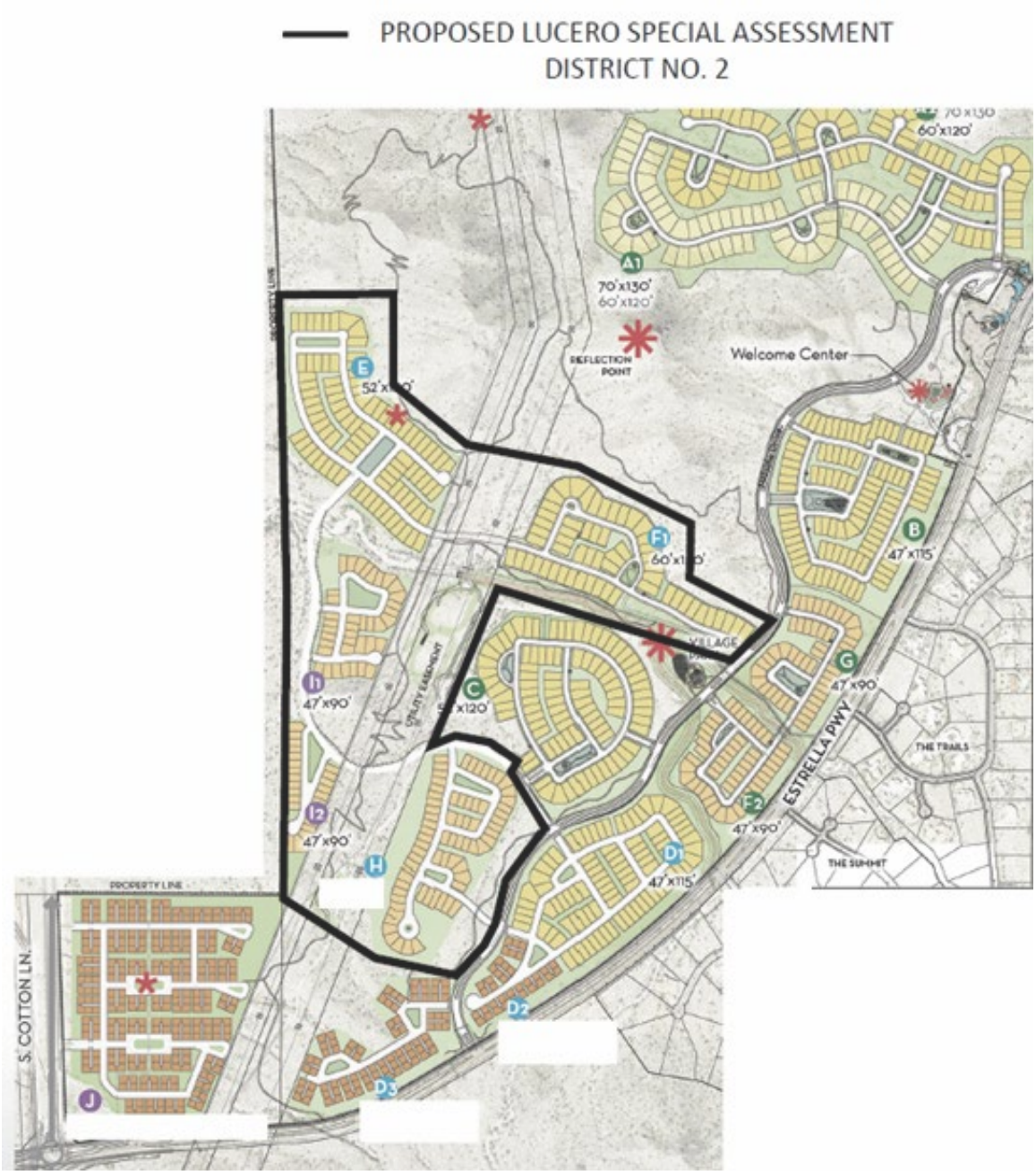
SECTION THREE

MAPS AND DESCRIPTION RELATED TO LUCERO ASSESSMENT DISTRICT NO. 2

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Assessment Parcels

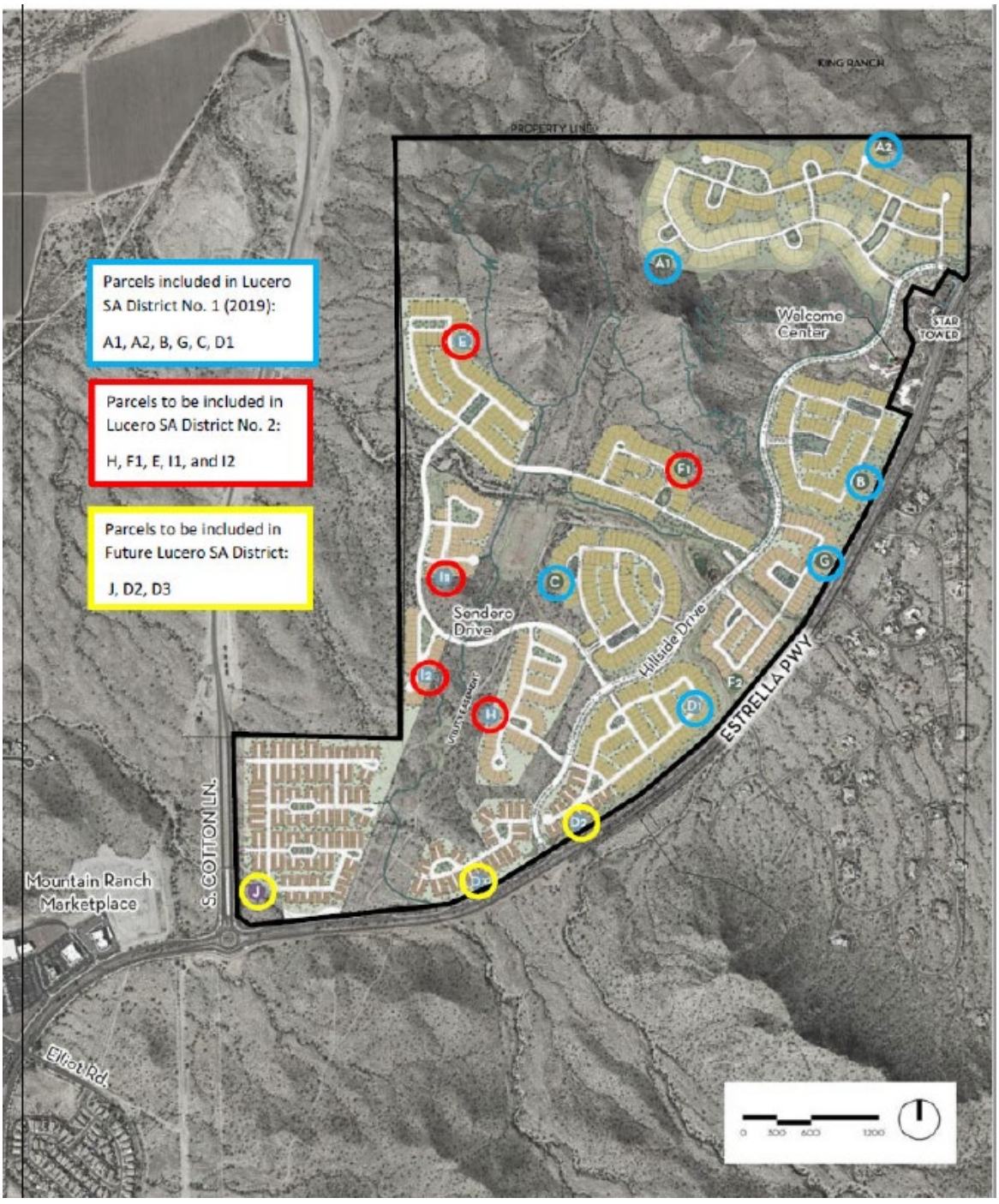
Map of Lucero Assessment District No. 2



Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Lucero Planning Area and
Description of the Assessment Parcels

Map of Lucero Planning Area
(Parcels by Assessment Area)



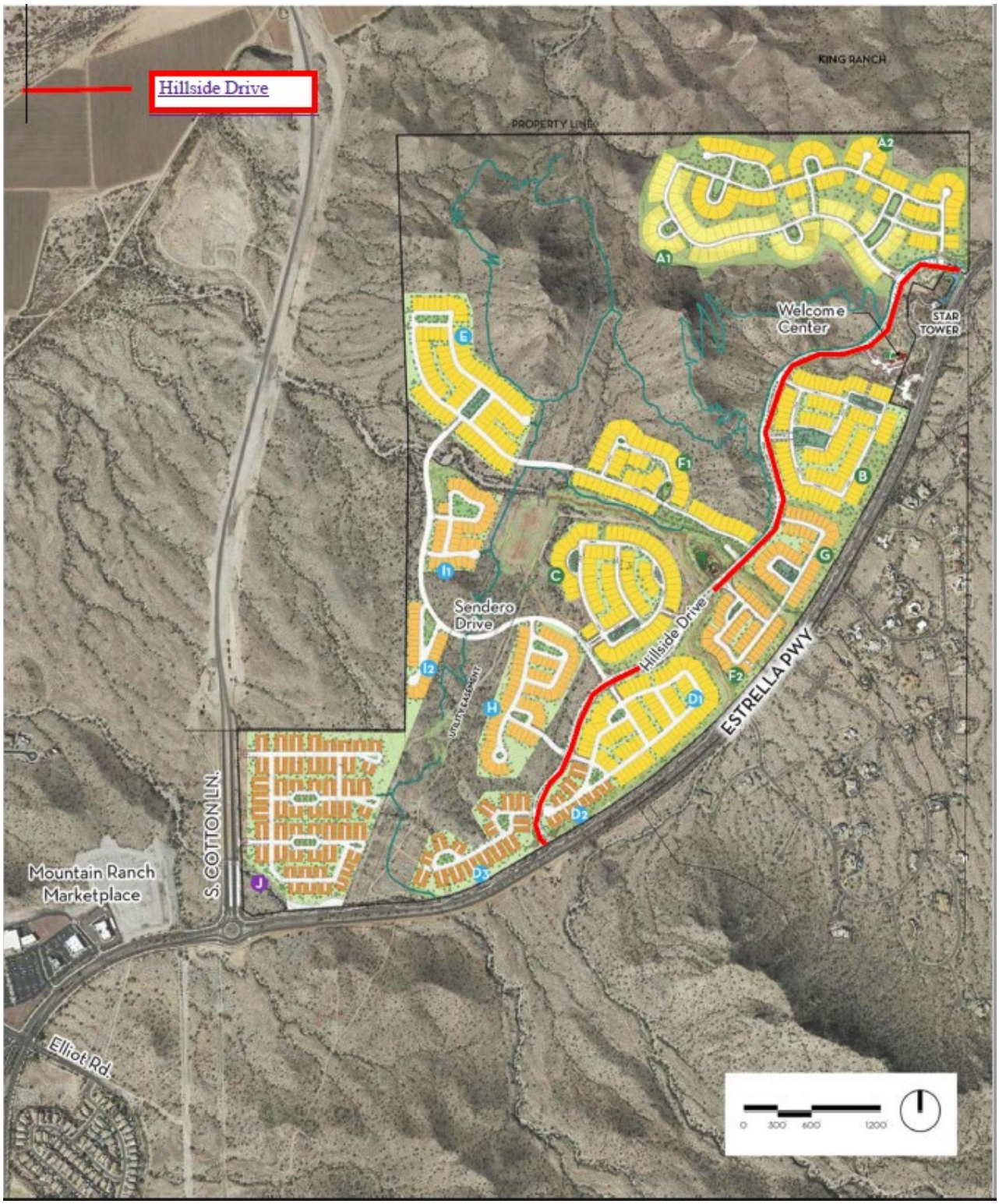
Description of the Assessment Parcels to be Benefited

Parcels 11.E, 11.F1, 11.H, 11.I1, 11.I2 have recorded plats for 278 single-family home sites. These parcels will be included in the Lucero Assessment District No. 2 and comprise the area to be benefited.

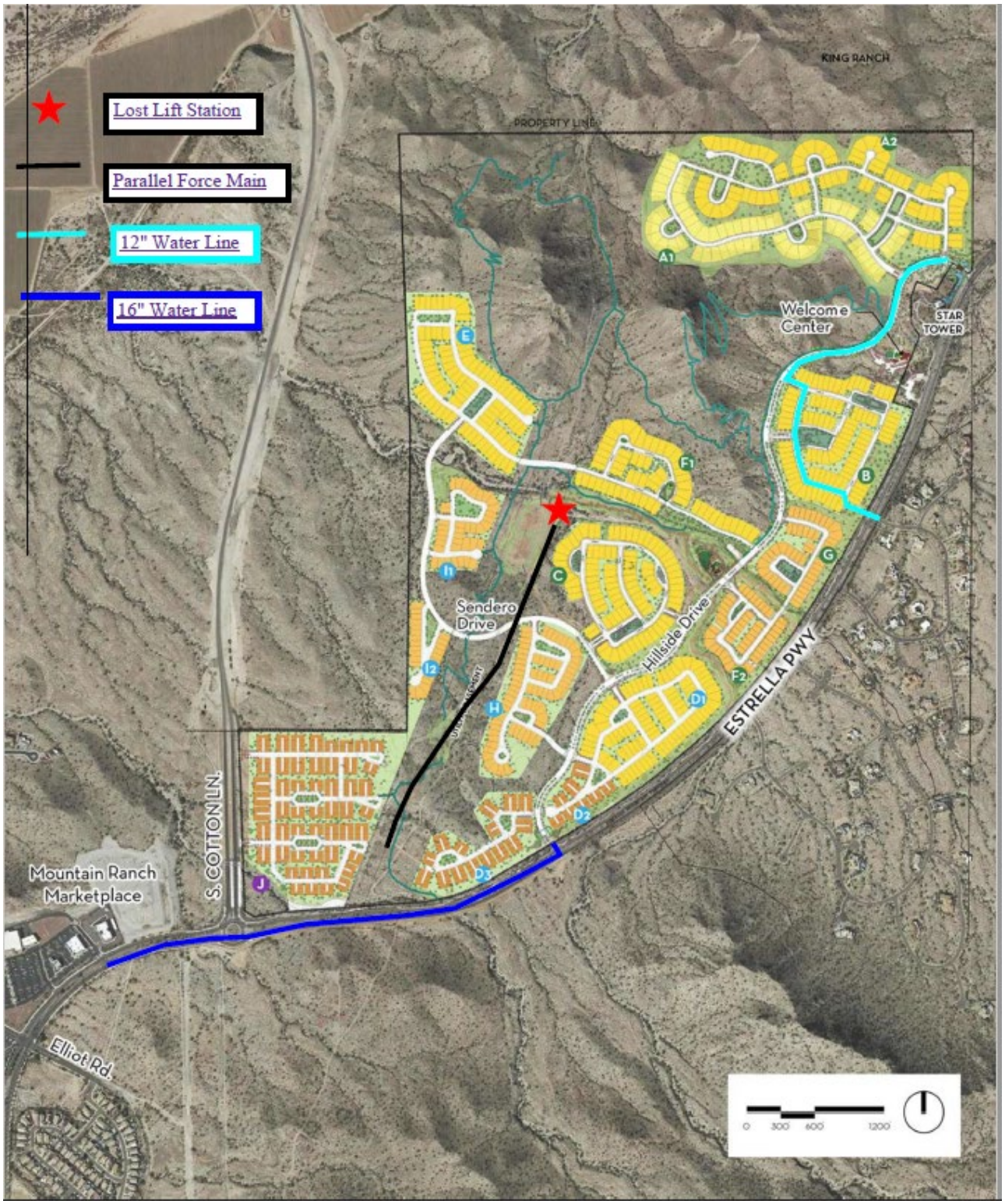
Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Location Maps of the Public Infrastructure

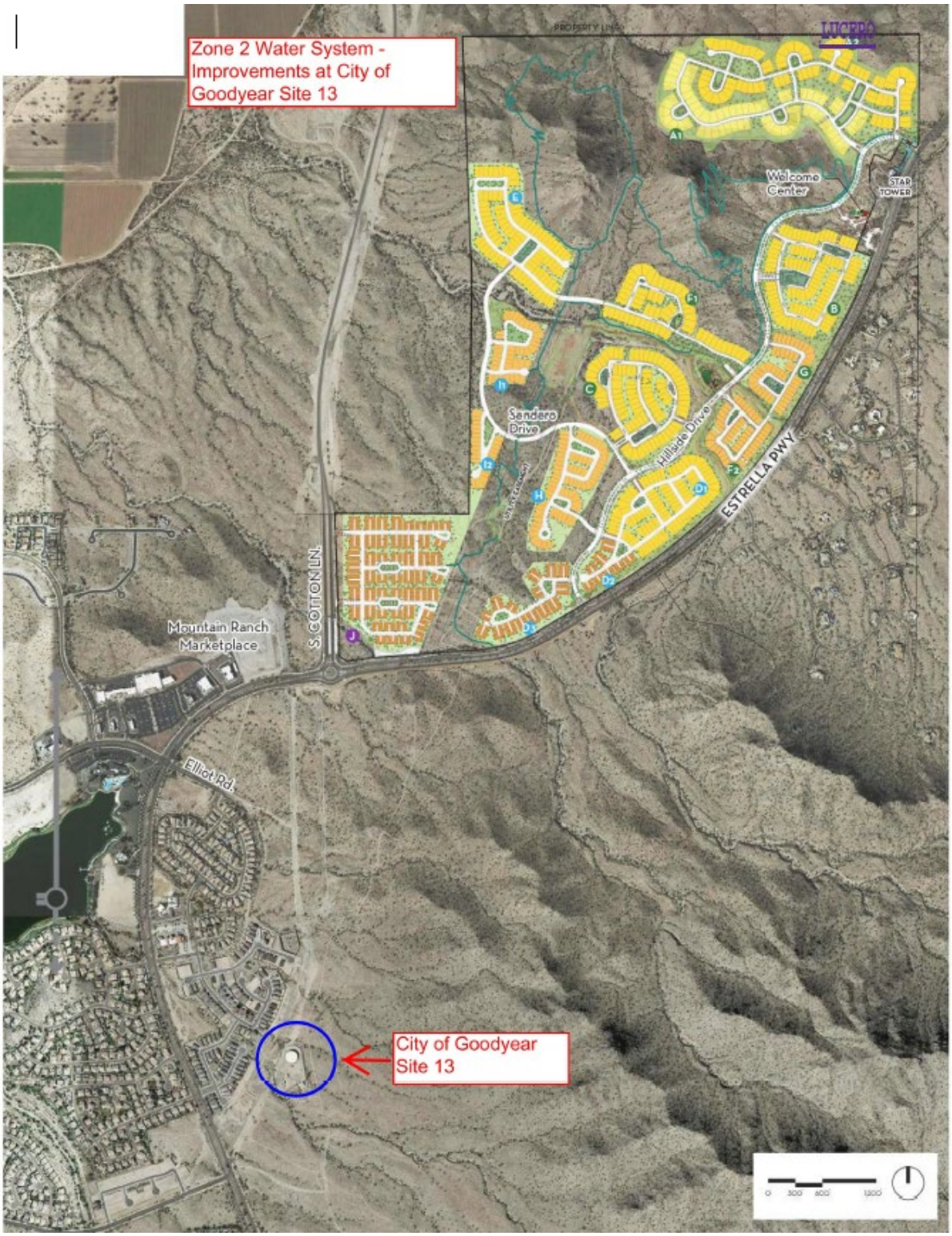
Roadway Exhibit



Wet Utility Infrastructure Improvements Exhibit



Wet Utility Infrastructure Improvements Exhibit (Continued)



SECTION FOUR

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

The table in Section Two outlines the cost estimate and completion dates for the construction of the Public Infrastructure. Proceeds of the Bonds, net of proceeds to be used for a deposit to a debt service reserve fund, will be used to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two. It is anticipated that unfunded Public Infrastructure costs will be included in future bond issues of the District.

Listed below is an estimated draw schedule of the proceeds of the Bonds for the acquisition of the Public Infrastructure.

Public Infrastructure Description	Estimated Acquisition Price	Acceptance Date	Funds Draw Date
1. Hillside Drive	$2,765,809	06-05-20	Q1 2023
2. 16" & 12" Waterline	488,333	12-21-20	Q1 2023
3. Lost Lift Station & Parallel Force Main	593,879	05-28-20 05-22-20	Q1 2023
4. Zone 2 Water System	205,029	10-07-19	Q1 2023
Total	$4,053,050		

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

Below is a financing plan that describes the process for financing a portion of the Public Infrastructure benefiting the property within Lucero Assessment District No. 2. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

(i) Formation and Authorization.

In response to a petition from the SunChase, the City Council formed the District on November 22, 1999. As contemplated by the CFD Development Agreement, the District has the authority to issue the Bonds.

(ii) Proposed Debt.

The estimated debt service schedule for the Bonds is attached in this section as Table One. The Bonds are expected to be structured with level debt service over 23 years. It is anticipated that the Bonds will be sold in approximately December 2022 and delivered in approximately January 2023. The Bonds will not be rated by any rating agency. The Bonds shall be payable from amounts collected by the District from, among other sources, the hereinafter described special assessment (the "Assessment").

a. The Assessment shall be based on an amount sufficient to (i) pay a portion of the costs of acquisition of the Public Infrastructure, (ii) to fund a debt service reserve fund and (iii) to provide for capitalized interest on the Bonds through July 1, 2023, if necessary.

b. The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property (other than City-owned property) included in Lucero Assessment District No. 2, as indicated in Appendix A hereto, based on the benefits received by and as allocated to the Parcels 11.E, 11.F1, 11.H, 11.I1 and 11.I2 (the "Planning Areas") in which Lucero Assessment District No. 2 is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(iii) Per Lot Assessment Amount.

An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within the Parcels the Planning Areas have at least a 4-to-1 value-to-lien ratio.

Prior to closing the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of the Planning Areas shall be at least four times the amount of the Assessment.

The per lot assessment amount is expected to be no more than $16,000 at the time of issuance of the Bonds. At the time of sale of a home to the buyer, this amount will be assumed by the homebuyer and the assessment payments made over time. The approximate $16,000 per home assessment results in an annual assessment payment of approximately $1,419 per home, or approximately $118 per month.

Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement which was recorded on July 10, 2019, as Document No. 2019-0522191 between the District and the Maricopa County Treasurer's Office.

(iv) Estimated Sources and Uses of Funds.

The proceeds of the Bonds will be applied by the District to finance all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds is:

SOURCES*:	
Principal Amount of Bonds	$4,429,000.00
Assessments Paid in Cash (a)	19,000.00
Majority Landowner Contribution (b)	376,021.00
Total	$4,824,021.00

USES*:	
Acquisition Fund (Cost of Public Infrastructure)	$4,053,050.00
Bond Fund (Representing Capitalized Interest) (b)	139,513.50
Debt Service Reserve Fund	394,950.00
Costs of Issuance (b)	236,507.50
Total	$4,824,021.00

(a) Represents shortfall in parcel 11.I1 to be paid by the Majority Landowner.

(b) All costs of issuance, underwriter fees and capitalized interest will be paid by the Majority Landowner.

ESTIMATED COSTS OF ISSUANCE* (a)	
Underwriter's Discount	$ 77,507.50
Underwriter's Counsel	30,000.00
Bond Counsel	77,225.00
Financial Advisor	35,000.00
Registrar & Paying Agent	600.00
OS Preparation	10,000.00
OS Printing	1,750.00
Assessment Billing Software Services	700.00
Miscellaneous	3,725.00
Total	$236,507.50

(a) Additional costs including, but not limited to, the appraisal and related engineering fees are anticipated to be paid outside of bond proceeds.

(v) Value to Lien Ratio.

The appraisal relating to the parcels to be included in Lucero Assessment District No. 2, prepared by Wayne Harding & Associates on November 2, 2022, demonstrates a value-to-lien ratio of a per lot basis in excess of 4-to-1 for all parcels except 11.I1. The shortfall in parcel 11.I1 is to be prepaid by the Majority Landowner. A complete copy of the appraisal report is available upon request.

(vi) Disclosure of Assessment Payments.

A.R.S. § 32-2181 *et seq.* requires the disclosure of all property taxes and assessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the "Public Report"). Each homebuyer must be supplied a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report.

* Preliminary, subject to change.

In addition, homebuilders within the Lucero Assessment District No. 2 will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

(vii) Operation and Maintenance of the Public Infrastructure.

All infrastructure financed by the District will be dedicated to and accepted by the City. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Majority Landowner and are set forth in the various development agreements among the parties. The administrative costs of the District and those costs associated with the operation and maintenance of the Public Infrastructure which are not the obligation of the City will be provided by several sources of funds: the levy of a $0.30 per $100 of net assessed limited property valuation ad valorem tax in the District, Homeowner's Association fees and Majority Landowner contributions, if any.

(viii) Other District Information.

Shown in the following tables are the District's overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, net assessed valuation and combined tax rate per $100 assessed valuation.

	General Obligation Bonded Debt	Portion Applicable to the District (b)	
Overlapping Jurisdiction	Outstanding (a)	Approximate Percentage	Net Debt Amount
State of Arizona	None	0.188%	None
Maricopa County	None	0.286	None
Maricopa County Community College District	$135,585,000	0.286	$ 388,190
Maricopa County Special Health Care District	600,335,000	0.286	1,718,805
Western Maricopa Education Center	130,195,000	0.765	996,090
Buckeye Union High School District No. 201	64,865,000	15.507	10,058,630
Liberty Elementary School District No. 25	51,340,000	38.826	19,933,141
City of Goodyear	150,555,000	11.413	17,182,410
The District (c)	7,795,000	100.000	7,795,000
Total Direct and Overlapping General Obligation Bonded Debt Outstanding			$58,072,265

(a) Includes total general obligation bonds outstanding less redemption funds on hand. Does not include authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future.

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"), a major reclamation project that has been substantially completed by the Department of the Interior. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. In April of 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at $1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre-feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the $1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages have been fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Arizona's Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property

within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to $0.14 per $100 of net assessed limited property value, of which $0.14 is currently being levied. (See Arizona Revised Statutes, Sections 48-3715 and 48-3715.02.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

Does not include the obligation of the Maricopa County Flood Control District (the "County Flood Control District") to contribute $70 to $80 million to the CAP. The County Flood Control District's sole source of revenue to pay the contribution will be ad valorem taxes on real property and improvements.

(b) Proportion applicable to the District is computed on the ratio of net assessed limited property value as calculated for Fiscal Year 2022/23 for the overlapping jurisdiction to the amount of such valuation which lies within the District. If the assessed value within the District increases at a faster rate than the overlapping jurisdictions, the amount of overlapping debt allocated for payment within the District will increase.

(c) Does not include the Bonds. Does not include special assessment revenue bonds or general obligation bonds expected to be issued by the District in the future.

Source: 2022/23 Net Assessed Limited Property Valuations sourced from the Finance Department of the County and *State and County 2022 Abstract of the Assessment Roll*, Arizona Department of Revenue.

DIRECT AND OVERLAPPING NET ASSESSED LIMITED PROPERTY VALUE AND TOTAL TAX RATES

Overlapping Jurisdiction	2022/23 Net Assessed Limited Property Value	2022/23 Combined Tax Rate Per $100 of Net Assessed Limited Property Value (a)(b)
State of Arizona	$78,405,598,978	None
Maricopa County	51,575,018,189	$1.2473 (c)
Maricopa County Community College District	51,575,018,189	1.1894
Maricopa County Fire District Annual Levy	51,575,018,189	0.0082 (d)
Maricopa County Flood Control District	51,575,018,189	0.1592 (e)
Maricopa County Special Health Care District	51,575,018,189	0.2488
Maricopa County Library District	51,575,018,189	0.0505
Central Arizona Water Conservation District	51,575,018,185	0.1400 (f)
West Maricopa Education Center	19,300,490,996	0.1538
Buckeye Union High School District No. 201	952,234,728	2.9459
Liberty Elementary School District No. 25	380,322,967	3.8069
City of Goodyear	1,293,848,816	1.7350
The District	147,663,249	1.3000

(a) Represents the combined tax rate includes the tax rate for debt service payments and the tax rate for all other purposes such as maintenance and operation and capital outlay.

(b) All levies for library districts, hospital districts, fire districts, technology districts, water conservation districts and flood control districts are levied on the net full cash assessed value.

(c) Does not include the "State Equalization Assistance Property Tax" which in Fiscal Year 2022/23 has been set at $0.0000 and is adjusted annually pursuant to A.R.S. § 41-1276.

(d) The County is mandated to levy a tax annually in support of fire districts in the County.

(e) Does not include the personal property assessed valuation within the County.

(f) Includes only the assessed valuation located within the County.

Source: *State and County 2022 Abstract of the Assessment Roll,* Arizona Department of Revenue and *Maricopa County 2022 Tax Levy*, Maricopa County – Finance Department.

TABLE ONE
ESTIMATED DEBT SERVICE SCHEDULE*

Maturity (July 1)	Principal	Interest (a)	Estimated Annual Debt Service Requirements
2023		$ 139,514	$ 139,514
2024	$ 84,000	310,030	394,030
2025	90,000	304,150	394,150
2026	95,000	297,850	392,850
2027	100,000	291,200	391,200
2028	110,000	284,200	394,200
2029	115,000	276,500	391,500
2030	125,000	268,450	393,450
2031	135,000	259,700	394,700
2032	140,000	250,250	390,250
2033	150,000	240,450	390,450
2034	165,000	229,950	394,950
2035	175,000	218,400	393,400
2036	185,000	206,150	391,150
2037	200,000	193,200	393,200
2038	215,000	179,200	394,200
2039	230,000	164,150	394,150
2040	245,000	148,050	393,050
2041	260,000	130,900	390,900
2042	280,000	112,700	392,700
2043	300,000	93,100	393,100
2044	320,000	72,100	392,100
2045	345,000	49,700	394,700
2046	365,000	25,550	390,550
Total	$4,429,000	$4,745,444	$9,174,444

(a) Interest column reflects total interest payments for each fiscal year; interest will be paid semi-annually on January 1 and July 1, commencing on July 1, 2023. The July 1, 2023, interest payment will be paid by capitalized interest. Interest estimated at 7.00%.

* Preliminary, subject to change.

Reviewed and accepted by:
ESTRELLA NORTH LLC,
a Delaware limited liability limited 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 J. Brislin
Title: Senior V.P.

By: _____
Name: Debbie Williams
Title: Asst. Treasurer

APPENDIX A

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT, THE LUCERO PLANNING AREA, AND THE ASSESSMENT PARCELS

APPENDIX A-1

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT

February 27, 1997

LEGAL DESCRIPTION
ESTRELLA - LEGAL 3

PARCEL 1

That part of Sections 1, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast Corner of said Section 1, as shown on the "Estrella Phase One, Map of Dedication", as recorded in Book 318 of Maps, Page 38, Maricopa County Records;

Thence South 00°20'21" West (measured), South 00°20'03" West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

Thence South 00°13'59" West (measured), South 00°14'18" West (record), continuing along the East line of said Section 1, a distance of 2,640.94 feet (measured), 2641.11 feet (record) to the Northeast Corner of said Section 12;

Thence South 00°28'03" West (measured), South 00°28'10" West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12;

Thence South 00°13'23" West (measured), South 00°13'30" West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Corner of said Section 13;

Thence South 00°07'53" West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South 00°13'33" West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South 00°13'33" West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South 00°17'47" West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South 00°08'16" West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

Thence South 00°12'04" West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North 89°13'00" West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°31'11" West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South 89°15'58" East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°28'07" West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North 89°24'51" West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South 00°40'22" West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North 89°36'54" West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35;

Thence North 89°36'09" West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North 89°34'19" West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North 89°29'43" West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

Thence North 89°29'43" West, continuing along the South line of said Section 34, a distance of 964.18 feet to a point on the Northeasterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence North 37°50'26" West, along the Northeasterly right-of-way line of said "Rainbow Valley Road," a distance of 2,704.64 feet to a point on the East line of said Section 33;

Thence North 00°21'07" East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

Thence North 89°49'56" West, along the East-West mid-section line of said Section 33, a distance of 442.93 feet to a point on the Northeasterly right-of-way line of said "Rainbow Valley Road";

Thence North 37°50'26" West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28;

Thence South 89°27'48" East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North 00°28'09" East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22;

Thence North 00°14'06" East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22;

Thence South 89°51'29" East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 00°11'40" East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 89°24'39" West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

Thence North 00°03'52" East, along the West line of said Section 15, a distance of 2,651.85 feet to the West Quarter Corner of said Section 15, said point also being the Southwesterly Boundary Corner of said "Estrella Phase One, Map of Dedication;"

Thence North 01°27'57" East (measured), North 01°27'59" East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North 02°27'13" East (measured), North 02°27'17" East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

Thence North 02°22'18" East (measured), North 02°22'31" East (record), continuing along the West line of said Section 10, a distance of 2,635.09 feet (measured), 2,635.54 feet (record) to the Northwest Corner of said Section 10;

Thence South 89°13'00" East (measured), South 89°12'35" East (record), along the North line of said Section 10, a distance of 2,650.33 feet (measured), 2,650.49 feet (record) to the North Quarter Corner of said Section 10;

Thence South 89°22'02" East (measured), South 89°21'52" East (record), continuing along the North line of said Section 10, a distance of 2,638.74 feet (measured), 2,639.03 feet (record) to the Northwest Corner of said Section 11;

Thence South 89°31'04" East (measured), South 89°31'03" East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

Thence South 89°39'41" East (measured), South 89°39'05" East (record), continuing along the North line of said Section 11, a distance of 2,649.36 feet (measured), 2,649.51 feet (record) to the Southwest Corner of said Section 1;

Thence North 00°39'36" East (measured), North 00°39'46" East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

Thence North 02°11'20" West (measured), North 02°10'59" West (record), continuing along the West line of said Section 1, a distance of 2,694.65 feet (measured), 2,694.49 feet (record) to the Northwest Corner of said Section 1;

Thence North 89°37'33" East (measured), North 89°37'44" East (record), along the North line of said Section 1, a distance of 2,470.13 feet (measured) to the Southeast Corner of Section 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°43'37" East (measured), North 89°37'44" East (record), continuing along the North line of said Section 1, a distance of 70.26 feet (measured) to the North Quarter Corner of said Section 1;

Thence North 89°43'37" East (measured), North 89°46'12" East (record), continuing along the North line of said Section 1, a distance of 2,521.98 feet (measured), 2,521.62 feet (record) to the Point of Beginning.

Containing 10,067.869 Acres more or less.

PARCEL 2

That part of the Southwest Quarter of Section 34, 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 Section 34;

Thence North 00°21'07" East, along the West line of said Section 34, a distance of 1,991.83 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of "Rainbow Valley Road," a distance of 2,539.67 feet to a point on the South line of said Section 34;

Thence North 89°29'43" West, along said South line, a distance of 1,570.30 feet to the Point of Beginning.

Containing 35.902 Acres more or less.

PARCEL 3

That part of the Southwest Quarter of Section 28, 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 Section 28;

Thence North 00°08'04" East along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

Thence South 89°27'48" East, along the East-West mid-section line of said Section 28, a distance of 583.08 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,329.90 feet to a point on the South line of said Section 28;

Thence South 89°51'39" West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

PARCEL 4

That part of the North Half of Section 33 and the South Half of the North Half of Section 32, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 32;

Thence North 89°48'26" West, along the East-West mid-section line of said Section 32, a distance of 5,208.80 feet to a point on the Easterly right-of-way line of "Tuthill Road," as recorded in Book 33 of Road Maps, Page 39 and Instrument #92-109925, Maricopa County Records, said line being parallel with and 40.00 feet Easterly, as measured at right angles, from the West line of said Section 32;

Thence North 01°01'17" West, along the Easterly right-of-way line of said "Tuthill Road," a distance of 1,338.76 feet to point on the North line of the South Half of the North Half of said Section 32;

Thence South 89°39'25" East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South 89°59'09" East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

Thence North 00°31'52" East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road,", a distance of 3,353.83 feet to a point on the East-West mid-section line of said Section 33;

Thence North 89°49'56" West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.

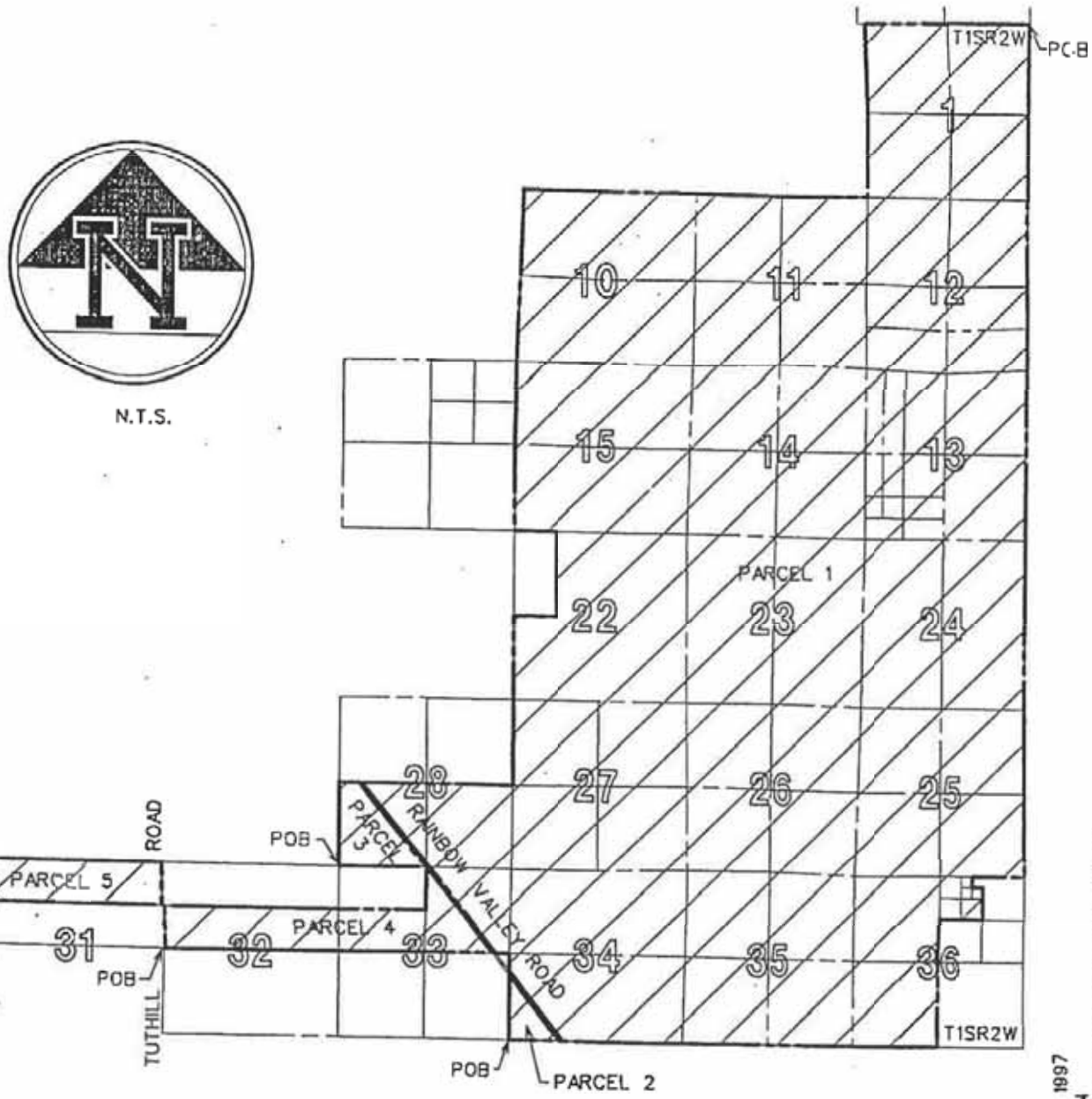


EXHIBIT	ESTRELLA - LEGAL 3	JOB NO 46002501
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE	SHEET 1 OF 1

EXCEPT the following parcels, legally described as follows:

a) Estrella Parcel 8, according to Book 318 of Maps, Page 39, Records of Maricopa County, Arizona.

b) Lots 22, 23, 24, 28 – 32, 38, 39, 75, and Tracts A, B, C and D of Estrella Parcel 9, according to Book 318 of Maps, Page 40, Records of Maricopa County, Arizona.

c) SunChase at Estrella Parcel 33, according to 451 of Maps, Page 21, Instrument No. 97-0697454, Records of Maricopa County, Arizona.

d) Estrella Parcel 34, according to Book 329 of Maps, Page 34, Records of Maricopa County, Arizona.

e) Estrella Mountain Ranch Parcel 43, according to Book 482 of Maps, Page 50, Instrument No. 98-0938131, Records of Maricopa County, Arizona.

f) Estrella Parcel 51, according to Book 325 of Maps, Page 41; and Affidavit of Correction recorded in Instrument No. 90-387749, Records of Maricopa County, Arizona.

g) Estrella Parcel 55, according to Book 325 of Maps, Page 42, and Affidavit of Correction recorded in Instrument No. 89-475003, Records of Maricopa County, Arizona.

h) Estrella Parcel 56, according to Book 329 of Maps, Page 33, Records of Maricopa County, Arizona.

i) Estrella Parcel 56A, according to Book 419 of Maps, Page 42 in Instrument No. 96-0488725, Records of Maricopa County, Arizona.

j) Estrella Parcel 57 amended, according to Book 329 of Maps, Page 12, Records of Maricopa County, Arizona.

k) Estrella Parcel 58, according to Book 321 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 89-303317, Records of Maricopa County, Arizona.

l) Estrella Parcel 60, according to Book 321 of Maps, Page 30; and Affidavit of Correction recorded in Instrument No. 89-336248, Records of Maricopa County, Arizona.

m) SunChase at Estrella Parcels 62-64, according to Book 438 of Maps, Page 42 in Instrument No. 97-0236401, Records of Maricopa County, Arizona.

n) SunChase at Estrella Parcel 66, according to Book 442 of Maps, Page 03 in Instrument No. 97-0339182, Records of Maricopa County, Arizona.

o) Parcel 30B, in Instrument No. 89-0098746, Records of Maricopa County, Arizona.

p) Parcel 30B, landscape tract in Instrument No. 94-474763, Records of Maricopa County, Arizona.

q) Parcel 38, in Instrument No. 88-571563, Records of Maricopa County, Arizona.

r) Parcel 38, landscape tract in Instrument No. 94-474764, Records of Maricopa County, Arizona.

s) Parcel 53, in Instrument No. 90-387712, Records of Maricopa County, Arizona.

t) Parcel 53, landscape tract in Instrument No. 94-474765, Records of Maricopa County, Arizona.

u) North Lake and South Lake, in Instrument No. 90-538581, Records of Maricopa County, Arizona.

v) Lakes common area, in Instrument No. 94-474760, Records of Maricopa County, Arizona.

w) Lakes common area, in Instrument No. 94-481850, Records of Maricopa County, Arizona.

x) Parcel 54 (ballfield), in Instrument No. 97-0911325, Records of Maricopa County, Arizona.

y) APS sub-station, in Instrument No. 88-618019, Records of Maricopa County, Arizona.

z) Estrella Parcel 52 amended, according to Book 512 of Maps, Page 31, Instrument No. 99-0878298, Records of Maricopa County, Arizona.

aa) Parcel 26 according to Book 508 of Maps, Page 38, Instrument No. 99-072948, Records of Maricopa County, Arizona.

bb) Land described as tax parcel 400-03-022N and any other real property including rights-of-way owned by the City of Goodyear or any other governmental entity.

cc) Land described as tax parcel 400-52-211R.

EXCEPTION PARCELS:

A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 9, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.

C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-0697454 RECORDS OF, MARICOPA COUNTY, ARIZONA.

D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.

F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 90-387749 RECORDS OF MARICOPA COUNTY, ARIZONA.

G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.

H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

I) ESTRELLA PARCEL 56A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0488725, RECORDS OF MARICOPA COUNTY, AZ.

J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-303317, RECORDS OF MARICOPA COUNTY, ARIZONA.

L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-336248, RECORDS OF MARICOPA COUNTY, AZ.

M) SUNCHASE AT ESTRELLA PARCELS 62-64, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0236401, RECORDS OF MARICOPA COUNTY, ARIZONA.

N) SUNCHASE AT ESTRELLA PARCEL 66, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.

O) PARCEL 308, IN INSTRUMENT NO. 89-0098746 RECORDS OF MARICOPA COUNTY, AZ.

P) PARCEL 308, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.

Q) PARCEL 38, IN INSTRUMENT NO. 88-571563 RECORDS OF MARICOPA COUNTY, AZ.

R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.

S) PARCEL 53, IN INSTRUMENT NO.90-387712 RECORDS OF MARICOPA COUNTY, AZ.

T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474765, RECORDS OF MARICOPA COUNTY, AZ.

U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538581, RECORDS OF MARICOPA COUNTY, AZ.

V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.

W) LAKES COMMON AREA, IN INSTRUMENT NO. 94-481850, RECORDS OF MARICOPA COUNTY, AZ.

X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO. 97-0911325, RECORDS OF MARICOPA COUNTY, AZ.

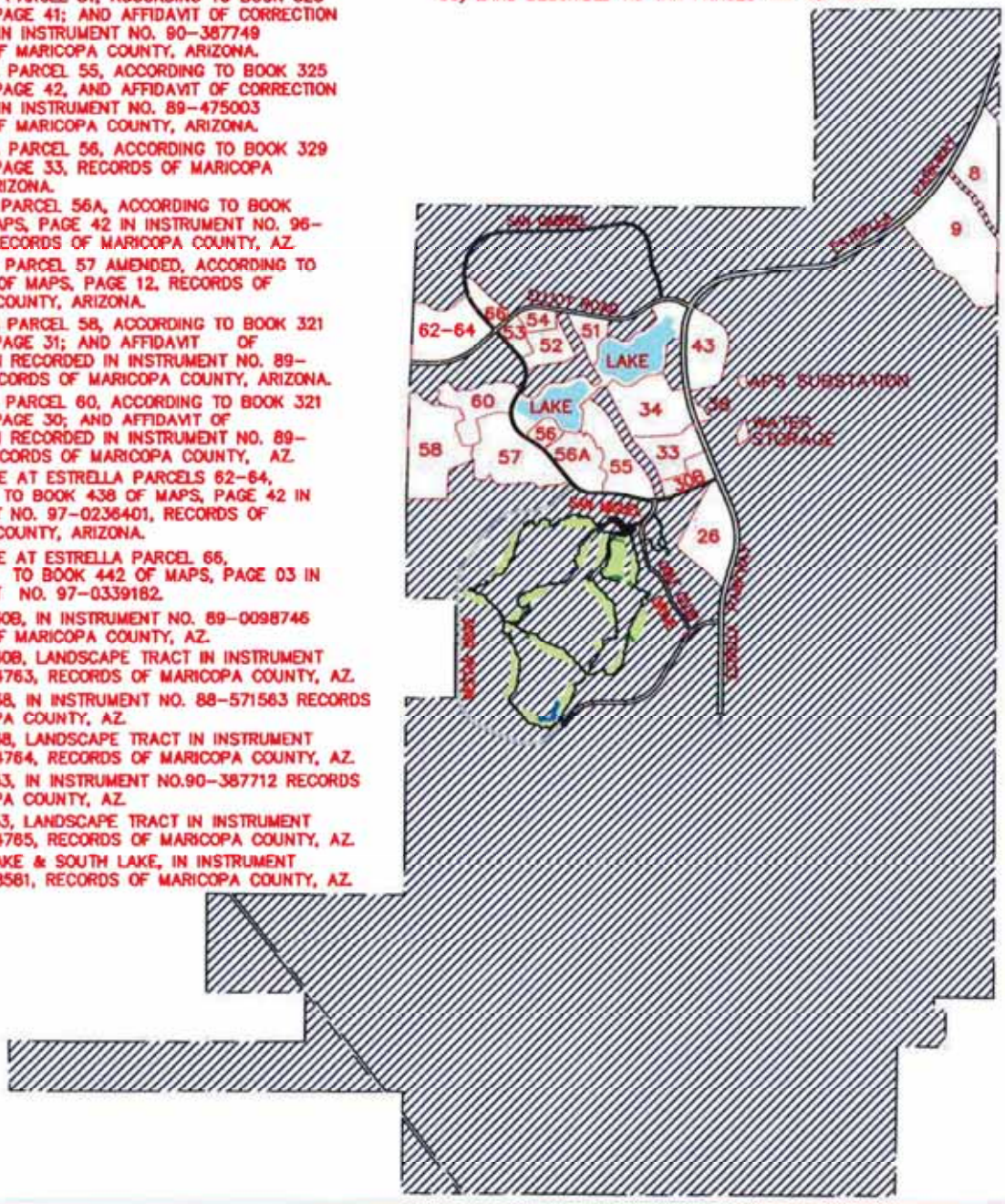
Y) APS SUB-STATION, IN INSTRUMENT NO. 88-618019, RECORDS OF MARICOPA COUNTY, AZ.

Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512 OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.

AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY,ARIZONA.

BB) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.

CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.



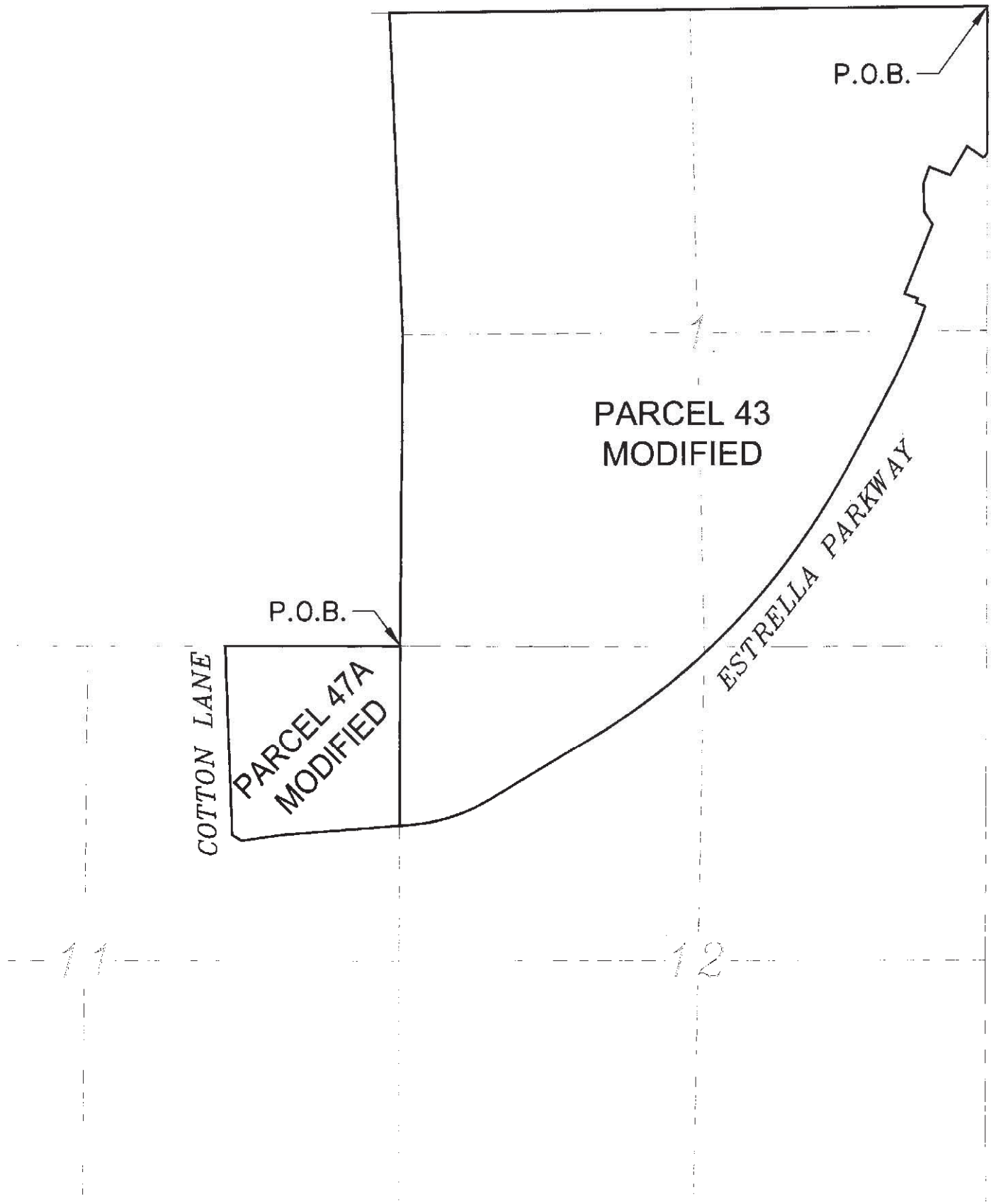
COMMUNITY FACILITIES EXHIBIT B

ESTRELLA MOUNTAIN RANCH

CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436

APPENDIX A-2

LEGAL DESCRIPTION OF THE LUCERO PLANNING AREA


P.O.B.
PARCEL 43
MODIFIED
P.O.B.
PARCEL 47A
MODIFIED
COTTON LANE
ESTRELLA PARKWAY
1
11
12



ESTRELLA PARCEL 43 (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,665.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET

THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET;

THENCE NORTH 68 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;

THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;

THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET;

THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET;

THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;

THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;

THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;

THENCE SOUTH 70 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING A THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;



THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,606.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,521.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.

ESTRELLA PARCEL 47a (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2649.32 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,165.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,588.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.



APPENDIX A-3

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS

As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.E	07/28/22	1685	49	20220604927
11.F1	07/28/22	1686	6	20220606048
11.H	11/30/21	1632	39	20211273397
11.I1	07/28/22	1685	48	20220604835
11.I2	07/28/22	1685	47	20220604806

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.E", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, AND D AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS A, B, C, AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR: CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE FACILITIES IN GOOD CONDITION; REMOVING 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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND D.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

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" 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 INSTALLED, 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 AND/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 NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "EMERGENCY ACCESS ESMT" 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

DEDICATION (CONTINUED)

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).

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 15 DAY OF JULY, 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

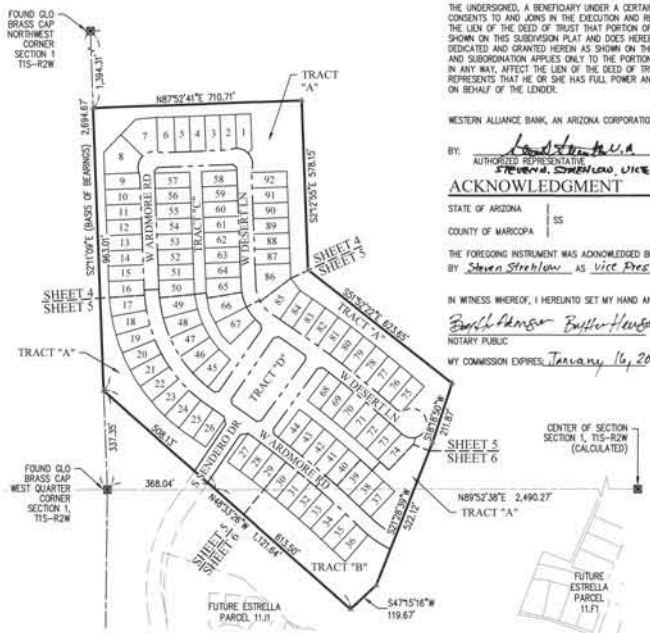
BY: _____
NAME: Arthur W. Miller
TITLE: Asst. Treasurer

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.E AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: Robert J. Nobis
TITLE: Villages Community Assn - President DATE: 7/18/2022



SECTIONAL / BOUNDARY & KEY MAP

NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

BEFORE ME THIS 15 DAY OF JULY, 20 22, ARTHUR W. MILLER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W MILLER, AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND OFFICIAL SEAL

Brytani Hewson Brytani Hewson 07/15/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: JANUARY 16, 2023

BRYTANI N HEWSON Notary Public, State of Arizona Maricopa County Commission # 558713 My Commission Expires January 16, 2023

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona | SS
COUNTY OF Maricopa |

BEFORE ME THIS 18th DAY OF July, 20 22
Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND OFFICIAL SEAL

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY Commission # 559984 Expires January 08, 2025

MY COMMISSION EXPIRES: January 8, 2025

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: _____ 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN L. STREHLOW, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 20 22, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND OFFICIAL SEAL

Brytani Hewson Brytani Hewson 07/18/22
NOTARY PUBLIC DATE

BRYTANI N HEWSON Notary Public, State of Arizona Maricopa County Commission # 558713 My Commission Expires January 16, 2023

MY COMMISSION EXPIRES: January 16, 2023

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-yorkm



VICINITY MAP
SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP AND APPROVALS
SHEET 2	LOT & TRACT TABLES, SITE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
SHEET 3	CURVE AND LINE TABLES, LOT AND SIGHT VISIBILITY DETAILS
SHEET 4–6	PLAT SHEETS

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 14, T.1S, R.2W,
ELEVATION = 1093.46

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 02°11'09" EAST (BASIS OF BEARINGS), BETWEEN THE FOUND GLO MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 1 AND THE FOUND GLO MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY, 2022.

BY: _____ ATTEST: _____
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: _____ 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Sinito

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF SIX (6) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE 2018, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

JODY ALLEN STONE, RLS
ARIZONA R.L.S. 37401

7.13.22
DATE

MARICOPA COUNTY, ARIZONA CERTIFICATE NO. 37401 JODY ALLEN STONE Date Signed 7.13.22 Expires 9-30-23

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.E		HUITT-ZOLLARS
AREA 28.847 AC	SHEET 1 OF 6	5050 N. 40th Street, Suite 100 | Phoenix, Arizona 85018 Office (602) 252-8384 www.huitt-zollars.com ADVANCEDESIGN™
Job No. 18-004-01	Date: 7/13/2022	Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

G:\projects\18\Phoenix\1-18-004 Estrella\01 - Parcel 11E\Survey\DWG's\180040101-FP01.dwg

GENERAL NOTES

1. 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 CARGO PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH AN ' * '
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH A '$'
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 1, 7, 8, 25, 27, 81, AND 84). NOTED WITH A ' ** '.
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89). NOTED WITH A '#'
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.E GRADING DESIGN, CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (4-57 AND 62-88). NOTED WITH A '!'
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND GLO BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 02°11'09" EAST (BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 02°11'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41"EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 02°12'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET, TO A POINT ON THE WEST LINE OF A 20 FEET RIGHT OF WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT #1989-0252752 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

THENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE, NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14.16
AREA SUBTOTAL (4.75+14.16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.26

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	22.26
ADJUSTED GROSS DENSITY (92/22.26 = 4.13)	4.13

EDU CALCULATION

NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 X 0.82 = 75.44)	75.44

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET ROW	206,938	4.751
NET AREA	1,049,653	24.096
LOT SIZE (MIN)	52'x120'	
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	616,811	14.160
AVERAGE LOT SIZE	6,704	0.154
GROSS DENSITY	3.19 DU/ACRE	
OPEN SPACE	432,842	9.937
% OF GROSS AREA IN OPEN SPACE	34.4 %	
EXISTING ZONING	P.A.D.	

TRACT AREA & USE TABLE

TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	266,389	6.115	OPEN SPACE, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS EASEMENT, WATER LINE EASEMENT "WLE", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
1 **	6,359	0.146
2	6,268	0.144
3	6,241	0.143
4 # !	6,240	0.143
5 # !	6,240	0.143
6 # !	7,032	0.161
7 ** !	11,129	0.255
8 ** !	12,279	0.282
9 !	6,347	0.146
10 !	6,240	0.143
11 # !	6,240	0.143
12 # !	6,240	0.143
13 # !	6,240	0.143
14 # !	6,240	0.143
15 # !	6,240	0.143
16 # !	6,505	0.149
17 !	7,010	0.161
18 !	7,010	0.161
19 !	7,010	0.161

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
20 !	7,010	0.161
21 !	7,010	0.161
22 !	7,010	0.161
23 !	7,010	0.161
24 !	7,010	0.161
25 ** !	6,685	0.153
26 * $!	6,335	0.145
27 * $ ** !	6,297	0.145
28 !	6,367	0.146
29 !	6,366	0.146
30 !	6,367	0.146
31 !	6,367	0.146
32 # !	6,367	0.146
33 !	6,367	0.146
34 !	6,323	0.145
35 !	6,240	0.143
36 !	6,650	0.153
37 !	6,240	0.143
38 !	6,279	0.144

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
39 !	6,358	0.146
40 # !	6,358	0.146
41 # !	6,358	0.146
42 !	6,358	0.146
43 !	6,358	0.146
44 * $!	6,358	0.146
45 * $!	7,418	0.170
46 !	7,418	0.170
47 !	7,418	0.170
48 !	7,418	0.170
49 !	7,418	0.170
50 # !	6,710	0.154
51 # !	6,240	0.143
52 # !	6,240	0.143
53 # !	6,240	0.143
54 # !	6,240	0.143
55 # !	6,240	0.143
56 !	6,240	0.143
57 * $!	6,240	0.143

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
58 * $	6,240	0.143
59	6,240	0.143
60	6,240	0.143
61 #	6,240	0.143
62 # !	6,240	0.143
63 # !	6,240	0.143
64 # !	6,240	0.143
65 # !	7,151	0.164
66 !	8,578	0.197
67 * $!	8,578	0.197
68 * $!	6,354	0.146
69 !	6,354	0.146
70 !	6,354	0.146
71 !	6,354	0.146
72 !	6,354	0.146
73 !	6,354	0.146
74 !	6,759	0.155
75 !	6,302	0.145
76 !	6,347	0.146

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
77 !	6,347	0.146
78 !	6,347	0.146
79 !	6,347	0.146
80 # !	6,347	0.146
81 ** !	6,347	0.146
82 !	6,347	0.146
83 !	6,315	0.145
84 ** !	6,240	0.143
85 !	9,182	0.211
86 # !	10,876	0.250
87 # !	6,240	0.143
88 # !	6,240	0.143
89 #	6,240	0.143
90	6,240	0.143
91	6,240	0.143
92	6,360	0.146

LEGEND

RIGHT-OF-WAY LINE		SWE	SIDEWALK EASEMENT
EASEMENT LINE		WLE	WATER LINE EASEMENT
CENTERLINE		VNAE	VEHICULAR NON-ACCESS EASEMENT
BOUNDARY LINE		*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
MATCH LINE			
LOT LINE			
SURVEY MONUMENT (FOUND, AS NOTED)		**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).
SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401 UNLESS OTHERWISE NOTED			
CENTERLINE MONUMENT		$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
CALCULATED MONUMENT			
(1) INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)			
GLO	GENERAL LAND OFFICE	#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)
MCR	MARICOPA COUNTY RECORDER		
MOD	MAP OF DEDICATION	!	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88).
PAD	PLANNED AREA DEVELOPMENT		
PKWY	PARKWAY		
PUE	PUBLIC UTILITY EASEMENT		
R	RADIUS		
R/W	RIGHT-OF-WAY		

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE 'X' (SHADED) AND ZONE 'A'.

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE 'X' (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS PER CASE #20-09-0448R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
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REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37401
JODY ALLEN STONE
ARIZONA, U.S.A.

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 2 OF 6
Job No. 18-004-01 | Date 7/13/2022

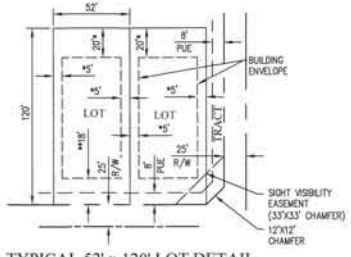
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	3,200.00'	0°14'26"	13.44'	13.44'	N55°23'10"W
C2	475.00'	53°17'29"	441.80'	426.05'	S28°51'39"E
C3	500.00'	53°17'29"	465.05'	448.47'	S28°51'39"E
C4	450.00'	52°23'52"	411.53'	397.34'	S28°24'51"E
C5	145.00'	53°17'29"	134.87'	130.06'	S28°51'39"E
C6	120.00'	53°17'29"	111.61'	107.63'	N28°51'39"W
C7	170.00'	50°37'35"	150.21'	145.37'	S27°31'42"E
C8	3,200.00'	1°46'43"	99.34'	99.34'	N54°37'01"W
C9	3,225.00'	1°07'11"	63.02'	63.02'	N54°56'48"W
C10	3,225.00'	6°10'12"	347.29'	347.12'	N49°59'05"W
C11	3,175.00'	7°27'28"	413.26'	412.97'	N50°37'43"W
C12	3,200.00'	8°21'57"	467.24'	466.83'	N51°04'58"W
C13	350.00'	16°53'03"	103.14'	102.77'	S55°20'31"E
C14	325.00'	16°31'08"	93.70'	93.38'	S55°09'33"E
C15	375.00'	17°12'03"	112.58'	112.16'	N55°30'01"W
C16	3,505.00'	0°28'27"	26.97'	26.97'	N52°54'11"W
C17	50.00'	251°05'51"	219.12'	81.36'	S7°05'08"W
C18	25.00'	69°57'43"	30.53'	28.67'	N83°28'56"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C19	25.00'	47°09'23"	20.58'	20.00'	N72°04'46"W
C20	25.00'	22°48'20"	9.95'	9.89'	S72°56'22"W
C21	3,505.00'	0°02'09"	2.20'	2.20'	N47°23'01"W
C22	3,555.00'	0°32'36"	33.71'	33.71'	N48°46'23"W
C23	3,225.00'	0°18'57"	17.77'	17.77'	N52°54'43"W
C24	3,225.00'	0°18'40"	17.51'	17.51'	N47°03'19"W
C25	375.00'	3°14'23"	21.20'	21.20'	N48°31'11"W
C26	3,175.00'	0°39'07"	36.12'	36.12'	N47°13'33"W
C27	500.00'	3°30'08"	30.56'	30.56'	S53°45'19"E
C28	450.00'	3°32'14"	27.78'	27.78'	S52°50'40"E
C29	500.00'	2°05'50"	18.30'	18.30'	S31°55'50"E
C30	450.00'	3°40'18"	28.84'	28.83'	S4°03'03"E
C31	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C32	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C33	55.00'	0°27'00"	0.43'	0.43'	S19°44'35"E
C34	55.00'	125°35'56"	120.57'	97.84'	S42°49'54"W
C35	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C36	55.00'	2°56'16"	2.82'	2.82'	N75°50'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C37	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C38	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C39	55.00'	125°24'44"	120.39'	97.75'	N47°10'06"W
C40	50.00'	17°45'10"	15.49'	15.43'	N6°39'40"E
C41	50.00'	2°53'04"	2.52'	2.52'	N0°46'23"W
C42	50.00'	14°52'06"	12.98'	12.94'	N8°06'12"E
C43	55.00'	19°39'15"	18.87'	18.77'	S79°57'09"W
C44	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C45	170.00'	7°09'31"	21.24'	21.23'	S5°47'40"E
C46	170.00'	8°16'41"	24.56'	24.54'	S48°42'09"E
C47	3,505.00'	1°10'32"	71.91'	71.91'	N54°55'07"W
C48	3,555.00'	0°35'43"	36.93'	36.93'	N55°12'32"W
C49	3,200.00'	6°49'40"	381.34'	381.12'	N50°18'50"W
C50	3,555.00'	7°00'18"	434.64'	434.37'	N52°00'14"W
C51	3,505.00'	5°45'28"	352.23'	352.09'	N50°14'41"W
C52	3,530.00'	8°08'27"	501.55'	501.13'	N51°26'10"W

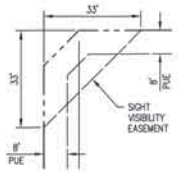


TYPICAL 52' x 120' LOT DETAIL

N.T.S.

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

**18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N10°45'21"W	28.41'
L2	N79°43'42"E	27.92'
L3	N8°15'50"W	17.16'
L4	N80°39'57"E	17.29'
L5	N55°30'23"W	37.35'
L6	S10°33'16"E	16.80'
L7	S81°17'32"W	15.81'
L8	N55°30'23"W	29.51'
L9	S6°52'35"E	18.78'
L10	N79°27'48"E	17.12'
L11	S55°30'23"E	37.14'
L12	S47°10'06"E	16.98'
L13	N81°42'42"E	16.79'
L14	S45°22'57"W	18.00'
L15	S87°52'42"W	19.14'
L16	S2°12'55"E	37.34'
L17	N4°18'45"W	11.35'
L18	N4°18'45"W	32.28'
L19	N10°16'26"W	32.28'
L20	N10°16'26"W	32.28'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N16°14'07"W	32.28'
L22	N16°14'07"W	32.28'
L23	N22°11'49"W	32.28'
L24	N22°11'49"W	32.28'
L25	N28°09'30"W	32.28'
L26	N28°09'30"W	32.28'
L27	N34°07'11"W	32.28'
L28	N34°07'11"W	32.28'
L29	N40°04'52"W	32.28'
L30	N40°04'52"W	32.28'
L31	N46°02'33"W	32.28'
L32	N46°02'33"W	32.28'
L33	N52°00'15"W	32.28'
L34	N52°00'15"W	18.96'
L35	S55°30'23"E	21.45'
L36	N10°45'21"W	9.92'
L37	N10°45'21"W	18.49'
L38	S2°12'55"E	33.70'
L39	N42°49'54"E	16.96'
L40	N2°12'55"W	8.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	N2°12'55"W	30.86'
L42	N46°53'59"W	13.56'
L43	N46°53'59"W	34.49'
L44	N47°12'39"W	9.08'
L45	N47°12'39"W	26.97'
L46	N48°08'05"W	26.97'
L47	N48°08'05"W	26.97'
L48	N49°03'31"W	26.97'
L49	N49°03'31"W	26.97'
L50	N49°58'57"W	26.97'
L51	N49°58'57"W	26.97'
L52	N50°54'23"W	26.97'
L53	N50°54'23"W	26.97'
L54	N51°49'49"W	26.97'
L55	N51°49'49"W	26.97'
L56	N52°45'14"W	26.97'
L57	S9°18'31"E	16.85'
L58	N55°30'23"W	15.07'
L59	N46°53'59"W	17.25'
L60	S47°13'55"E	34.76'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S46°53'59"E	17.25'
L62	S50°08'22"E	14.00'
L63	N46°53'59"W	30.80'
L64	S87°52'42"W	40.81'
L65	N21°28'39"E	50.17'
L66	N46°53'59"W	43.57'
L67	N21°29'39"E	25.82'
L68	S9°22'26"E	18.14'
L69	S2°12'55"E	30.80'
L70	S48°12'24"E	26.88'
L71	S49°02'41"E	26.88'
L72	S49°02'41"E	26.88'
L73	S49°52'58"E	26.88'
L74	S49°52'58"E	26.88'
L75	S50°43'15"E	26.88'
L76	S50°43'15"E	26.88'
L77	S51°33'32"E	26.88'
L78	S51°33'32"E	26.88'
L79	S52°23'49"E	26.88'
L80	S52°23'49"E	26.88'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L81	S53°14'06"E	26.88'
L82	S53°14'06"E	26.88'
L83	S54°04'23"E	26.88'
L84	S54°04'23"E	26.88'
L85	S54°54'41"E	26.88'
L86	S54°54'41"E	19.09'
L87	S55°30'23"E	34.16'
L88	N55°30'23"W	36.67'
L89	S55°30'23"E	29.51'
L90	S3°16'35"E	36.57'
L91	S2°12'55"E	15.43'
L92	S2°12'55"E	7.80'
L93	N4°18'45"W	43.63'
L94	N52°00'15"W	51.24'
L95	S26°58'07"E	44.88'
L96	S44°33'49"E	44.88'
L97	S44°33'49"E	44.88'
L98	S47°02'34"E	52.00'

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BOOK 1685 PAGE 49
ELECTRONIC RECORDING

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA, U.S.A.
Date Signed: 7-28-22

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

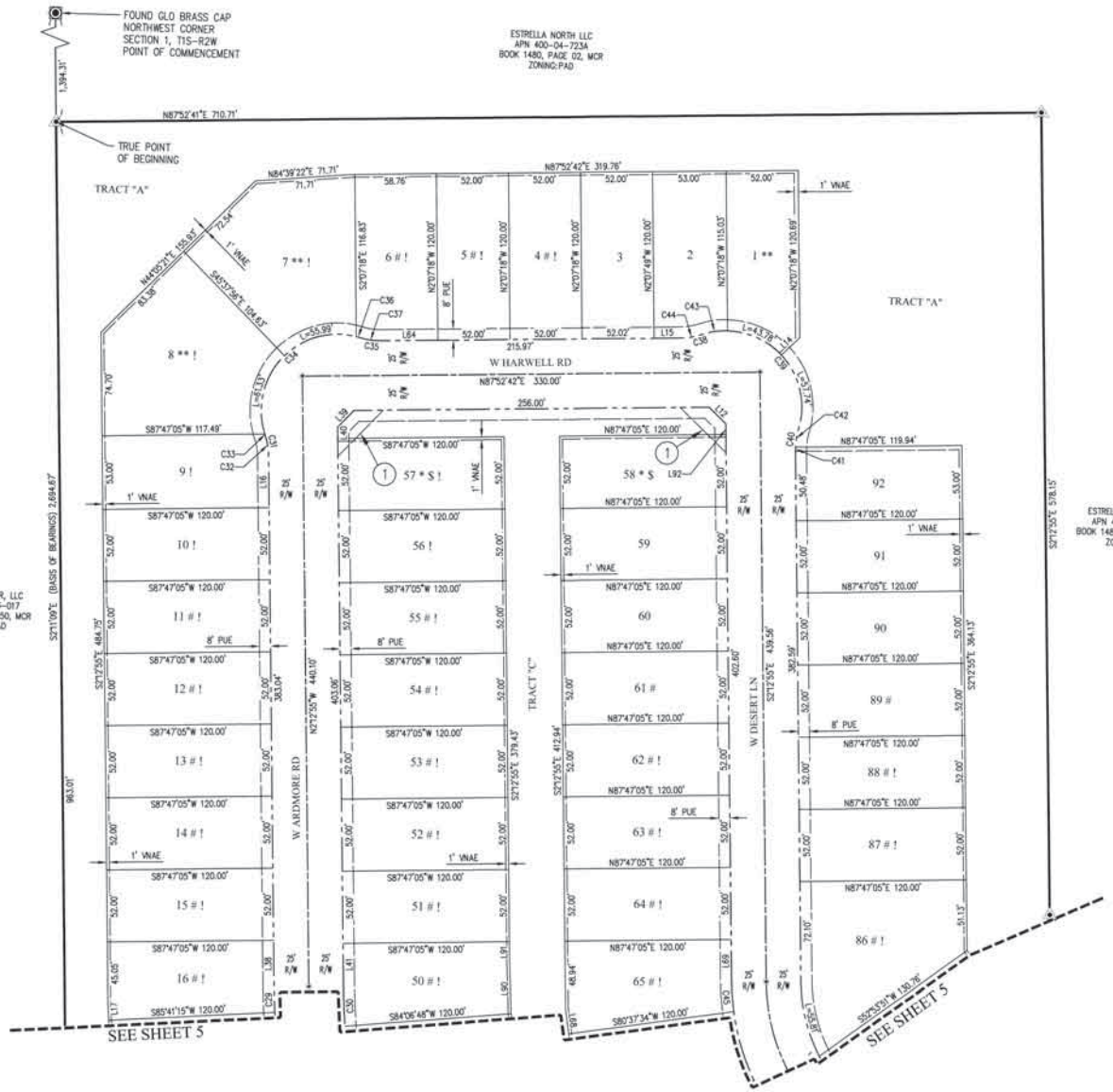
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 3 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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FOR
ESTRELLA - PARCEL 11.E

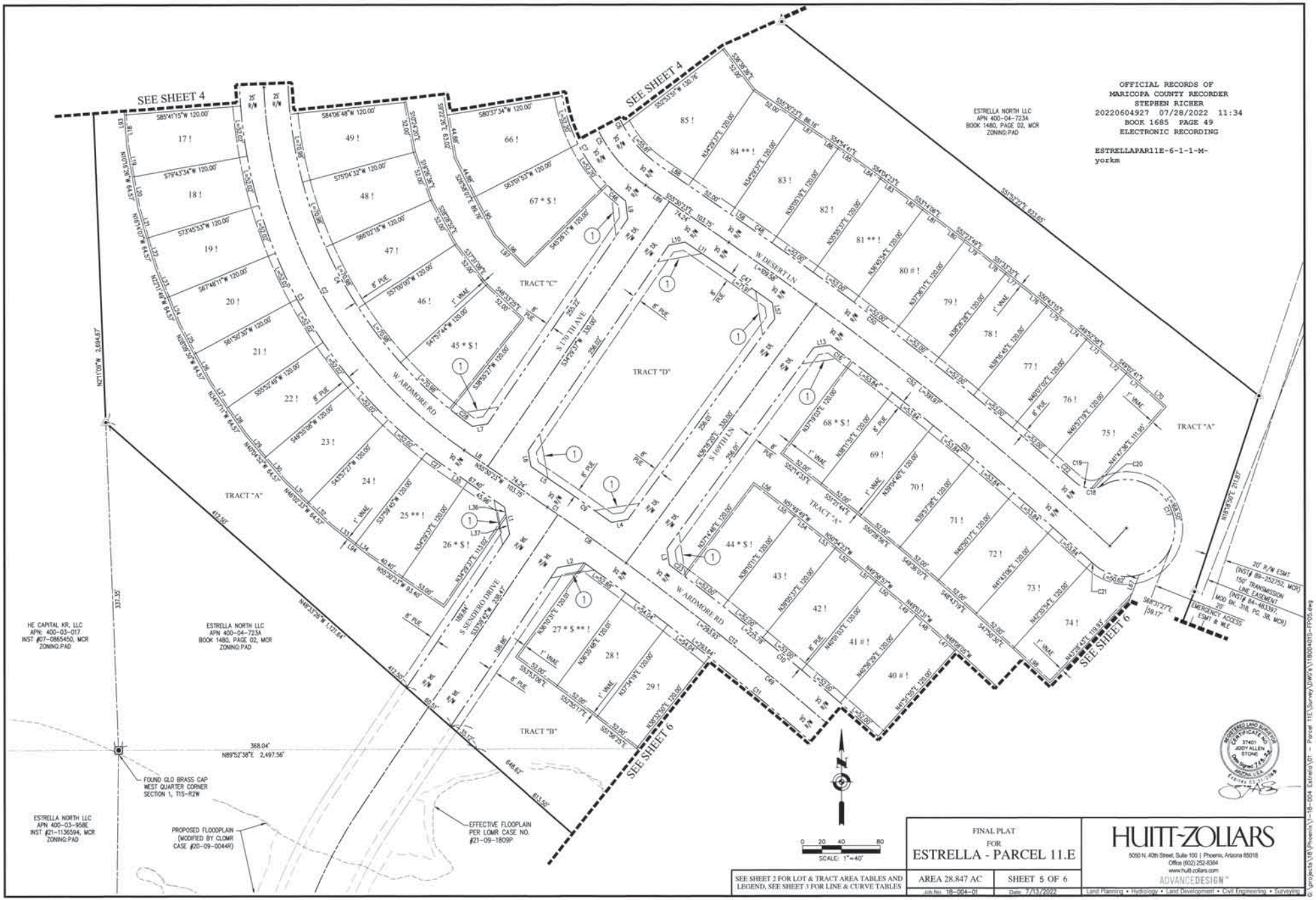
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Job No: 18-004-01 | Date: 7/13/2022

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CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA U.S.A.
Expires 03-31-2024

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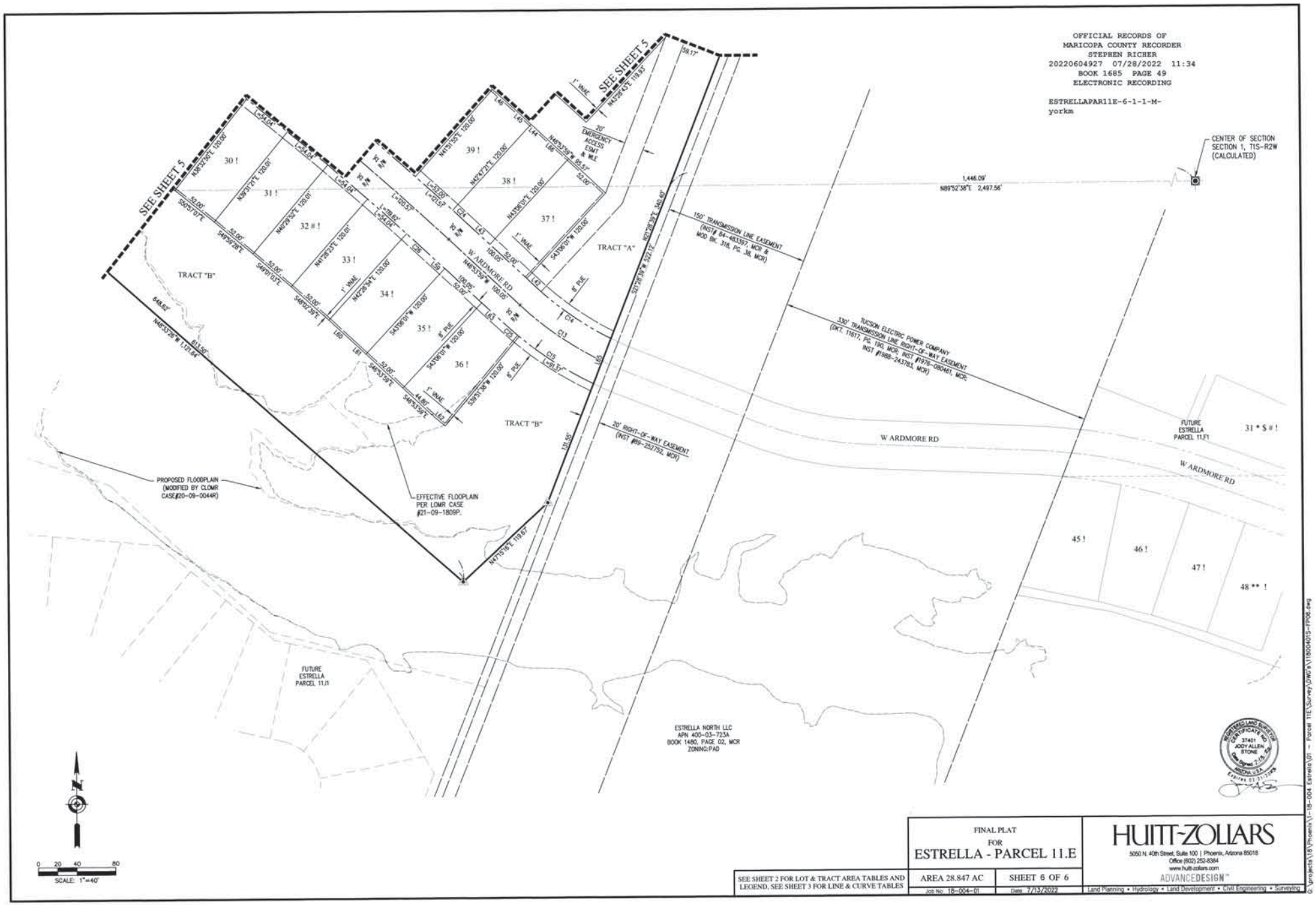
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SEE SHEET 5
SEE SHEET 5
TRACT "A"
TRACT "B"
TRACT "B"
W ARDMORE RD
W ARDMORE RD
150' TRANSMISSION LINE EASEMENT (INST.# 84-483397, MCR, & MOD BK. 318, PG. 36, MCR)
330' TUCSON ELECTRIC POWER COMPANY (DKT. 11617, PG. 190, MCR, INST. #1976-080461, MCR; INST #1988-243783, MCR)
20' RIGHT-OF-WAY EASEMENT (INST #89-252752, MCR)
20' EMERGENCY ACCESS ESMT & WLE
8' PUE
1' VNAE
CENTER OF SECTION SECTION 1, T1S-R2W (CALCULATED)
1,446.09'
N89°52'38"E 2,497.56'
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R)
EFFECTIVE FLOODPLAIN PER LOMR CASE #21-09-1809P.
FUTURE ESTRELLA PARCEL 11.F1
FUTURE ESTRELLA PARCEL 11.I1
ESTRELLA NORTH LLC
APN 400-03-723A
BOOK 1480, PAGE 02, MCR
ZONING:PAD
30 !
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32 # !
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SCALE: 1"=40'
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
AREA 28.847 AC
SHEET 6 OF 6
Job No. 18-004-01
Date 7/13/2022
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ARIZONA U.S.A.
EXPIRES 03/31/2024
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FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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BOOK 1686 PAGE 6
ELECTRONIC RECORDING

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Sotor

DEDICATION

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.F1", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS "A", "B", "C", "D", AND "E" AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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 OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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 AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE VEHICLE NON – ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS "A", "B", "C", AND "E" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE, AND DISPOSAL OF STORM WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND E.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON – POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT B IDENTIFIED AS SEWER ESMT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE AND ACCESS EASEMENT AREAS"). THE WASTEWATER LINE AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREAS AND THE WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREA.

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] 07/15/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2025

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.F1 AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]
NAME: Robert S. Nobis

TITLE: Villages Community Assn - President DATE: July 18, 2022

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona) SS
COUNTY OF Maricopa)

BEFORE ME THIS 18th DAY OF July, 2022, Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 8, 2025

[Notary seal: SANDRA ELMORE, Maricopa County]

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN A. STREHLOW
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 20 22, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] 07/18/22
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2023

[Notary seal: BRYTTANI N HEWSON]

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY 2022.

BY: [signature] ATTEST: [signature]
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Scinto

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

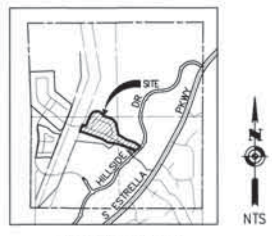


SECTIONAL / BOUNDARY & KEY MAP

NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E



VICINITY MAP

SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, SITE DATA, KEY MAP AND APPROVALS
SHEET 2	GENERAL NOTES, LOT & TRACT TABLES, LEGEND AND LEGAL DESCRIPTION
SHEET 3	ENGINEER'S NOTES, FLOODPLAIN INFO, EDU TABLE, ASSOCIATION NOTE AND LINE & CURVE TABLES
SHEET 4-5	PLAT SHEETS

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	762,880	17.513
STREET ROW	152,321	3.497
NET AREA	610,559	14.016
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	480,765	11.037
AVERAGE LOT SIZE	8,289	0.190
GROSS DENSITY	3.31 DU/ACRE	
OPEN SPACE	129,794	2.980
% OF GROSS AREA IN OPEN SPACE	17.0 %	
EXISTING ZONING	P.A.D.	

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 01°14'06" EAST (BASIS OF BEARING), BETWEEN THE FOUND GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE FOUND GLO BRASS CAP LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF FIVE (5) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] 7-13-22
JODY ALLEN STONE, RLS DATE
ARIZONA R.L.S. 37401

REGISTERED LAND SURVEYOR CERTIFICATE NO 37401 JODY ALLEN STONE ARIZONA, U.S.A.

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.F1		
AREA 17.513 AC	SHEET 1 OF 5	
Job No: 18-004-08	Date: 7/13/2022	

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GENERAL NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 11, 31, 32, 37, 39 AND 44). NOTED WITH AN " * ".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 11, 31, 32, 37, 39, AND 44) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 14, 15, 26, 27, 48, 49, 56, AND 58). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (LOTS 9, 14, 15, 28-31, 39 AND 40). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.F1 GRADING DESIGN, CONTRACTOR TO INSTALL REQUIRED INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (LOTS 2-16, 28-32, AND 37-58.) NOTED WITH A "I"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1, FROM WHICH A GLO BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 0° 14' 06" EAST, A DISTANCE OF 2,641.01 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH 0° 14' 06" EAST, A DISTANCE OF 1,764.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89° 45' 54" WEST, A DISTANCE OF 1,798.39 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 465.00 FEET, ALSO BEING THE **TRUE POINT OF BEGINNING**;

FOLLOWING SAID RIGHT-OF-WAY OF HILLSIDE DRIVE THE NEXT FIVE COURSES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 29' 27", AN ARC DISTANCE OF 52.68 FEET, SAID CURVE HAVING A CHORD OF SOUTH 43° 16' 22" WEST, A DISTANCE OF 52.65 FEET;

THENCE SOUTH 46° 31' 05" WEST, A DISTANCE OF 68.56 FEET;

THENCE SOUTH 89° 03' 39" WEST, A DISTANCE OF 29.47 FEET;

THENCE SOUTH 46° 29' 58" WEST, A DISTANCE OF 50.30 FEET;

THENCE SOUTH 1° 11' 53" EAST, A DISTANCE OF 26.91 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43° 29' 14" WEST, A DISTANCE OF 55.45 FEET;

THENCE NORTH 57° 22' 37" WEST, A DISTANCE OF 97.07 FEET;

THENCE NORTH 71° 16' 18" WEST, A DISTANCE OF 482.50 FEET;

THENCE NORTH 84° 30' 49" WEST, A DISTANCE OF 200.22 FEET;

THENCE NORTH 57° 26' 51" WEST, A DISTANCE OF 130.11 FEET;

THENCE NORTH 58° 44' 22" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 68° 17' 50" WEST, A DISTANCE OF 56.52 FEET;

THENCE NORTH 70° 15' 58" WEST, A DISTANCE OF 479.61 FEET;

THENCE NORTH 72° 46' 49" WEST, A DISTANCE OF 57.07 FEET;

THENCE NORTH 79° 43' 13" WEST, A DISTANCE OF 98.93 FEET, TO A POINT ON THE EAST LINE OF THE TUCSON ELECTRIC POWER COMPANY 330' RIGHT-OF-WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID EAST LINE, NORTH 21° 29' 33" EAST, A DISTANCE OF 230.79 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 68° 30' 27" EAST, A DISTANCE OF 99.02 FEET,

THENCE NORTH 23° 40' 08" EAST, A DISTANCE OF 311.48 FEET;

THENCE NORTH 32° 26' 50" EAST, A DISTANCE OF 78.48 FEET;

THENCE NORTH 44° 39' 56" EAST, A DISTANCE OF 48.90 FEET;

THENCE NORTH 66° 03' 50" EAST, A DISTANCE OF 64.32 FEET;

THENCE NORTH 88° 10' 53" EAST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 69° 59' 25" EAST, A DISTANCE OF 63.60 FEET;

THENCE SOUTH 51° 04' 11" EAST, A DISTANCE OF 42.95 FEET;

THENCE SOUTH 48° 07' 43" EAST, A DISTANCE OF 50.81 FEET;

THENCE SOUTH 38° 04' 53" EAST, A DISTANCE OF 68.67 FEET;

THENCE SOUTH 70° 15' 58" EAST, A DISTANCE OF 219.91 FEET;

THENCE SOUTH 60° 59' 46" EAST, A DISTANCE OF 80.91 FEET;

THENCE SOUTH 35° 50' 50" EAST, A DISTANCE OF 110.42 FEET;

THENCE SOUTH 13° 40' 54" EAST, A DISTANCE OF 149.11 FEET;

THENCE SOUTH 16° 52' 46" EAST, A DISTANCE OF 60.67 FEET;

THENCE SOUTH 7° 08' 37" EAST, A DISTANCE OF 153.65 FEET;

THENCE SOUTH 67° 39' 05" EAST, A DISTANCE OF 44.71 FEET;

THENCE SOUTH 61° 19' 00" EAST, A DISTANCE OF 57.68 FEET;

THENCE SOUTH 57° 43' 10" EAST, A DISTANCE OF 129.43 FEET;

THENCE SOUTH 60° 38' 07" EAST, A DISTANCE OF 34.19 FEET;

THENCE SOUTH 68° 08' 36" EAST, A DISTANCE OF 56.38 FEET;

THENCE SOUTH 71° 16' 18" EAST, A DISTANCE OF 113.56 FEET;

THENCE SOUTH 69° 35' 28" EAST, A DISTANCE OF 46.55 FEET;

THENCE SOUTH 63° 15' 27" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 56° 55' 23" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 50° 35' 19" EAST, A DISTANCE OF 36.80 FEET;

THENCE SOUTH 49° 58' 23" EAST, A DISTANCE OF 52.39 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 762,879.78 SQUARE FEET, OR 17.513 ACRES MORE OR LESS.

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS, PER CASE #20-09-044R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER / SEWER	- CITY OF GOODYEAR
FIRE / POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	3.50
PLUS AREA SUBDIVIDED INTO LOTS	11.04
AREA SUBTOTAL (3.50 + 11.04 = 14.54)	14.54
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.11

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.11
ADJUSTED GROSS DENSITY (58/17.04 = 3.40)	3.39

EDU CALCULATION

NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

LEGEND

— - —	RIGHT-OF-WAY LINE	SWE	SIDEWALK EASEMENT
———	EASEMENT LINE	WLE	WATER LINE EASEMENT
———	CENTERLINE	VNAE	VEHICULAR NON-ACCESS EASEMENT
———	BOUNDARY LINE	*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
- - - -	MATCH LINE		
———	LOT LINE		
■	SURVEY MONUMENT (FOUND, AS NOTED)	**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 14, 15, 26, 27, 48, 49, 56, & 58).
▲	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401, UNLESS OTHERWISE NOTED		
●	CENTERLINE MONUMENT		
○	CALCULATED MONUMENT	$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
(1)	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)		
GLO	GENERAL LAND OFFICE	#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40)
MCR	MARICOPA COUNTY RECORDS		
MOD	MAP OF DEDICATION	I	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (2-16, 28-32, AND 37-58).
PAD	PLANNED AREA DEVELOPMENT		
PKWY	PARKWAY		
PUE	PUBLIC UTILITY EASEMENT		
R	RADIUS		
R/W	RIGHT-OF-WAY		

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FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC | SHEET 2 OF 5

Job No: 18-004-08 | Date: 7/13/2022

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TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 * $	8,504	0.195
2 !	8,504	0.195
3 !	8,504	0.195
4 !	7,982	0.183
5 !	7,800	0.179
6 !	8,637	0.198
7 !	8,410	0.193
8 !	7,800	0.179
9 # !	8,190	0.188
10 !	8,504	0.195
11 * $!	8,458	0.194
12 !	10,347	0.238
13 !	10,236	0.235
14 ** # !	7,913	0.182
15 ** # !	7,801	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
16 !	8,622	0.198
17	10,639	0.244
18	10,638	0.244
19	7,875	0.181
20	7,800	0.179
21	7,800	0.179
22	8,229	0.189
23	10,161	0.233
24	12,530	0.288
25	14,972	0.344
26 **	12,719	0.292
27 **	7,800	0.179
28 # !	7,800	0.179
29 # !	7,800	0.179
30 # !	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
31 * $ # !	8,220	0.189
32 * $!	7,200	0.165
33	7,200	0.165
34	7,200	0.165
35	7,200	0.165
36	7,200	0.165
37 * $!	8,288	0.190
38 !	8,365	0.192
39 * $ # !	7,723	0.177
40 # !	8,248	0.189
41 !	7,200	0.165
42 !	7,200	0.165
43 !	7,200	0.165
44 * $!	7,200	0.165
45 !	8,686	0.199

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
46 !	7,988	0.183
47 !	7,330	0.168
48 ** !	7,200	0.165
49 ** !	7,200	0.165
50 !	7,200	0.165
51 !	7,200	0.165
52 !	7,200	0.165
53 !	7,200	0.165
54 !	7,200	0.165
55 !	7,904	0.181
56 ** !	7,641	0.175
57 !	7,200	0.165
58 ** !	7,200	0.165

RIGHT-OF-WAY AREA TABLE		
ROW	AREA (SF)	AREA (ACRE)
ROW	152,321	3.497

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	465.00'	6°29'27"	52.68'	52.65'	N43°16'22"E
C2	500.00'	21°36'06"	188.51'	187.39'	N60°28'16"W
C3	500.00'	13°33'08"	118.27'	117.99'	S64°29'44"E
C4	500.00'	9°55'55"	86.67'	86.56'	N62°41'07"W
C5	400.00'	10°12'14"	71.24'	71.14'	S62°32'58"E
C6	405.00'	12°49'08"	90.61'	90.42'	N63°51'25"W
C7	600.00'	13°26'15"	140.72'	140.39'	N76°59'06"W
C8	100.00'	56°35'05"	98.76'	94.79'	N41°58'26"W
C9	254.58'	33°57'55"	150.92'	148.72'	S46°32'07"W
C10	100.00'	44°56'46"	78.45'	76.45'	N8°47'29"E
C11	525.00'	21°54'51"	200.80'	199.58'	S60°18'53"E
C12	475.00'	21°36'06"	179.08'	178.02'	S60°28'16"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C13	475.00'	13°33'08"	112.35'	112.09'	S64°29'44"E
C14	525.00'	13°33'08"	124.18'	123.89'	S64°29'44"E
C15	525.00'	9°55'55"	91.01'	90.89'	N62°41'07"W
C16	475.00'	9°55'55"	82.34'	82.24'	N62°41'07"W
C17	375.00'	10°12'14"	66.78'	66.70'	N62°32'58"W
C18	425.00'	10°12'14"	75.69'	75.59'	N62°32'58"W
C19	430.00'	10°23'58"	78.05'	77.94'	N65°03'59"W
C20	380.00'	12°49'08"	85.02'	84.84'	N63°51'25"W
C21	625.00'	12°48'57"	139.80'	139.51'	N76°40'27"W
C22	575.00'	14°06'54"	141.65'	141.30'	N77°19'26"W
C23	55.00'	150°41'16"	144.65'	106.42'	N80°59'14"W
C24	50.00'	64°37'23"	56.39'	53.45'	N37°57'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C25	125.00'	56°35'05"	123.45'	118.49'	N41°58'26"W
C26	75.00'	56°35'05"	74.07'	71.10'	S41°58'26"E
C27	279.58'	27°22'43"	133.60'	132.33'	S43°14'31"W
C28	243.00'	23°21'50"	99.09'	98.40'	N41°14'04"E
C29	20.00'	33°40'41"	11.76'	11.59'	S12°42'49"W
C30	20.00'	36°07'02"	12.61'	12.40'	N49°19'23"E
C31	88.42'	44°56'46"	69.36'	67.60'	S8°47'29"W
C32	125.00'	44°56'46"	98.06'	95.56'	N8°47'29"E
C33	20.42'	113°24'07"	40.42'	34.13'	S70°22'58"E

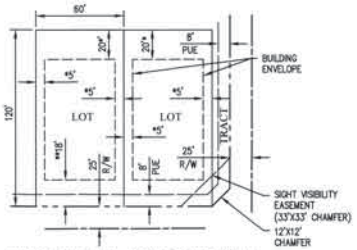
LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	68.56'	S46°31'05"W
L2	29.47'	S89°03'39"W
L3	50.30'	S46°29'58"W
L4	26.91'	S1°11'53"E
L5	55.45'	N43°29'14"W
L6	97.07'	N57°22'37"W
L7	130.11'	N57°26'51"W
L8	57.04'	N58°44'22"W
L9	56.52'	N68°17'50"W
L10	57.07'	N72°46'49"W
L11	98.93'	N79°43'13"W
L12	99.02'	S68°30'27"E
L13	78.48'	N32°26'50"E
L14	48.90'	N44°39'56"E
L15	64.32'	N66°03'50"E
L16	86.30'	N88°10'53"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L17	63.60'	S69°59'25"E
L18	42.95'	S51°04'11"E
L19	50.81'	S48°07'43"E
L20	68.67'	S38°04'53"E
L21	80.91'	S60°59'46"E
L22	110.42'	S35°50'50"E
L23	149.11'	S13°40'54"E
L24	60.67'	S16°52'46"E
L25	153.65'	S7°08'37"E
L26	44.71'	S67°39'05"E
L27	57.68'	S61°19'00"E
L28	129.43'	S57°43'10"E
L29	34.19'	S60°38'07"E
L30	56.38'	S68°08'36"E
L31	113.56'	S71°16'18"E
L32	46.55'	S69°35'28"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L33	73.59'	S63°15'27"E
L34	73.59'	S56°55'23"E
L35	36.80'	S50°35'19"E
L36	52.39'	S49°58'23"E
L37	6.65'	N49°40'13"W
L38	32.25'	N57°26'51"W
L39	20.19'	N57°26'51"W
L40	30.07'	N70°15'56"W
L41	30.07'	S23°40'08"W
L42	66.64'	S29°33'09"W
L43	53.79'	N13°40'54"W
L44	6.48'	N49°21'28"W
L45	3.94'	S48°59'09"E
L46	16.76'	S75°14'34"W
L47	14.46'	N1°24'34"W
L48	17.54'	S66°42'05"W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L49	16.38'	N23°17'55"W
L50	62.85'	N22°20'55"E
L51	64.67'	N22°20'55"E
L52	36.25'	N50°36'05"W
L53	57.31'	N68°08'36"W
L54	35.10'	N60°38'07"W
L55	36.24'	N67°39'05"W
L56	50.79'	N45°51'36"E
L57	78.52'	N46°54'04"E
L58	21.44'	N19°44'02"E
L59	17.54'	N66°42'05"E
L60	19.44'	S22°14'23"W
L61	106.16'	S7°08'37"E
L62	76.65'	N32°26'50"E
L63	77.86'	S61°00'00"E
L64	45.94'	N44°39'56"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L65	70.67'	S38°04'53"E
L66	115.10'	S71°16'18"E
L67	56.81'	S81°19'01"E
L68	58.19'	N66°03'50"E
L69	82.41'	N88°10'53"E
L70	49.67'	S48°07'43"E
L71	18.08'	S13°40'54"E
L72	60.00'	S69°59'25"E
L73	45.77'	N69°36'18"W
L74	41.03'	S51°04'11"E

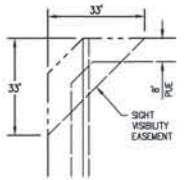


TYPICAL 60' x 120' LOT DETAIL

N.T.S.

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC

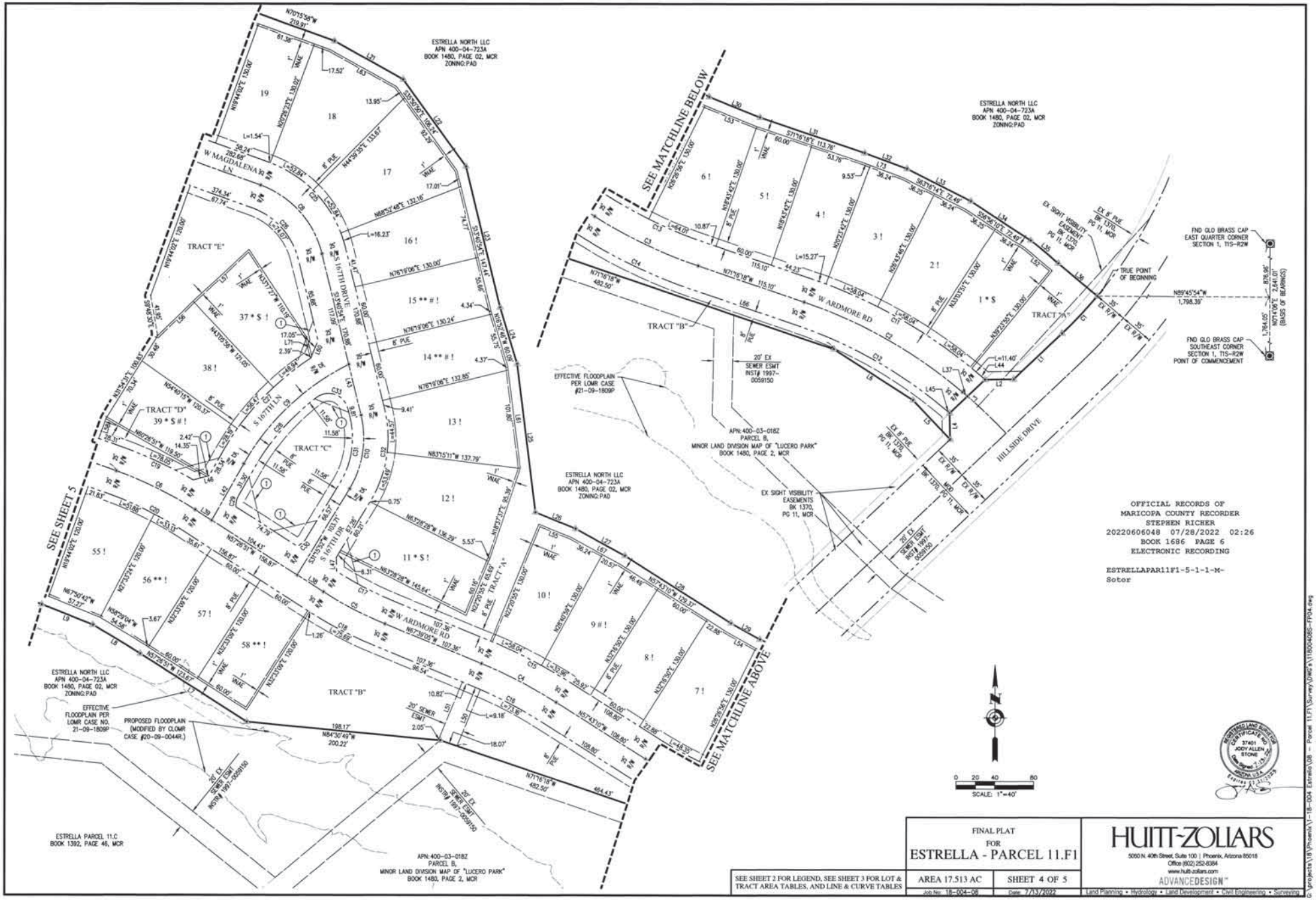
SHEET 3 OF 5

Job No: 18-004-08

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN STONE
ARIZONA U.S.A.
Expires 9/30/2023

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

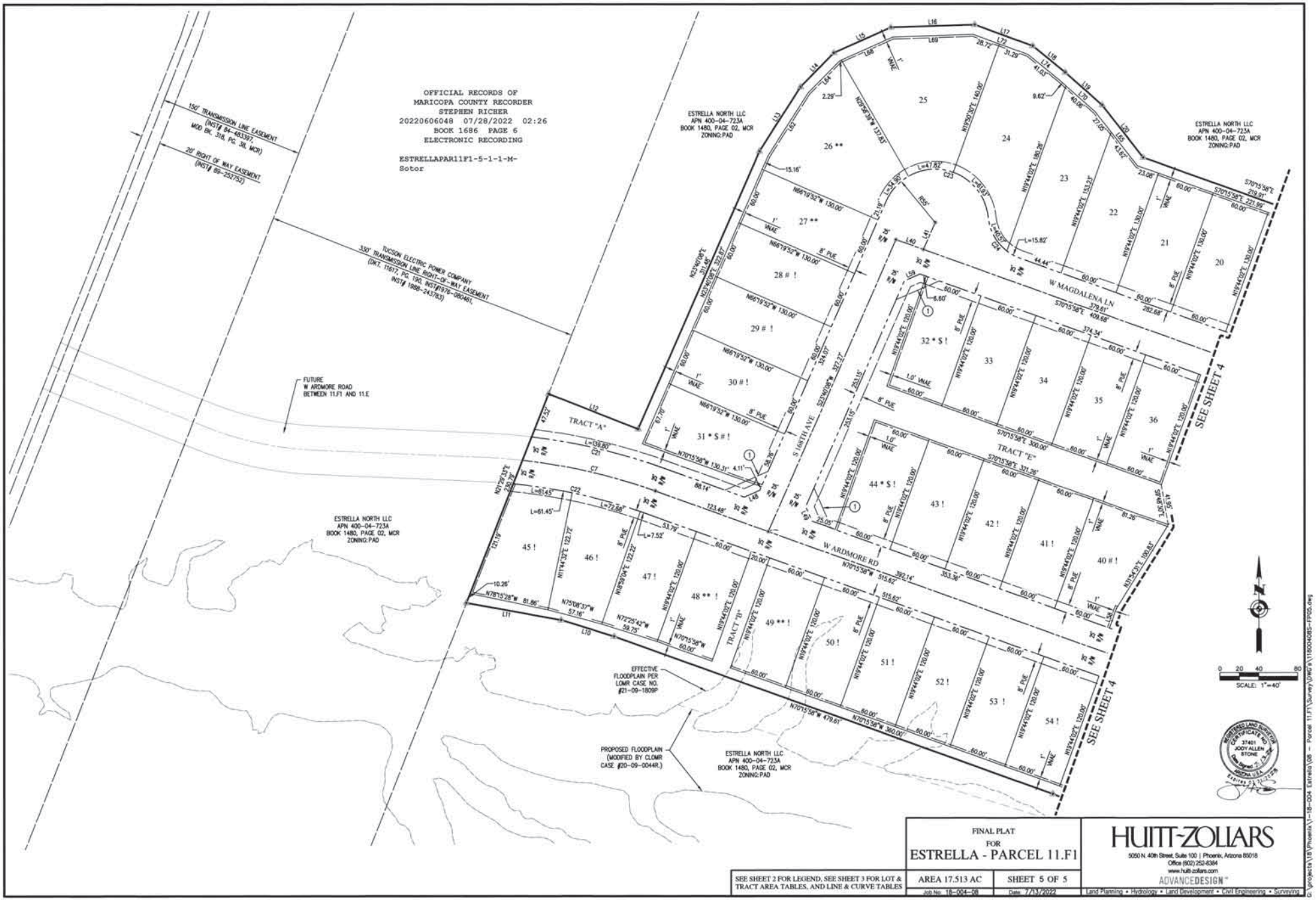
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AREA 17.513 AC | SHEET 4 OF 5

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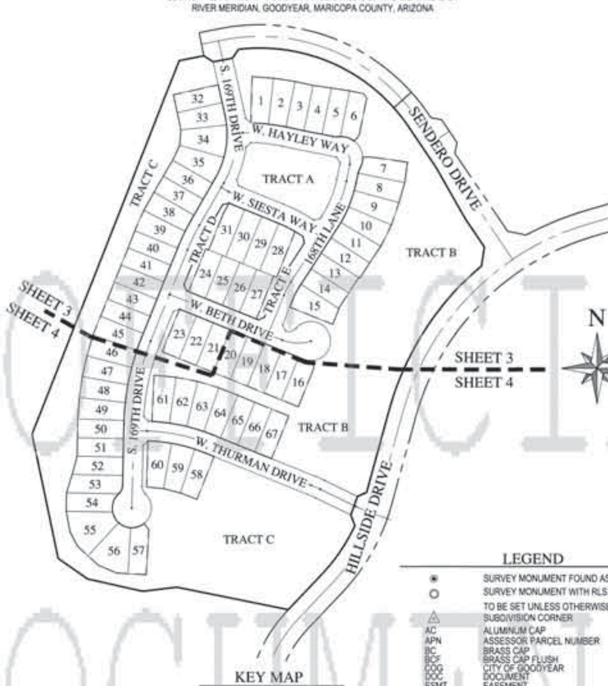

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150' TRANSMISSION LINE EASEMENT (INST# 84-483397, MOD BK. 318, PG. 38, MOR)
20' RIGHT OF WAY EASEMENT (INST# 89-252752)
330' TUCSON ELECTRIC POWER COMPANY TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (DKT. 11617, PG. 190, INST#1978-080481, INST# 1986-243783)
FUTURE W ARDMORE ROAD BETWEEN 11.F1 AND 11.E
ESTRELLA NORTH LLC APN 400-04-723A BOOK 1480, PAGE 02, MCR ZONING:PAD
TRACT "A"
TRACT "B"
TRACT "E"
S 168TH AVE
W MAGDALENA LN
W ARDMORE RD
SEE SHEET 4
EFFECTIVE FLOODPLAIN PER LOMR CASE NO. #21-09-1809P
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R.)
SCALE: 1"=40'
REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
AREA 17.513 AC
SHEET 5 OF 5
Job No. 18-004-08
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ELECTRONIC RECORDING

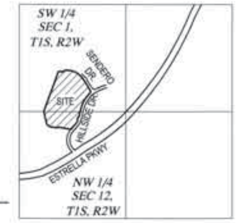
ESTRELLAPAR11H-4-1-1-M-
Yorkm

FINAL PLAT
FOR
ESTRELLA PARCEL 11.H

A PORTION OF THE SOUTH HALF OF SECTION 1 , AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA



KEY MAP
NTS



VICINITY MAP
NTS

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.H", A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME, EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY") IN FEE, THE STREETS (R/W) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D AND E INCLUSIVE, AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (THE "ASSOCIATION") PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED IN 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 HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND C INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, & C.

OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, THE ASSOCIATION AND ITS MEMBERS, AND THE ESTRELLA JOINT COMMITTEE, INC. AND ITS MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES, A NON-EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND A NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE "SEWER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER FACILITES 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 SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (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 AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. 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. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

OWNER HEREBY DECLARES ALL TRACTS INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES AND CONVEYS TO THE ASSOCIATION ALL SUCH TRACTS, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

DEDICATION (CONTINUED)

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, THEREUNTO DULY AUTHORIZED. THIS 17th DAY OF November 2021.

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: T.P. Brislin
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 17th DAY OF November 2021, BY Timothy P. Brislin THE Authorized Representative ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES January 8, 2025

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY

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
BCF	BRASS CAP FLUSH
COG	CITY OF GOODYEAR
DOC	DOCUMENT
ESMT	EASEMENT
EX	EXISTING
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SE	SEWER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
*	INDICATES SINGLE STORY STRUCTURE
**	INDICATES NON-LIVING SPACE POSITIONING
$	INDICATES DRIVEWAY POSITIONING
	BOUNDARY LINE
	EASEMENT LINE
	LOT OR TRACT LINES
	RIGHT-OF-WAY LINE
	SECTION LINE

RATIFICATION AND CONSENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, AND E AND THE DEDICATION OF THE EASEMENTS REFLECTED HEREON, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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 17th DAY OF November 2021

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: [signature]
NAME: Brad Kettelkamp
ITS: President

SHEET INDEX

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

OWNER/DEVELOPER

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

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.

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.

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.

PUBLIC UTILITIES

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

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 17th DAY OF November 2021, BY W.B. Kettelkamp THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 13TH DAY OF SEPTEMBER 2021.

BY: [signature]
FOR MAYOR GEORGIA LORD

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

Sumeet Mohan — NOVEMBER 22ND, 2021
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.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS ARIZONA
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	1 OF 4

UNOFFICIAL DOCUMENT

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,976	0.1372
LOT 2	5,976	0.1372
LOT 3	5,571	0.1279
LOT 4	5,606	0.1287
LOT 5	5,701	0.1309
LOT 6	5,524	0.1268
LOT 7	5,751	0.1320
LOT 8	5,953	0.1367
LOT 9	6,230	0.1430
LOT 10	6,230	0.1430
LOT 11	5,766	0.1324
LOT 12	5,546	0.1273
LOT 13	5,405	0.1241
LOT 14	5,405	0.1241
LOT 15	6,450	0.1481
LOT 16	5,567	0.1278
LOT 17	5,546	0.1273
LOT 18	5,546	0.1273
LOT 19	5,546	0.1273
LOT 20	5,546	0.1273
LOT 21	5,546	0.1273
LOT 22	5,546	0.1273
LOT 23	5,546	0.1273
LOT 24	5,550	0.1274
LOT 25	5,550	0.1274
LOT 26	5,550	0.1274
LOT 27	5,550	0.1274
LOT 28	6,045	0.1388
LOT 29	6,113	0.1403
LOT 30	6,114	0.1403
LOT 31	6,070	0.1393
LOT 32	5,552	0.1275
LOT 33	6,083	0.1396
LOT 34	7,297	0.1675
LOT 35	6,803	0.1562
LOT 36	5,605	0.1287
LOT 37	5,554	0.1275
LOT 38	5,954	0.1367
LOT 39	6,139	0.1409
LOT 40	5,559	0.1276
LOT 41	5,546	0.1273
LOT 42	5,546	0.1273
LOT 43	5,546	0.1273
LOT 44	5,546	0.1273
LOT 45	5,835	0.1340
LOT 46	5,928	0.1361
LOT 47	5,910	0.1357
LOT 48	5,910	0.1357
LOT 49	5,910	0.1357
LOT 50	5,617	0.1290
LOT 51	5,546	0.1273
LOT 52	5,817	0.1335
LOT 53	6,341	0.1456
LOT 54	5,716	0.1312
LOT 55	9,499	0.2181
LOT 56	8,833	0.2028

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 57	5,745	0.1319
LOT 58	5,869	0.1347
LOT 59	6,235	0.1431
LOT 60	6,235	0.1431
LOT 61	6,020	0.1382
LOT 62	6,020	0.1382
LOT 63	6,020	0.1382
LOT 64	5,799	0.1331
LOT 65	5,552	0.1275
LOT 66	5,546	0.1273
LOT 67	5,546	0.1273

LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°55'01"E	28.57'
L2	N78°58'19"E	50.02'
L3	N34°40'39"E	27.19'
L4	S65°24'15"W	25.75'
L5	S20°53'47"E	28.54'
L6	S89°06'33"W	14.60'
L7	N54°50'30"W	27.04'
L8	N78°43'15"E	16.74'
L9	N60°02'05"W	20.81'
L11	N88°44'50"W	33.94'
L12	N48°16'56"W	18.13'
L13	N33°31'08"W	14.14'
L14	S38°22'00"W	20.00'
L15	S87°12'22"W	20.00'
L16	S48°16'18"W	17.64'
L17	S33°31'08"E	16.97'
L19	S18°34'04"E	17.06'
L20	N73°40'04"E	17.35'
L21	S29°57'55"W	26.48'
L22	S11°10'35"E	17.23'
L23	S66°56'37"W	16.97'
L24	N23°03'23"W	16.97'
L25	N23°03'23"W	16.97'
L26	N06°33'56"W	20.00'
L27	S66°56'37"W	16.97'
L28	N43°04'09"W	16.78'
L29	N38°52'14"W	20.00'
L30	N46°16'45"E	16.96'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°54'34"	460.00'	440.84'	N69°26'29"W	424.16'
C2	7°47'51"	460.00'	62.60'	N38°05'17"W	62.55'
C3	34°37'53"	735.00'	444.26'	S32°38'47"W	437.53'
C4	18°43'11"	465.00'	151.93'	N34°10'52"E	151.25'
C5	42°28'06"	250.00'	185.30'	N08°43'52"E	181.09'
C6	12°22'20"	500.00'	107.97'	N84°42'18"W	107.76'
C7	21°28'08"	300.00'	112.41'	N22°12'56"E	111.76'
C8	13°12'53"	400.00'	92.26'	N61°26'57"W	92.05'
C9	8°01'18"	200.00'	28.00'	S64°02'44"E	27.98'
C10	8°01'18"	500.00'	70.00'	S25°57'16"W	69.95'
C11	11°00'24"	200.00'	38.42'	S27°26'49"W	38.36'
C12	20°41'27"	600.00'	216.67'	S11°35'54"W	215.50'
C13	20°41'27"	450.00'	162.51'	N78°24'06"W	161.62'
C14	3°53'03"	375.00'	25.42'	N66°06'51"W	25.42'
C15	42°28'06"	225.00'	166.77'	N08°43'52"E	162.98'
C16	3°54'46"	275.00'	18.78'	N10°32'48"W	18.78'
C17	10°03'03"	525.00'	92.09'	N83°32'39"W	91.98'
C18	17°45'10"	50.00'	15.49'	S87°23'43"E	15.43'
C19	125°30'20"	55.00'	120.48'	N33°31'08"W	97.79'
C20	17°45'10"	50.00'	15.49'	S20°21'27"W	15.43'
C21	9°48'30"	475.00'	81.31'	N83°25'23"W	81.21'
C22	21°28'08"	275.00'	103.04'	N22°12'56"E	102.44'
C23	21°28'08"	325.00'	121.78'	N22°12'56"E	121.07'
C24	11°44'20"	425.00'	87.07'	N62°11'13"W	86.92'
C25	2°48'37"	175.00'	8.58'	S66°39'04"E	8.58'
C26	18°03'05"	275.00'	86.64'	N15°52'11"E	86.28'
C27	3°53'54"	225.00'	15.31'	S66°06'26"E	15.31'
C28	11°00'24"	225.00'	43.22'	S27°26'49"W	43.16'
C29	11°00'24"	175.00'	33.62'	S27°26'49"W	33.57'
C30	250°31'44"	50.00'	218.63'	N13°19'15"W	81.65'
C31	8°01'18"	475.00'	66.50'	S25°57'16"W	66.45'
C32	8°01'18"	525.00'	73.50'	S25°57'16"W	73.44'
C33	70°31'44"	25.00'	30.77'	N78°40'45"E	28.87'
C34	20°41'27"	625.00'	225.70'	S11°35'54"W	224.48'
C35	18°47'08"	575.00'	188.53'	S12°33'03"W	187.68'
C36	20°18'57"	475.00'	168.43'	N78°12'52"W	167.54'
C37	48°11'23"	25.00'	21.03'	N25°20'52"E	20.41'
C38	276°22'46"	50.00'	241.19'	S88°44'50"E	66.67'
C39	48°11'23"	25.00'	21.03'	S22°50'31"E	20.41'
C40	3°53'03"	350.00'	23.73'	N66°06'51"W	23.72'
C41	3°53'03"	400.00'	27.12'	N66°06'51"W	27.11'
C42	20°16'40"	425.00'	150.41'	N78°11'43"W	149.63'
C43	7°25'17"	400.00'	51.81'	S67°52'58"E	51.77'
C44	90°00'00"	36.58'	57.46'	N33°31'08"W	51.73'
C45	39°37'43"	108.79'	75.24'	S87°52'14"E	73.75'

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET	3.89
PLUS AREA SUBDIVIDED INTO LOTS	9.10
AREA SUBTOTAL	12.99
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	15.28

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	67
DIVIDED BY ADJUSTED GROSS AREA	15.28
ADJUST GROSS DENSITY	4.38

EDU CALCULATION

NUMBER OF DWELLING UNITS	67
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (67 x 0.82)	54.94

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BOUNDARY	1,093,747	25.1090
RIGHT OF WAY	169,336	3.8874

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY	USE
TRACT A	34,463	0.7912	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT B	248,465	5.7040	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT, IRRIGATION AND DRAINAGE
TRACT C	236,293	5.4245	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT D	4,182	0.0960	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION
TRACT E	4,810	0.1104	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 1 AND SECTION 12, 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, A 2.5-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 SOUTH LINE OF SAID SECTION 1, SOUTH 89°30'18" EAST, A DISTANCE OF 568.33 FEET, TO THE EASTERLY LINE OF THAT CERTAIN ELECTRIC EASEMENT, RECORDED AS DOCUMENT NO. 1988-243783, MARICOPA COUNTY RECORDS (MCR) AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 21°29'29" EAST, A DISTANCE OF 1,025.08 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 78°40'08" EAST, A DISTANCE OF 64.23 FEET;

THENCE SOUTH 56°55'01" EAST, A DISTANCE OF 28.57 FEET;

THENCE NORTH 78°58'19" EAST, A DISTANCE OF 50.02 FEET;

THENCE NORTH 34°40'39" EAST, A DISTANCE OF 27.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06°53'46" EAST, THROUGH A CENTRAL ANGLE OF 54°54'34", A DISTANCE OF 440.84 FEET, TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SENDERO DRIVE, AS SHOWN ON ESTRELLA – HILLSIDE DRIVE & SENDERO DRIVE MAP OF DEDICATION, RECORDED IN BOOK 1370, PAGE 11, MCR, AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SENDERO DRIVE, SOUTHEASTERLY ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 7°47'51", A DISTANCE OF 62.60 FEET, TO THE CURVES END;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 124.70 FEET;

THENCE SOUTH 29°36'55" EAST, A DISTANCE OF 150.48 FEET;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 86.82 FEET;

THENCE SOUTH 09°31'47" WEST, A DISTANCE OF 48.49 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE AS SHOWN ON SAID MAP OF DEDICATION, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SENDARO DRIVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 40°02'16" EAST, THROUGH A CENTRAL ANGLE OF 34°37'53", A DISTANCE OF 444.26 FEET, TO THE CURVES END;

THENCE SOUTH 15°19'51" WEST, A DISTANCE OF 217.85 FEET;

THENCE SOUTH 65°24'15" WEST, A DISTANCE OF 25.75 FEET;

THENCE SOUTH 19°17'40" WEST, A DISTANCE OF 50.39 FEET;

THENCE SOUTH 20°53'47" EAST, A DISTANCE OF 28.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 65°10'44" WEST, THROUGH A CENTRAL ANGLE OF 18°43'11", A DISTANCE OF 151.93 FEET, TO THE CURVES END;

THENCE SOUTH 43°32'27" WEST, A DISTANCE OF 123.95 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 78°39'00" WEST, A DISTANCE OF 290.49 FEET;

THENCE SOUTH 82°55'43" WEST, A DISTANCE OF 87.44 FEET;

THENCE NORTH 77°24'14" WEST, A DISTANCE OF 144.47 FEET;

THENCE NORTH 54°56'42" WEST, A DISTANCE OF 92.26 FEET;

THENCE NORTH 11°55'00" WEST, A DISTANCE OF 323.64 FEET, TO THE POINT OF BEGINNING.

ESTRELLA - PARCEL H
SITE DATA TABLE

TOTAL GROSS AREA	1,093,746.73 SF	25.11
TOTAL STREET AREA	169,335.90 SF	3.89
TOTAL NET AREA	924,410.83 SF	21.22
LOT SIZE, MINIMUM	47' X 115'	
LOT AREA, MINIMUM	5,405 SQ FT	
TOTAL NUMBER OF LOTS	67	
TOTAL AREA SUBDIVIDED INTO LOTS	396,257.31 SF	9.10
DENSITY(GROSS ACREAGE)	2.67	DU/AC
ONSITE OPEN SPACE /LANDSCAPE		12.12
PERCENT OPEN SPACE /LANDSCAPE	48.29%	
EXISTING ZONE	LUCERO PAD	



TYPICAL 47' X 115' LOT DETAIL

NTS

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH AN "✱".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (7, 12, 19, 33, 34, 35, 42 AND 50). NOTED WITH AN "✱✱".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (7, 11, 12, 19, 20-27, 58, 63, 64 AND 65). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.H GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES.
19. 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.

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.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING

ESTRELLAPAR11H-4-1-1-M-
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REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48602
GABRIEL S. RICK
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	2 OF 4



WOOD PATEL

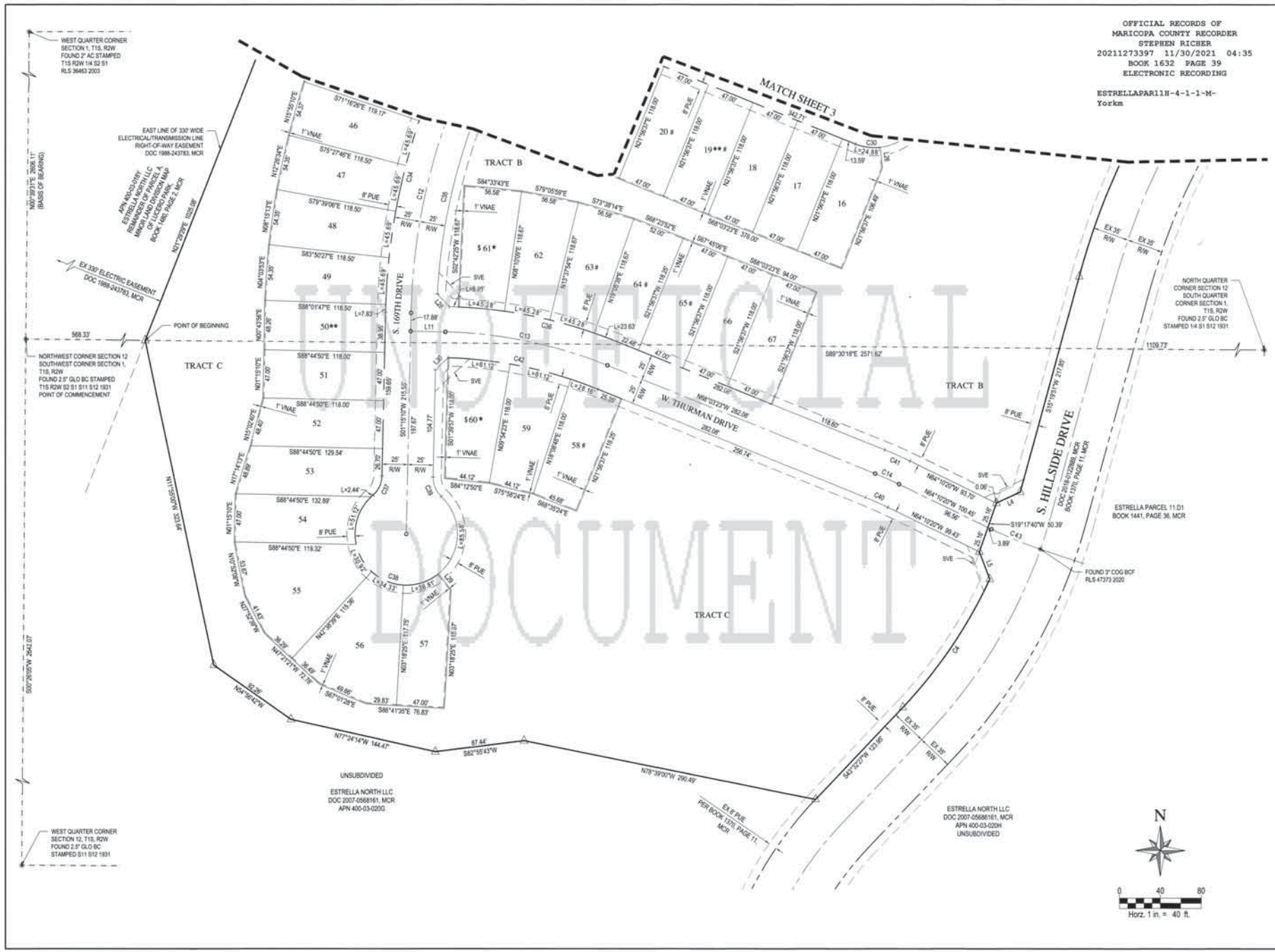
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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE
49932
GABRIEL S. RIOS
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	3 OF 4



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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
49932
EXPIRES 10-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	4 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
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FINAL PLAT
FOR
ESTRELLA PARCEL 11.I1

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

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.I1", 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.I1" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH C INCLUSIVE AND IN LOTS DESIGNATED AS "PUE", AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

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

ESTRELLA NORTH LLC, A DELAWARE, LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS AREAS, THE STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC., AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

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

IN WITNESS WHEREOF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS DAY 15th OF July 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 LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]

NAME: Arthur W. Mellor

TITLE: Asst. Treasurer



ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July 2022, BY Arthur W. Mellor, THE Asst. Treasurer OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON Notary Public, State of Arizona Maricopa County Commission # 558717 My Commission Expires January 16, 2023

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.I1" 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 18 DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President

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: [signature] V.P.
AUTHORIZED REPRESENTATIVE
Steven A. Strahlow
Vice President

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

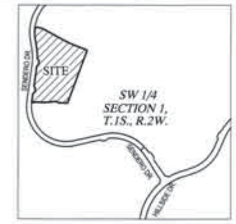
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strahlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON Notary Public, State of Arizona Maricopa County Commission # 558717 My Commission Expires January 16, 2023



OWNER/DEVELOPER

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

CIVIL ENGINEER

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

SHEET INDEX

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

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

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.

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES January 8, 2025

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY Commission # 596884 Expires January 08, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: Darcie McCracken
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto
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.

[signature]

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.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	1 OF 4

TRACT AREA TABLE

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

LOT AREA TABLE

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

LOT AREA TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°54'59"E	28.28'
L2	N08°54'59"E	50.00'
L3	N36°05'01"W	28.28'
L4	N08°47'00"W	26.64'
L5	N36°13'00"E	28.28'
L6	N08°47'00"W	50.00'
L7	N53°30'40"W	28.15'
L8	N71°33'56"W	46.29'
L9	S85°51'33"W	46.54'
L10	S85°06'00"W	47.81'
L11	S88°45'45"W	55.62'
L12	N85°53'02"W	55.87'
L17	N42°01'28"W	20.00'
L18	N06°26'41"W	20.00'
L19	S58°35'56"W	19.14'
L20	N40°16'11"W	17.26'
L21	N80°23'46"E	16.47'
L22	N23°55'51"W	16.85'
L23	N51°40'56"E	17.26'
L24	S49°08'27"E	16.97'
L25	S42°36'09"W	16.45'
L26	N09°03'14"W	17.23'

AREA TABLE

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

CURVE TABLE

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

ESTRELLA - PARCEL 1.1
SITE DATA TABLE

TOTAL GROSS AREA	404,462.54 SQ FT	9.29 AC
TOTAL STREET AREA	90,615.63 SQ FT	2.08 AC
TOTAL NET AREA	313,846.91 SQ FT	7.20 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'	
MINIMUM LOT SIZE	4,230 SQ FT	
AVERAGE LOT SIZE	4,645 SQ FT	
TOTAL NUMBER OF LOTS	38	
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69 SQ FT	4.05 AC
DENSITY(GROSS ACREAGE)	4.09	DU/AC
ONSITE OPEN SPACE /LANDSCAPE	137,304.10 SQ FT	3.15 AC
PERCENT OPEN SPACE /LANDSCAPE	33.95%	
ACTIVE OPEN SPACE	21,283.94 SQ FT 0.49 AC	15.50%
PASSIVE OPEN SPACE	116,020.16 SQ FT 2.66 AC	84.50%
EXISTING ZONING	LUCERO PAD	

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27

EDU CALCULATION

NUMBER OF DWELLING UNITS	38
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

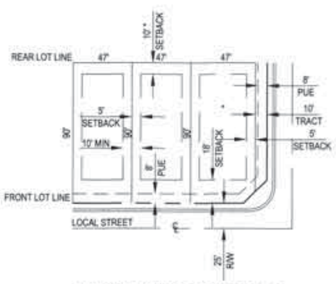
THENCE SOUTH 88°45'45" WEST, A DISTANCE OF 55.62 FEET;

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

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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers



TYPICAL 47' X 90' LOT DETAIL

NTS

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

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)

NOTES

1. 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 CARGO PARTICIPATION.

2. 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.

3. 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.

4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.

5. 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.
   A. 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.
   B. 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.
   C. 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.
   D. 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.
   E. 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.
   F. 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.

6. 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.

7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.

8. 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.

9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

10. 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.

11. 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.

12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.

13. 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.

14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 19, 29, 30 AND 38) NOTED WITH A "$"

15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (4, 26, 27 AND 36). NOTED WITH AN "**"

16. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (15, 16, 27, 28, 33 AND 34). NOTED WITH A "#"

17. ALL LOTS IN ESTRELLA PARCEL 11.I1 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I1 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.

18. 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.

19. PARCEL 11.E, SENDERO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.I1.

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.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48602
GABRIEL S. RIOS
ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	2 OF 4

OFFICIAL RECORDS OF
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FINAL PLAT

ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RICE
EXPIRES 10-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	3 OF 4

OFFICIAL RECORDS OF
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FINAL PLAT

ESTRELLA PARCEL 11.I1

GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
46532
GABRIEL S. RUIZ
7/14/22
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	4 OF 4

FINAL PLAT

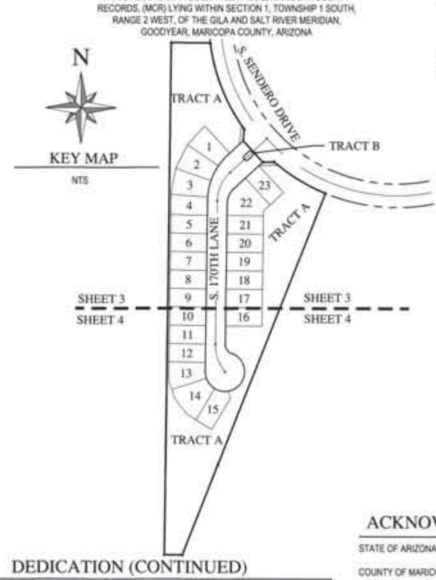
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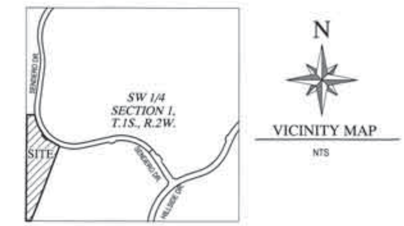
ESTRELLA PARCEL 11.I2

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

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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.I2", 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.I2", 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 PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY 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

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 15th DAY OF JULY, 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 LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]
NAME: Arthur W. Mellor
TITLE: Asst. Treasurer

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

[Notary seal: BRITTANI N. HEWSON, Notary Public, State of Arizona, Maricopa County, Commission # 558717, My Commission Expires January 16, 2023]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY, 2022, BY ARTHUR W. MELLOR THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: Brittani Hewson [signature]

MY COMMISSION EXPIRES: January 16, 2023

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.I2" 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 18th DAY OF July, 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]
NAME: Robert J. Nibir
TITLE: Villages Community Assn - President

OWNER/DEVELOPER

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

LAND SURVEYOR

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

PUBLIC UTILITIES

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

CIVIL ENGINEER

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

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)

SHEET INDEX

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

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July, 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

[Notary seal: SANDRA ELMORE, Notary Public - State of Arizona, MARICOPA COUNTY]

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY, 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: [signature]
CLERK DARCIE 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

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto — 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.

[signature]
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.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	1 OF 4

FINAL PLAT

ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
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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 SUBDIVIDED 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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-ramosj

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: [signature] U.A.
AUTHORIZED REPRESENTATIVE
STEVEN A. STREHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strehlow AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Brittani Hewson [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON
Notary Public State of Arizona
Maricopa County
Commission # 558117
My Commission Expires January 16, 2023

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;

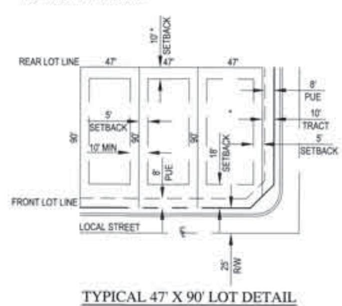
THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

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.



TYPICAL 47' X 90' LOT DETAIL
NTS

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

NOTES

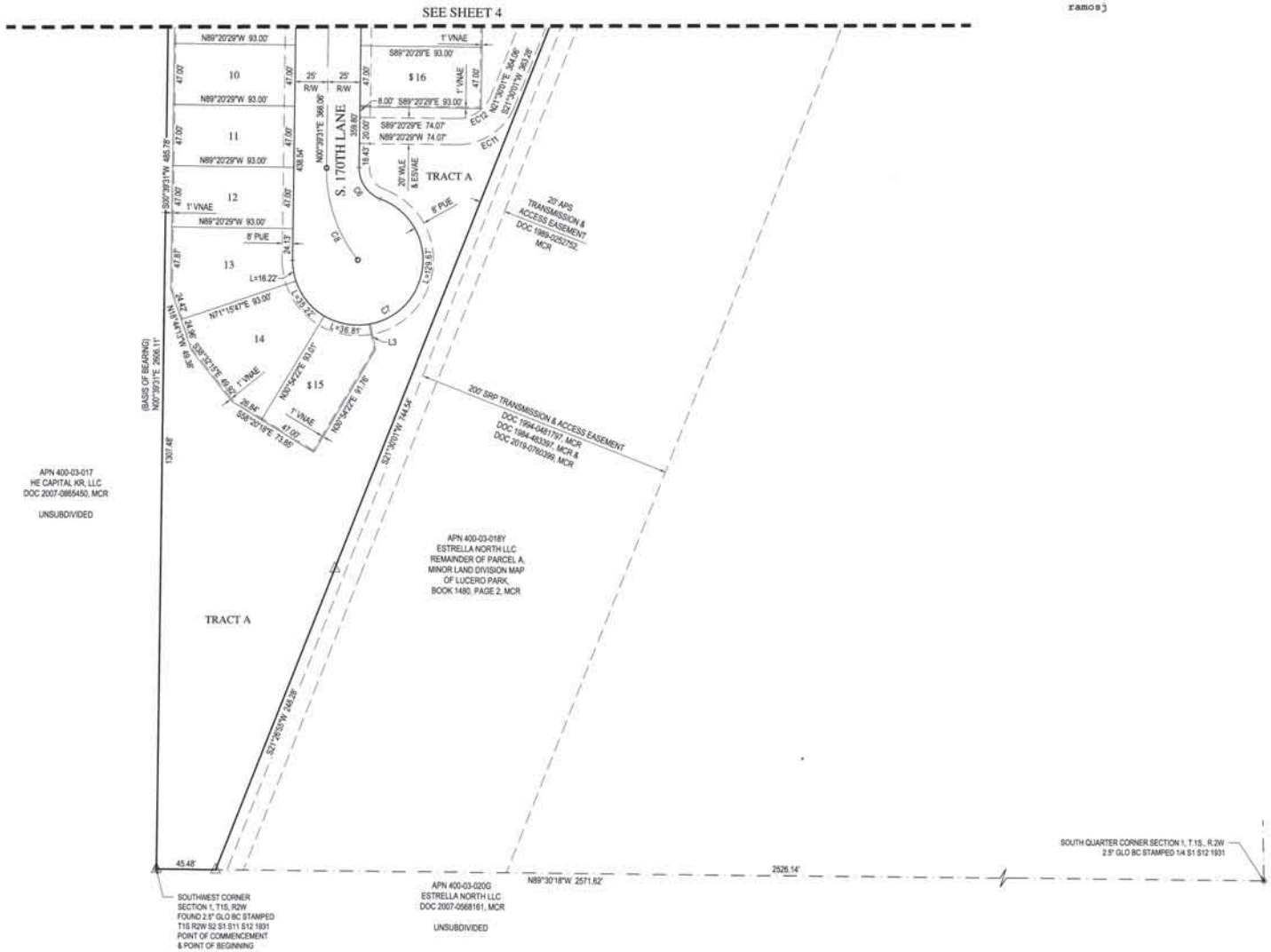
1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER 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.
2. 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.
3. 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.
4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.
5. 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.
   A. 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.
   B. 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.
   C. 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.
   D. 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.
   E. 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.
   F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. 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 "$"
15. ALL LOTS IN ESTRELLA PARCEL 11.I2 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I2 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.
16. 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.
17. PARCEL 11.E, 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.I2.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48932
GABRIEL S. RIOS
ARIZONA, U.S.A.

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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Land Survey
Construction Management
602.335.8000
www.woodpatel.com

FINAL PLAT

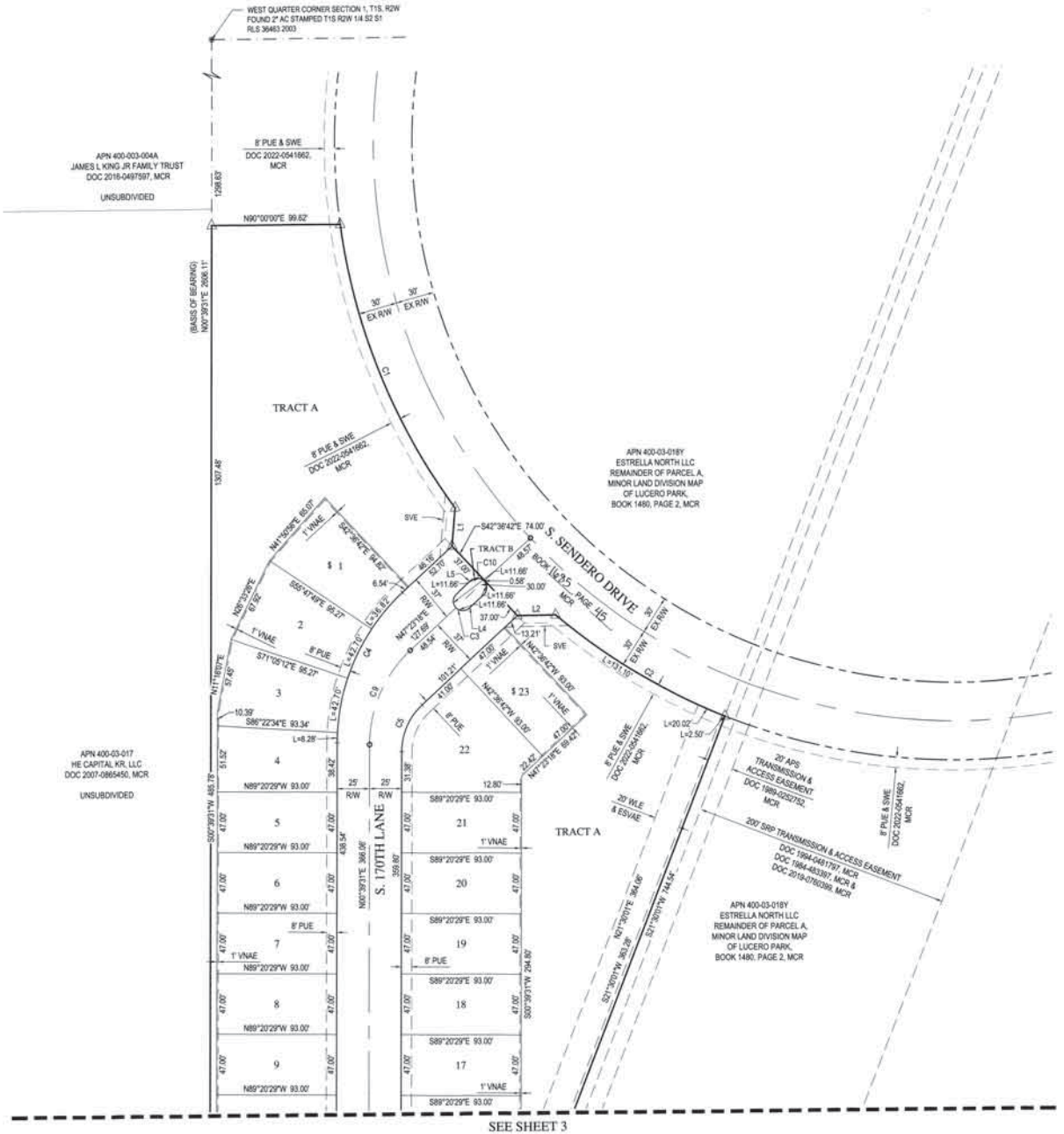
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48533
GABRIEL S.
RIOS
7-14-22
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	3 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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
SWE	SIDEWALK 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

N

0 40 80
Horz. 1 in. = 40 ft.

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.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46832
GABRIEL S. RIOS
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	4 OF 4

APPENDIX B

FORM OF DISCLOSURE PAMPHLET

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2
Form of Disclosure Pamphlet

Buyer(s):_____

Lot:_____ Parcel:_____

Date of Sale:_____

Homebuilder:_____

General CFD Provisions

The home you are purchasing is within the Estrella Ranch Community Facilities District (the "CFD"). The CFD was formed on November 22, 1999, to finance the acquisition, construction and maintenance of public infrastructure benefiting Estrella Mountain Ranch Community Facilities District. The CFD issues general obligation and/or special assessment bonds to raise funds to pay for acquisition and construction of these improvements and operation and maintenance expenses. The CFD also obtains funds from an ad valorem property tax levied against all property located within the CFD to pay for operation and maintenance expenses.

Ad Valorem Taxes of the CFD

General obligation bonds and the CFD's operation and maintenance expenses are paid from ad valorem property taxes levied against all property within the CFD. Currently, $1.30 is added to the property tax rate; however, such adjustment to the tax rate could vary depending upon factors including the amount financed with general obligation bonds, the terms of financing, and the assessed valuation (i.e., for tax purposes) of property within the CFD. Your share of general obligation bond payments and expenses are included as part of your regular Maricopa County property tax statement and are separately shown in addition to taxes levied by the City of Goodyear and other political subdivisions.

Special Assessments of the CFD

Special assessment bonds are paid from special assessment payments secured by an assessment lien on each benefited lot within a special assessment area. Special assessment areas are formed from time to time based on the public improvements being constructed or acquired with proceeds of the special assessment bonds. The amount of the special assessment liens may vary depending upon the size of the lot within the special assessment area, the benefits estimated to be received by each such lot, the cost of the public improvements to be acquired, and the financing terms of the applicable special assessment bonds. The special assessment payments as well as the applicable administrative charges are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD.

INITIAL FINANCING'S COST TO HOMEOWNER

At the request of _____, a _____, the prior owner of Parcel ____, the CFD has formed a special assessment area (the "Special Assessment Area") that includes Parcel ____ for the construction and/or acquisition of certain public improvements, i.e., construction of _____. The CFD has assessed Lot____ within Parcel____ in the amount of $_____ (the "Assessment").

The following shows the total annual CFD taxes including the CFD operational and maintenance tax, for repayment of expected CFD general obligation bonds as well as the anticipated special assessment obligation.

Estimated Home Price	Estimated Annual General Obligations and Expense Payment (1)	Estimated Annual Special Assessment Payment (2)	Estimated Total Annual CFD Tax Payments (3)
$350,000			
$400,000			
$450,000			
$500,000			
$550,000			

Footnotes:

(1) **General obligation bond debt service and operations and maintenance expenses assuming a $1.30 increase in the ad valorem property tax rate per $100 of assessed value. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.**

(2) **All lots located within the boundaries of the Special Assessment District are anticipated to have a special assessment lien.**

(3) **All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the City of Goodyear or other political subdivisions and are in addition to any assessments or fees imposed by any homeowner's association.**

Homeowner's Acknowledgments

By signing this disclosure statement, you as a contract purchaser of a lot located within the CFD and the Special Assessment Area (i) acknowledge receipt of this Disclosure; (ii) agree that you have been granted an opportunity to review the material contained in this Disclosure; and (iii) agree that you accept an assessment lien estimated to be approximately $_____ against your lot that secures your share of the special assessments due for the Special Assessment Area. The Assessment and any applicable administrative charges will be paid by you, the owner of the assessed lot, and are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD. **If the Assessment is not paid, the CFD has the right to institute proceedings to foreclose the assessment lien and sell your property.** Should there be any questions or concerns regarding special assessments or the District property tax, please contact the Special Districts & Taxation Division for the City of Goodyear at (623) 932-3015.

Your signature below acknowledges that you have received, read and understood this document at the time you have signed our purchase contract and agree to its terms.

_____	_____
[name]	[name]
_____	_____
[address]	[address]
Date:_____,20___	Date:_____,20___

APPENDIX C

ESTIMATED SPECIAL ASSESSMENT LIENS

ESTIMATED SPECIAL ASSESSMENT LIENS

Unit Type	(A) Lucero Assessment District No. 2 Average Sales Price	(B) Estimated Assessor's Limited Property Value Ratio	(C) = (A)·(B) Projected Limited Property Value	(D) = (C)·10% Projected Assessed Value	(E) Estimated Average Assessment Per Unit (a)	(F) Average Annual Assessment Payment (b)	(G) = (F) ÷ [(D) ÷ 100] Estimated Annual Special Assessment Debt Service per $100 of Assessed Value
SFR	$550,000	60%	$330,000	$33,000	$16,000	$1,419	$4.3000

(a) Preliminary estimates based upon initial discussion with the District Assessment Engineer.

(b) Assumes a 23-year amortization period and 7.0% interest rate.

Source: Harvard.

ITEM #: 3.
DATE: 12/05/2022
AI #:1219

COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: **LUCERO #2 ASSESSMENT DISTRICT FEASIBILITY REPORT APPROVAL**

STAFF PRESENTER(S): Jared Askelson, Deputy Finance Director

SUMMARY

Lucero #2 Assessment District Feasibility report approval.

Recommendation

ADOPT RESOLUTION EMRCFD RES 2022-151, APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITING THE DISTRICT; DECLARING ITS INTENTION TO ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING LUCERO ASSESSMENT DISTRICT NO. 2; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS WILL BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF AND DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; PROVIDING THAT THE PROPOSED IMPROVEMENTS WILL BE PERFORMED AND DISTRICT SPECIAL ASSESSMENT REVENUE BONDS ISSUED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO; AND RATIFYING ALL PRIOR ACTS INCLUDING THE EXECUTION AND DELIVERY OF A WAIVER AND DEVELOPMENT AGREEMENT. (Jared Askelson, Deputy Finance Director)

FISCAL IMPACT

The feasibility report outlines the issuance of revenue bonds in the principal amount of $4,429,000 associated with this special assessment. These bonds will acquire the infrastructure, pay appropriate capitalized interest, establish a reserve fund, and pay for costs of issuance of the bonds. Property owners within the Assessment District will pay the annual debt service payments for the special assessment revenue bonds. The intention is to have the annual debt service payment collected by Maricopa County Treasurer by adding the amount due from each property owner on their annual property tax bill. The 278 single family detached lots are requested to be assessed approximately $16,000.

BACKGROUND AND PREVIOUS ACTIONS

Estrella North, LLC (“Developer”), the majority landowner of the property, submitted a request to form Lucero Assessment District No. 2. The proposed district will create 278 individual assessments of approximately $16,000 to acquire Hillside Drive, 16 inch and 12 inch Water Mains, Lost Lift Station and Parallel Force Main, and Zone 2 Water System Upgrades. Following this request, the District initiated the preparation of the feasibility report related to the Assessment District. The report includes a description of the infrastructure, an estimate of the costs to acquire the infrastructure, an estimated schedule to complete the infrastructure, a map of the area, and a plan for financing. In accordance with state statutes, the District Clerk has published a notice of public hearing on the feasibility report.

STAFF ANALYSIS

This resolution of intention is required by statute as the first District Board action in formation of the Assessment District. This resolution also approves the feasibility report and declares the District's intention to issue the special assessment revenue bonds. District staff has reviewed the feasibility report and related materials and found this resolution is in compliance with state law, the existing development agreement between the City, the District and the Developer and the City's CFD Guidelines.

Attachments

Resolution

Feasibility Report

Waiver and Development Agreement

Assessment Methodology

EMRCFD RES 2022-151

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITTING THE DISTRICT; DECLARING ITS INTENTION TO ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING LUCERO ASSESSMENT DISTRICT NO. 2; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS WILL BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF AND DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; PROVIDING THAT THE PROPOSED IMPROVEMENTS WILL BE PERFORMED AND DISTRICT SPECIAL ASSESSMENT REVENUE BONDS ISSUED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO; AND RATIFYING ALL PRIOR ACTS INCLUDING THE EXECUTION AND DELIVERY OF A WAIVER AND DEVELOPMENT AGREEMENT.

WHEREAS, pursuant to Arizona Revised Statutes ("*A.R.S.*") Section 48-715, as amended, the Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "*District*") has caused a Report of the feasibility and benefits of the Project (as such terms and all other initially capitalized terms are defined hereinafter) to be prepared, relating to certain public infrastructure and public infrastructure purposes provided for in the General Plan of the District and to be financed with the proceeds of the sale of special assessment revenue bonds of the District, which Report includes, among other things, (i) a description of certain public infrastructure and public infrastructure purposes to be acquired and all other information useful to understand the Project, (ii) an estimate of the cost to acquire, operate and maintain the Project, an estimated schedule for completion of the Project, (iii) a map or description of the area to be benefited by the Project and a plan for financing the Project, including the nature and timing of the issuance of special assessment revenue bonds, if any; a copy of such Report is on file with Clerk of the District; and

WHEREAS, pursuant to A.R.S. § 48-715, as amended, a public hearing on the Report was held on the date hereof, after provision for publication of notice thereof as provided by law; and

WHEREAS, the District, developer and certain lienholders of the property within the Assessment District have heretofore executed and delivered to the District the Waiver Agreement wherein the parties thereto have: (i) waived any and all requirements for notice and time for protests and objections relating to, among other things, the Project and the extent of the Assessment District; (ii) acknowledged that the District shall levy an Assessment pursuant to the Act; and (iii) waived certain procedural requirements; and

WHEREAS, the Board has determined it to be in order to form a special assessment district in order to acquire the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) that:

Section 1. **Definitions**. In this resolution, the following terms shall have the following meanings:

"*Act"* shall mean Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended.

"*Assessment Diagram*" shall mean those certain assessment diagrams of the assessment area to be prepared and approved by the District Engineer and filed with the District Clerk.

"*Assessment District*" shall mean the real property contained within the boundaries described in *Exhibit A* attached hereto. For a more general description, reference is hereby made to the Assessment District Map attached to this resolution as *Exhibit B*, which map is on file with the Superintendent of Streets and the Clerk.

"*Assessment District Map*" shall mean the map showing the Assessment District and attached hereto as *Exhibit B*.

"*Board*" shall mean the Board of Directors of the District.

"*Bond Counsel*" shall mean Gust Rosenfeld P.L.C. and any successor thereto.

"*Bonds*" shall mean the District's Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023.

"*Clerk*" shall mean the Clerk of the District.

"*Debt Service Reserve Fund*" shall mean the debt service reserve fund funded with the proceeds from the sale of the Bonds, authorized pursuant to the Act.

"*District Engineer*" shall mean such engineer or firm of engineers as appointed by the District Manager.

"*Estimate*" shall mean the estimate of costs and expenses of the Project described in the Report and this resolution, showing the estimated costs and expenses of acquisition of the Project to be not less than $4,053,050.00 together with certain of the estimated Incidental Expenses in the amount of (i) $376,021.00 payable by Estrella North LLC, which amount includes (a) $139,513.50 for capitalized interest on the Bonds and (b) $236,507.50 for Costs of Issuance and (ii) $394,950.00 for a deposit to a Debt Service Reserve Fund, for a total cost not to exceed $4,824,021.00, all as described on *Exhibit C*.

"*Incidental Expenses*" shall mean compensation paid to the Superintendent of Streets, District Engineer, costs of printing, advertising, posting, the expenses of making, administrating and collecting the assessments, any discount on the Bonds, any paying agent's fees, all legal, any

underwriter's and financial advisor's fees, DTC/CUSIP fees, compliance fees, all expenses and costs incurred in establishing the District, the Assessment District and incurred in connection with the drafting of the proceedings and in connection with the sale of bonds, the funding of a Debt Service Reserve Fund and all capitalized interest on the Bonds.

"*Plans*" shall mean the preliminary plans (including the conceptual plans), specifications and any other contract documents showing the location, type and character of the Project, filed with the Clerk prior to the adoption of this resolution or the resolution ordering the performance of the Project. The term "Plans" shall include all final plans, specifications and contract documents developed in connection with the design of the Project.

"*Project*" shall mean, collectively, the acquisition of public infrastructure and public infrastructure purposes (as such terms are defined in the Act) described in the Report including particularly, the acquisition by the District of the public infrastructure described on *Exhibit D* hereto.

"*Report*" shall mean the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Feasibility Report for the Issuance of Lucero Assessment District No. 2 Special Assessment Revenue Bonds dated December 5, 2022, and on file with the Clerk prior to the date and time hereof, discussing the matters required by A.R.S. § 48-715, as amended, as such matters relate to the Project.

"*Streets*" or "*streets to be improved*" shall mean the Project listed on *Exhibit D* hereto and located on the streets listed therein and such other streets and public rights-of-way as are hereafter shown on the final Plans.

"*Superintendent of Streets*" shall mean Willdan Engineering, or such person or firm appointed as Superintendent of Streets by the District Manager.

"*Waiver Agreement*" shall mean the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Waiver and Development Agreement Pertaining to Lucero Assessment District No. 2, dated as of [December 1, 2022], by and between the District and Estrella North LLC, and certain lienholders, and recorded in the office of the Maricopa County Recorder at Instrument No. _____ on [December 2, 2022].

Section 2. **Approval of the Feasibility Report**. Published notice of the public hearing on the Report has been provided by the Clerk not less than ten 10 days in advance of the date of the public hearing on the Report and such publication is hereby ratified and approved. The Clerk has provided the Report and notice of public hearing on the Report to the City of Goodyear, Arizona, not less than 10 days in advance of the date of the public hearing. Based on the review by this Board and the presentation of the Report at the public hearing on December 5, 2022, the Report is hereby adopted and approved in the form submitted to this Board.

Section 3. **Resolution of Intent**. This Board hereby identifies the public infrastructure of the Project, the areas benefitted (all located within the District), the expected method of financing, including the nature and timing of the issuance of the Bonds, and the system of

providing revenues to operate and maintain the Project, all as identified and provided for in the Report, for any and all purposes of the Act. This Board hereby declares its intent to proceed with the financing of the acquisition of the Project in substantially the manner presented in the Report and pursuant to the terms of the Waiver Agreement. Any portion of the costs of the Project not financed by the proceeds of the Bonds shall remain eligible to be financed through the sale of future bonds of the District.

Section 4. **Declaration of Intention to Order the Project**. The public interest and convenience require and it is the intention of this Board to order the Project to be acquired, constructed and performed as stated herein and contemplated by the Report and in conformance with the final Plans. All items of the Project shall be performed as prescribed by the final Plans and no assessment for any lot shall exceed its proportion of the Estimate.

Section 5. **Determination of Need; Formation of Assessment District**. The Assessment District is hereby formed, consisting of the property described on *Exhibit A* attached hereto, and is hereby designated as "Lucero Assessment District No. 2." In the opinion of this Board, the Project is of more than local or ordinary public benefit, the Project principally benefits the land within the Assessment District, and this Board hereby orders that all amounts due or to become due with respect to financing the costs and expenses of the Project (including capitalized interest), together with the Debt Service Reserve Fund and all Incidental Expenses not paid from other monies (the "*Assessment*"), shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 6. **Exclusion of Certain Property**. Any public or private street or alley within the boundaries of the Assessment District is hereby omitted from the Assessment District. Any lot, the legal owner of which on this date is the United States, the state, a county, city, school district or any political subdivision or institution of the state or county, which is included within the Assessment District shall be omitted from the Assessments hereafter made except as otherwise agreed between the District and such owner. Following any acquisition of an assessed parcel by the United States, the state or other political subdivision of this state or charter school after the date hereof, the Assessment on such assessed parcel shall not be extinguished and shall continue in full force and effect until payment in full.

Section 7. **Approval of Assessment Diagram**. The Assessment Diagram is hereby approved and the Clerk is hereby directed to (i) certify the fact of such approval on the face of each such diagram including the date hereof as the date of such approval and (ii) deliver a copy of the Assessment Diagram to the Superintendent of Streets.

Section 8. **Determination and Notice of Necessity to Issue Bonds**. This Board finds that the public convenience requires that special assessment lien bonds, designated Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023, shall be issued to finance the costs and expenses of the Project (including capitalized interest), the Debt Service Reserve Fund and Incidental Expenses not paid from other monies. This Board hereby determines that the Bonds shall be issued in the name of the District payable, however, solely and only out of a special fund collectible from special assessments levied and assessed upon the lots, pieces and parcels of land

within the Assessment District in not to exceed 25 annual principal installments from the assessments of $25.00 or over remaining unpaid as of the end of the cash collection period; provided, however, if the special assessments are not collected or collection is delayed and consequently such special assessments are insufficient, then from the Debt Service Reserve Fund.

The Bonds shall be issued in fully registered form as to principal and interest in the principal amounts of $25,000 or any integral multiples of $1,000 in excess thereof. The Bonds shall mature on the first day of July in the years and in amounts to be set by the Board prior to their issuance; provided, however, the Bonds shall mature not later than July 1, 2046. Principal installments of each Assessment shall be due on the first day of June immediately preceding the maturity date of any Bonds and installments of interest of each Assessment shall be due on the first day of June and December.

The Bonds shall bear interest at a rate or rates of not to exceed 8.00% per annum, payable on the first day of January and July of each year, commencing on such date as set forth in the resolution authorizing the Bonds. The yield (as determined pursuant to the regulations of the Internal Revenue Code of 1986, as amended) on all of the Bonds shall not exceed 8.00%. This Board reserves the right to call the Bonds for prior redemption, in whole or in part on such terms as may hereafter be established by this Board.

Section 9. **Bond Anticipation Notes**. This Board reserves the right to issue bond anticipation notes pursuant to A.R.S. § 48-618, as amended. This Board also reserves the right to retain any Bonds which may be issued and to sell the same for cash to pay the contractor the amounts due it in cash.

Section 10. **Statutory Authority**. The Project and all proceedings pertaining thereto shall be acquired, constructed and performed under the provisions of the Act.

Section 11. **Delegation of Authority**. The District Engineer and the Superintendent of Streets are hereby authorized to complete the Plans, specification and any contract documents.

Section 12. **Right to Reduce Scope of Work**. If, because of pending or threatened litigation concerning any one or more parcels subject to the Assessment, (i) the District receives a written opinion of Bond Counsel stating that the Bonds cannot be issued against such parcel or parcels or (ii) the Assessment District is unable to obtain any right-of-way necessary for the acquisition of the Project, the District may then cause the acquisition to be modified to exclude from the applicable contract some or all of the Project which will benefit the parcel or parcels in question, or which was located in the right-of-way that was not obtained. The filing of a certificate and request that no Bonds be issued against any parcel pursuant to A.R.S. §§ 48-540 and 48-597, as amended, may be deemed to be threatened litigation.

Section 13. **Ratification of Prior Acts**. All acts of the Chairman of the Board, the District Engineer, the Superintendent of Streets, and any person acting for such official in furtherance of this resolution are hereby ratified and confirmed, including the execution, delivery and recording of the Waiver Agreement. This Board is proceeding in reliance on the Waiver Agreement.

Section 14. **Establishment of Grade**. The grades and elevations for the Streets are hereby officially changed to correspond with the grades and elevations shown on the Plans.

Section 15. **Waiver and Assessment**. The Waiver Agreement is hereby accepted and approved. The District Manager is hereby authorized to execute the Waiver Agreement on behalf of the District and the Clerk is hereby authorized to record the Waiver Agreement with the Maricopa County Recorder.

Section 16. **Collection of Assessments**. The District and the Treasurer of Maricopa County, Arizona (the "*Treasurer*"), may enter into an Assessment Collection Agreement whereby the Assessments are collected by the Treasurer in the manner and by the officers provided by law for the collection and enforcement of general taxes. The District Manager shall approve the form of such agreement.

[Signatures on following page.]

PASSED, ADOPTED AND APPROVED by the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) on December 5, 2022, with a vote of _____.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)

_____
District Chair

ATTEST:

_____
District Clerk

APPROVED AS TO FORM:

GUST ROSENFELD P.L.C.

_____
District Bond Counsel

Attachments: EXHIBIT A – Legal Description of Lucero Assessment District No. 2
EXHIBIT B – Map of Lucero Assessment District No. 2
EXHIBIT C – Engineer's Estimated Costs
EXHIBIT D – List of Projects

EXHIBIT A

Legal Description of Lucero Assessment District No. 2

(See Attached)

As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.E	07/28/22	1685	49	20220604927
11.F1	07/28/22	1686	6	20220606048
11.H	11/30/21	1632	39	20211273397
11.I1	07/28/22	1685	48	20220604835
11.I2	07/28/22	1685	47	20220604806

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.E", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, AND D AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS A, B, C, AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND D.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

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" 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 NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "EMERGENCY ACCESS ESMT" 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

DEDICATION (CONTINUED)

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).

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 15 DAY OF JULY, 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: [signature]

NAME: ARTHUR W. MELLOR

TITLE: ASST. TREASURER

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.E AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President DATE: 7/18/2022

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR, AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]

[signature] 07/15/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: JANUARY 16, 2023

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

BEFORE ME THIS 18th DAY OF July, 2022

Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

[Notary seal: SANDRA ELMORE, Notary Public - State of Arizona, Maricopa County]

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 8, 2022

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN S. STREHLOW, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

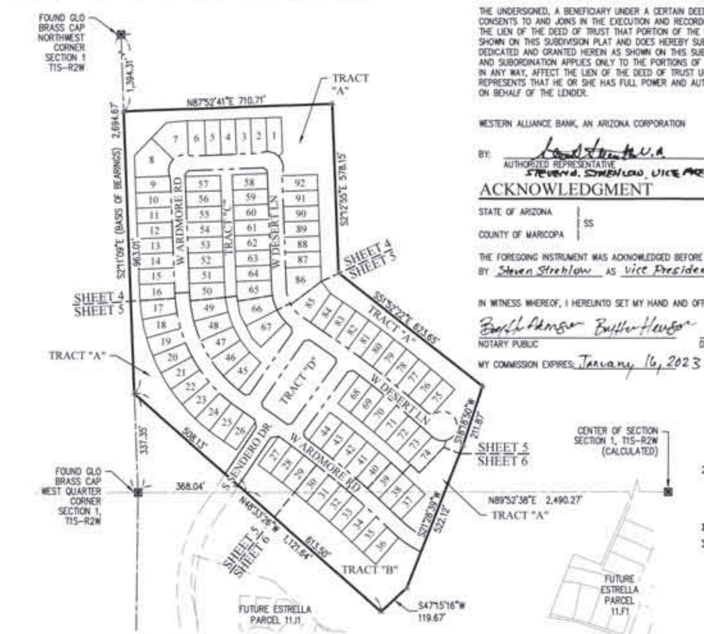
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2022, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]

[signature] 07/18/22
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2023



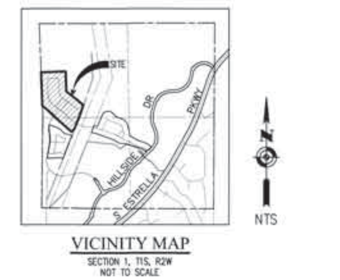
SECTIONAL / BOUNDARY & KEY MAP
NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm



VICINITY MAP
SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP AND APPROVALS
SHEET 2	LOT & TRACT TABLES, SITE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
SHEET 3	CURVE AND LINE TABLES, LOT AND SIGHT VISIBILITY DETAILS
SHEET 4-6	PLAT SHEETS

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 14, T.1S, R.2W,
ELEVATION = 1093.46

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 02°11'09" EAST (BASIS OF BEARINGS), BETWEEN THE FOUND GLO MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 1 AND THE FOUND GLO MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY, 2022.

BY: [signature] ATTEST: [signature]
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Sciuto

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF SIX (6) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE 2018, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] 7-13-22
JODY ALLEN STONE, RLS DATE
ARIZONA R.L.S. 37401

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.E		
AREA 28.847 AC	SHEET 1 OF 6	
Job No: 18-004-01	Date: 7/13/2022	

HUITT-ZOLLARS
5050 N. 40th Street, Suite 100 | Phoenix, Arizona 85018
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G:\projects\18\Phoenix\1-18-004 Estrella\01 - Parcel 11E\Survey\DWG's\118004015-FP01.dwg

GENERAL NOTES

1. 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 CARGO PARTICIPATION.

2. 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.

3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.

4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.

5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.

6. 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.

7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.

8. 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.

9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

10. 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.

11. 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.

12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.

13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.

14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH AN " * "

15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH A "$"

16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 1, 7, 8, 25, 27, 81, AND 84). NOTED WITH A " ** ".

17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89). NOTED WITH A "#"

18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.E GRADING DESIGN, CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (4-57 AND 62-88). NOTED WITH A "!"

19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND GLO BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 02°11'09" EAST (BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 02°11'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41"EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 02°12'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET, TO A POINT ON THE WEST LINE OF A 20 FEET RIGHT OF WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT #1989-0252752 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

THENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE, NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW		4.75
PLUS AREA SUBDIVIDED INTO LOTS		14.16
	AREA SUBTOTAL (4.75+14.16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR		0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)		22.26

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	22.26
ADJUSTED GROSS DENSITY (92/22.26 = 4.13)	4.13

EDU CALCULATION

NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 X 0.82 = 75.44)	75.44

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET ROW	206,938	4.751
NET AREA	1,049,653	24.096
LOT SIZE (MIN)	52'x120'	
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	616,811	14.160
AVERAGE LOT SIZE	6,704	0.154
GROSS DENSITY	3.19 DU/ACRE	
OPEN SPACE	432,842	9.937
% OF GROSS AREA IN OPEN SPACE	34.4 %	
EXISTING ZONING	P.A.D.	

TRACT AREA & USE TABLE

TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	266,389	6.115	OPEN SPACE, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS EASEMENT, WATER LINE EASEMENT "WLE", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
1 **	6,359	0.146
2	6,268	0.144
3	6,241	0.143
4 # !	6,240	0.143
5 # !	6,240	0.143
6 # !	7,032	0.161
7 ** !	11,129	0.255
8 ** !	12,279	0.282
9 !	6,347	0.146
10 !	6,240	0.143
11 # !	6,240	0.143
12 # !	6,240	0.143
13 # !	6,240	0.143
14 # !	6,240	0.143
15 # !	6,240	0.143
16 # !	6,505	0.149
17 !	7,010	0.161
18 !	7,010	0.161
19 !	7,010	0.161

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
20 !	7,010	0.161
21 !	7,010	0.161
22 !	7,010	0.161
23 !	7,010	0.161
24 !	7,010	0.161
25 ** !	6,685	0.153
26 * $!	6,335	0.145
27 * $ ** !	6,297	0.145
28 !	6,367	0.146
29 !	6,366	0.146
30 !	6,367	0.146
31 !	6,367	0.146
32 # !	6,367	0.146
33 !	6,367	0.146
34 !	6,323	0.145
35 !	6,240	0.143
36 !	6,650	0.153
37 !	6,240	0.143
38 !	6,279	0.144

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
39 !	6,358	0.146
40 # !	6,358	0.146
41 # !	6,358	0.146
42 !	6,358	0.146
43 !	6,358	0.146
44 * $!	6,358	0.146
45 * $!	7,418	0.170
46 !	7,418	0.170
47 !	7,418	0.170
48 !	7,418	0.170
49 !	7,418	0.170
50 # !	6,710	0.154
51 # !	6,240	0.143
52 # !	6,240	0.143
53 # !	6,240	0.143
54 # !	6,240	0.143
55 # !	6,240	0.143
56 !	6,240	0.143
57 * $!	6,240	0.143

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
58 * $	6,240	0.143
59	6,240	0.143
60	6,240	0.143
61 #	6,240	0.143
62 # !	6,240	0.143
63 # !	6,240	0.143
64 # !	6,240	0.143
65 # !	7,151	0.164
66 !	8,578	0.197
67 * $!	8,578	0.197
68 * $!	6,354	0.146
69 !	6,354	0.146
70 !	6,354	0.146
71 !	6,354	0.146
72 !	6,354	0.146
73 !	6,354	0.146
74 !	6,759	0.155
75 !	6,302	0.145
76 !	6,347	0.146

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
77 !	6,347	0.146
78 !	6,347	0.146
79 !	6,347	0.146
80 # !	6,347	0.146
81 ** !	6,347	0.146
82 !	6,347	0.146
83 !	6,315	0.145
84 ** !	6,240	0.143
85 !	9,182	0.211
86 # !	10,876	0.250
87 # !	6,240	0.143
88 # !	6,240	0.143
89 #	6,240	0.143
90	6,240	0.143
91	6,240	0.143
92	6,360	0.146

LEGEND

— - - —	RIGHT-OF-WAY LINE
———	EASEMENT LINE
———	CENTERLINE
———	BOUNDARY LINE
- - - - - -	MATCH LINE
———	LOT LINE
—■—	SURVEY MONUMENT (FOUND, AS NOTED)
—▲—	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401 UNLESS OTHERWISE NOTED
—●—	CENTERLINE MONUMENT
—○—	CALCULATED MONUMENT
(1)	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDER
MOD	MAP OF DEDICATION
PAD	PLANNED AREA DEVELOPMENT
PKWY	PARKWAY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).
$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)
!	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88).

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS PER CASE #20-09-0448R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE ARIZONA, U.S.A.

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 2 OF 6
Job No. 18-004-01 | Date: 7/13/2022

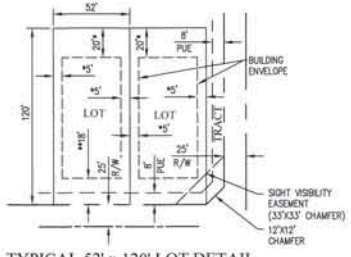
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	3,200.00'	0°14'26"	13.44'	13.44'	N55°23'10"W
C2	475.00'	53°17'29"	441.80'	426.05'	S28°51'39"E
C3	500.00'	53°17'29"	465.05'	448.47'	S28°51'39"E
C4	450.00'	52°23'52"	411.53'	397.34'	S28°24'51"E
C5	145.00'	53°17'29"	134.87'	130.06'	S28°51'39"E
C6	120.00'	53°17'29"	111.61'	107.63'	N28°51'39"W
C7	170.00'	50°37'35"	150.21'	145.37'	S27°31'42"E
C8	3,200.00'	1°46'43"	99.34'	99.34'	N54°37'01"W
C9	3,225.00'	1°07'11"	63.02'	63.02'	N54°56'48"W
C10	3,225.00'	6°10'12"	347.29'	347.12'	N49°59'05"W
C11	3,175.00'	7°27'28"	413.26'	412.97'	N50°37'43"W
C12	3,200.00'	8°21'57"	467.24'	466.83'	N51°04'58"W
C13	350.00'	16°53'03"	103.14'	102.77'	S55°20'31"E
C14	325.00'	16°31'08"	93.70'	93.38'	S55°09'33"E
C15	375.00'	17°12'03"	112.58'	112.16'	N55°30'01"W
C16	3,505.00'	0°28'27"	26.97'	26.97'	N52°54'11"W
C17	50.00'	251°05'51"	219.12'	81.36'	S7°05'08"W
C18	25.00'	69°57'43"	30.53'	28.67'	N83°28'56"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C19	25.00'	47°09'23"	20.58'	20.00'	N72°04'46"W
C20	25.00'	22°48'20"	9.95'	9.89'	S72°56'22"W
C21	3,505.00'	0°02'09"	2.20'	2.20'	N47°23'01"W
C22	3,555.00'	0°32'36"	33.71'	33.71'	N48°46'23"W
C23	3,225.00'	0°18'57"	17.77'	17.77'	N52°54'43"W
C24	3,225.00'	0°18'40"	17.51'	17.51'	N47°03'19"W
C25	375.00'	3°14'23"	21.20'	21.20'	N48°31'11"W
C26	3,175.00'	0°39'07"	36.12'	36.12'	N47°13'33"W
C27	500.00'	3°30'08"	30.56'	30.56'	S53°45'19"E
C28	450.00'	3°32'14"	27.78'	27.78'	S52°50'40"E
C29	500.00'	2°05'50"	18.30'	18.30'	S31°55'50"E
C30	450.00'	3°40'18"	28.84'	28.83'	S4°03'03"E
C31	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C32	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C33	55.00'	0°27'00"	0.43'	0.43'	S19°44'35"E
C34	55.00'	125°35'56"	120.57'	97.84'	S42°49'54"W
C35	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C36	55.00'	2°56'16"	2.82'	2.82'	N75°50'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C37	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C38	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C39	55.00'	125°24'44"	120.39'	97.75'	N47°10'06"W
C40	50.00'	17°45'10"	15.49'	15.43'	N6°39'40"E
C41	50.00'	2°53'04"	2.52'	2.52'	N0°46'23"W
C42	50.00'	14°52'06"	12.98'	12.94'	N8°06'12"E
C43	55.00'	19°39'15"	18.87'	18.77'	S79°57'09"W
C44	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C45	170.00'	7°09'31"	21.24'	21.23'	S5°47'40"E
C46	170.00'	8°16'41"	24.56'	24.54'	S48°42'09"E
C47	3,505.00'	1°10'32"	71.91'	71.91'	N54°55'07"W
C48	3,555.00'	0°35'43"	36.93'	36.93'	N55°12'32"W
C49	3,200.00'	6°49'40"	381.34'	381.12'	N50°18'50"W
C50	3,555.00'	7°00'18"	434.64'	434.37'	N52°00'14"W
C51	3,505.00'	5°45'28"	352.23'	352.09'	N50°14'41"W
C52	3,530.00'	8°08'27"	501.55'	501.13'	N51°26'10"W

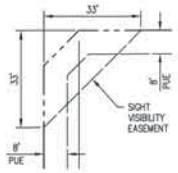


TYPICAL 52' x 120' LOT DETAIL

N.T.S.

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

**18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N10°45'21"W	28.41'
L2	N79°43'42"E	27.92'
L3	N8°15'50"W	17.16'
L4	N80°39'57"E	17.29'
L5	N55°30'23"W	37.35'
L6	S10°33'16"E	16.80'
L7	S81°17'32"W	15.81'
L8	N55°30'23"W	29.51'
L9	S6°52'35"E	18.78'
L10	N79°27'48"E	17.12'
L11	S55°30'23"E	37.14'
L12	S47°10'06"E	16.98'
L13	N81°42'42"E	16.79'
L14	S45°22'57"W	18.00'
L15	S87°52'42"W	19.14'
L16	S2°12'55"E	37.34'
L17	N4°18'45"W	11.35'
L18	N4°18'45"W	32.28'
L19	N10°16'26"W	32.28'
L20	N10°16'26"W	32.28'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N16°14'07"W	32.28'
L22	N16°14'07"W	32.28'
L23	N22°11'49"W	32.28'
L24	N22°11'49"W	32.28'
L25	N28°09'30"W	32.28'
L26	N28°09'30"W	32.28'
L27	N34°07'11"W	32.28'
L28	N34°07'11"W	32.28'
L29	N40°04'52"W	32.28'
L30	N40°04'52"W	32.28'
L31	N46°02'33"W	32.28'
L32	N46°02'33"W	32.28'
L33	N52°00'15"W	32.28'
L34	N52°00'15"W	18.96'
L35	S55°30'23"E	21.45'
L36	N10°45'21"W	9.92'
L37	N10°45'21"W	18.49'
L38	S2°12'55"E	33.70'
L39	N42°49'54"E	16.96'
L40	N2°12'55"W	8.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	N2°12'55"W	30.86'
L42	N46°53'59"W	13.56'
L43	N46°53'59"W	34.49'
L44	N47°12'39"W	9.08'
L45	N47°12'39"W	26.97'
L46	N48°08'05"W	26.97'
L47	N48°08'05"W	26.97'
L48	N49°03'31"W	26.97'
L49	N49°03'31"W	26.97'
L50	N49°58'57"W	26.97'
L51	N49°58'57"W	26.97'
L52	N50°54'23"W	26.97'
L53	N50°54'23"W	26.97'
L54	N51°49'49"W	26.97'
L55	N51°49'49"W	26.97'
L56	N52°45'14"W	26.97'
L57	S9°18'31"E	16.85'
L58	N55°30'23"W	15.07'
L59	N46°53'59"W	17.25'
L60	S47°13'55"E	34.76'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S46°53'59"E	17.25'
L62	S50°08'22"E	14.00'
L63	N46°53'59"W	30.80'
L64	S87°52'42"W	40.81'
L65	N21°28'39"E	50.17'
L66	N46°53'59"W	43.57'
L67	N21°29'39"E	25.82'
L68	S9°22'26"E	18.14'
L69	S2°12'55"E	30.80'
L70	S48°12'24"E	26.88'
L71	S49°02'41"E	26.88'
L72	S49°02'41"E	26.88'
L73	S49°52'58"E	26.88'
L74	S49°52'58"E	26.88'
L75	S50°43'15"E	26.88'
L76	S50°43'15"E	26.88'
L77	S51°33'32"E	26.88'
L78	S51°33'32"E	26.88'
L79	S52°23'49"E	26.88'
L80	S52°23'49"E	26.88'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L81	S53°14'06"E	26.88'
L82	S53°14'06"E	26.88'
L83	S54°04'23"E	26.88'
L84	S54°04'23"E	26.88'
L85	S54°54'41"E	26.88'
L86	S54°54'41"E	19.09'
L87	S55°30'23"E	34.16'
L88	N55°30'23"W	36.67'
L89	S55°30'23"E	29.51'
L90	S3°16'35"E	36.57'
L91	S2°12'55"E	15.43'
L92	S2°12'55"E	7.80'
L93	N4°18'45"W	43.63'
L94	N52°00'15"W	51.24'
L95	S26°58'07"E	44.88'
L96	S44°33'49"E	44.88'
L97	S44°33'49"E	44.88'
L98	S47°02'34"E	52.00'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA, U.S.A.
Date Signed: 7-28-22

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

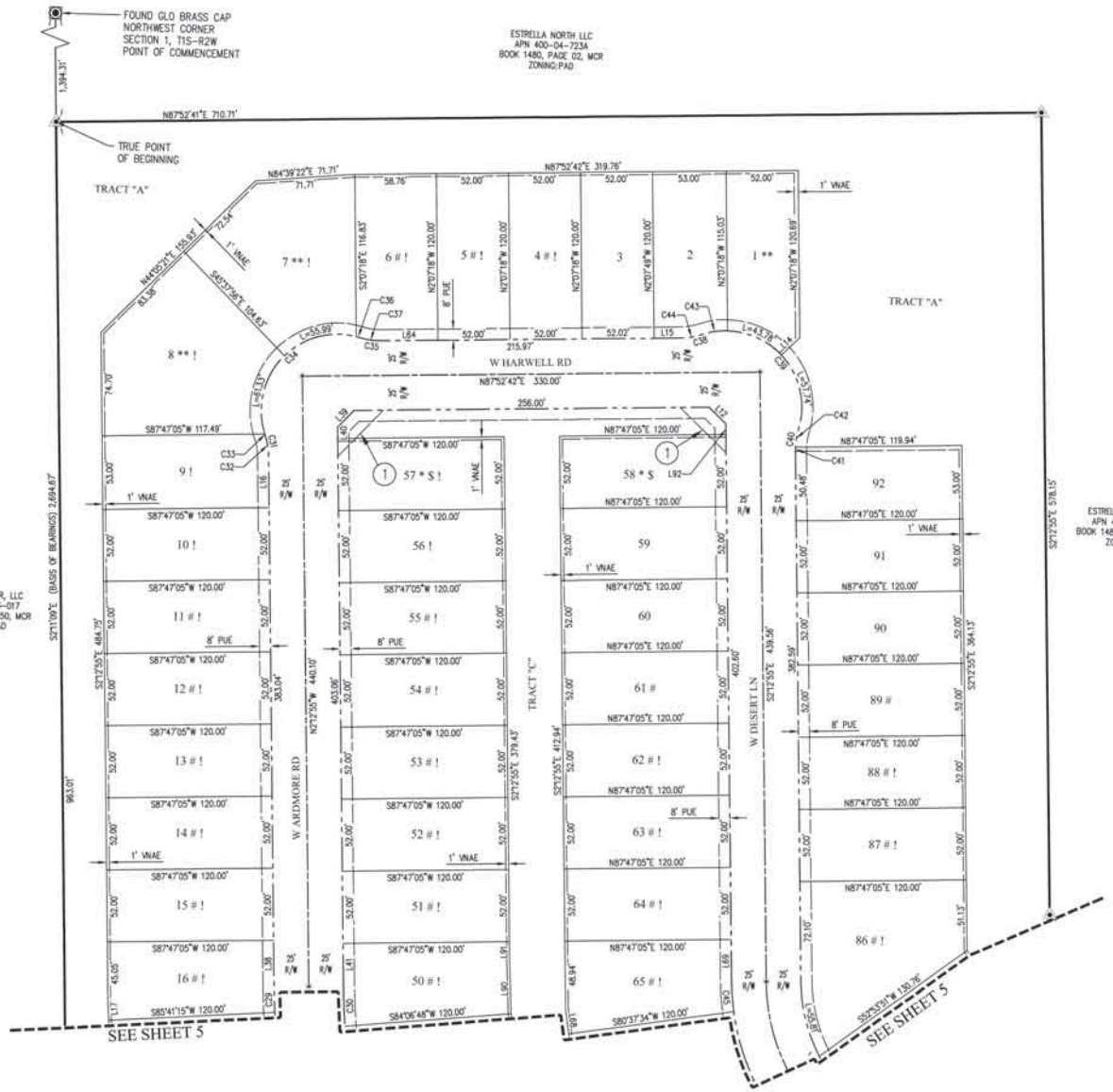
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 3 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

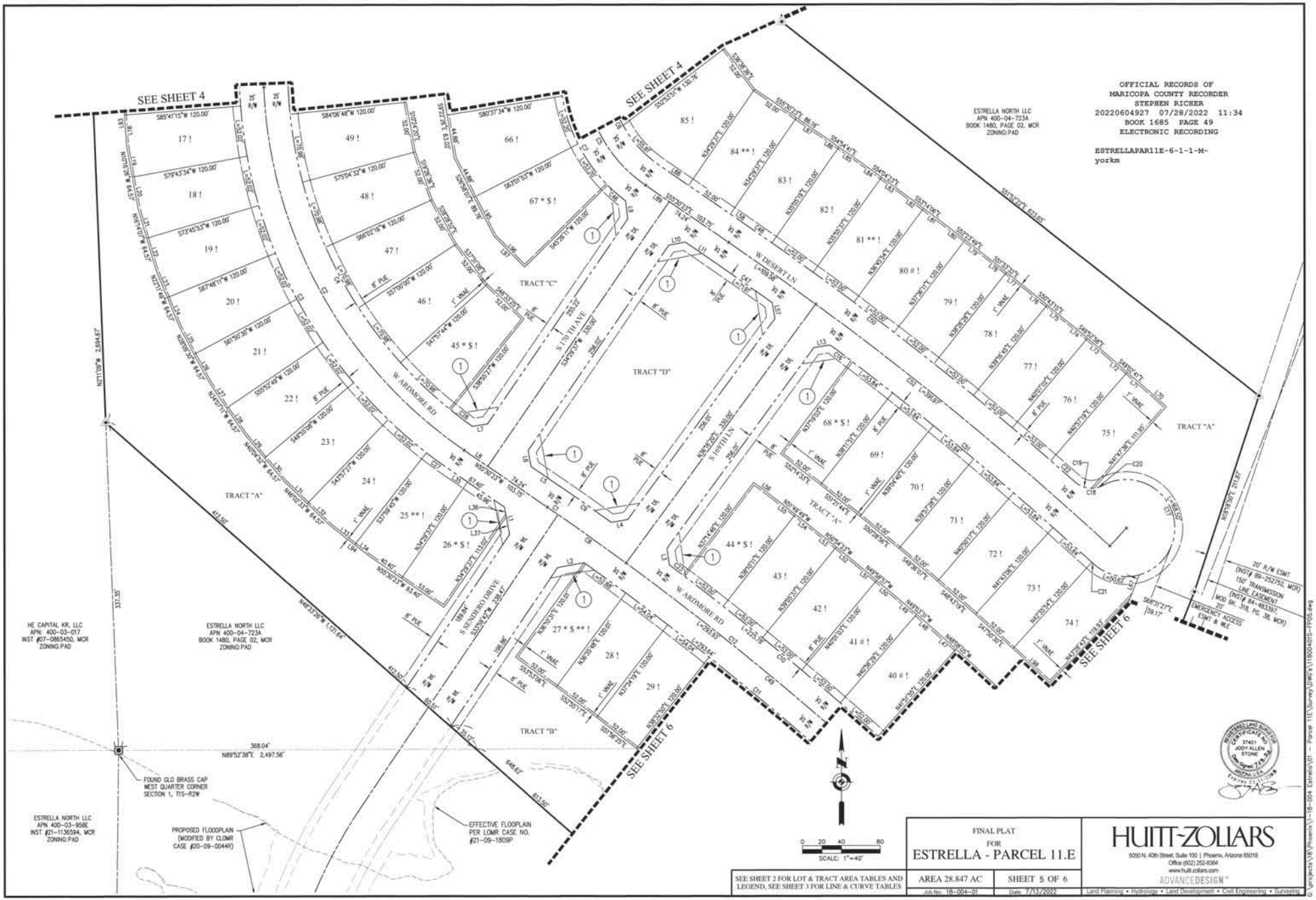
AREA 28.847 AC | SHEET 4 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA U.S.A.
Expires 03-31-2024

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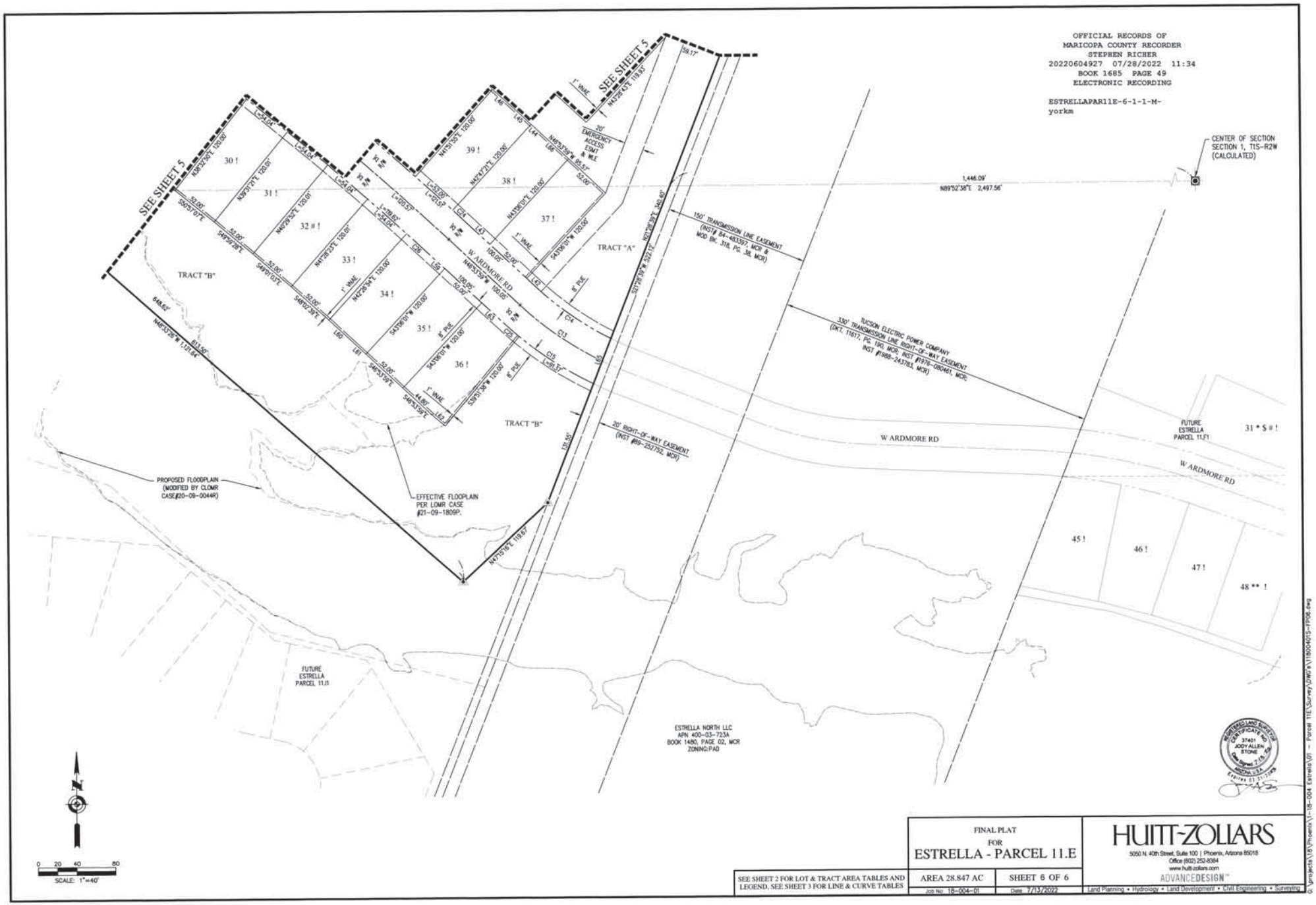
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 5 OF 6

Job No. 18-004-01 | Date: 7/13/2022

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BOOK 1685 PAGE 49
ELECTRONIC RECORDING
ESTRELLAPAR11E-6-1-1-M-
yorkm
SEE SHEET 5
SEE SHEET 5
TRACT "A"
TRACT "B"
TRACT "B"
W ARDMORE RD
W ARDMORE RD
150' TRANSMISSION LINE EASEMENT (INST.# 84-483397, MCR, & MOD BK. 318, PG. 36, MCR)
330' TUCSON ELECTRIC POWER COMPANY (DKT. 11617, PG. 190, MCR, INST. #1976-080461, MCR; INST #1988-243783, MCR)
20' RIGHT-OF-WAY EASEMENT (INST #89-252752, MCR)
20' EMERGENCY ACCESS ESMT & WLE
8' PUE
1' VNAE
CENTER OF SECTION SECTION 1, T1S-R2W (CALCULATED)
1,446.09'
N89°52'38"E 2,497.56'
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R)
EFFECTIVE FLOODPLAIN PER LOMR CASE #21-09-1809P.
FUTURE ESTRELLA PARCEL 11.F1
FUTURE ESTRELLA PARCEL 11.I1
ESTRELLA NORTH LLC
APN 400-03-723A
BOOK 1480, PAGE 02, MCR
ZONING:PAD
30 !
31 !
32 # !
33 !
34 !
35 !
36 !
37 !
38 !
39 !
45 !
46 !
47 !
48 ** !
31 * S # !
SCALE: 1"=40'
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
AREA 28.847 AC
SHEET 6 OF 6
Job No. 18-004-01
Date 7/13/2022
SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES
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37401
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ARIZONA U.S.A.
EXPIRES 03/31/2024
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BOOK 1686 PAGE 6
ELECTRONIC RECORDING

ESTRELLAPAR11F1-5-1-1-M-
Sotor

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA - PARCEL 11.F1", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS "A", "B", "C", "D", AND "E" AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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 OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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 AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE VEHICLE NON - ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS "A", "B", "C", AND "E" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND E.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON - POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT B IDENTIFIED AS SEWER ESMT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE AND ACCESS EASEMENT AREAS"). THE WASTEWATER LINE AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREAS AND THE WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREA.

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] 07/15/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2025

BRYTTANI N HEWSON
Notary Public, State of Arizona
Maricopa County

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.F1 AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]
NAME: Robert J. Nobis

TITLE: Villages Community Assn - President DATE: July 18, 2022

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona | SS
COUNTY OF Maricopa |

BEFORE ME THIS 18th DAY OF July, 2022, Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 8, 2025

SANDRA ELMORE
MARICOPA COUNTY

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN A. STREHLOW
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 20 22, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] 07/18/22
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2023

BRYTTANI N HEWSON
Notary Public, State of Arizona
Maricopa County

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY 2022.

BY: [signature] ATTEST: [signature]
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Scotte

CITY OF GOODYEAR ARIZONA INCORPORATED 1946



VICINITY MAP

SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, SITE DATA, KEY MAP AND APPROVALS
SHEET 2	GENERAL NOTES, LOT & TRACT TABLES, LEGEND AND LEGAL DESCRIPTION
SHEET 3	ENGINEER'S NOTES, FLOODPLAIN INFO, EDU TABLE, ASSOCIATION NOTE AND LINE & CURVE TABLES
SHEET 4-5	PLAT SHEETS

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	762,880	17.513
STREET ROW	152,321	3.497
NET AREA	610,559	14.016
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	480,765	11.037
AVERAGE LOT SIZE	8,289	0.190
GROSS DENSITY	3.31 DU/ACRE	
OPEN SPACE	129,794	2.980
% OF GROSS AREA IN OPEN SPACE	17.0 %	
EXISTING ZONING	P.A.D.	

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 01°14'06" EAST (BASIS OF BEARING), BETWEEN THE FOUND GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE FOUND GLO BRASS CAP LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF FIVE (5) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] 7.13.22
JODY ALLEN STONE, RLS DATE
ARIZONA R.L.S. 37401

REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE ARIZONA, U.S.A.



SECTIONAL / BOUNDARY & KEY MAP

NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

AREA 17.513 AC | SHEET 1 OF 5
Job No: 18-004-08 | Date: 7/13/2022

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GENERAL NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 11, 31, 32, 37, 39 AND 44). NOTED WITH AN " • ".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 11, 31, 32, 37, 39, AND 44) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 14, 15, 26, 27, 48, 49, 56, AND 58). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (LOTS 9, 14, 15, 28-31, 39 AND 40). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.F1 GRADING DESIGN, CONTRACTOR TO INSTALL REQUIRED INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (LOTS 2-16, 28-32, AND 37-58.) NOTED WITH A "I"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1, FROM WHICH A GLO BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 0° 14' 06" EAST, A DISTANCE OF 2,641.01 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH 0° 14' 06" EAST, A DISTANCE OF 1,764.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89° 45' 54" WEST, A DISTANCE OF 1,798.39 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 465.00 FEET, ALSO BEING THE **TRUE POINT OF BEGINNING**;

FOLLOWING SAID RIGHT-OF-WAY OF HILLSIDE DRIVE THE NEXT FIVE COURSES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 29' 27", AN ARC DISTANCE OF 52.68 FEET, SAID CURVE HAVING A CHORD OF SOUTH 43° 16' 22" WEST, A DISTANCE OF 52.65 FEET;

THENCE SOUTH 46° 31' 05" WEST, A DISTANCE OF 68.56 FEET;

THENCE SOUTH 89° 03' 39" WEST, A DISTANCE OF 29.47 FEET;

THENCE SOUTH 46° 29' 58" WEST, A DISTANCE OF 50.30 FEET;

THENCE SOUTH 1° 11' 53" EAST, A DISTANCE OF 26.91 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43° 29' 14" WEST, A DISTANCE OF 55.45 FEET;

THENCE NORTH 57° 22' 37" WEST, A DISTANCE OF 97.07 FEET;

THENCE NORTH 71° 16' 18" WEST, A DISTANCE OF 482.50 FEET;

THENCE NORTH 84° 30' 49" WEST, A DISTANCE OF 200.22 FEET;

THENCE NORTH 57° 26' 51" WEST, A DISTANCE OF 130.11 FEET;

THENCE NORTH 58° 44' 22" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 68° 17' 50" WEST, A DISTANCE OF 56.52 FEET;

THENCE NORTH 70° 15' 58" WEST, A DISTANCE OF 479.61 FEET;

THENCE NORTH 72° 46' 49" WEST, A DISTANCE OF 57.07 FEET;

THENCE NORTH 79° 43' 13" WEST, A DISTANCE OF 98.93 FEET, TO A POINT ON THE EAST LINE OF THE TUCSON ELECTRIC POWER COMPANY 330' RIGHT-OF-WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID EAST LINE, NORTH 21° 29' 33" EAST, A DISTANCE OF 230.79 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 68° 30' 27" EAST, A DISTANCE OF 99.02 FEET,

THENCE NORTH 23° 40' 08" EAST, A DISTANCE OF 311.48 FEET;

THENCE NORTH 32° 26' 50" EAST, A DISTANCE OF 78.48 FEET;

THENCE NORTH 44° 39' 56" EAST, A DISTANCE OF 48.90 FEET;

THENCE NORTH 66° 03' 50" EAST, A DISTANCE OF 64.32 FEET;

THENCE NORTH 88° 10' 53" EAST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 69° 59' 25" EAST, A DISTANCE OF 63.60 FEET;

THENCE SOUTH 51° 04' 11" EAST, A DISTANCE OF 42.95 FEET;

THENCE SOUTH 48° 07' 43" EAST, A DISTANCE OF 50.81 FEET;

THENCE SOUTH 38° 04' 53" EAST, A DISTANCE OF 68.67 FEET;

THENCE SOUTH 70° 15' 58" EAST, A DISTANCE OF 219.91 FEET;

THENCE SOUTH 60° 59' 46" EAST, A DISTANCE OF 80.91 FEET;

THENCE SOUTH 35° 50' 50" EAST, A DISTANCE OF 110.42 FEET;

THENCE SOUTH 13° 40' 54" EAST, A DISTANCE OF 149.11 FEET;

THENCE SOUTH 16° 52' 46" EAST, A DISTANCE OF 60.67 FEET;

THENCE SOUTH 7° 08' 37" EAST, A DISTANCE OF 153.65 FEET;

THENCE SOUTH 67° 39' 05" EAST, A DISTANCE OF 44.71 FEET;

THENCE SOUTH 61° 19' 00" EAST, A DISTANCE OF 57.68 FEET;

THENCE SOUTH 57° 43' 10" EAST, A DISTANCE OF 129.43 FEET;

THENCE SOUTH 60° 38' 07" EAST, A DISTANCE OF 34.19 FEET;

THENCE SOUTH 68° 08' 36" EAST, A DISTANCE OF 56.38 FEET;

THENCE SOUTH 71° 16' 18" EAST, A DISTANCE OF 113.56 FEET;

THENCE SOUTH 69° 35' 28" EAST, A DISTANCE OF 46.55 FEET;

THENCE SOUTH 63° 15' 27" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 56° 55' 23" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 50° 35' 19" EAST, A DISTANCE OF 36.80 FEET;

THENCE SOUTH 49° 58' 23" EAST, A DISTANCE OF 52.39 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 762,879.78 SQUARE FEET, OR 17.513 ACRES MORE OR LESS.

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS, PER CASE #20-09-044R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER / SEWER	- CITY OF GOODYEAR
FIRE / POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

LEGEND

Symbol	Description	Abbrev.	Description
(line)	RIGHT-OF-WAY LINE	SWE	SIDEWALK EASEMENT
(line)	EASEMENT LINE	WLE	WATER LINE EASEMENT
(line)	CENTERLINE	VNAE	VEHICULAR NON-ACCESS EASEMENT
(line)	BOUNDARY LINE	•	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
(line)	MATCH LINE		
(line)	LOT LINE		
(symbol)	SURVEY MONUMENT (FOUND, AS NOTED)	**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 14, 15, 26, 27, 48, 49, 56, & 58)
(symbol)	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401, UNLESS OTHERWISE NOTED		
(symbol)	CENTERLINE MONUMENT		
(symbol)	CALCULATED MONUMENT	$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
(1)	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)		
GLO	GENERAL LAND OFFICE	#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40)
MCR	MARICOPA COUNTY RECORDS		
MOD	MAP OF DEDICATION	I	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (2-16, 28-32, AND 37-58).
PAD	PLANNED AREA DEVELOPMENT		
PKWY	PARKWAY		
PUE	PUBLIC UTILITY EASEMENT		
R	RADIUS		
R/W	RIGHT-OF-WAY		

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	3.50
PLUS AREA SUBDIVIDED INTO LOTS	11.04
AREA SUBTOTAL (3.50 + 11.04 = 14.54)	14.54
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.11

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.11
ADJUSTED GROSS DENSITY (58/17.04 = 3.40)	3.39

EDU CALCULATION

NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220606048 07/28/2022 02:26
BOOK 1686 PAGE 6
ELECTRONIC RECORDING

ESTRELLAPAR11F1-5-1-1-M-
Sotor



SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

AREA 17.513 AC | SHEET 2 OF 5

Job No: 18-004-08 | Date: 7/13/2022

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G:\projects\18\Phoenix\1-18-004 Estrella\08 - Parcel 11.F1\Survey\DWG's\1180040085-FP02.dwg

TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 * $	8,504	0.195
2 !	8,504	0.195
3 !	8,504	0.195
4 !	7,982	0.183
5 !	7,800	0.179
6 !	8,637	0.198
7 !	8,410	0.193
8 !	7,800	0.179
9 # !	8,190	0.188
10 !	8,504	0.195
11 * $!	8,458	0.194
12 !	10,347	0.238
13 !	10,236	0.235
14 ** # !	7,913	0.182
15 ** # !	7,801	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
16 !	8,622	0.198
17	10,639	0.244
18	10,638	0.244
19	7,875	0.181
20	7,800	0.179
21	7,800	0.179
22	8,229	0.189
23	10,161	0.233
24	12,530	0.288
25	14,972	0.344
26 **	12,719	0.292
27 **	7,800	0.179
28 # !	7,800	0.179
29 # !	7,800	0.179
30 # !	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
31 * $ # !	8,220	0.189
32 * $!	7,200	0.165
33	7,200	0.165
34	7,200	0.165
35	7,200	0.165
36	7,200	0.165
37 * $!	8,288	0.190
38 !	8,365	0.192
39 * $ # !	7,723	0.177
40 # !	8,248	0.189
41 !	7,200	0.165
42 !	7,200	0.165
43 !	7,200	0.165
44 * $!	7,200	0.165
45 !	8,686	0.199

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
46 !	7,988	0.183
47 !	7,330	0.168
48 ** !	7,200	0.165
49 ** !	7,200	0.165
50 !	7,200	0.165
51 !	7,200	0.165
52 !	7,200	0.165
53 !	7,200	0.165
54 !	7,200	0.165
55 !	7,904	0.181
56 ** !	7,641	0.175
57 !	7,200	0.165
58 ** !	7,200	0.165

RIGHT-OF-WAY AREA TABLE		
ROW	AREA (SF)	AREA (ACRE)
ROW	152,321	3.497

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	465.00'	6°29'27"	52.68'	52.65'	N43°16'22"E
C2	500.00'	21°36'06"	188.51'	187.39'	N60°28'16"W
C3	500.00'	13°33'08"	118.27'	117.99'	S64°29'44"E
C4	500.00'	9°55'55"	86.67'	86.56'	N62°41'07"W
C5	400.00'	10°12'14"	71.24'	71.14'	S62°32'58"E
C6	405.00'	12°49'08"	90.61'	90.42'	N63°51'25"W
C7	600.00'	13°26'15"	140.72'	140.39'	N76°59'06"W
C8	100.00'	56°35'05"	98.76'	94.79'	N41°58'26"W
C9	254.58'	33°57'55"	150.92'	148.72'	S46°32'07"W
C10	100.00'	44°56'46"	78.45'	76.45'	N8°47'29"E
C11	525.00'	21°54'51"	200.80'	199.58'	S60°18'53"E
C12	475.00'	21°36'06"	179.08'	178.02'	S60°28'16"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C13	475.00'	13°33'08"	112.35'	112.09'	S64°29'44"E
C14	525.00'	13°33'08"	124.18'	123.89'	S64°29'44"E
C15	525.00'	9°55'55"	91.01'	90.89'	N62°41'07"W
C16	475.00'	9°55'55"	82.34'	82.24'	N62°41'07"W
C17	375.00'	10°12'14"	66.78'	66.70'	N62°32'58"W
C18	425.00'	10°12'14"	75.69'	75.59'	N62°32'58"W
C19	430.00'	10°23'58"	78.05'	77.94'	N65°03'59"W
C20	380.00'	12°49'08"	85.02'	84.84'	N63°51'25"W
C21	625.00'	12°48'57"	139.80'	139.51'	N76°40'27"W
C22	575.00'	14°06'54"	141.65'	141.30'	N77°19'26"W
C23	55.00'	150°41'16"	144.65'	106.42'	N80°59'14"W
C24	50.00'	64°37'23"	56.39'	53.45'	N37°57'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C25	125.00'	56°35'05"	123.45'	118.49'	N41°58'26"W
C26	75.00'	56°35'05"	74.07'	71.10'	S41°58'26"E
C27	279.58'	27°22'43"	133.60'	132.33'	S43°14'31"W
C28	243.00'	23°21'50"	99.09'	98.40'	N41°14'04"E
C29	20.00'	33°40'41"	11.76'	11.59'	S12°42'49"W
C30	20.00'	36°07'02"	12.61'	12.40'	N49°19'23"E
C31	88.42'	44°56'46"	69.36'	67.60'	S8°47'29"W
C32	125.00'	44°56'46"	98.06'	95.56'	N8°47'29"E
C33	20.42'	113°24'07"	40.42'	34.13'	S70°22'58"E

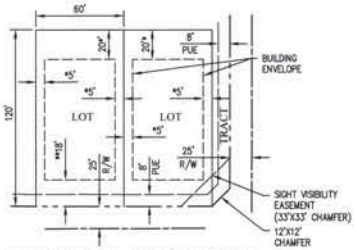
LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	68.56'	S46°31'05"W
L2	29.47'	S89°03'39"W
L3	50.30'	S46°29'58"W
L4	26.91'	S1°11'53"E
L5	55.45'	N43°29'14"W
L6	97.07'	N57°22'37"W
L7	130.11'	N57°26'51"W
L8	57.04'	N58°44'22"W
L9	56.52'	N68°17'50"W
L10	57.07'	N72°46'49"W
L11	98.93'	N79°43'13"W
L12	99.02'	S68°30'27"E
L13	78.48'	N32°26'50"E
L14	48.90'	N44°39'56"E
L15	64.32'	N66°03'50"E
L16	86.30'	N88°10'53"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L17	63.60'	S69°59'25"E
L18	42.95'	S51°04'11"E
L19	50.81'	S48°07'43"E
L20	68.67'	S38°04'53"E
L21	80.91'	S60°59'46"E
L22	110.42'	S35°50'50"E
L23	149.11'	S13°40'54"E
L24	60.67'	S16°52'46"E
L25	153.65'	S7°08'37"E
L26	44.71'	S67°39'05"E
L27	57.68'	S61°19'00"E
L28	129.43'	S57°43'10"E
L29	34.19'	S60°38'07"E
L30	56.38'	S68°08'36"E
L31	113.56'	S71°16'18"E
L32	46.55'	S69°35'28"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L33	73.59'	S63°15'27"E
L34	73.59'	S56°55'23"E
L35	36.80'	S50°35'19"E
L36	52.39'	S49°58'23"E
L37	6.65'	N49°40'13"W
L38	32.25'	N57°26'51"W
L39	20.19'	N57°26'51"W
L40	30.07'	N70°15'56"W
L41	30.07'	S23°40'08"W
L42	66.64'	S29°33'09"W
L43	53.79'	N13°40'54"W
L44	6.48'	N49°21'28"W
L45	3.94'	S48°59'09"E
L46	16.76'	S75°14'34"W
L47	14.46'	N1°24'34"W
L48	17.54'	S66°42'05"W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L49	16.38'	N23°17'55"W
L50	62.85'	N22°20'55"E
L51	64.67'	N22°20'55"E
L52	36.25'	N50°36'05"W
L53	57.31'	N68°08'36"W
L54	35.10'	N60°38'07"W
L55	36.24'	N67°39'05"W
L56	50.79'	N45°51'36"E
L57	78.52'	N46°54'04"E
L58	21.44'	N19°44'02"E
L59	17.54'	N66°42'05"E
L60	19.44'	S22°14'23"W
L61	106.16'	S7°08'37"E
L62	76.65'	N32°26'50"E
L63	77.86'	S61°00'00"E
L64	45.94'	N44°39'56"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L65	70.67'	S38°04'53"E
L66	115.10'	S71°16'18"E
L67	56.81'	S81°19'01"E
L68	58.19'	N66°03'50"E
L69	82.41'	N88°10'53"E
L70	49.67'	S48°07'43"E
L71	18.08'	S13°40'54"E
L72	60.00'	S69°59'25"E
L73	45.77'	N69°36'18"W
L74	41.03'	S51°04'11"E

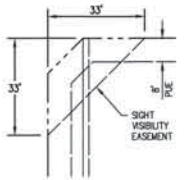


TYPICAL 60' x 120' LOT DETAIL

N.T.S.

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC

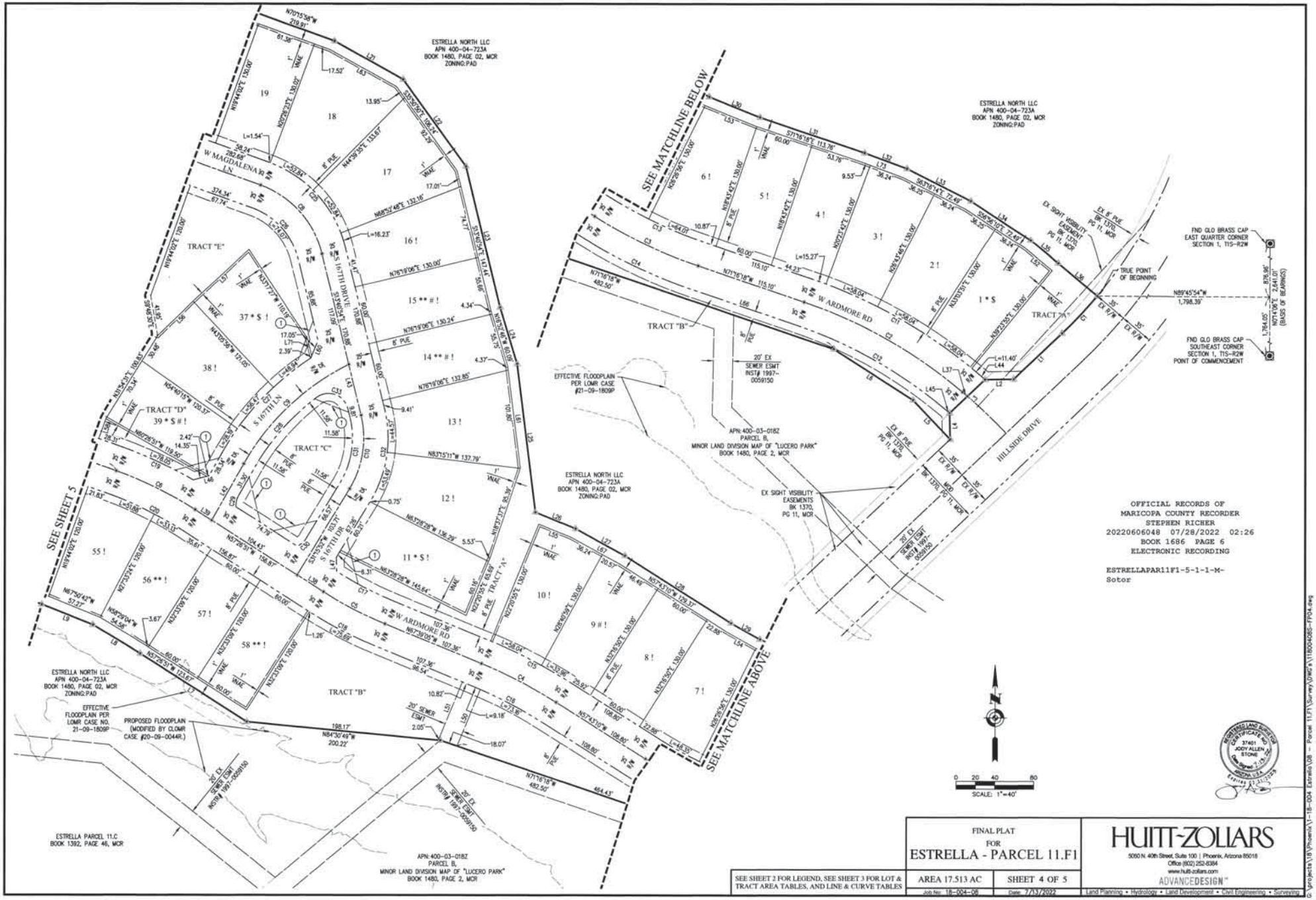
SHEET 3 OF 5

Job No: 18-004-08

Date: 7/13/2022

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN STONE
ARIZONA U.S.A.
Expires 9/30/2023

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

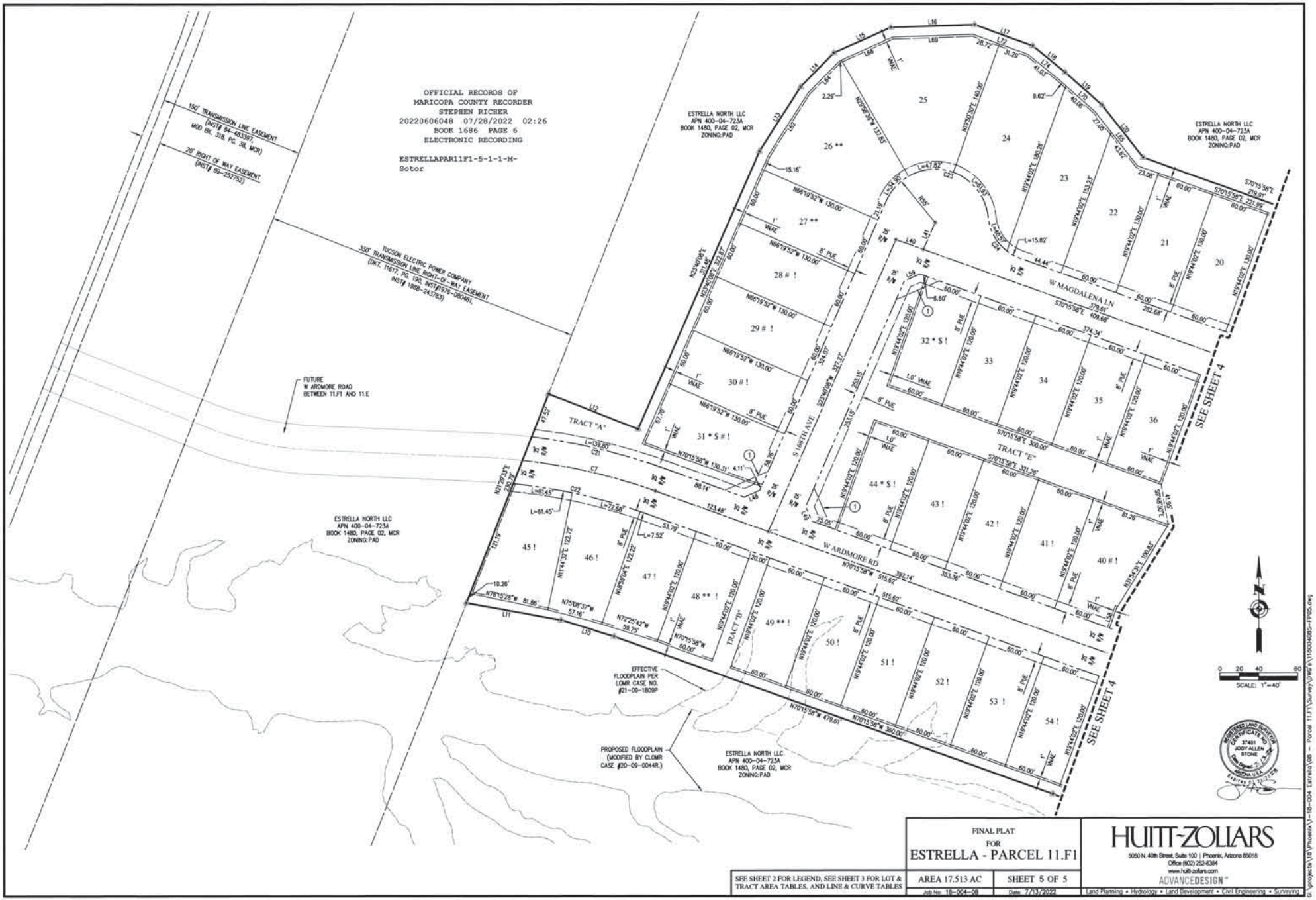
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AREA 17.513 AC | SHEET 4 OF 5

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150' TRANSMISSION LINE EASEMENT (INST# 84-483397, MOD BK. 318, PG. 38, MOR)
20' RIGHT OF WAY EASEMENT (INST# 89-252752)
330' TUCSON ELECTRIC POWER COMPANY TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (DKT. 11617, PG. 190, INST#1978-080481, INST# 1986-243783)
FUTURE W ARDMORE ROAD BETWEEN 11.F1 AND 11.E
ESTRELLA NORTH LLC APN 400-04-723A BOOK 1480, PAGE 02, MCR ZONING:PAD
TRACT "A"
TRACT "B"
TRACT "E"
S 168TH AVE
W MAGDALENA LN
W ARDMORE RD
SEE SHEET 4
EFFECTIVE FLOODPLAIN PER LOMR CASE NO. #21-09-1809P
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R.)
SCALE: 1"=40'
REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
AREA 17.513 AC
SHEET 5 OF 5
Job No. 18-004-08
Date: 7/13/2022
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FINAL PLAT
FOR
ESTRELLA PARCEL 11.H

A PORTION OF THE SOUTH HALF OF SECTION 1, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.H", A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME, EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY") IN FEE, THE STREETS (R/W) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D AND E INCLUSIVE, AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (THE "ASSOCIATION") PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED IN 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 HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND C INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, & C.

OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, THE ASSOCIATION AND ITS MEMBERS, AND THE ESTRELLA JOINT COMMITTEE, INC. AND ITS MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES, A NON-EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND A NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE "SEWER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER 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 SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (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 AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. 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. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

OWNER HEREBY DECLARES ALL TRACTS INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES AND CONVEYS TO THE ASSOCIATION ALL SUCH TRACTS, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.



KEY MAP
NTS

DEDICATION (CONTINUED)

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, THEREUNTO DULY AUTHORIZED. THIS 17th DAY OF November 2021.

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: [signature]
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 17th DAY OF November 2021, BY Timothy P. Brislin THE Authorized Representative ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY

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
BCF	BRASS CAP FLUSH
COG	CITY OF GOODYEAR
DOC	DOCUMENT
ESMT	EASEMENT
EX	EXISTING
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SE	SEWER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
*	INDICATES SINGLE STORY STRUCTURE
**	INDICATES NON-LIVING SPACE POSITIONING
$	INDICATES DRIVEWAY POSITIONING
	BOUNDARY LINE
	EASEMENT LINE
	LOT OR TRACT LINES
	RIGHT-OF-WAY LINE
	SECTION LINE

RATIFICATION AND CONSENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

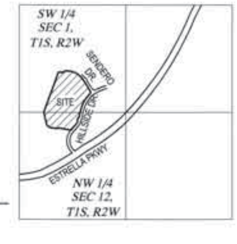
BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, AND E AND THE DEDICATION OF THE EASEMENTS REFLECTED HEREON, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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 17th DAY OF November 2021

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: [signature]
NAME: Brad Kettelkamp
ITS: President



VICINITY MAP
NTS

SHEET INDEX

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

OWNER/DEVELOPER

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

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.

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.

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.

PUBLIC UTILITIES

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

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 17th DAY OF November 2021, BY W.B. Kettelkamp THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 13TH DAY OF SEPTEMBER 2021.

BY: [signature]
FOR MAYOR GEORGIA LORD

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

[signature] NOVEMBER 22ND, 2021
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.

[signature]
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

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48932
GABRIEL S. RIOS
ARIZONA
EXPIRES 12-31-23

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.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	1 OF 4

UNOFFICIAL DOCUMENT

FINAL PLAT

ESTRELLA PARCEL 11.H

GOODYEAR, MARICOPA COUNTY, ARIZONA

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING
ESTRELLAPAR11H-4-1-1-M-
Yorkm

UNOFFICIAL DOCUMENT

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,976	0.1372
LOT 2	5,976	0.1372
LOT 3	5,571	0.1279
LOT 4	5,606	0.1287
LOT 5	5,701	0.1309
LOT 6	5,524	0.1268
LOT 7	5,751	0.1320
LOT 8	5,953	0.1367
LOT 9	6,230	0.1430
LOT 10	6,230	0.1430
LOT 11	5,766	0.1324
LOT 12	5,546	0.1273
LOT 13	5,405	0.1241
LOT 14	5,405	0.1241
LOT 15	6,450	0.1481
LOT 16	5,567	0.1278
LOT 17	5,546	0.1273
LOT 18	5,546	0.1273
LOT 19	5,546	0.1273
LOT 20	5,546	0.1273
LOT 21	5,546	0.1273
LOT 22	5,546	0.1273
LOT 23	5,546	0.1273
LOT 24	5,550	0.1274
LOT 25	5,550	0.1274
LOT 26	5,550	0.1274
LOT 27	5,550	0.1274
LOT 28	6,045	0.1388
LOT 29	6,113	0.1403
LOT 30	6,114	0.1403
LOT 31	6,070	0.1393
LOT 32	5,552	0.1275
LOT 33	6,083	0.1396
LOT 34	7,297	0.1675
LOT 35	6,803	0.1562
LOT 36	5,605	0.1287
LOT 37	5,554	0.1275
LOT 38	5,954	0.1367
LOT 39	6,139	0.1409
LOT 40	5,559	0.1276
LOT 41	5,546	0.1273
LOT 42	5,546	0.1273
LOT 43	5,546	0.1273
LOT 44	5,546	0.1273
LOT 45	5,835	0.1340
LOT 46	5,928	0.1361
LOT 47	5,910	0.1357
LOT 48	5,910	0.1357
LOT 49	5,910	0.1357
LOT 50	5,617	0.1290
LOT 51	5,546	0.1273
LOT 52	5,817	0.1335
LOT 53	6,341	0.1456
LOT 54	5,716	0.1312
LOT 55	9,499	0.2181
LOT 56	8,833	0.2028

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 57	5,745	0.1319
LOT 58	5,869	0.1347
LOT 59	6,235	0.1431
LOT 60	6,235	0.1431
LOT 61	6,020	0.1382
LOT 62	6,020	0.1382
LOT 63	6,020	0.1382
LOT 64	5,799	0.1331
LOT 65	5,552	0.1275
LOT 66	5,546	0.1273
LOT 67	5,546	0.1273

LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°55'01"E	28.57'
L2	N78°58'19"E	50.02'
L3	N34°40'39"E	27.19'
L4	S65°24'15"W	25.75'
L5	S20°53'47"E	28.54'
L6	S89°06'33"W	14.60'
L7	N54°50'30"W	27.04'
L8	N78°43'15"E	16.74'
L9	N60°02'05"W	20.81'
L11	N88°44'50"W	33.94'
L12	N48°16'56"W	18.13'
L13	N33°31'08"W	14.14'
L14	S38°22'00"W	20.00'
L15	S87°12'22"W	20.00'
L16	S48°16'18"W	17.64'
L17	S33°31'08"E	16.97'
L19	S18°34'04"E	17.06'
L20	N73°40'04"E	17.35'
L21	S29°57'55"W	26.48'
L22	S11°10'35"E	17.23'
L23	S66°56'37"W	16.97'
L24	N23°03'23"W	16.97'
L25	N23°03'23"W	16.97'
L26	N06°33'56"W	20.00'
L27	S66°56'37"W	16.97'
L28	N43°04'09"W	16.78'
L29	N38°52'14"W	20.00'
L30	N46°16'45"E	16.96'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°54'34"	460.00'	440.84'	N69°26'29"W	424.16'
C2	7°47'51"	460.00'	62.60'	N38°05'17"W	62.55'
C3	34°37'53"	735.00'	444.26'	S32°38'47"W	437.53'
C4	18°43'11"	465.00'	151.93'	N34°10'52"E	151.25'
C5	42°28'06"	250.00'	185.30'	N08°43'52"E	181.09'
C6	12°22'20"	500.00'	107.97'	N84°42'18"W	107.76'
C7	21°28'08"	300.00'	112.41'	N22°12'56"E	111.76'
C8	13°12'53"	400.00'	92.26'	N61°26'57"W	92.05'
C9	8°01'18"	200.00'	28.00'	S64°02'44"E	27.98'
C10	8°01'18"	500.00'	70.00'	S25°57'16"W	69.95'
C11	11°00'24"	200.00'	38.42'	S27°26'49"W	38.36'
C12	20°41'27"	600.00'	216.67'	S11°35'54"W	215.50'
C13	20°41'27"	450.00'	162.51'	N78°24'06"W	161.62'
C14	3°53'03"	375.00'	25.42'	N66°06'51"W	25.42'
C15	42°28'06"	225.00'	166.77'	N08°43'52"E	162.98'
C16	3°54'46"	275.00'	18.78'	N10°32'48"W	18.78'
C17	10°03'03"	525.00'	92.09'	N83°32'39"W	91.98'
C18	17°45'10"	50.00'	15.49'	S87°23'43"E	15.43'
C19	125°30'20"	55.00'	120.48'	N33°31'08"W	97.79'
C20	17°45'10"	50.00'	15.49'	S20°21'27"W	15.43'
C21	9°48'30"	475.00'	81.31'	N83°25'23"W	81.21'
C22	21°28'08"	275.00'	103.04'	N22°12'56"E	102.44'
C23	21°28'08"	325.00'	121.78'	N22°12'56"E	121.07'
C24	11°44'20"	425.00'	87.07'	N62°11'13"W	86.92'
C25	2°48'37"	175.00'	8.58'	S66°39'04"E	8.58'
C26	18°03'05"	275.00'	86.64'	N15°52'11"E	86.28'
C27	3°53'54"	225.00'	15.31'	S66°06'26"E	15.31'
C28	11°00'24"	225.00'	43.22'	S27°26'49"W	43.16'
C29	11°00'24"	175.00'	33.62'	S27°26'49"W	33.57'
C30	250°31'44"	50.00'	218.63'	N13°19'15"W	81.65'
C31	8°01'18"	475.00'	66.50'	S25°57'16"W	66.45'
C32	8°01'18"	525.00'	73.50'	S25°57'16"W	73.44'
C33	70°31'44"	25.00'	30.77'	N78°40'45"E	28.87'
C34	20°41'27"	625.00'	225.70'	S11°35'54"W	224.48'
C35	18°47'08"	575.00'	188.53'	S12°33'03"W	187.68'
C36	20°18'57"	475.00'	168.43'	N78°12'52"W	167.54'
C37	48°11'23"	25.00'	21.03'	N25°20'52"E	20.41'
C38	276°22'46"	50.00'	241.19'	S88°44'50"E	66.67'
C39	48°11'23"	25.00'	21.03'	S22°50'31"E	20.41'
C40	3°53'03"	350.00'	23.73'	N66°06'51"W	23.72'
C41	3°53'03"	400.00'	27.12'	N66°06'51"W	27.11'
C42	20°16'40"	425.00'	150.41'	N78°11'43"W	149.63'
C43	7°25'17"	400.00'	51.81'	S67°52'58"E	51.77'
C44	90°00'00"	36.58'	57.46'	N33°31'08"W	51.73'
C45	39°37'43"	108.79'	75.24'	S87°52'14"E	73.75'

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET	3.89
PLUS AREA SUBDIVIDED INTO LOTS	9.10
AREA SUBTOTAL	12.99
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	15.28

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	67
DIVIDED BY ADJUSTED GROSS AREA	15.28
ADJUST GROSS DENSITY	4.38

EDU CALCULATION

NUMBER OF DWELLING UNITS	67
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (67 x 0.82)	54.94

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BOUNDARY	1,093,747	25.1090
RIGHT OF WAY	169,336	3.8874

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY	USE
TRACT A	34,463	0.7912	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT B	248,465	5.7040	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT, IRRIGATION AND DRAINAGE
TRACT C	236,293	5.4245	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT D	4,182	0.0960	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION
TRACT E	4,810	0.1104	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 1 AND SECTION 12, 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, A 2.5-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 SOUTH LINE OF SAID SECTION 1, SOUTH 89°30'18" EAST, A DISTANCE OF 568.33 FEET, TO THE EASTERLY LINE OF THAT CERTAIN ELECTRIC EASEMENT, RECORDED AS DOCUMENT NO. 1988-243783, MARICOPA COUNTY RECORDS (MCR) AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 21°29'29" EAST, A DISTANCE OF 1,025.08 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 78°40'08" EAST, A DISTANCE OF 64.23 FEET;

THENCE SOUTH 56°55'01" EAST, A DISTANCE OF 28.57 FEET;

THENCE NORTH 78°58'19" EAST, A DISTANCE OF 50.02 FEET;

THENCE NORTH 34°40'39" EAST, A DISTANCE OF 27.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06°53'46" EAST, THROUGH A CENTRAL ANGLE OF 54°54'34", A DISTANCE OF 440.84 FEET, TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SENDERO DRIVE, AS SHOWN ON ESTRELLA – HILLSIDE DRIVE & SENDERO DRIVE MAP OF DEDICATION, RECORDED IN BOOK 1370, PAGE 11, MCR, AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SENDERO DRIVE, SOUTHEASTERLY ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 7°47'51", A DISTANCE OF 62.60 FEET, TO THE CURVES END;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 124.70 FEET;

THENCE SOUTH 29°36'55" EAST, A DISTANCE OF 150.48 FEET;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 86.82 FEET;

THENCE SOUTH 09°31'47" WEST, A DISTANCE OF 48.49 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE AS SHOWN ON SAID MAP OF DEDICATION, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SENDARO DRIVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 40°02'16" EAST, THROUGH A CENTRAL ANGLE OF 34°37'53", A DISTANCE OF 444.26 FEET, TO THE CURVES END;

THENCE SOUTH 15°19'51" WEST, A DISTANCE OF 217.85 FEET;

THENCE SOUTH 65°24'15" WEST, A DISTANCE OF 25.75 FEET;

THENCE SOUTH 19°17'40" WEST, A DISTANCE OF 50.39 FEET;

THENCE SOUTH 20°53'47" EAST, A DISTANCE OF 28.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 65°10'44" WEST, THROUGH A CENTRAL ANGLE OF 18°43'11", A DISTANCE OF 151.93 FEET, TO THE CURVES END;

THENCE SOUTH 43°32'27" WEST, A DISTANCE OF 123.95 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 78°39'00" WEST, A DISTANCE OF 290.49 FEET;

THENCE SOUTH 82°55'43" WEST, A DISTANCE OF 87.44 FEET;

THENCE NORTH 77°24'14" WEST, A DISTANCE OF 144.47 FEET;

THENCE NORTH 54°56'42" WEST, A DISTANCE OF 92.26 FEET;

THENCE NORTH 11°55'00" WEST, A DISTANCE OF 323.64 FEET, TO THE POINT OF BEGINNING.

ESTRELLA - PARCEL H

SITE DATA TABLE

TOTAL GROSS AREA	1,093,746.73 SF	25.11
TOTAL STREET AREA	169,335.90 SF	3.89
TOTAL NET AREA	924,410.83 SF	21.22
LOT SIZE, MINIMUM	47' X 115'	
LOT AREA, MINIMUM	5,405 SQ FT	
TOTAL NUMBER OF LOTS	67	
TOTAL AREA SUBDIVIDED INTO LOTS	396,257.31 SF	9.10
DENSITY(GROSS ACREAGE)	2.67	DU/AC
ONSITE OPEN SPACE /LANDSCAPE		12.12
PERCENT OPEN SPACE /LANDSCAPE	48.29%	
EXISTING ZONE	LUCERO PAD	



TYPICAL 47' X 115' LOT DETAIL

NTS

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH AN "★".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (7, 12, 19, 33, 34, 35, 42 AND 50). NOTED WITH AN "★★".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (7, 11, 12, 19, 20-27, 58, 63, 64 AND 65). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.H GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES.
19. 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.

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	2 OF 4



WOOD PATEL

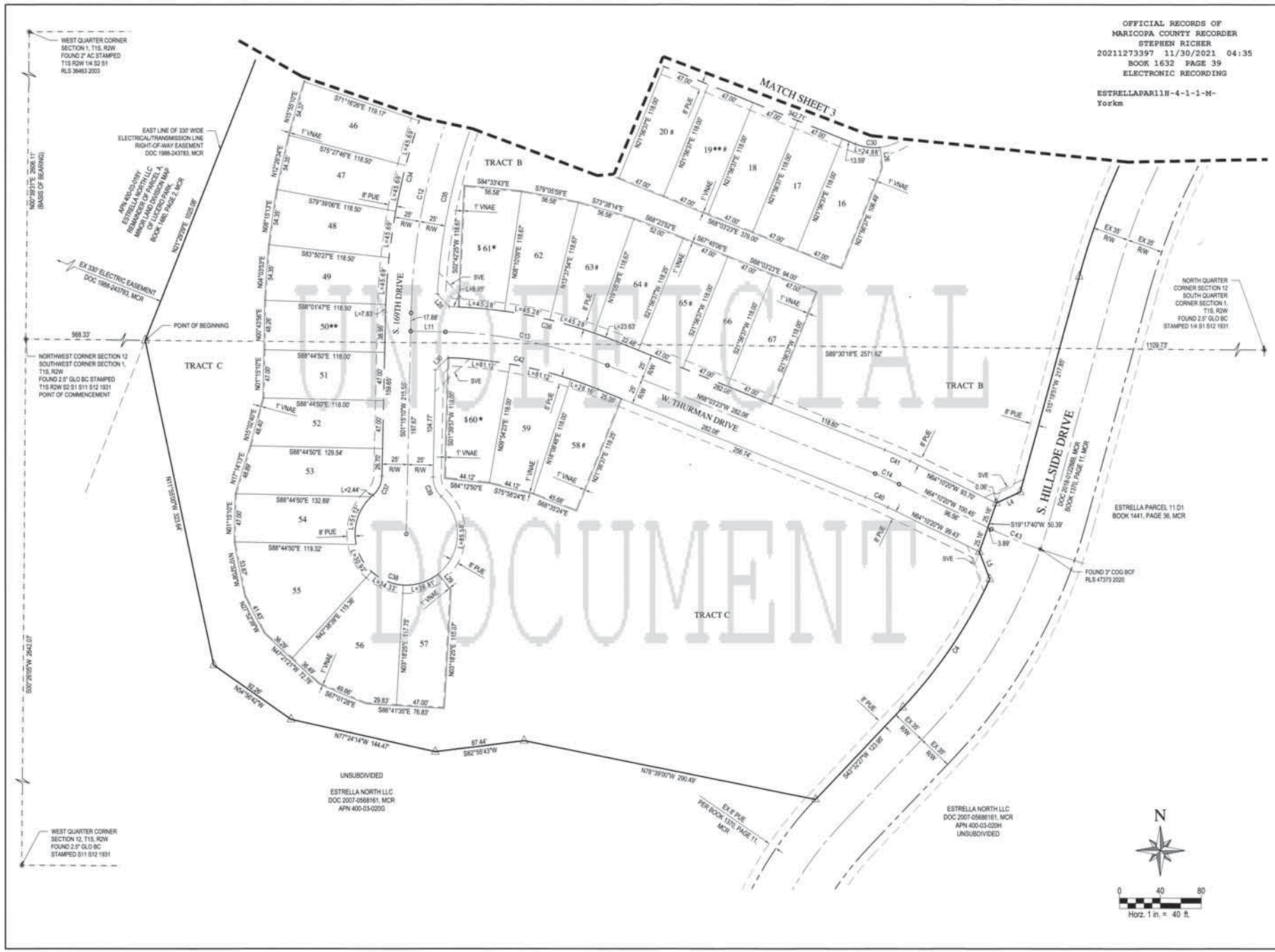
Wood, Patel & Associates, Inc.
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Land Survey
Construction Management
602.335.8500
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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE
49932
GABRIEL S. RIOS
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	3 OF 4



UNOFFICIAL DOCUMENT

WOOD PATEL

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Land Survey
Construction Management
602.335.8500
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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
49932
EXPIRES 10-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	4 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/28/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers

FINAL PLAT
FOR
ESTRELLA PARCEL 11.I1

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

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.I1", 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.I1" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH C INCLUSIVE AND IN LOTS DESIGNATED AS "PUE", AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

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

ESTRELLA NORTH LLC, A DELAWARE, LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS AREAS, THE STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC., AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

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

IN WITNESS WHEREOF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS DAY 15th OF July 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

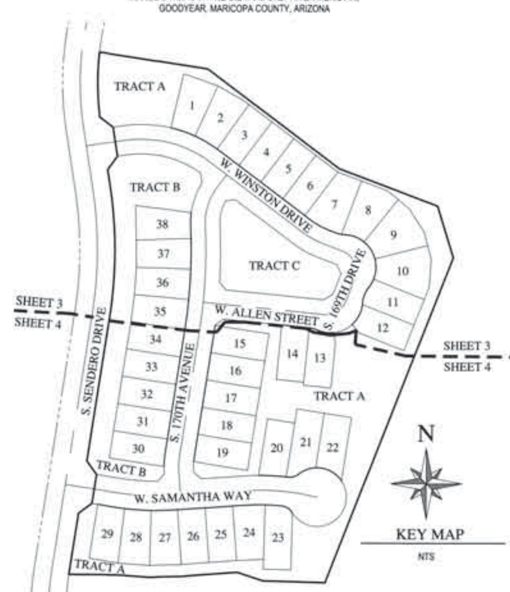
BY: EMR HARVARD LLC, AN ARIZONA LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]

NAME: Arthur W. Mellor

TITLE: Asst. Treasurer



KEY MAP
NTS

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July 2022, BY Arthur W. Mellor, THE Asst. Treasurer OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC [signature]

MY COMMISSION EXPIRES January 16, 2023

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.I1" 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 18 DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President

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: [signature]
AUTHORIZED REPRESENTATIVE
Steven A. Strahlow
Vice President

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strahlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC [signature]

MY COMMISSION EXPIRES January 16, 2023



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

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

CIVIL ENGINEER

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

SHEET INDEX

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

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

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.

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July, 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scirtl — 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.

[signature]

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.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	1 OF 4

TRACT AREA TABLE

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

LOT AREA TABLE

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

LOT AREA TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°54'59"E	28.28'
L2	N08°54'59"E	50.00'
L3	N36°05'01"W	28.28'
L4	N08°47'00"W	26.64'
L5	N36°13'00"E	28.28'
L6	N08°47'00"W	50.00'
L7	N53°30'40"W	28.15'
L8	N71°33'56"W	46.29'
L9	S85°51'33"W	46.54'
L10	S85°06'00"W	47.81'
L11	S88°45'45"W	55.62'
L12	N85°53'02"W	55.87'
L17	N42°01'28"W	20.00'
L18	N06°26'41"W	20.00'
L19	S58°35'56"W	19.14'
L20	N40°16'11"W	17.26'
L21	N80°23'46"E	16.47'
L22	N23°55'51"W	16.85'
L23	N51°40'56"E	17.26'
L24	S49°08'27"E	16.97'
L25	S42°36'09"W	16.45'
L26	N09°03'14"W	17.23'

AREA TABLE

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

CURVE TABLE

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

ESTRELLA - PARCEL 1.1
SITE DATA TABLE

TOTAL GROSS AREA	404,462.54 SQ FT	9.29 AC
TOTAL STREET AREA	90,615.63 SQ FT	2.08 AC
TOTAL NET AREA	313,846.91 SQ FT	7.20 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'	
MINIMUM LOT SIZE	4,230 SQ FT	
AVERAGE LOT SIZE	4,645 SQ FT	
TOTAL NUMBER OF LOTS	38	
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69 SQ FT	4.05 AC
DENSITY(GROSS ACREAGE)	4.09	DU/AC
ONSITE OPEN SPACE /LANDSCAPE	137,304.10 SQ FT	3.15 AC
PERCENT OPEN SPACE /LANDSCAPE	33.95%	
ACTIVE OPEN SPACE	21,283.94 SQ FT 0.49 AC	15.50%
PASSIVE OPEN SPACE	116,020.16 SQ FT 2.66 AC	84.50%
EXISTING ZONING	LUCERO PAD	

CALCULATION OF ADJUSTED GROSS AREA

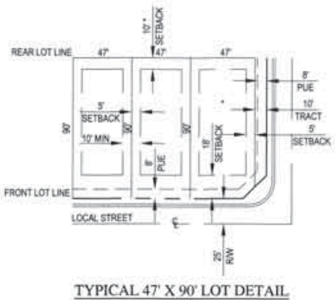
AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27

EDU CALCULATION

NUMBER OF DWELLING UNITS	38
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16



TYPICAL 47' X 90' LOT DETAIL

NTS

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/28/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers

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)

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 19, 29, 30 AND 38) NOTED WITH A "$"
15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (4, 26, 27 AND 36). NOTED WITH AN "**"
16. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (15, 16, 27, 28, 33 AND 34). NOTED WITH A "#"
17. ALL LOTS IN ESTRELLA PARCEL 11.I1 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I1 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.
18. 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.
19. PARCEL 11.E, SENDERO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.I1.

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.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48802
GABRIEL S. RIOS
ARIZONA
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/28/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
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Construction Management
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FINAL PLAT

ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RICE
EXPIRES 10-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	3 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/26/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers



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602.335.8500
www.woodpatel.com

FINAL PLAT

ESTRELLA PARCEL 11.I1

GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
46532
GABRIEL S. RUIZ
7/14/22
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	4 OF 4

FINAL PLAT

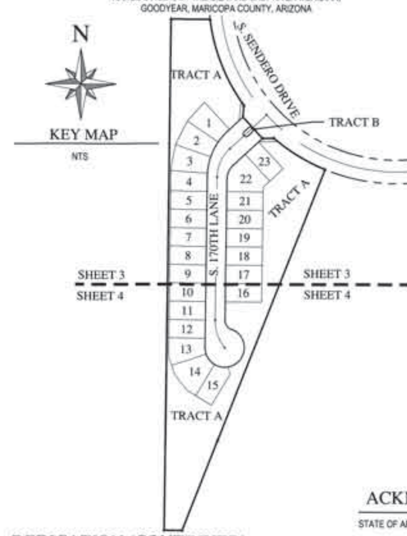
FOR

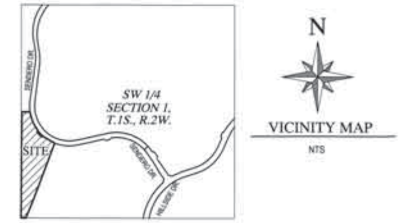
ESTRELLA PARCEL 11.I2

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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj





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.I2", 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.I2", 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 PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY 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

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 15th DAY OF JULY, 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 LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

OWNER/DEVELOPER

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

LAND SURVEYOR

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

PUBLIC UTILITIES

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

CIVIL ENGINEER

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

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)

SHEET INDEX

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

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

BRITTANI N. HEWSON Notary Public, State of Arizona Maricopa County Commission # 558717 My Commission Expires January 16, 2023

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY, 2022, BY ARTHUR W. MELLOR THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC [signature]

MY COMMISSION EXPIRES January 16, 2023

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.I2" 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 18th DAY OF July, 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]
NAME: Robert J. Nibir
TITLE: Villages Community Assn - President

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July, 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY Commission # [illegible] Expires January 08, 2025

MY COMMISSION EXPIRES January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY, 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

[signature] 7/26/22
CITY ENGINEER SUMEET MOHAN Stephen Scinto 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.

[signature]
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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS 7-14-22 ARIZONA U.S.A.

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.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	1 OF 4

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°16'18"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 SUBDIVIDED 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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-ramosj

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: [signature] U.d.
AUTHORIZED REPRESENTATIVE
STEVEN A. STREHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strehlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Bryttani Hewson [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON
Notary Public State of Arizona
Maricopa County
Commission # 558117
My Commission Expires January 16, 2023

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;

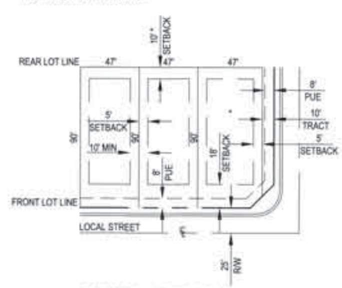
THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

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.



TYPICAL 47' X 90' LOT DETAIL
NTS

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

NOTES

1. 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 CARGO PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. 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 "$"
15. ALL LOTS IN ESTRELLA PARCEL 11.I2 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I2 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.
16. 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.
17. PARCEL 11.E, 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.I2.

WOOD PATEL
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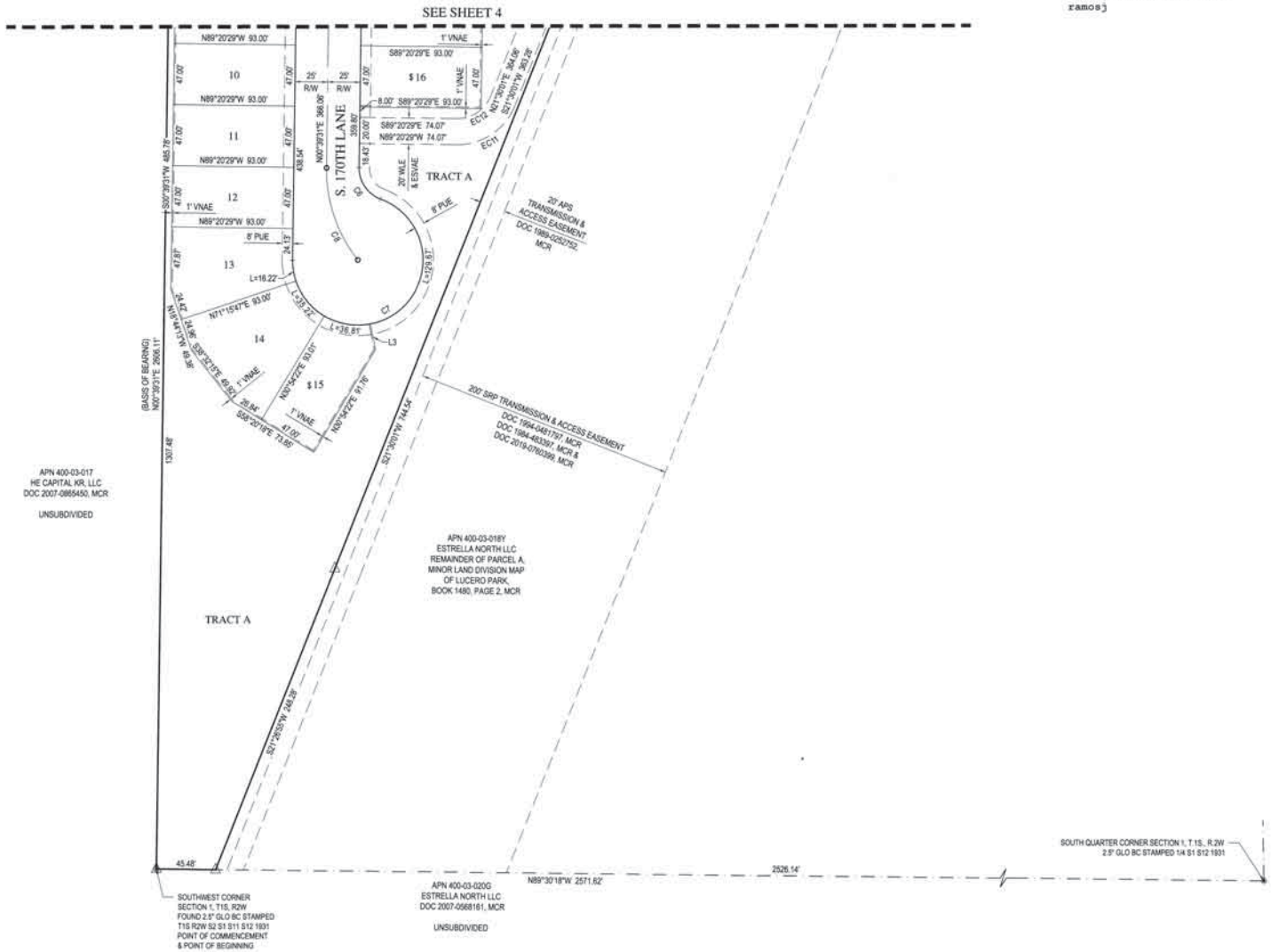
FINAL PLAT
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46932
GABRIEL S. RIOS
ARIZONA, U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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FINAL PLAT

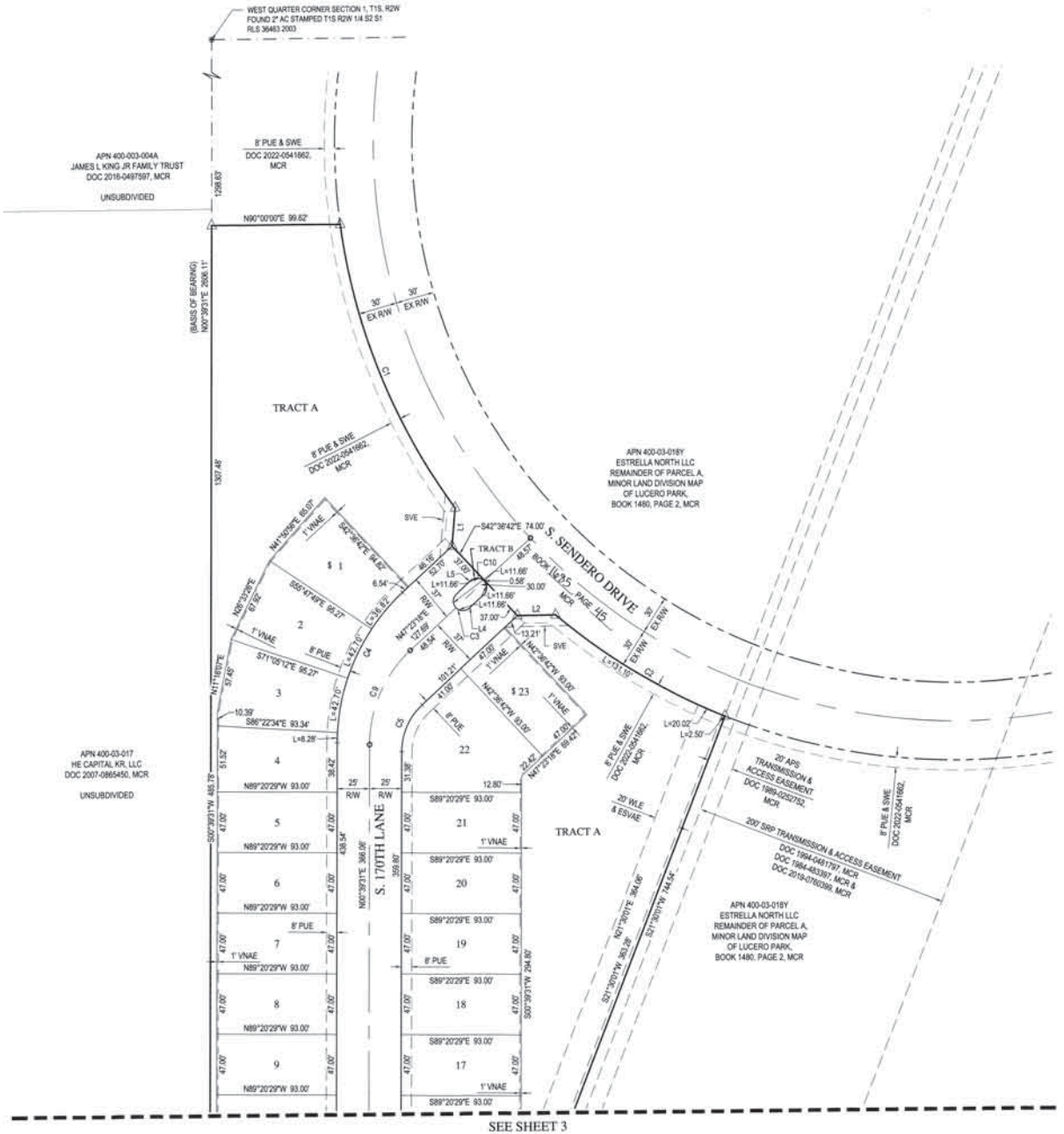
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48533
GABRIEL S.
RIOS
7-14-22
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	3 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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
SWE	SIDEWALK 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

N

0 40 80
Horz. 1 in. = 40 ft.

WOOD PATEL

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FINAL PLAT

ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46832
GABRIEL S. RIOS
EXPIRES 12-31-23

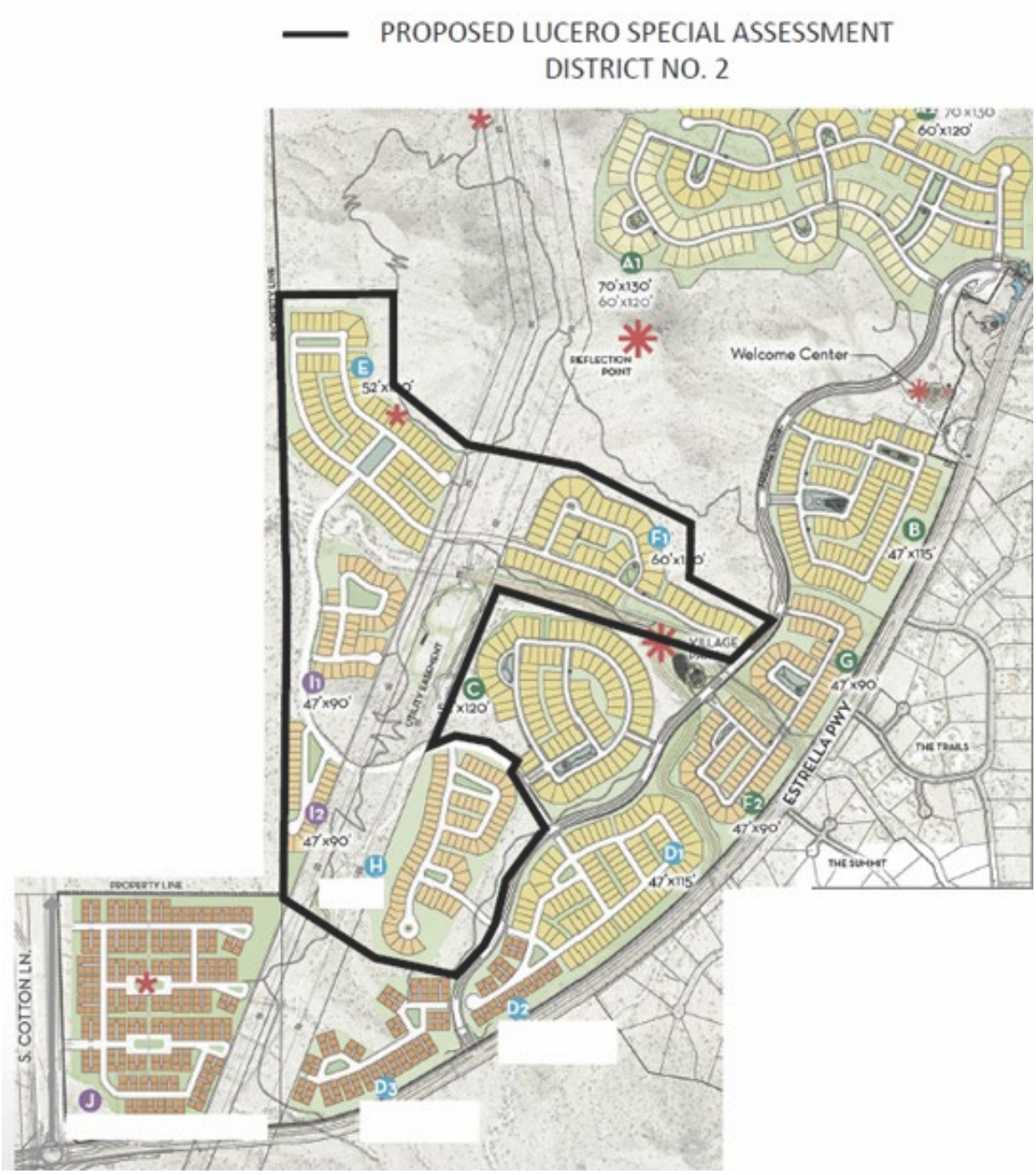
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CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	4 OF 4

EXHIBIT B

Map of Lucero Assessment District No. 2

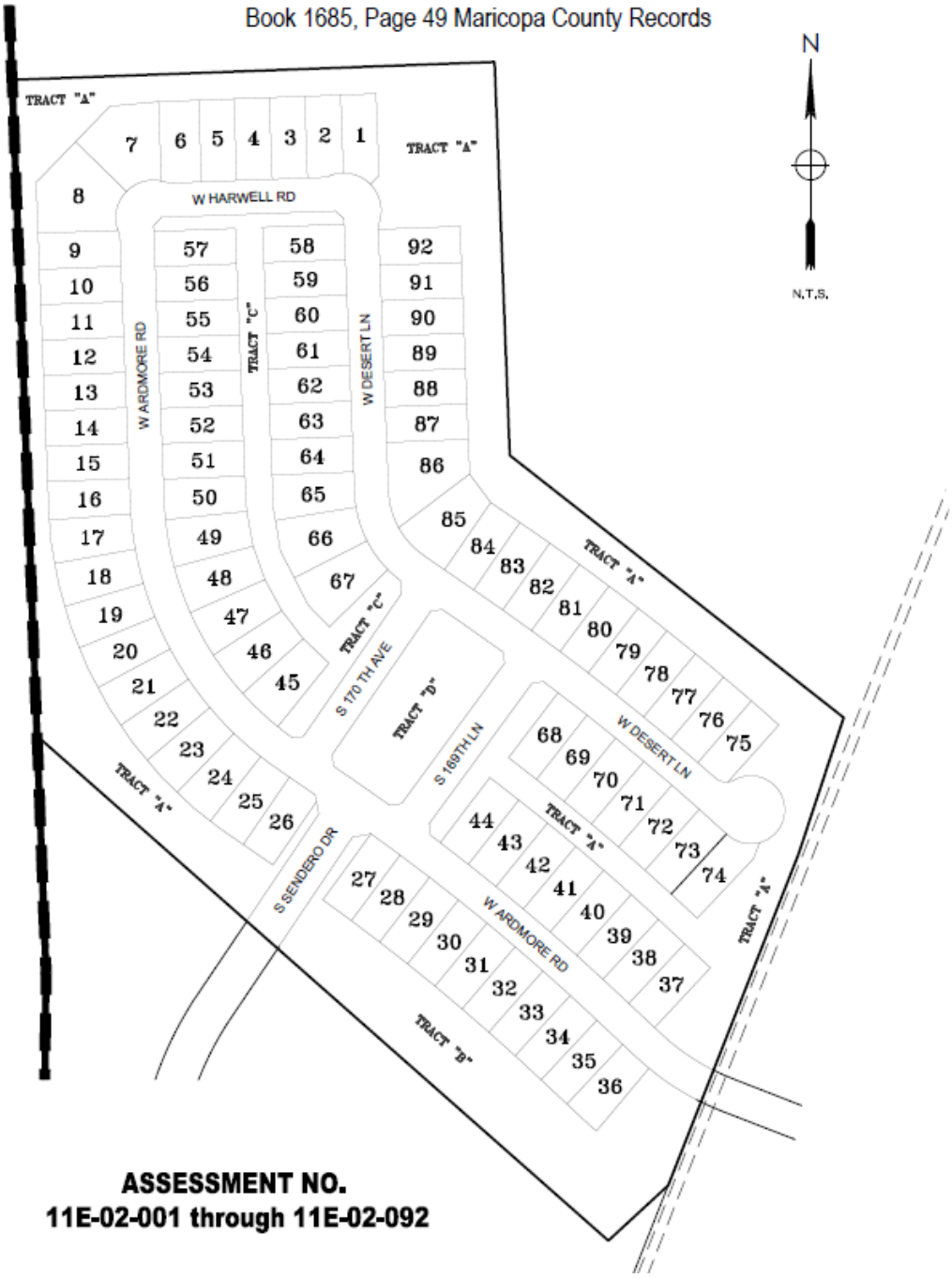
(See Attached)

Map of Lucero Assessment District No. 2



ESTRELLA PARCEL 11.E

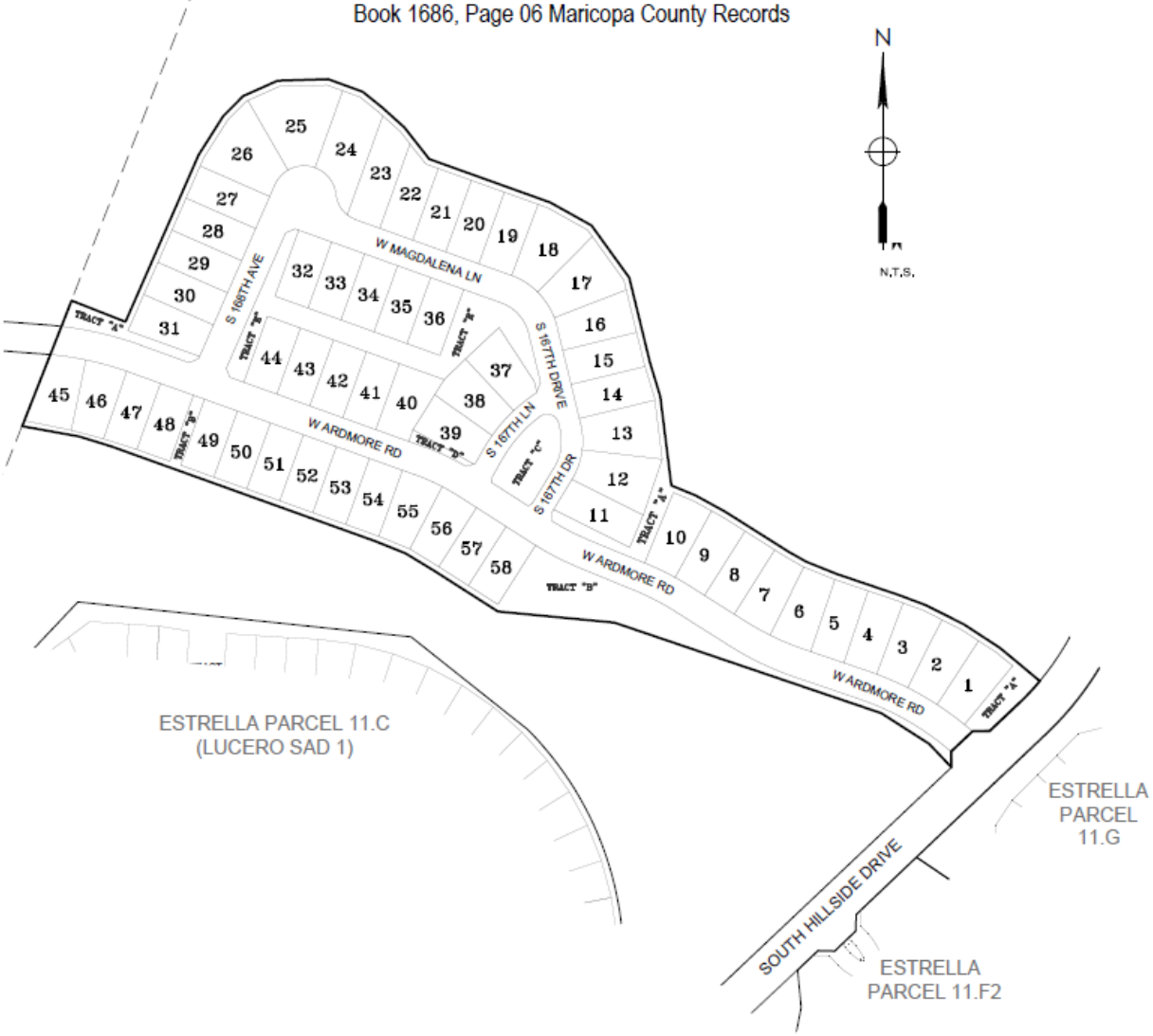
Book 1685, Page 49 Maricopa County Records



ASSESSMENT NO.
11E-02-001 through 11E-02-092

ESTRELLA PARCEL 11.F1

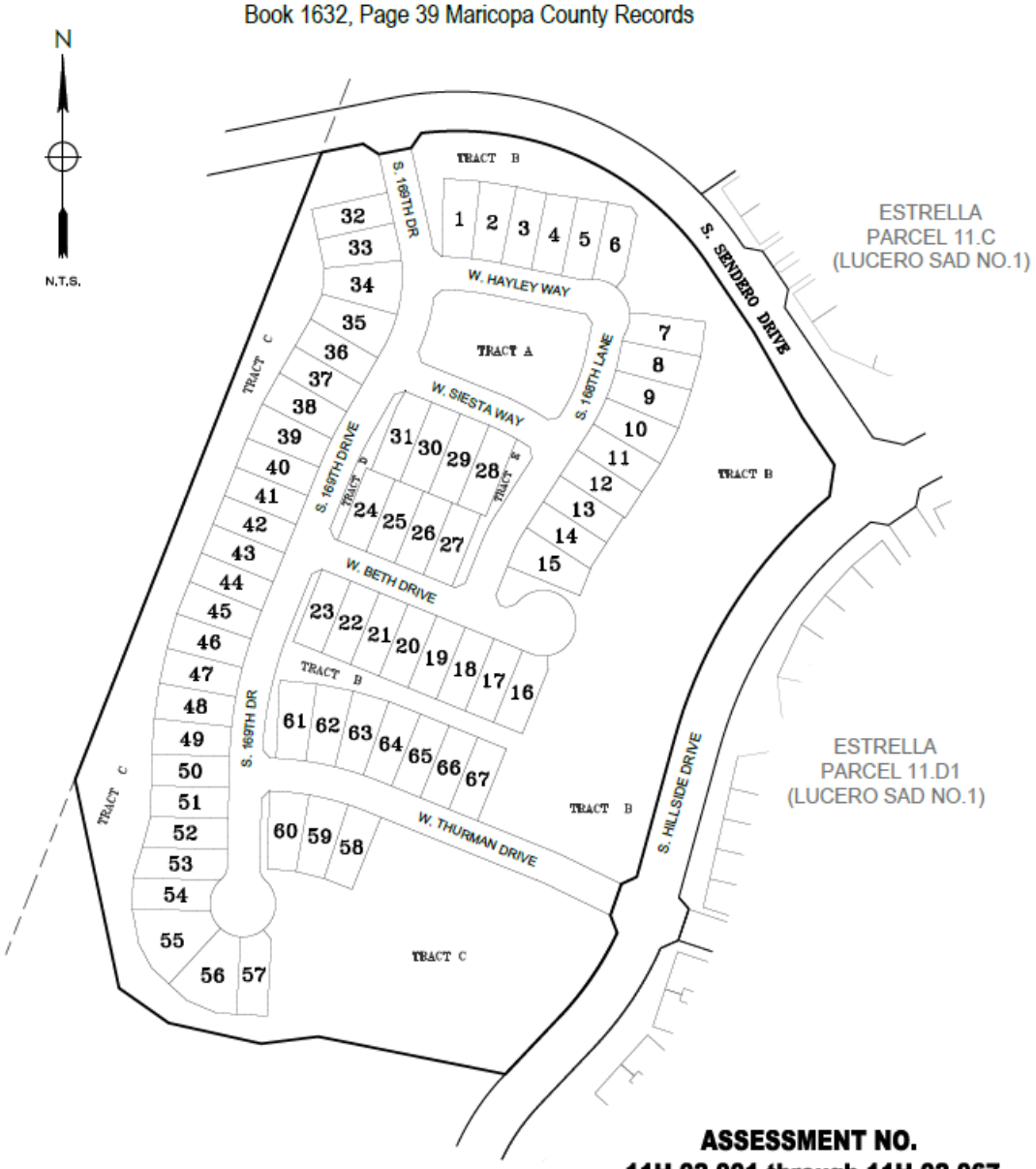
Book 1686, Page 06 Maricopa County Records



ASSESSMENT NO.
11I1-02-001 through 11I1-02-058

ESTRELLA PARCEL 11.H

Book 1632, Page 39 Maricopa County Records



ASSESSMENT NO.
11H-02-001 through 11H-02-067

ESTRELLA PARCEL 11.I1

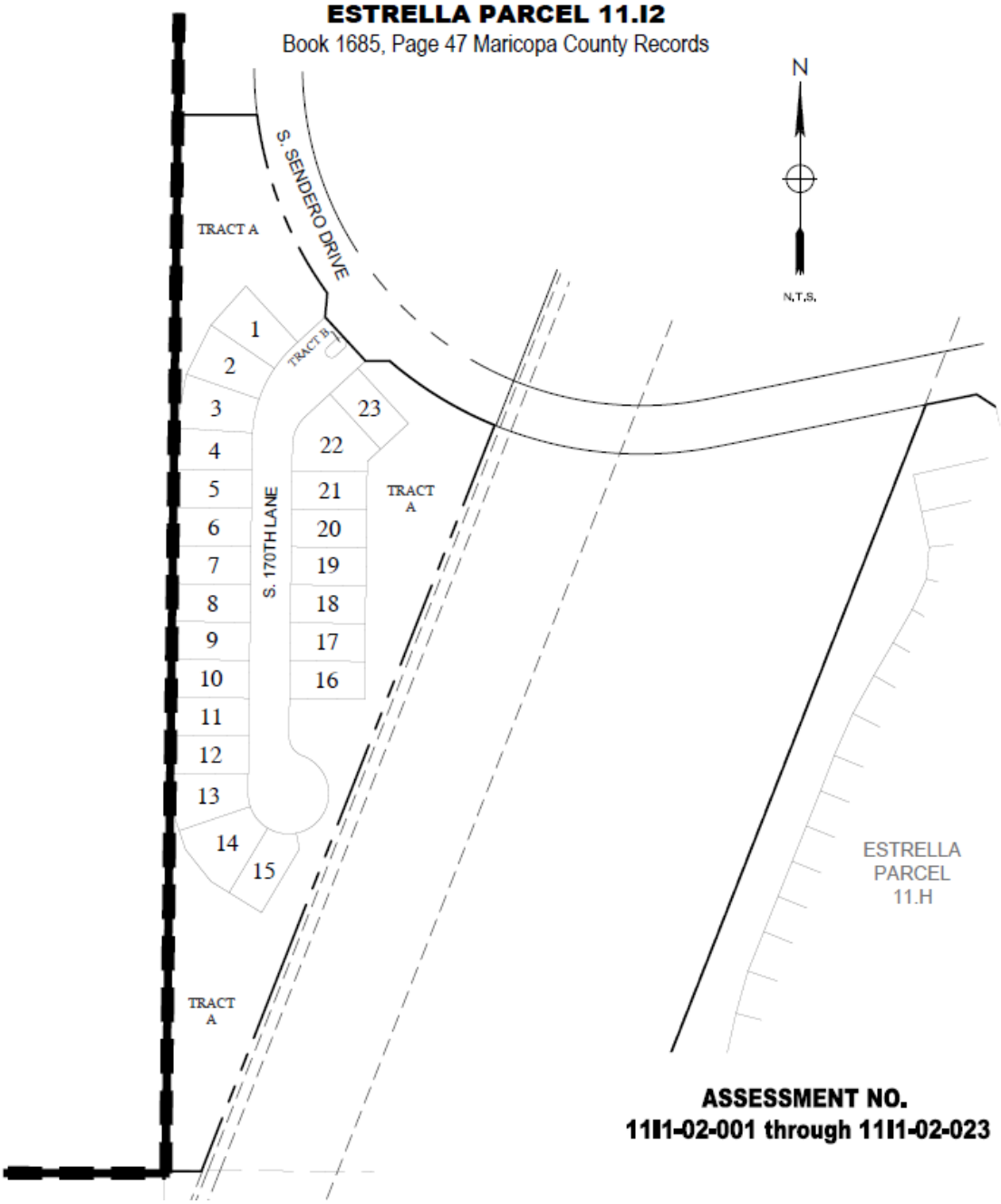
Book 1685, Page 48 Maricopa County Records



ASSESSMENT NO.
11I1-02-001 through 11I1-02-038

ESTRELLA PARCEL 11.I2

Book 1685, Page 47 Maricopa County Records



ASSESSMENT NO.
11I1-02-001 through 11I1-02-023

EXHIBIT C

ENGINEER'S ESTIMATED COSTS

ESTIMATED COSTS

Cost of Public Infrastructure	$4,053,050.00
Debt Service Reserve Fund	394,950.00
Bond Fund (Cap. Interest)	139,513.50
Incidental Expenses	236,507.50
Total Cost	$4,824,021.00
(Less Developer Contribution)	(376,021.00)
Net Cost	$4,448,000.00

Total Cost shall not exceed the Engineer's Estimate; provided that the total Assessment is limited in the Waiver to not exceed the product of $16,000 times the number of projected developable lots located within the Assessment District.

EXHIBIT D

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Assessment District shall finance the acquisition of public infrastructure (as such term is defined in the Act) described in the Report, including particularly the acquisition by the District of the following:

1. Hillside Drive

This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12" Waterline

This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees,

construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

4. Zone 2 Water System

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

FEASIBILITY REPORT

For The Issuance of

Not to Exceed
$4,429,000 Principal Amount

OF

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

LUCERO ASSESSMENT DISTRICT NO. 2
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2023

Public Hearing Date: December 5, 2022

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Plan of Finance	FIVE

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Legal Description and Maps of the District, the Lucero Planning Area and the Assessment Parcels	A
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Estimated Special Assessment Liens	C

SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") in connection with the proposed issuance by the District of its Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023 (the "Bonds") in an aggregate principal amount of not to exceed $4,429,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Act"). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two, to fund a reserve fund with respect to the Bonds and to pay capitalized interest, if necessary.

PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of certain public infrastructure (as defined in A.R.S. §48-701) (the "Public Infrastructure") to be financed with proceeds of the Bonds, if issued, and of the plan for financing, in part, the Public Infrastructure in accordance with the provisions of A.R.S. §48-715. Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Public Infrastructure to be acquired – Section Two; (ii) maps showing the general location of the Public Infrastructure and a description of the area to be benefited by the Public Infrastructure – Section Three; (iii) an estimate of the cost to construct/acquire the Public Infrastructure and schedule for the completion of the Public Infrastructure – Section Four; and (iv) a plan for financing the Public Infrastructure – Section Five.

Additionally, this Report includes: the legal description of the Lucero Assessment District No. 2 – Appendix A; the Form of Disclosure Pamphlet – Appendix B; and the Estimated Special Assessment Liens – Appendix C.

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona ("City"), legal counsel and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF THE DISTRICT

Formation of the District was approved by the City upon the request of SunChase Estrella Limited Partnership, a Delaware limited partnership ("SunChase"), as the owner of all the land within the District as of formation on November 22, 1999. Residential Funding Corporation, a Delaware corporation, consented to the formation of the District as a holder of a lien interest in such land as of formation.

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for the District, which was record on November 23, 1999, as Document No. 99-1063338, for the mixed use, master planned community known as Estrella Mountain Ranch ("Estrella Mountain Ranch"). Lucero Assessment District No. 2 is the portion of the District that will be benefited by the Public Infrastructure described in Section Two of this Report. Maps showing the general location of the Public Infrastructure and area of benefit in Section Three of this Report. See Appendix A for a legal description of Lucero Assessment District No. 2.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District No. 2. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, at the time the land-use plan was prepared, the build-out of Estrella Mountain Ranch was expected to include the following:

Total District	Approximate District Acres	Approximate Lucero Assessment District No. 2 Acres
Residential	5,146	55.94
Open Spaces & Parks	3,129	31.17
Other Non-Residential (a)	1,496	0.02
Total	9,771	87.13

(a) Includes commercial, school, municipal and miscellaneous land uses.

The following table includes pertinent information regarding the parcels and lots to be contained within Lucero Assessment District No. 2.

Planning Areas	Acreage	Platted Units	Lot Sizes	Owner	Status
11.E	28.85	92	52' x 120'	Major Landowner	Recorded Plat
11.F1	17.51	58	60' x 120'	Major Landowner	Recorded Plat
11.H	25.11	67	47' x 115'	Taylor Morrison	Under Development
11.I1	9.29	38	47' x 90'	Major Landowner	Recorded Plat
11.I2	6.37	23	47' x 90'	Major Landowner	Recorded Plat
Total	87.13	278			

Future residents of Lucero Assessment District No. 2 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District. See Appendix B for a Form of Disclosure Pamphlet.

The estimated special assessment liens are indicated in Appendix C this Report. The final assessment liens will be dependent upon the final cost of the improvements financed, the benefit determined to have been received by each parcel as determined by the District's assessment engineer (the "Assessment Engineer"), as well as the bulk wholesale/disposition value of the parcels to be assessed as determined by an independent third-party MAI appraiser retained by the District (the "Appraiser").

Ownership History

Subsequent to the formation of the District, a Development, Financing Participation and Intergovernmental Agreement No. 1 (the "CFD Development Agreement") was entered into between the District, the City, SunChase and Residential Funding Corporation. The initial and subsequent public infrastructure was described in the General Plan for the District, which was recorded on November 23, 1999, as Document No. 99-1063338. Ryland Group, Inc. (which subsequently obtained a contractual interest in certain property contained within the District) consented and agreed to the CFD Development Agreement.

In 2003, SunChase conveyed Estrella Mountain Ranch and assigned its interests in the CFD Development Agreement to Sun MP, LLC ("Sun MP"), a limited liability company formed in connection with a restructuring and a new capital investment in Estrella Mountain Ranch by an unrelated party. In October 2003, the City and the District consented to the assignment of SunChase's interests to Sun MP.

Pursuant to an option agreement, in a series of transactions from May 16, 2005, through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District (all of which were consented to by the City and the District), to NNP III-Estrella Mountain Ranch, LLC and its affiliated entities. NNP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres were within the District and 331 acres were near but outside the District. NNP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres were within the District and 320 acres were near but outside the District. NNP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres were within the District and 8,881 acres were near but outside the District. Combined, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres were within the District and 9,532 acres were near but outside the District. NNP III – Estrella Mountain Ranch, LLC and NNP III-EMR 3, LLC were wholly-owned by NNP III – Estrella, LLC, a Delaware limited liability company ("NNP III – Estrella"). NNP III – Estrella and NNP III-EMR 4, LLC, a Delaware limited liability company were wholly-owned by Estrella Mountain Ranch Developers LLC, a Delaware limited liability company ("NNP III"). NNP III was wholly owned by Land Management Company, LLC.

In 2021, pursuant to a purchase and sale agreement, NNP III-Estrella Mountain Ranch, LLC, and its affiliated entities referenced above (collectively, the "NNP Entities") sold their entire holdings within the District and all additional properties outside the District to Estrella Partners, LP, and affiliated entities. In particular, all property and interests of the NNP Entities within the District were conveyed to Estrella North LLC ("Majority Landowner") and all properties and interests outside the District were conveyed to Estrella South LLC. All documents related to the District, including the CFD Development Agreement, were assigned to Estrella North LLC in October 2021, and such assignment was consented

to by the District and the City. Estrella North LLC and Estrella South LLC are both wholly owned subsidiaries of Estrella Partners, LP.

The parties, that through affiliates, own Estrella Partners, LP and its general partner, Goodyear EMR GP, LLC, are Harvard Investments, Inc., a Nevada corporation, and Toll Southwest LLC, a Delaware limited liability company, a subsidiary of homebuilder, Toll Bros., Inc., a Pennsylvania corporation (collectively, "Toll Brothers").

Harvard Investments, Inc. and its affiliates (collectively, "Harvard"), are headquartered in Scottsdale, Arizona, and are the United States real estate investment and development arm of the Hill Companies, a Canadian land development company, which has operated as a privately held company since its inception in 1903. Harvard's real estate holdings, through its affiliates and various joint ventures, are located throughout the southwestern United States. Harvard's current and past real estate holdings include more than 80 projects, including residential master planned communities, golf courses, custom home site projects and commercial developments. Since 1982, Harvard is currently developing, or has developed, more than 20 residential master planned communities, which includes entitlement development and sale of over 30,000 residential lots through Arizona, Texas and New Mexico. Harvard will manage the day-to-day operations of land development within the District.

Toll Brothers is a national homebuilder based in Horsham, Pennsylvania. Toll Brothers is the eighth largest homebuilder in the U.S. based on closings and builds to the higher end of the homebuilding market. Toll Brothers has also undertaken development in other real estate sectors including multi-family. Toll Brothers operates in hundreds of communities across 20 states. Toll Brothers is publicly traded on the New York Stock Exchange. Toll Brothers is subject to reporting the information required by the Securities Exchange Act of 1934, as amended, and in accordance therewith files quarterly and annual reports, proxy statements and other required information (collectively, the "Filings") with the Securities Exchange Commission (the "Commission"). The Filings may be inspected and copied at the public reference facilities maintained by the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 and Northwestern Atrium Center, 400 West Madison Street, Suite 400, Chicago, Illinois. Copies of the Filings can be obtained from the public reference section of the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, NY 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR database at http://www.sec.gov. None of the District, the Financial Advisor to the District, Bond Counsel to the District, the Underwriter of the Bonds or counsel to such Underwriter has examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The primary investor in Estrella Partners, LP is an affiliate of Varde Partners, Inc., a Minnesota corporation (collectively, "Varde Partners"). Varde Partners is a global investment manager founded in 1993 specializing in alternative investments with discretionary fund assets of approximately US $15 billion and over 300 employees. Varde Partners maintains 14 offices across the globe. Headquarter offices are located in Minneapolis for North America, London for Europe, and Singapore for the Asia Pacific region. The firm invests across five segments: corporate and traded credit, financial services, real estate, mortgages and real assets and infrastructure. Varde Partners benefits from a broad and diverse investor base, including endowments and foundations, pension funds, insurance companies, private clients and other institutional investors. Since its founding, Varde Partners has focused on making and managing investments in real estate, mortgages, homebuilding and infrastructure. In the United States, since 2009, Varde Partners has invested and managed over $4.7 billion of fund capital in residential development, homebuilding and residential mortgages.

The remaining land within the District is owned by various parties including home builders, homeowners, homeowners' association, commercial and civic users and other investors.

Debt Issuance History

The Bonds, if issued, would represent the eighth series of new money special assessment revenue bonds issued by the District. The table below summarizes the currently outstanding series of special assessment bonds and the infrastructure financed or refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS OUTSTANDING

Series	Public Infrastructure Financed	Assessment District	Original Principal	Final Maturity	Principal Outstanding
2015	182nd WMV Ph1, 182nd WMV Ph2 and Calistoga 2-1	Montecito No. 2	$4,980,000	2039	$ 3,880,000
2018 (a)	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension (Projects of Series 2001A)	Golf Village No. 1	1,785,000	2024	430,000
2018 (a)	San Gabriel Road Phase I, San Gabriel Road Phase II, and enhanced landscaping along San Gabriel Road (Projects of Series 2002)	Desert Village	1,985,000	2026	986,000
2018 (a)	Calistoga Drive Phase I (Project of Series 2007)	Montecito No. 1	5,329,000	2031	3,754,000
2018 (a)	Westar Drive Phases II – IV (Projects of Series 2007)	Golf Village No. 2	4,789,000	2030	3,234,000
2019	Hillside Drive, 16" and 12" Waterlines, Lift Station and Parallel Force Main , Zone 2 Water System	Lucero No. 1	6,913,000	2043	6,355,000
2021	Calistoga Drive 3-1	Montecito No. 3	598,000	2046	584,000
				Total	$19,223,000

(a) Refunding series.

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds comprised of three new money issuances and one refunding, have also been issued. The table below summarizes the currently outstanding general obligation bond issues and the public infrastructure refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
GENERAL OBLIGATION BONDS OUTSTANDING

Series	Public Infrastructure Financed	Original Principal	Final Maturity	Principal Outstanding
2017 (a)	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension (Projects of Series 2005); Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension (Projects of 2007)	$14,050,000	2032	$7,795,000
			Total	$7,795,000

(a) Refunding series.

SECTION TWO

DESCRIPTION OF PUBLIC INFRASTRUCTURE

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure subject to this Report has been publicly bid pursuant to State statutes and District guidelines and will be financed by the Bonds and/or subsequent bond issues and other sources, if necessary. It is expected that the Public Infrastructure listed below will be acquired by the District with estimated cost and construction timing as noted.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
1. Hillside Drive	$10,098,127	$10,098,127	$2,765,809	$4,428,716	$2,903,602	06-05-20

This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12" Waterline	1,886,570	1,886,570	488,333	848,424	549,813	12-21-20

This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main	1,178,756	1,178,756	593,879	584,877	-	05-28-20 05-22-20

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
4. Zone 2 Water System	$ 674,313	$ 674,313	$ 205,029	$ 365,813	$ 103,471	10-07-19

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

Totals (a):	$13,837,766	$13,837,766	$4,053,050	$6,227,830	$3,556,886

All work completed on the referenced Public Infrastructure was per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual. Total construction costs represent actual costs incurred. See the maps in Section Three for the location of the improvements and the corresponding area of benefit.

(a) Subject to change.

(b) Amount paid by prior bonds includes the $6,913,000 Lucero Assessment District No. 1 Special Assessment Revenue Bonds, Series 2019.

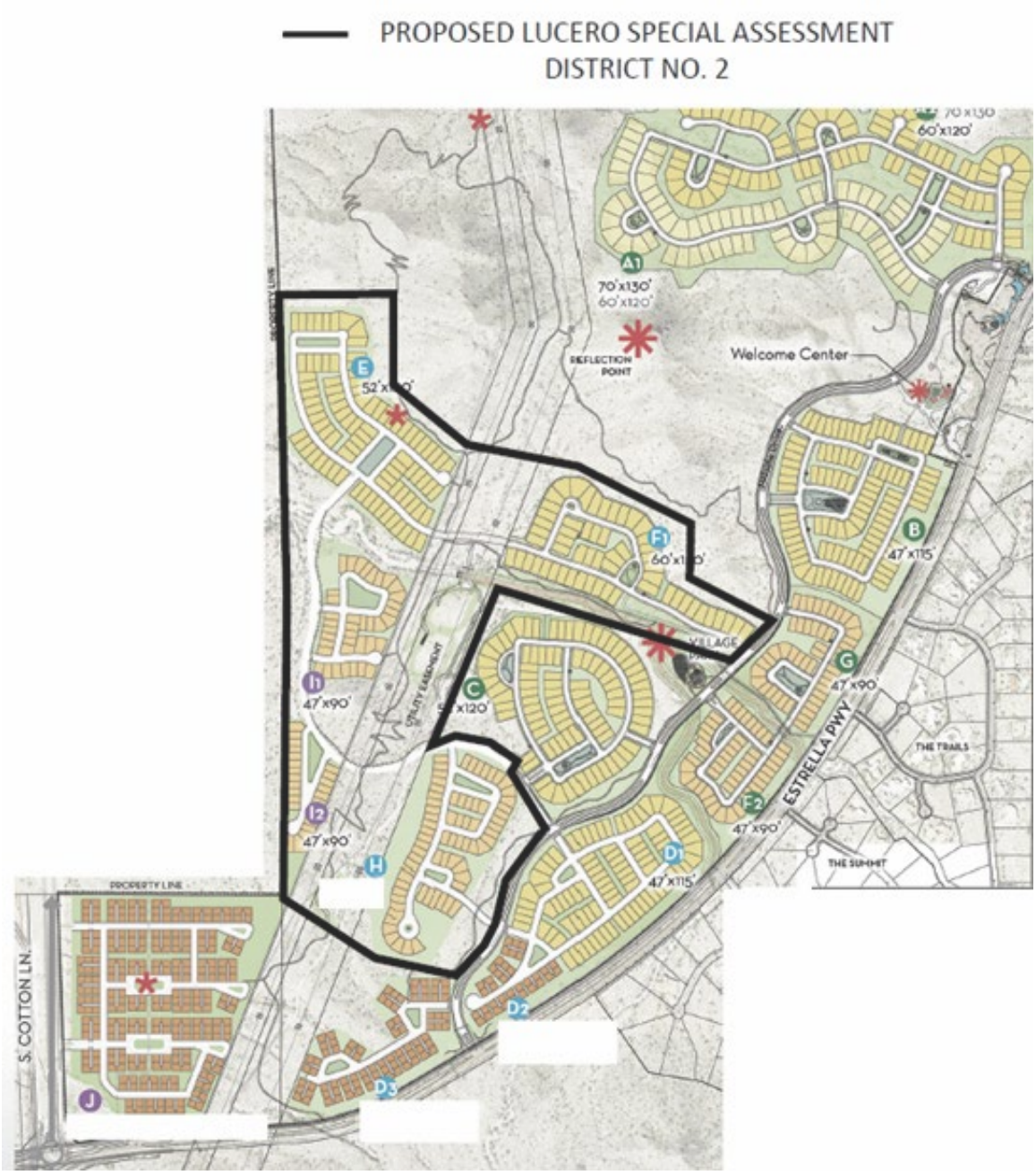
SECTION THREE

MAPS AND DESCRIPTION RELATED TO LUCERO ASSESSMENT DISTRICT NO. 2

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Assessment Parcels

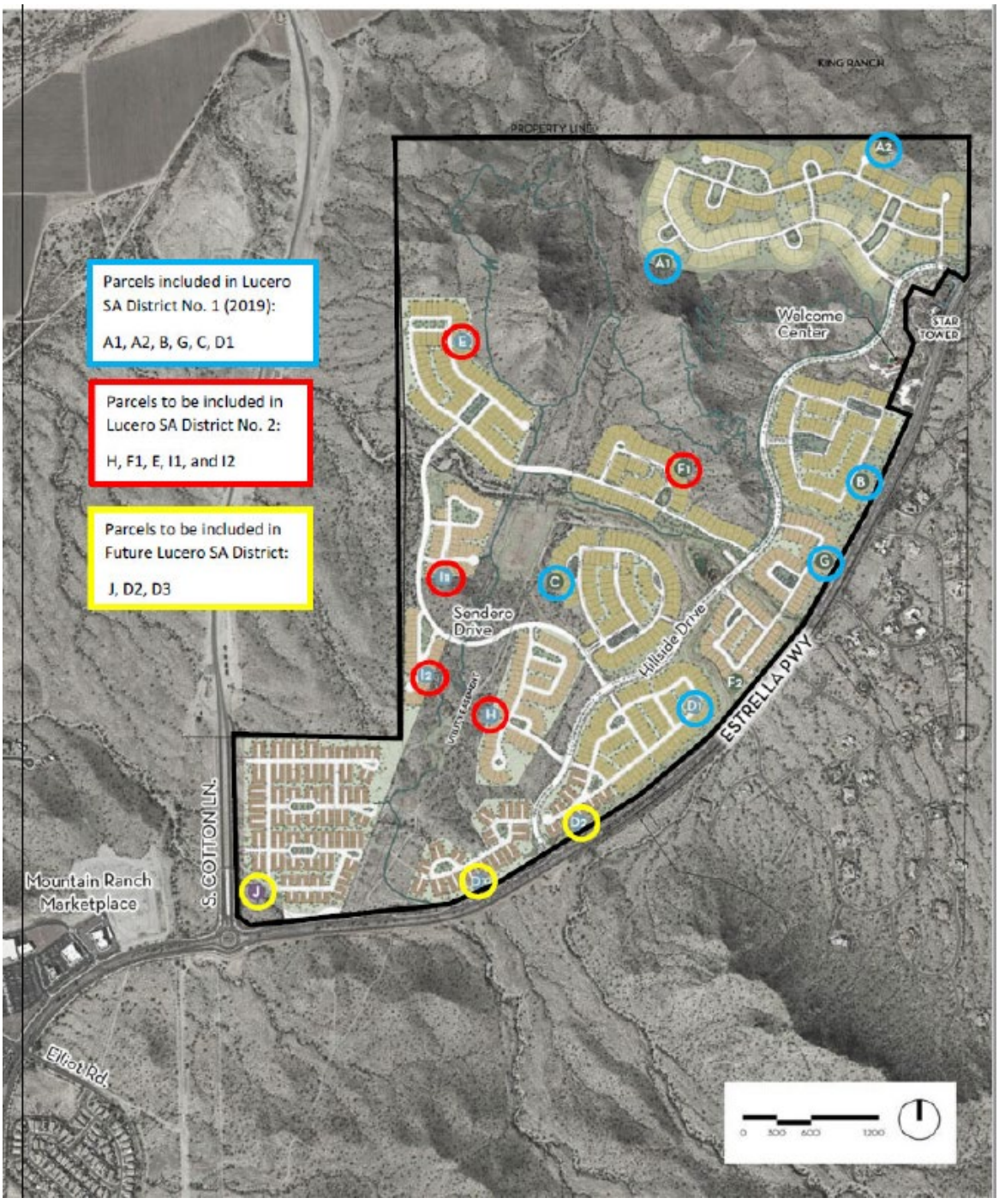
Map of Lucero Assessment District No. 2



Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Lucero Planning Area and
Description of the Assessment Parcels

Map of Lucero Planning Area
(Parcels by Assessment Area)



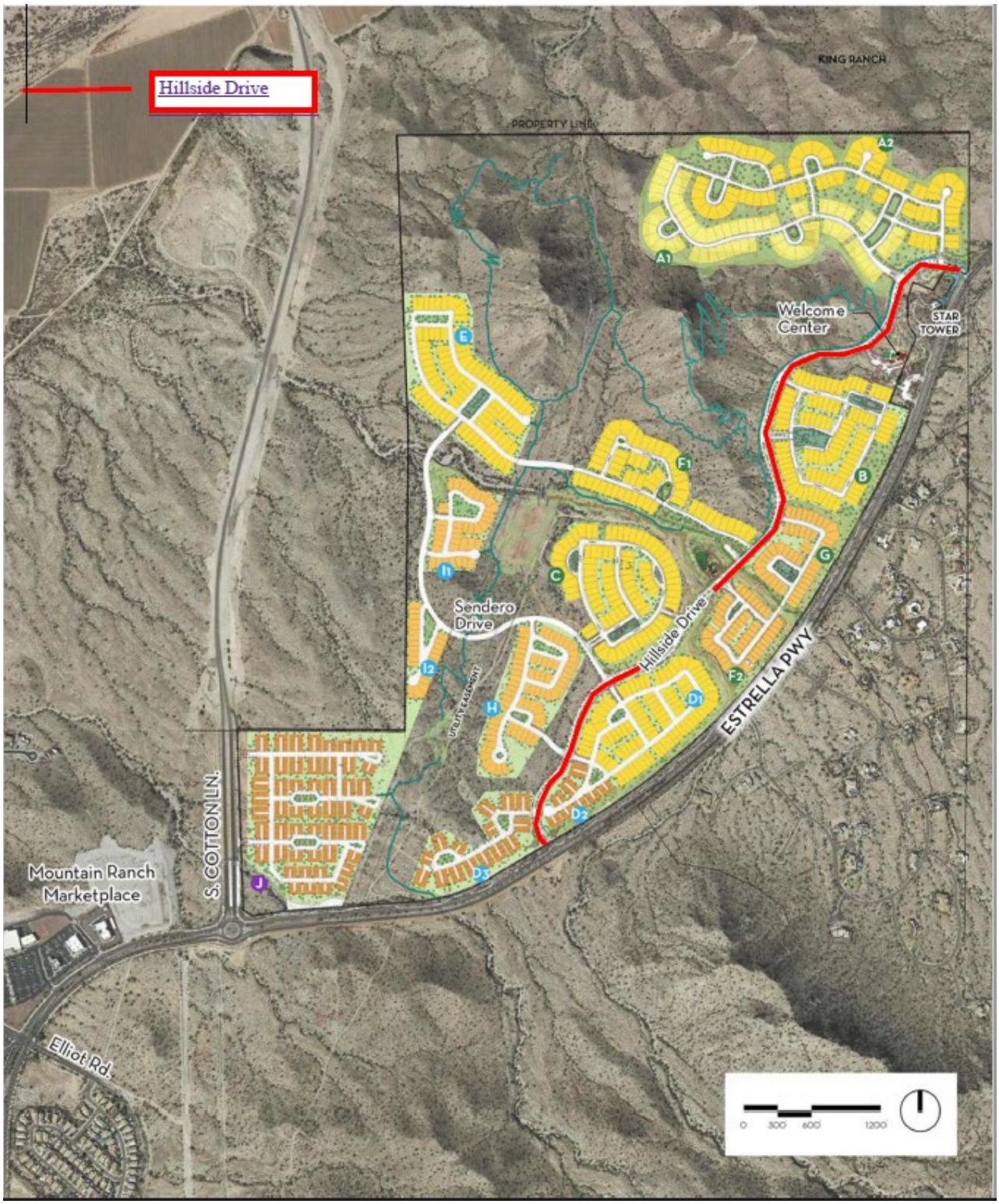
Description of the Assessment Parcels to be Benefited

Parcels 11.E, 11.F1, 11.H, 11.I1, 11.I2 have recorded plats for 278 single-family home sites. These parcels will be included in the Lucero Assessment District No. 2 and comprise the area to be benefited.

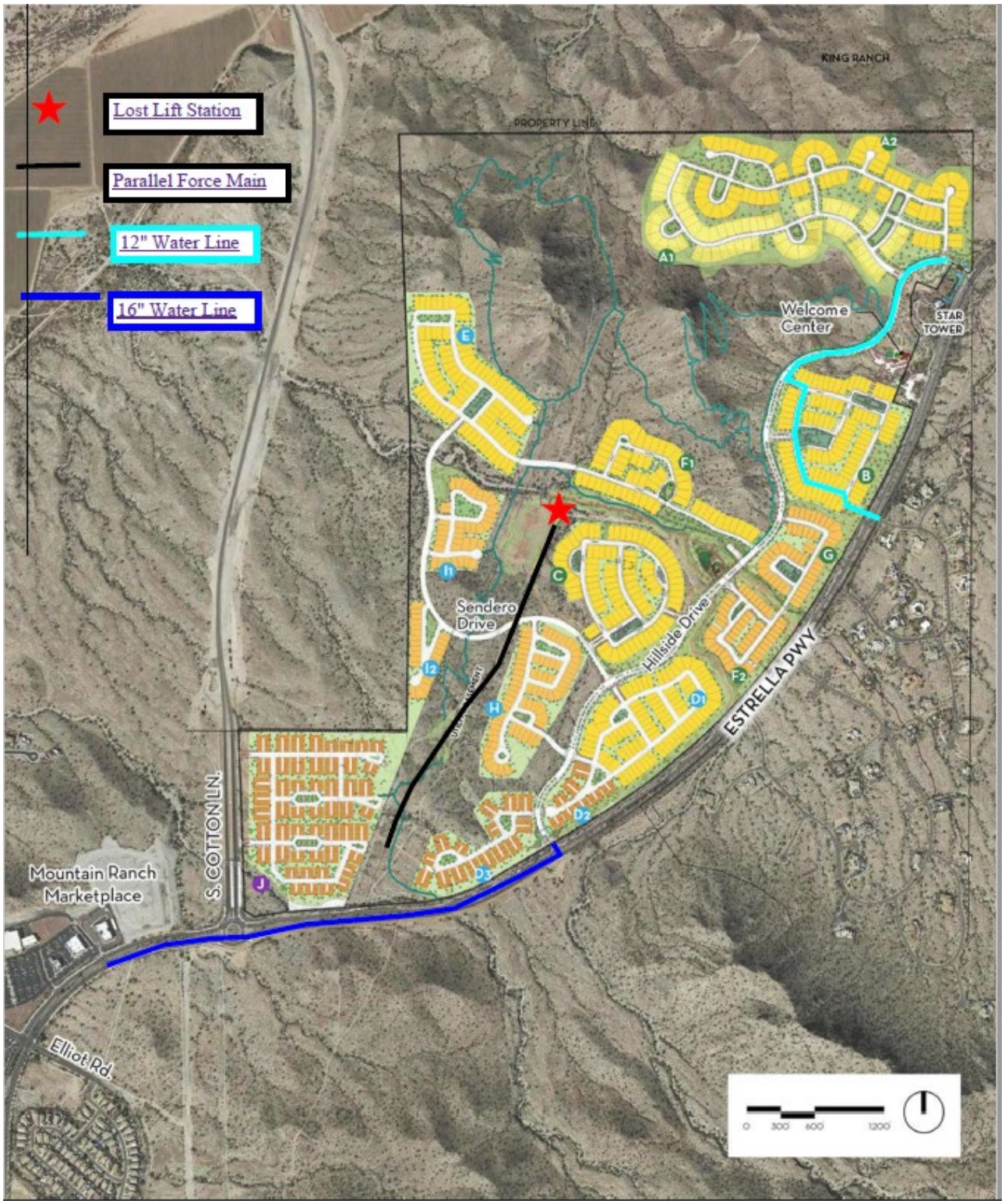
Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Location Maps of the Public Infrastructure

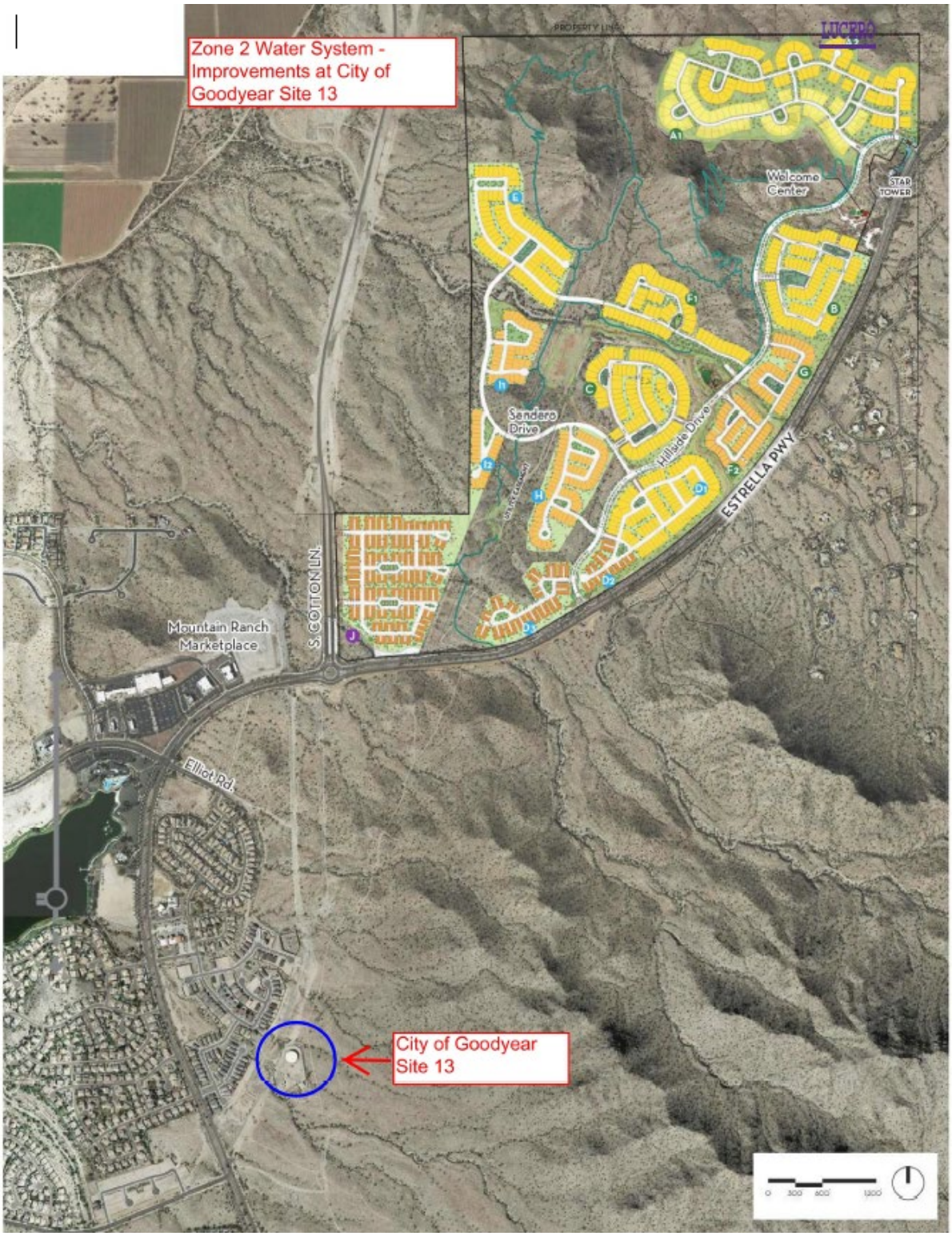
Roadway Exhibit



Wet Utility Infrastructure Improvements Exhibit



Wet Utility Infrastructure Improvements Exhibit (Continued)



SECTION FOUR

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

The table in Section Two outlines the cost estimate and completion dates for the construction of the Public Infrastructure. Proceeds of the Bonds, net of proceeds to be used for a deposit to a debt service reserve fund, will be used to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two. It is anticipated that unfunded Public Infrastructure costs will be included in future bond issues of the District.

Listed below is an estimated draw schedule of the proceeds of the Bonds for the acquisition of the Public Infrastructure.

Public Infrastructure Description	Estimated Acquisition Price	Acceptance Date	Funds Draw Date
1. Hillside Drive	$2,765,809	06-05-20	Q1 2023
2. 16" & 12" Waterline	488,333	12-21-20	Q1 2023
3. Lost Lift Station & Parallel Force Main	593,879	05-28-20 05-22-20	Q1 2023
4. Zone 2 Water System	205,029	10-07-19	Q1 2023
Total	$4,053,050		

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

Below is a financing plan that describes the process for financing a portion of the Public Infrastructure benefiting the property within Lucero Assessment District No. 2. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

(i) Formation and Authorization.

In response to a petition from the SunChase, the City Council formed the District on November 22, 1999. As contemplated by the CFD Development Agreement, the District has the authority to issue the Bonds.

(ii) Proposed Debt.

The estimated debt service schedule for the Bonds is attached in this section as Table One. The Bonds are expected to be structured with level debt service over 23 years. It is anticipated that the Bonds will be sold in approximately December 2022 and delivered in approximately January 2023. The Bonds will not be rated by any rating agency. The Bonds shall be payable from amounts collected by the District from, among other sources, the hereinafter described special assessment (the "Assessment").

a. The Assessment shall be based on an amount sufficient to (i) pay a portion of the costs of acquisition of the Public Infrastructure, (ii) to fund a debt service reserve fund and (iii) to provide for capitalized interest on the Bonds through July 1, 2023, if necessary.

b. The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property (other than City-owned property) included in Lucero Assessment District No. 2, as indicated in Appendix A hereto, based on the benefits received by and as allocated to the Parcels 11.E, 11.F1, 11.H, 11.I1 and 11.I2 (the "Planning Areas") in which Lucero Assessment District No. 2 is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(iii) Per Lot Assessment Amount.

An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within the Parcels the Planning Areas have at least a 4-to-1 value-to-lien ratio.

Prior to closing the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of the Planning Areas shall be at least four times the amount of the Assessment.

The per lot assessment amount is expected to be no more than $16,000 at the time of issuance of the Bonds. At the time of sale of a home to the buyer, this amount will be assumed by the homebuyer and the assessment payments made over time. The approximate $16,000 per home assessment results in an annual assessment payment of approximately $1,419 per home, or approximately $118 per month.

Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement which was recorded on July 10, 2019, as Document No. 2019-0522191 between the District and the Maricopa County Treasurer's Office.

(iv) Estimated Sources and Uses of Funds.

The proceeds of the Bonds will be applied by the District to finance all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds is:

SOURCES*:	
Principal Amount of Bonds	$4,429,000.00
Assessments Paid in Cash (a)	19,000.00
Majority Landowner Contribution (b)	376,021.00
Total	$4,824,021.00

USES*:	
Acquisition Fund (Cost of Public Infrastructure)	$4,053,050.00
Bond Fund (Representing Capitalized Interest) (b)	139,513.50
Debt Service Reserve Fund	394,950.00
Costs of Issuance (b)	236,507.50
Total	$4,824,021.00

(a) Represents shortfall in parcel 11.I1 to be paid by the Majority Landowner.

(b) All costs of issuance, underwriter fees and capitalized interest will be paid by the Majority Landowner.

ESTIMATED COSTS OF ISSUANCE* (a)	
Underwriter's Discount	$ 77,507.50
Underwriter's Counsel	30,000.00
Bond Counsel	77,225.00
Financial Advisor	35,000.00
Registrar & Paying Agent	600.00
OS Preparation	10,000.00
OS Printing	1,750.00
Assessment Billing Software Services	700.00
Miscellaneous	3,725.00
Total	$236,507.50

(a) Additional costs including, but not limited to, the appraisal and related engineering fees are anticipated to be paid outside of bond proceeds.

(v) Value to Lien Ratio.

The appraisal relating to the parcels to be included in Lucero Assessment District No. 2, prepared by Wayne Harding & Associates on November 2, 2022, demonstrates a value-to-lien ratio of a per lot basis in excess of 4-to-1 for all parcels except 11.I1. The shortfall in parcel 11.I1 is to be prepaid by the Majority Landowner. A complete copy of the appraisal report is available upon request.

(vi) Disclosure of Assessment Payments.

A.R.S. § 32-2181 *et seq.* requires the disclosure of all property taxes and assessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the "Public Report"). Each homebuyer must be supplied a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report.

* Preliminary, subject to change.

In addition, homebuilders within the Lucero Assessment District No. 2 will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

(vii) Operation and Maintenance of the Public Infrastructure.

All infrastructure financed by the District will be dedicated to and accepted by the City. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Majority Landowner and are set forth in the various development agreements among the parties. The administrative costs of the District and those costs associated with the operation and maintenance of the Public Infrastructure which are not the obligation of the City will be provided by several sources of funds: the levy of a $0.30 per $100 of net assessed limited property valuation ad valorem tax in the District, Homeowner's Association fees and Majority Landowner contributions, if any.

(viii) Other District Information.

Shown in the following tables are the District's overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, net assessed valuation and combined tax rate per $100 assessed valuation.

	General Obligation Bonded Debt	Portion Applicable to the District (b)	
Overlapping Jurisdiction	Outstanding (a)	Approximate Percentage	Net Debt Amount
State of Arizona	None	0.188%	None
Maricopa County	None	0.286	None
Maricopa County Community College District	$135,585,000	0.286	$ 388,190
Maricopa County Special Health Care District	600,335,000	0.286	1,718,805
Western Maricopa Education Center	130,195,000	0.765	996,090
Buckeye Union High School District No. 201	64,865,000	15.507	10,058,630
Liberty Elementary School District No. 25	51,340,000	38.826	19,933,141
City of Goodyear	150,555,000	11.413	17,182,410
The District (c)	7,795,000	100.000	7,795,000
Total Direct and Overlapping General Obligation Bonded Debt Outstanding			$58,072,265

(a) Includes total general obligation bonds outstanding less redemption funds on hand. Does not include authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future.

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"), a major reclamation project that has been substantially completed by the Department of the Interior. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. In April of 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at $1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre-feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the $1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages have been fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Arizona's Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property

within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to $0.14 per $100 of net assessed limited property value, of which $0.14 is currently being levied. (See Arizona Revised Statutes, Sections 48-3715 and 48-3715.02.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

Does not include the obligation of the Maricopa County Flood Control District (the "County Flood Control District") to contribute $70 to $80 million to the CAP. The County Flood Control District's sole source of revenue to pay the contribution will be ad valorem taxes on real property and improvements.

(b) Proportion applicable to the District is computed on the ratio of net assessed limited property value as calculated for Fiscal Year 2022/23 for the overlapping jurisdiction to the amount of such valuation which lies within the District. If the assessed value within the District increases at a faster rate than the overlapping jurisdictions, the amount of overlapping debt allocated for payment within the District will increase.

(c) Does not include the Bonds. Does not include special assessment revenue bonds or general obligation bonds expected to be issued by the District in the future.

Source: 2022/23 Net Assessed Limited Property Valuations sourced from the Finance Department of the County and *State and County 2022 Abstract of the Assessment Roll*, Arizona Department of Revenue.

DIRECT AND OVERLAPPING NET ASSESSED LIMITED PROPERTY VALUE AND TOTAL TAX RATES

Overlapping Jurisdiction	2022/23 Net Assessed Limited Property Value	2022/23 Combined Tax Rate Per $100 of Net Assessed Limited Property Value (a)(b)
State of Arizona	$78,405,598,978	None
Maricopa County	51,575,018,189	$1.2473 (c)
Maricopa County Community College District	51,575,018,189	1.1894
Maricopa County Fire District Annual Levy	51,575,018,189	0.0082 (d)
Maricopa County Flood Control District	51,575,018,189	0.1592 (e)
Maricopa County Special Health Care District	51,575,018,189	0.2488
Maricopa County Library District	51,575,018,189	0.0505
Central Arizona Water Conservation District	51,575,018,185	0.1400 (f)
West Maricopa Education Center	19,300,490,996	0.1538
Buckeye Union High School District No. 201	952,234,728	2.9459
Liberty Elementary School District No. 25	380,322,967	3.8069
City of Goodyear	1,293,848,816	1.7350
The District	147,663,249	1.3000

(a) Represents the combined tax rate includes the tax rate for debt service payments and the tax rate for all other purposes such as maintenance and operation and capital outlay.

(b) All levies for library districts, hospital districts, fire districts, technology districts, water conservation districts and flood control districts are levied on the net full cash assessed value.

(c) Does not include the "State Equalization Assistance Property Tax" which in Fiscal Year 2022/23 has been set at $0.0000 and is adjusted annually pursuant to A.R.S. § 41-1276.

(d) The County is mandated to levy a tax annually in support of fire districts in the County.

(e) Does not include the personal property assessed valuation within the County.

(f) Includes only the assessed valuation located within the County.

Source: *State and County 2022 Abstract of the Assessment Roll,* Arizona Department of Revenue and *Maricopa County 2022 Tax Levy*, Maricopa County – Finance Department.

TABLE ONE
ESTIMATED DEBT SERVICE SCHEDULE*

Maturity (July 1)	Principal	Interest (a)	Estimated Annual Debt Service Requirements
2023		$ 139,514	$ 139,514
2024	$ 84,000	310,030	394,030
2025	90,000	304,150	394,150
2026	95,000	297,850	392,850
2027	100,000	291,200	391,200
2028	110,000	284,200	394,200
2029	115,000	276,500	391,500
2030	125,000	268,450	393,450
2031	135,000	259,700	394,700
2032	140,000	250,250	390,250
2033	150,000	240,450	390,450
2034	165,000	229,950	394,950
2035	175,000	218,400	393,400
2036	185,000	206,150	391,150
2037	200,000	193,200	393,200
2038	215,000	179,200	394,200
2039	230,000	164,150	394,150
2040	245,000	148,050	393,050
2041	260,000	130,900	390,900
2042	280,000	112,700	392,700
2043	300,000	93,100	393,100
2044	320,000	72,100	392,100
2045	345,000	49,700	394,700
2046	365,000	25,550	390,550
Total	$4,429,000	$4,745,444	$9,174,444

(a) Interest column reflects total interest payments for each fiscal year; interest will be paid semi-annually on January 1 and July 1, commencing on July 1, 2023. The July 1, 2023, interest payment will be paid by capitalized interest. Interest estimated at 7.00%.

* Preliminary, subject to change.

Reviewed and accepted by:
ESTRELLA NORTH LLC,
a Delaware limited liability limited 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 J. Brislin
Title: Senior V.P.

By: _____
Name: Debbie Williams
Title: Asst. Treasurer

APPENDIX A

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT, THE LUCERO PLANNING AREA, AND THE ASSESSMENT PARCELS

APPENDIX A-1

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT

February 27, 1997

LEGAL DESCRIPTION
ESTRELLA - LEGAL 3

PARCEL 1

That part of Sections 1, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast Corner of said Section 1, as shown on the "Estrella Phase One, Map of Dedication", as recorded in Book 318 of Maps, Page 38, Maricopa County Records;

Thence South 00°20'21" West (measured), South 00°20'03" West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

Thence South 00°13'59" West (measured), South 00°14'18" West (record), continuing along the East line of said Section 1, a distance of 2,640.94 feet (measured), 2641.11 feet (record) to the Northeast Corner of said Section 12;

Thence South 00°28'03" West (measured), South 00°28'10" West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12;

Thence South 00°13'23" West (measured), South 00°13'30" West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Corner of said Section 13;

Thence South 00°07'53" West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South 00°13'33" West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South 00°13'33" West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South 00°17'47" West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South 00°08'16" West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

Thence South 00°12'04" West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North 89°13'00" West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°31'11" West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South 89°15'58" East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°28'07" West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North 89°24'51" West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South 00°40'22" West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North 89°36'54" West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35;

Thence North 89°36'09" West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North 89°34'19" West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North 89°29'43" West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

Thence North 89°29'43" West, continuing along the South line of said Section 34, a distance of 964.18 feet to a point on the Northeasterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence North 37°50'26" West, along the Northeasterly right-of-way line of said "Rainbow Valley Road," a distance of 2,704.64 feet to a point on the East line of said Section 33;

Thence North 00°21'07" East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

Thence North 89°49'56" West, along the East-West mid-section line of said Section 33, a distance of 442.93 feet to a point on the Northeasterly right-of-way line of said "Rainbow Valley Road";

Thence North 37°50'26" West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28;

Thence South 89°27'48" East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North 00°28'09" East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22;

Thence North 00°14'06" East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22;

Thence South 89°51'29" East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 00°11'40" East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 89°24'39" West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

Thence North 00°03'52" East, along the West line of said Section 15, a distance of 2,651.85 feet to the West Quarter Corner of said Section 15, said point also being the Southwesterly Boundary Corner of said "Estrella Phase One, Map of Dedication;"

Thence North 01°27'57" East (measured), North 01°27'59" East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North 02°27'13" East (measured), North 02°27'17" East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

Thence North 02°22'18" East (measured), North 02°22'31" East (record), continuing along the West line of said Section 10, a distance of 2,635.09 feet (measured), 2,635.54 feet (record) to the Northwest Corner of said Section 10;

Thence South 89°13'00" East (measured), South 89°12'35" East (record), along the North line of said Section 10, a distance of 2,650.33 feet (measured), 2,650.49 feet (record) to the North Quarter Corner of said Section 10;

Thence South 89°22'02" East (measured), South 89°21'52" East (record), continuing along the North line of said Section 10, a distance of 2,638.74 feet (measured), 2,639.03 feet (record) to the Northwest Corner of said Section 11;

Thence South 89°31'04" East (measured), South 89°31'03" East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

Thence South 89°39'41" East (measured), South 89°39'05" East (record), continuing along the North line of said Section 11, a distance of 2,649.36 feet (measured), 2,649.51 feet (record) to the Southwest Corner of said Section 1;

Thence North 00°39'36" East (measured), North 00°39'46" East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

Thence North 02°11'20" West (measured), North 02°10'59" West (record), continuing along the West line of said Section 1, a distance of 2,694.65 feet (measured), 2,694.49 feet (record) to the Northwest Corner of said Section 1;

Thence North 89°37'33" East (measured), North 89°37'44" East (record), along the North line of said Section 1, a distance of 2,470.13 feet (measured) to the Southeast Corner of Section 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°43'37" East (measured), North 89°37'44" East (record), continuing along the North line of said Section 1, a distance of 70.26 feet (measured) to the North Quarter Corner of said Section 1;

Thence North 89°43'37" East (measured), North 89°46'12" East (record), continuing along the North line of said Section 1, a distance of 2,521.98 feet (measured), 2,521.62 feet (record) to the Point of Beginning.

Containing 10,067.869 Acres more or less.

PARCEL 2

That part of the Southwest Quarter of Section 34, 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 Section 34;

Thence North 00°21'07" East, along the West line of said Section 34, a distance of 1,991.83 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of "Rainbow Valley Road," a distance of 2,539.67 feet to a point on the South line of said Section 34;

Thence North 89°29'43" West, along said South line, a distance of 1,570.30 feet to the Point of Beginning.

Containing 35.902 Acres more or less.

PARCEL 3

That part of the Southwest Quarter of Section 28, 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 Section 28;

Thence North 00°08'04" East along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

Thence South 89°27'48" East, along the East-West mid-section line of said Section 28, a distance of 583.08 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,329.90 feet to a point on the South line of said Section 28;

Thence South 89°51'39" West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

PARCEL 4

That part of the North Half of Section 33 and the South Half of the North Half of Section 32, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 32;

Thence North 89°48'26" West, along the East-West mid-section line of said Section 32, a distance of 5,208.80 feet to a point on the Easterly right-of-way line of "Tuthill Road," as recorded in Book 33 of Road Maps, Page 39 and Instrument #92-109925, Maricopa County Records, said line being parallel with and 40.00 feet Easterly, as measured at right angles, from the West line of said Section 32;

Thence North 01°01'17" West, along the Easterly right-of-way line of said "Tuthill Road," a distance of 1,338.76 feet to point on the North line of the South Half of the North Half of said Section 32;

Thence South 89°39'25" East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South 89°59'09" East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

Thence North 00°31'52" East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road,", a distance of 3,353.83 feet to a point on the East-West mid-section line of said Section 33;

Thence North 89°49'56" West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.

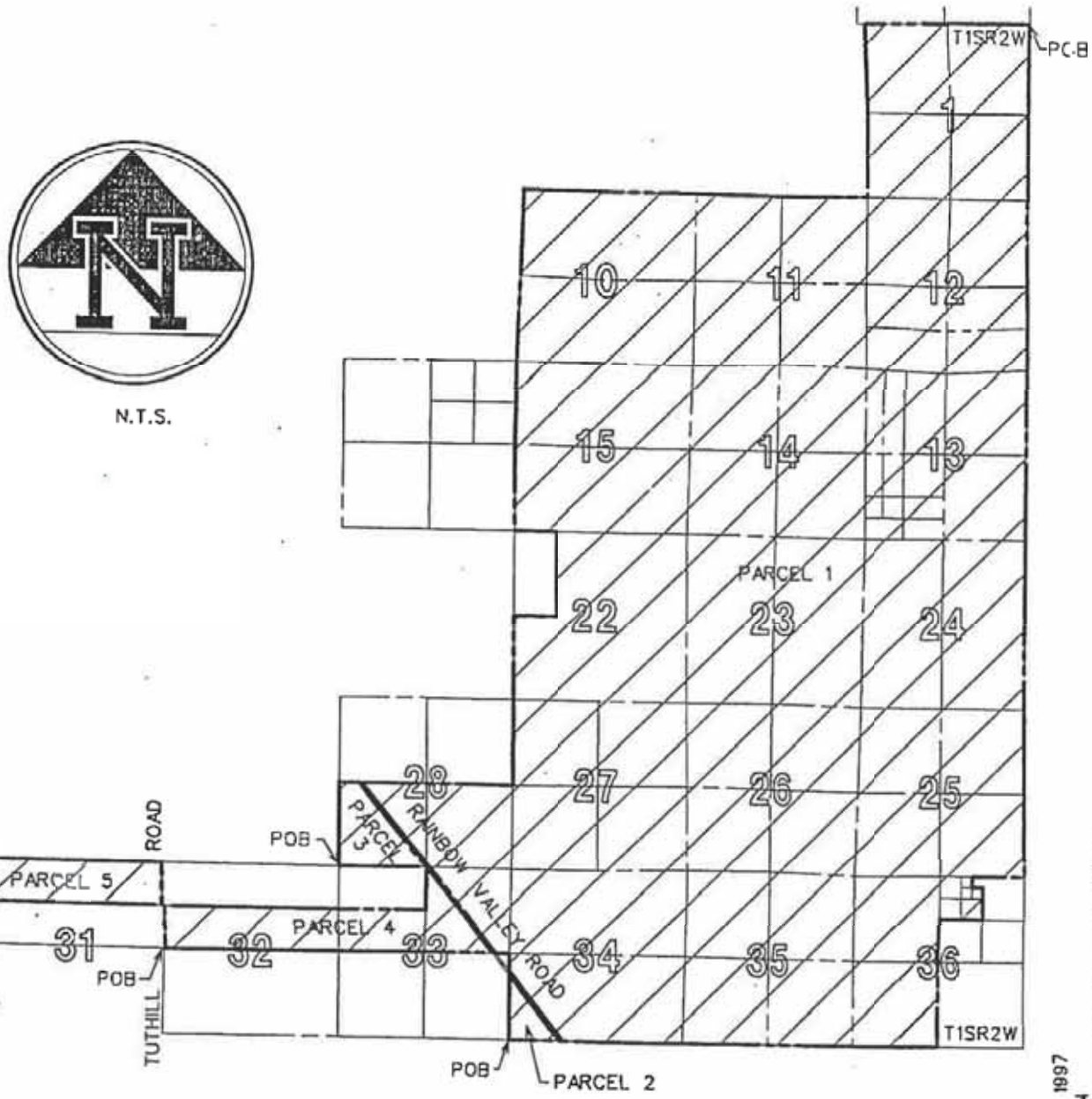


EXHIBIT	ESTRELLA - LEGAL 3	JOB NO 46002501
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE	SHEET 1 OF 1

EXCEPT the following parcels, legally described as follows:

a) Estrella Parcel 8, according to Book 318 of Maps, Page 39, Records of Maricopa County, Arizona.

b) Lots 22, 23, 24, 28 – 32, 38, 39, 75, and Tracts A, B, C and D of Estrella Parcel 9, according to Book 318 of Maps, Page 40, Records of Maricopa County, Arizona.

c) SunChase at Estrella Parcel 33, according to 451 of Maps, Page 21, Instrument No. 97-0697454, Records of Maricopa County, Arizona.

d) Estrella Parcel 34, according to Book 329 of Maps, Page 34, Records of Maricopa County, Arizona.

e) Estrella Mountain Ranch Parcel 43, according to Book 482 of Maps, Page 50, Instrument No. 98-0938131, Records of Maricopa County, Arizona.

f) Estrella Parcel 51, according to Book 325 of Maps, Page 41; and Affidavit of Correction recorded in Instrument No. 90-387749, Records of Maricopa County, Arizona.

g) Estrella Parcel 55, according to Book 325 of Maps, Page 42, and Affidavit of Correction recorded in Instrument No. 89-475003, Records of Maricopa County, Arizona.

h) Estrella Parcel 56, according to Book 329 of Maps, Page 33, Records of Maricopa County, Arizona.

i) Estrella Parcel 56A, according to Book 419 of Maps, Page 42 in Instrument No. 96-0488725, Records of Maricopa County, Arizona.

j) Estrella Parcel 57 amended, according to Book 329 of Maps, Page 12, Records of Maricopa County, Arizona.

k) Estrella Parcel 58, according to Book 321 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 89-303317, Records of Maricopa County, Arizona.

l) Estrella Parcel 60, according to Book 321 of Maps, Page 30; and Affidavit of Correction recorded in Instrument No. 89-336248, Records of Maricopa County, Arizona.

m) SunChase at Estrella Parcels 62-64, according to Book 438 of Maps, Page 42 in Instrument No. 97-0236401, Records of Maricopa County, Arizona.

n) SunChase at Estrella Parcel 66, according to Book 442 of Maps, Page 03 in Instrument No. 97-0339182, Records of Maricopa County, Arizona.

o) Parcel 30B, in Instrument No. 89-0098746, Records of Maricopa County, Arizona.

p) Parcel 30B, landscape tract in Instrument No. 94-474763, Records of Maricopa County, Arizona.

q) Parcel 38, in Instrument No. 88-571563, Records of Maricopa County, Arizona.

r) Parcel 38, landscape tract in Instrument No. 94-474764, Records of Maricopa County, Arizona.

s) Parcel 53, in Instrument No. 90-387712, Records of Maricopa County, Arizona.

t) Parcel 53, landscape tract in Instrument No. 94-474765, Records of Maricopa County, Arizona.

u) North Lake and South Lake, in Instrument No. 90-538581, Records of Maricopa County, Arizona.

v) Lakes common area, in Instrument No. 94-474760, Records of Maricopa County, Arizona.

w) Lakes common area, in Instrument No. 94-481850, Records of Maricopa County, Arizona.

x) Parcel 54 (ballfield), in Instrument No. 97-0911325, Records of Maricopa County, Arizona.

y) APS sub-station, in Instrument No. 88-618019, Records of Maricopa County, Arizona.

z) Estrella Parcel 52 amended, according to Book 512 of Maps, Page 31, Instrument No. 99-0878298, Records of Maricopa County, Arizona.

aa) Parcel 26 according to Book 508 of Maps, Page 38, Instrument No. 99-072948, Records of Maricopa County, Arizona.

bb) Land described as tax parcel 400-03-022N and any other real property including rights-of-way owned by the City of Goodyear or any other governmental entity.

cc) Land described as tax parcel 400-52-211R.

EXCEPTION PARCELS:

A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 9, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.

C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-0697454 RECORDS OF, MARICOPA COUNTY, ARIZONA.

D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.

F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 90-387749 RECORDS OF MARICOPA COUNTY, ARIZONA.

G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.

H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

I) ESTRELLA PARCEL 56A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0488725, RECORDS OF MARICOPA COUNTY, AZ.

J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-303317, RECORDS OF MARICOPA COUNTY, ARIZONA.

L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-336248, RECORDS OF MARICOPA COUNTY, AZ.

M) SUNCHASE AT ESTRELLA PARCELS 62-64, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0236401, RECORDS OF MARICOPA COUNTY, ARIZONA.

N) SUNCHASE AT ESTRELLA PARCEL 66, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.

O) PARCEL 308, IN INSTRUMENT NO. 89-0098746 RECORDS OF MARICOPA COUNTY, AZ.

P) PARCEL 308, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.

Q) PARCEL 38, IN INSTRUMENT NO. 88-571563 RECORDS OF MARICOPA COUNTY, AZ.

R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.

S) PARCEL 53, IN INSTRUMENT NO.90-387712 RECORDS OF MARICOPA COUNTY, AZ.

T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474765, RECORDS OF MARICOPA COUNTY, AZ.

U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538581, RECORDS OF MARICOPA COUNTY, AZ.

V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.

W) LAKES COMMON AREA, IN INSTRUMENT NO. 94-481850, RECORDS OF MARICOPA COUNTY, AZ.

X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO. 97-0911325, RECORDS OF MARICOPA COUNTY, AZ.

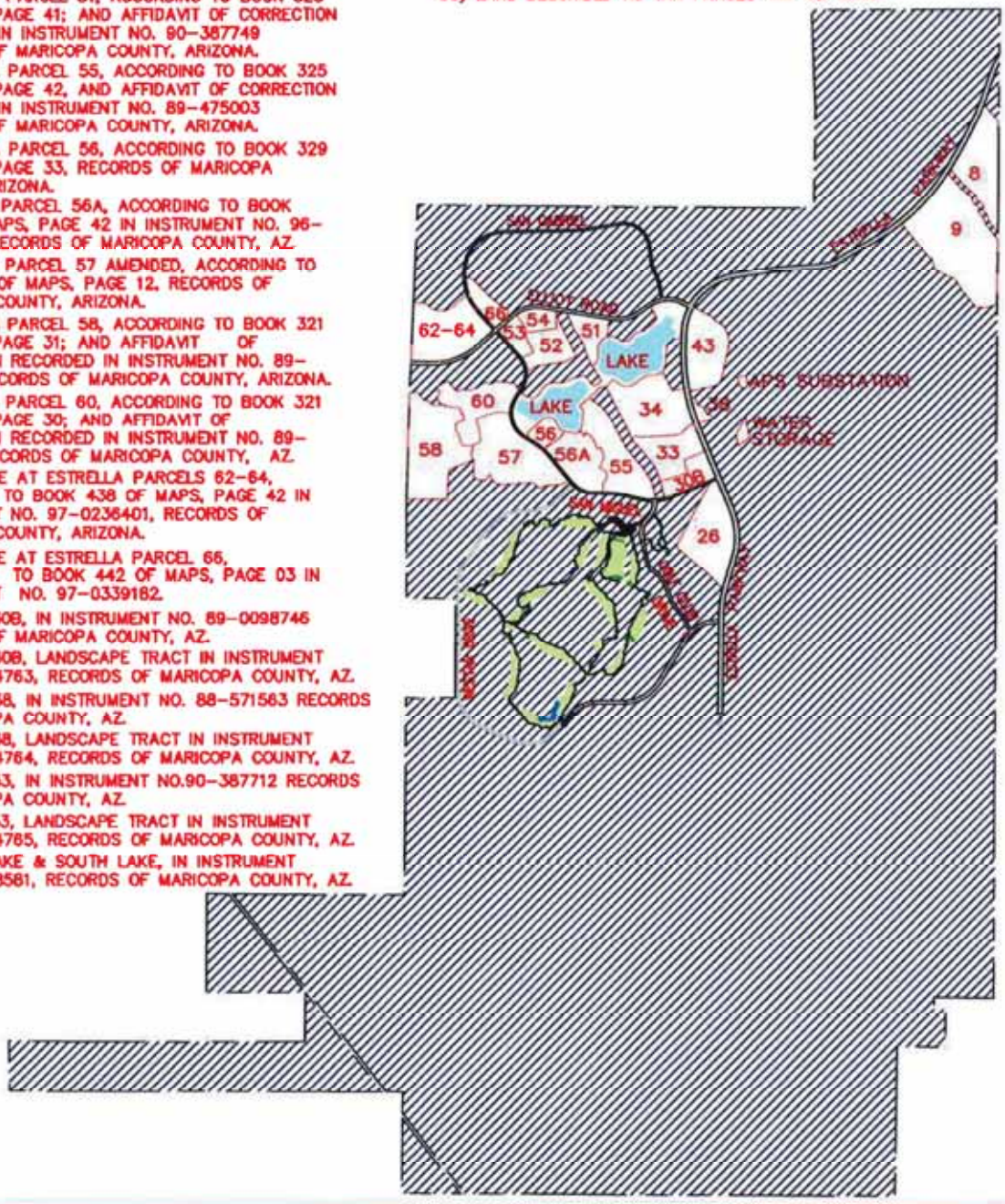
Y) APS SUB-STATION, IN INSTRUMENT NO. 88-618019, RECORDS OF MARICOPA COUNTY, AZ.

Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512 OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.

AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY,ARIZONA.

BB) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.

CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.



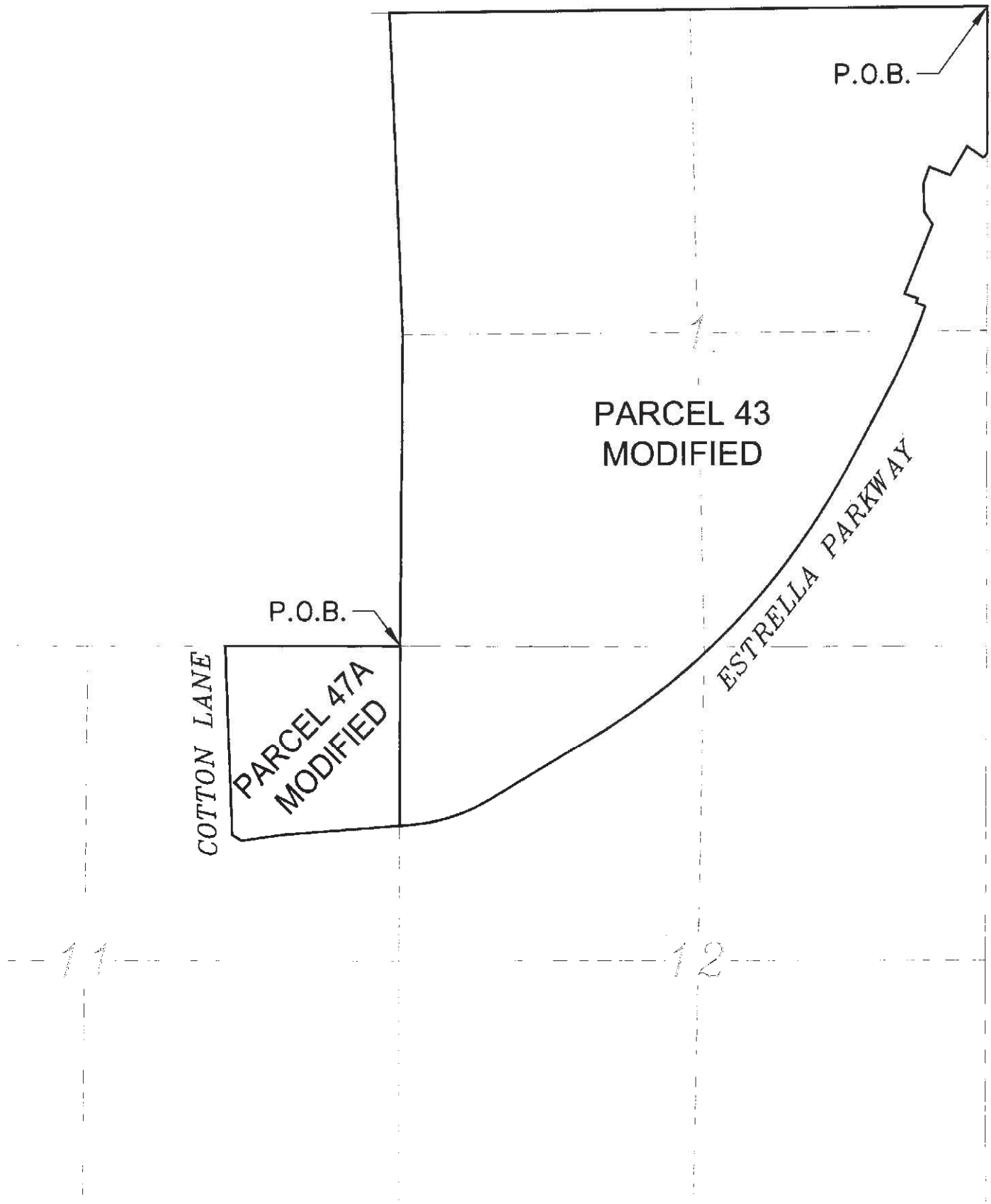
COMMUNITY FACILITIES EXHIBIT B

ESTRELLA MOUNTAIN RANCH

CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436

APPENDIX A-2

LEGAL DESCRIPTION OF THE LUCERO PLANNING AREA


P.O.B.
PARCEL 43
MODIFIED
P.O.B.
PARCEL 47A
MODIFIED
COTTON LANE
ESTRELLA PARKWAY
1
11
12



ESTRELLA PARCEL 43 (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,665.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET

THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET;

THENCE NORTH 68 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;

THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;

THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET;

THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET;

THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;

THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;

THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;

THENCE SOUTH 70 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING A THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;



THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,606.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,521.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.

ESTRELLA PARCEL 47a (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2649.32 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,165.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,588.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.



APPENDIX A-3

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS

As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.E	07/28/22	1685	49	20220604927
11.F1	07/28/22	1686	6	20220606048
11.H	11/30/21	1632	39	20211273397
11.I1	07/28/22	1685	48	20220604835
11.I2	07/28/22	1685	47	20220604806

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.E", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, AND D AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS A, B, C, AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND D.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

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" 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 NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "EMERGENCY ACCESS ESMT" 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

DEDICATION (CONTINUED)

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).

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 15 DAY OF JULY, 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: [signature]

NAME: ARTHUR W. MELLOR

TITLE: ASST. TREASURER

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.E AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President DATE: 7/18/2022

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W MELLOR, AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] 07/15/2022
NOTARY PUBLIC DATE

BRITTANI N HEWSON
Notary Public, State of Arizona
Maricopa County

MY COMMISSION EXPIRES: JANUARY 16, 2023

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

BEFORE ME THIS 18th DAY OF July, 2022

Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY

MY COMMISSION EXPIRES: January 8, 2022

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN A. STREHLOW, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2022, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] 07/18/22
NOTARY PUBLIC DATE

BRITTANI N HEWSON
Notary Public, State of Arizona
Maricopa County

MY COMMISSION EXPIRES: January 16, 2023

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm



VICINITY MAP
SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP AND APPROVALS
SHEET 2	LOT & TRACT TABLES, SITE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
SHEET 3	CURVE AND LINE TABLES, LOT AND SIGHT VISIBILITY DETAILS
SHEET 4-6	PLAT SHEETS

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 14, T.1S, R.2W.
ELEVATION = 1093.46

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 02°11'09" EAST (BASIS OF BEARINGS), BETWEEN THE FOUND GLO MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 1 AND THE FOUND GLO MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY, 2022.

BY: [signature] ATTEST: [signature]
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Scinto

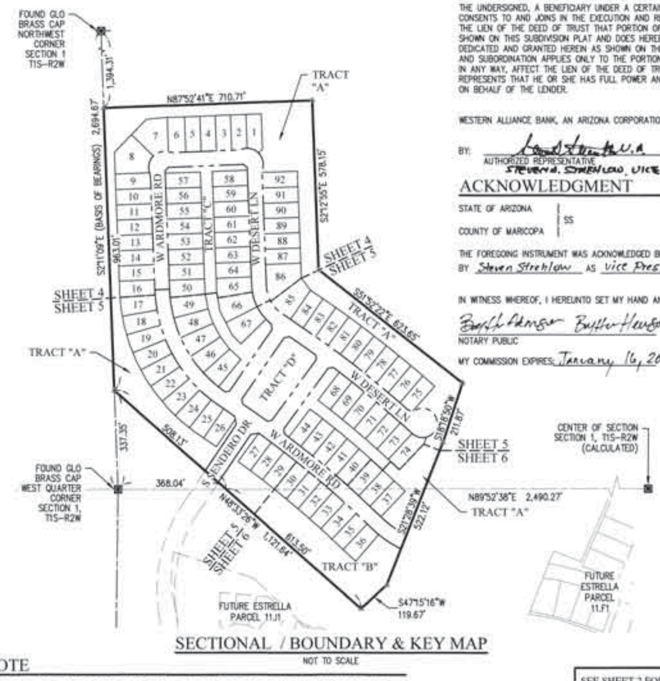
CITY OF GOODYEAR ARIZONA INCORPORATED

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF SIX (6) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE 2018, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] 7-13-22
JODY ALLEN STONE, RLS DATE
ARIZONA R.L.S. 37401

REGISTERED LAND SURVEYOR CERTIFICATE NO 37401 JODY ALLEN STONE ARIZONA U.S.A.



SECTIONAL / BOUNDARY & KEY MAP
NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.E		
AREA 28.847 AC	SHEET 1 OF 6	
Job No. 18-004-01	Date: 7/13/2022	

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G:\projects\18\Phoenix\1-18-004 Estrella\01 - Parcel 11E\Survey\DWG's\118004015-FP01.dwg

GENERAL NOTES

1. 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 CARGO PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.
5. LANDSCAPED AREAS 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.
   A. 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.
   B. 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.
   C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING. WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   D. 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.
   E. 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.
   F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH AN " * "
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH A "$"
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 1, 7, 8, 25, 27, 81, AND 84). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89). NOTED WITH A "#"
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.E GRADING DESIGN, CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (4-57 AND 62-88). NOTED WITH A "!"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND GLO BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 02°11'09" EAST (BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 02°11'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE **TRUE POINT OF BEGINNING;**

THENCE DEPARTING SAID WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41"EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 02°12'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET, TO A POINT ON THE WEST LINE OF A 20 FEET RIGHT OF WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT #1989-0252752 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

THENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE, NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14.16
AREA SUBTOTAL (4.75+14.16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.26

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	22.26
ADJUSTED GROSS DENSITY (92/22.26 = 4.13)	4.13

EDU CALCULATION

NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 X 0.82 = 75.44)	75.44

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET ROW	206,938	4.751
NET AREA	1,049,653	24.096
LOT SIZE (MIN)	52'x120'	
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	616,811	14.160
AVERAGE LOT SIZE	6,704	0.154
GROSS DENSITY	3.19 DU/ACRE	
OPEN SPACE	432,842	9.937
% OF GROSS AREA IN OPEN SPACE	34.4 %	
EXISTING ZONING	P.A.D.	

TRACT AREA & USE TABLE

TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	266,389	6.115	OPEN SPACE, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS EASEMENT, WATER LINE EASEMENT "WLE", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
1 **	6,359	0.146
2	6,268	0.144
3	6,241	0.143
4 # !	6,240	0.143
5 # !	6,240	0.143
6 # !	7,032	0.161
7 ** !	11,129	0.255
8 ** !	12,279	0.282
9 !	6,347	0.146
10 !	6,240	0.143
11 # !	6,240	0.143
12 # !	6,240	0.143
13 # !	6,240	0.143
14 # !	6,240	0.143
15 # !	6,240	0.143
16 # !	6,505	0.149
17 !	7,010	0.161
18 !	7,010	0.161
19 !	7,010	0.161

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
20 !	7,010	0.161
21 !	7,010	0.161
22 !	7,010	0.161
23 !	7,010	0.161
24 !	7,010	0.161
25 ** !	6,685	0.153
26 * $!	6,335	0.145
27 * $ ** !	6,297	0.145
28 !	6,367	0.146
29 !	6,366	0.146
30 !	6,367	0.146
31 !	6,367	0.146
32 # !	6,367	0.146
33 !	6,367	0.146
34 !	6,323	0.145
35 !	6,240	0.143
36 !	6,650	0.153
37 !	6,240	0.143
38 !	6,279	0.144

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
39 !	6,358	0.146
40 # !	6,358	0.146
41 # !	6,358	0.146
42 !	6,358	0.146
43 !	6,358	0.146
44 * $!	6,358	0.146
45 * $!	7,418	0.170
46 !	7,418	0.170
47 !	7,418	0.170
48 !	7,418	0.170
49 !	7,418	0.170
50 # !	6,710	0.154
51 # !	6,240	0.143
52 # !	6,240	0.143
53 # !	6,240	0.143
54 # !	6,240	0.143
55 # !	6,240	0.143
56 !	6,240	0.143
57 * $!	6,240	0.143

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
58 * $	6,240	0.143
59	6,240	0.143
60	6,240	0.143
61 #	6,240	0.143
62 # !	6,240	0.143
63 # !	6,240	0.143
64 # !	6,240	0.143
65 # !	7,151	0.164
66 !	8,578	0.197
67 * $!	8,578	0.197
68 * $!	6,354	0.146
69 !	6,354	0.146
70 !	6,354	0.146
71 !	6,354	0.146
72 !	6,354	0.146
73 !	6,354	0.146
74 !	6,759	0.155
75 !	6,302	0.145
76 !	6,347	0.146

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
77 !	6,347	0.146
78 !	6,347	0.146
79 !	6,347	0.146
80 # !	6,347	0.146
81 ** !	6,347	0.146
82 !	6,347	0.146
83 !	6,315	0.145
84 ** !	6,240	0.143
85 !	9,182	0.211
86 # !	10,876	0.250
87 # !	6,240	0.143
88 # !	6,240	0.143
89 #	6,240	0.143
90	6,240	0.143
91	6,240	0.143
92	6,360	0.146

LEGEND

— - - —	RIGHT-OF-WAY LINE
———	EASEMENT LINE
———	CENTERLINE
———	BOUNDARY LINE
- - - - -	MATCH LINE
———	LOT LINE
■	SURVEY MONUMENT (FOUND, AS NOTED)
▲	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401 UNLESS OTHERWISE NOTED
●	CENTERLINE MONUMENT
○	CALCULATED MONUMENT
①	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDER
MOD	MAP OF DEDICATION
PAD	PLANNED AREA DEVELOPMENT
PKWY	PARKWAY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).
$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)
!	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88).

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS PER CASE #20-09-0448R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
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REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37401
JODY ALLEN STONE
ARIZONA, U.S.A.

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

AREA 28.847 AC | SHEET 2 OF 6

Job No: 18-004-01 | Date: 7/13/2022

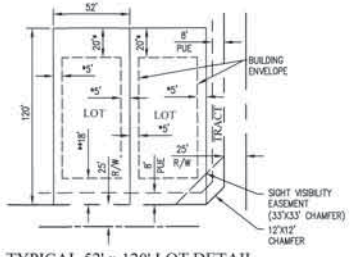
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	3,200.00'	0°14'26"	13.44'	13.44'	N55°23'10"W
C2	475.00'	53°17'29"	441.80'	426.05'	S28°51'39"E
C3	500.00'	53°17'29"	465.05'	448.47'	S28°51'39"E
C4	450.00'	52°23'52"	411.53'	397.34'	S28°24'51"E
C5	145.00'	53°17'29"	134.87'	130.06'	S28°51'39"E
C6	120.00'	53°17'29"	111.61'	107.63'	N28°51'39"W
C7	170.00'	50°37'35"	150.21'	145.37'	S27°31'42"E
C8	3,200.00'	1°46'43"	99.34'	99.34'	N54°37'01"W
C9	3,225.00'	1°07'11"	63.02'	63.02'	N54°56'48"W
C10	3,225.00'	6°10'12"	347.29'	347.12'	N49°59'05"W
C11	3,175.00'	7°27'28"	413.26'	412.97'	N50°37'43"W
C12	3,200.00'	8°21'57"	467.24'	466.83'	N51°04'58"W
C13	350.00'	16°53'03"	103.14'	102.77'	S55°20'31"E
C14	325.00'	16°31'08"	93.70'	93.38'	S55°09'33"E
C15	375.00'	17°12'03"	112.58'	112.16'	N55°30'01"W
C16	3,505.00'	0°28'27"	26.97'	26.97'	N52°54'11"W
C17	50.00'	251°05'51"	219.12'	81.36'	S7°05'08"W
C18	25.00'	69°57'43"	30.53'	28.67'	N83°28'56"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C19	25.00'	47°09'23"	20.58'	20.00'	N72°04'46"W
C20	25.00'	22°48'20"	9.95'	9.89'	S72°56'22"W
C21	3,505.00'	0°02'09"	2.20'	2.20'	N47°23'01"W
C22	3,555.00'	0°32'36"	33.71'	33.71'	N48°46'23"W
C23	3,225.00'	0°18'57"	17.77'	17.77'	N52°54'43"W
C24	3,225.00'	0°18'40"	17.51'	17.51'	N47°03'19"W
C25	375.00'	3°14'23"	21.20'	21.20'	N48°31'11"W
C26	3,175.00'	0°39'07"	36.12'	36.12'	N47°13'33"W
C27	500.00'	3°30'08"	30.56'	30.56'	S53°45'19"E
C28	450.00'	3°32'14"	27.78'	27.78'	S52°50'40"E
C29	500.00'	2°05'50"	18.30'	18.30'	S31°55'50"E
C30	450.00'	3°40'18"	28.84'	28.83'	S4°03'03"E
C31	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C32	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C33	55.00'	0°27'00"	0.43'	0.43'	S19°44'35"E
C34	55.00'	125°35'56"	120.57'	97.84'	S42°49'54"W
C35	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C36	55.00'	2°56'16"	2.82'	2.82'	N75°50'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C37	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C38	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C39	55.00'	125°24'44"	120.39'	97.75'	N47°10'06"W
C40	50.00'	17°45'10"	15.49'	15.43'	N6°39'40"E
C41	50.00'	2°53'04"	2.52'	2.52'	N0°46'23"W
C42	50.00'	14°52'06"	12.98'	12.94'	N8°06'12"E
C43	55.00'	19°39'15"	18.87'	18.77'	S79°57'09"W
C44	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C45	170.00'	7°09'31"	21.24'	21.23'	S5°47'40"E
C46	170.00'	8°16'41"	24.56'	24.54'	S48°42'09"E
C47	3,505.00'	1°10'32"	71.91'	71.91'	N54°55'07"W
C48	3,555.00'	0°35'43"	36.93'	36.93'	N55°12'32"W
C49	3,200.00'	6°49'40"	381.34'	381.12'	N50°18'50"W
C50	3,555.00'	7°00'18"	434.64'	434.37'	N52°00'14"W
C51	3,505.00'	5°45'28"	352.23'	352.09'	N50°14'41"W
C52	3,530.00'	8°08'27"	501.55'	501.13'	N51°26'10"W

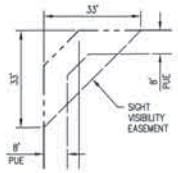


TYPICAL 52' x 120' LOT DETAIL

N.T.S.

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

**18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N10°45'21"W	28.41'
L2	N79°43'42"E	27.92'
L3	N8°15'50"W	17.16'
L4	N80°39'57"E	17.29'
L5	N55°30'23"W	37.35'
L6	S10°33'16"E	16.80'
L7	S81°17'32"W	15.81'
L8	N55°30'23"W	29.51'
L9	S6°52'35"E	18.78'
L10	N79°27'48"E	17.12'
L11	S55°30'23"E	37.14'
L12	S47°10'06"E	16.98'
L13	N81°42'42"E	16.79'
L14	S45°22'57"W	18.00'
L15	S87°52'42"W	19.14'
L16	S2°12'55"E	37.34'
L17	N4°18'45"W	11.35'
L18	N4°18'45"W	32.28'
L19	N10°16'26"W	32.28'
L20	N10°16'26"W	32.28'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N16°14'07"W	32.28'
L22	N16°14'07"W	32.28'
L23	N22°11'49"W	32.28'
L24	N22°11'49"W	32.28'
L25	N28°09'30"W	32.28'
L26	N28°09'30"W	32.28'
L27	N34°07'11"W	32.28'
L28	N34°07'11"W	32.28'
L29	N40°04'52"W	32.28'
L30	N40°04'52"W	32.28'
L31	N46°02'33"W	32.28'
L32	N46°02'33"W	32.28'
L33	N52°00'15"W	32.28'
L34	N52°00'15"W	18.96'
L35	S55°30'23"E	21.45'
L36	N10°45'21"W	9.92'
L37	N10°45'21"W	18.49'
L38	S2°12'55"E	33.70'
L39	N42°49'54"E	16.96'
L40	N2°12'55"W	8.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	N2°12'55"W	30.86'
L42	N46°53'59"W	13.56'
L43	N46°53'59"W	34.49'
L44	N47°12'39"W	9.08'
L45	N47°12'39"W	26.97'
L46	N48°08'05"W	26.97'
L47	N48°08'05"W	26.97'
L48	N49°03'31"W	26.97'
L49	N49°03'31"W	26.97'
L50	N49°58'57"W	26.97'
L51	N49°58'57"W	26.97'
L52	N50°54'23"W	26.97'
L53	N50°54'23"W	26.97'
L54	N51°49'49"W	26.97'
L55	N51°49'49"W	26.97'
L56	N52°45'14"W	26.97'
L57	S9°18'31"E	16.85'
L58	N55°30'23"W	15.07'
L59	N46°53'59"W	17.25'
L60	S47°13'55"E	34.76'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S46°53'59"E	17.25'
L62	S50°08'22"E	14.00'
L63	N46°53'59"W	30.80'
L64	S87°52'42"W	40.81'
L65	N21°28'39"E	50.17'
L66	N46°53'59"W	43.57'
L67	N21°29'39"E	25.82'
L68	S9°22'26"E	18.14'
L69	S2°12'55"E	30.80'
L70	S48°12'24"E	26.88'
L71	S49°02'41"E	26.88'
L72	S49°02'41"E	26.88'
L73	S49°52'58"E	26.88'
L74	S49°52'58"E	26.88'
L75	S50°43'15"E	26.88'
L76	S50°43'15"E	26.88'
L77	S51°33'32"E	26.88'
L78	S51°33'32"E	26.88'
L79	S52°23'49"E	26.88'
L80	S52°23'49"E	26.88'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L81	S53°14'06"E	26.88'
L82	S53°14'06"E	26.88'
L83	S54°04'23"E	26.88'
L84	S54°04'23"E	26.88'
L85	S54°54'41"E	26.88'
L86	S54°54'41"E	19.09'
L87	S55°30'23"E	34.16'
L88	N55°30'23"W	36.67'
L89	S55°30'23"E	29.51'
L90	S3°16'35"E	36.57'
L91	S2°12'55"E	15.43'
L92	S2°12'55"E	7.80'
L93	N4°18'45"W	43.63'
L94	N52°00'15"W	51.24'
L95	S26°58'07"E	44.88'
L96	S44°33'49"E	44.88'
L97	S44°33'49"E	44.88'
L98	S47°02'34"E	52.00'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA, U.S.A.
Date Signed: 7-28-22

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

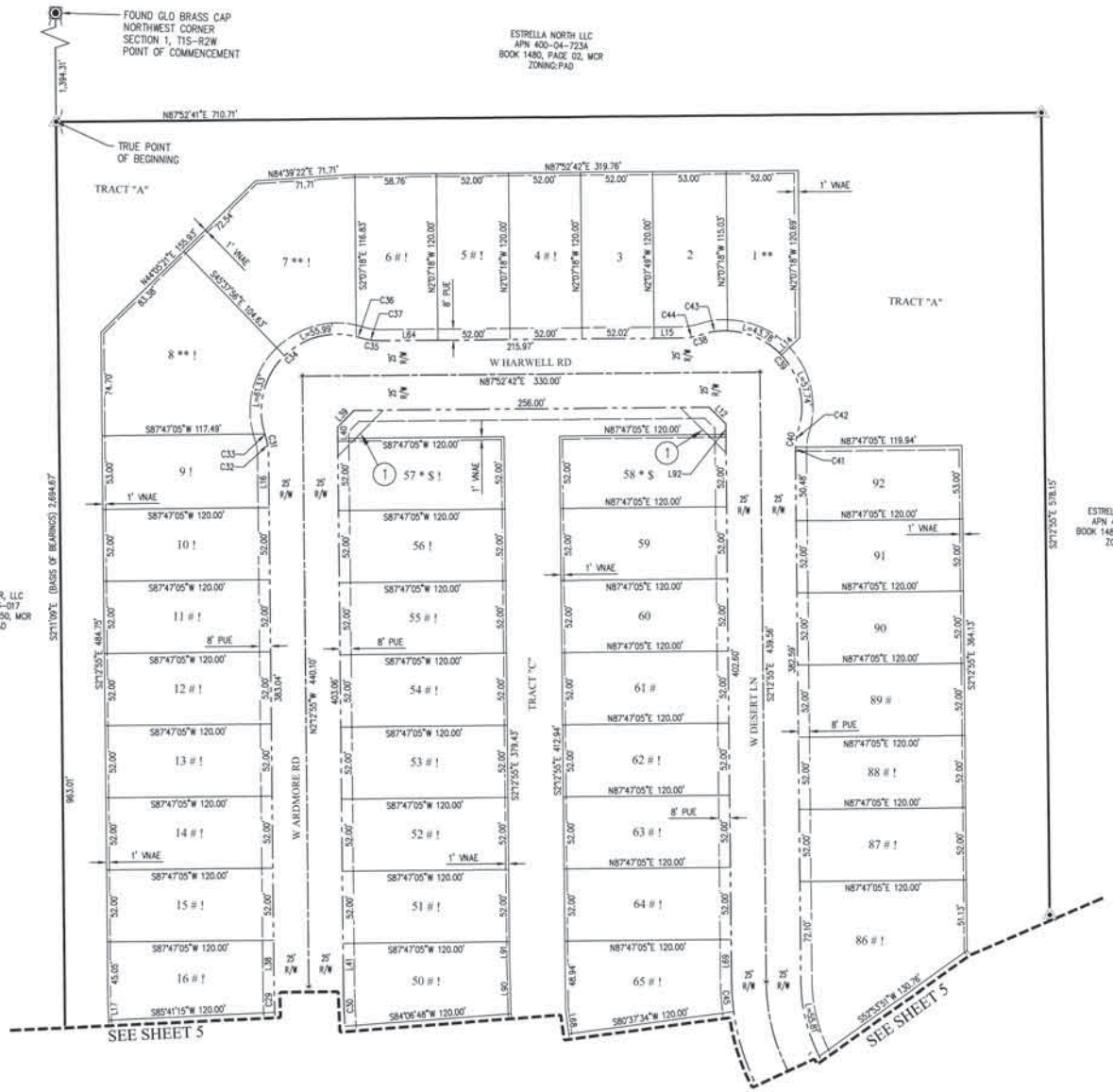
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 3 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

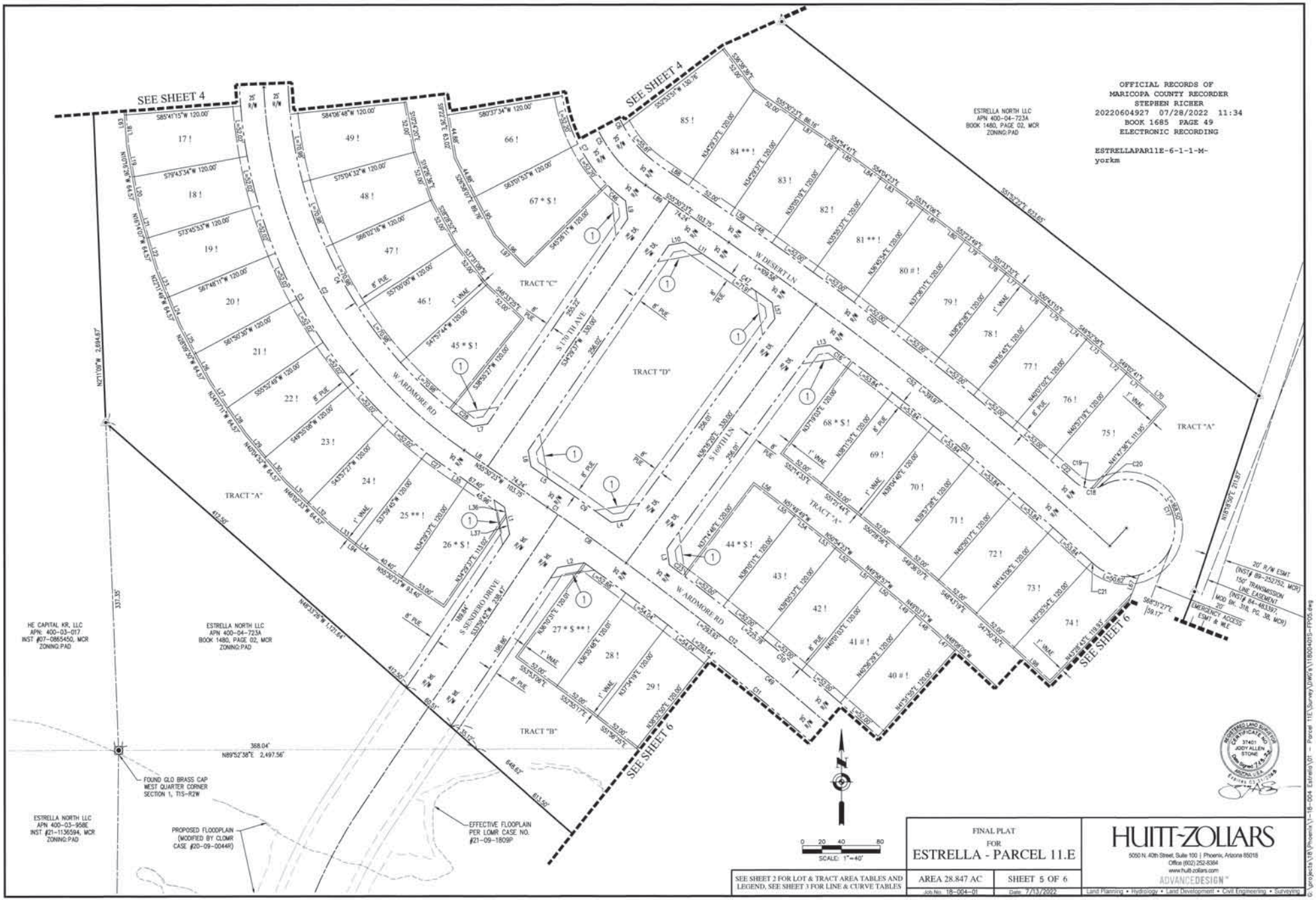
AREA 28.847 AC | SHEET 4 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA U.S.A.
Expires 03-31-2024

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SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

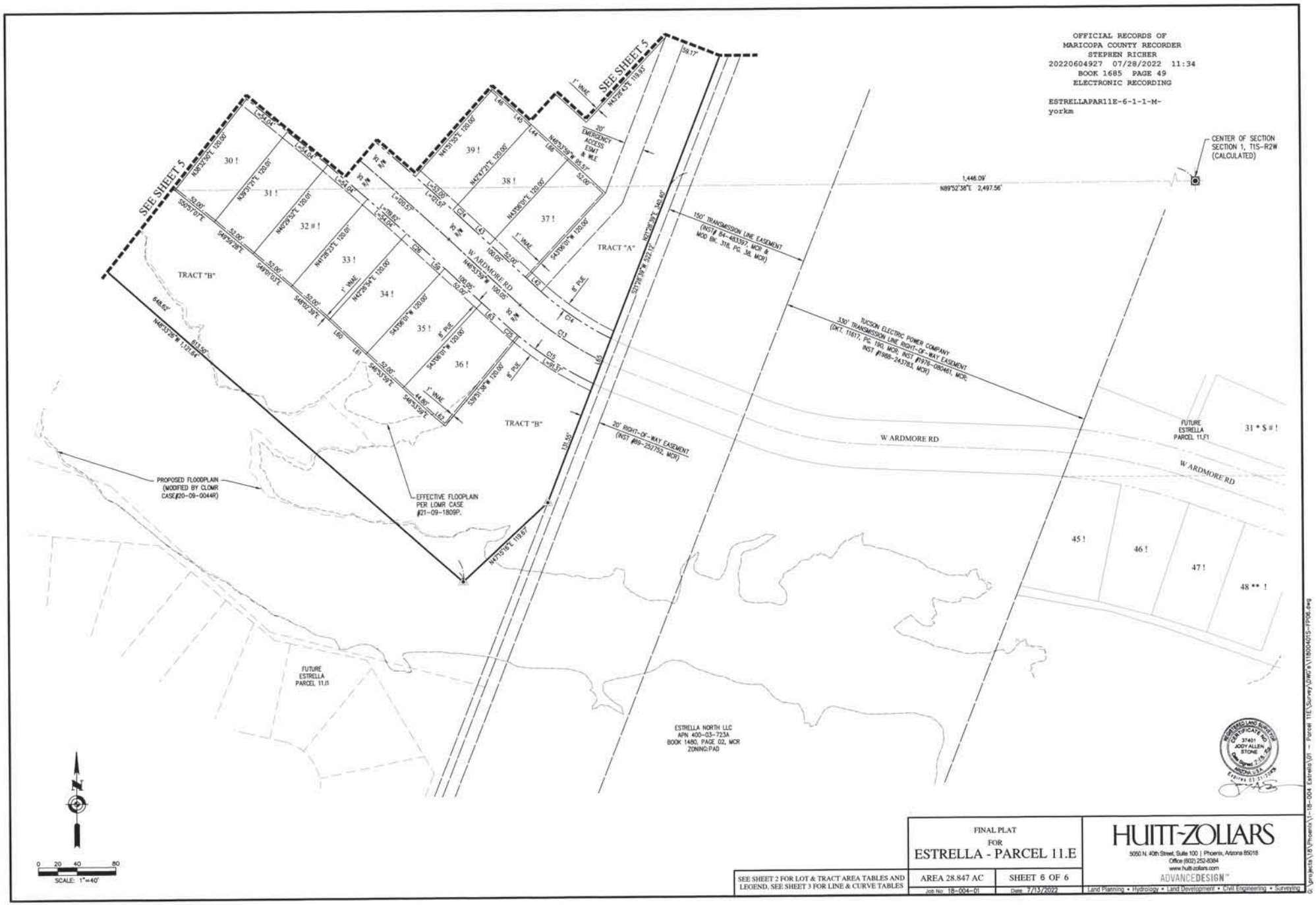
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 5 OF 6

Job No. 18-004-01 | Date: 7/13/2022

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1685 PAGE 49
ELECTRONIC RECORDING
ESTRELLAPAR11E-6-1-1-M-
yorkm
SEE SHEET 5
SEE SHEET 5
TRACT "A"
TRACT "B"
TRACT "B"
W ARDMORE RD
W ARDMORE RD
150' TRANSMISSION LINE EASEMENT (INST.# 84-483397, MCR, & MOD BK. 318, PG. 36, MCR)
330' TUCSON ELECTRIC POWER COMPANY (DKT. 11617, PG. 190, MCR, INST. #1976-080461, MCR; INST #1988-243783, MCR)
20' RIGHT-OF-WAY EASEMENT (INST #89-252752, MCR)
20' EMERGENCY ACCESS ESMT & WLE
8' PUE
1' VNAE
CENTER OF SECTION SECTION 1, T1S-R2W (CALCULATED)
1,446.09'
N89°52'38"E 2,497.56'
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R)
EFFECTIVE FLOODPLAIN PER LOMR CASE #21-09-1809P.
FUTURE ESTRELLA PARCEL 11.F1
FUTURE ESTRELLA PARCEL 11.I1
ESTRELLA NORTH LLC
APN 400-03-723A
BOOK 1480, PAGE 02, MCR
ZONING:PAD
30 !
31 !
32 # !
33 !
34 !
35 !
36 !
37 !
38 !
39 !
45 !
46 !
47 !
48 ** !
31 * S # !
SCALE: 1"=40'
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
AREA 28.847 AC
SHEET 6 OF 6
Job No. 18-004-01
Date 7/13/2022
SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES
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CERTIFICATE NO.
37401
JODY ALLEN STONE
ARIZONA U.S.A.
EXPIRES 03/31/2024
G:\projects\18\Phoenix\1-18-004 Estrella\01 - Parcel 11E\Survey\DWG's\118004015-FP06.dwg

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220606048 07/28/2022 02:26
BOOK 1686 PAGE 6
ELECTRONIC RECORDING
ESTRELLAPAR11F1-5-1-1-M-
Sotor

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.F1", A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS "A", "B", "C", "D", AND "E" AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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 OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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 AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE VEHICLE NON – ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS "A", "B", "C", AND "E" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE, AND DISPOSAL OF STORM WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND E.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON – POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT B IDENTIFIED AS SEWER ESMT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE AND ACCESS EASEMENT AREAS"). THE WASTEWATER LINE AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREAS AND THE WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREA.

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] NOTARY PUBLIC — 07/15/2022 DATE

MY COMMISSION EXPIRES: January 16, 2025

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.F1 AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: Robert J. Nisbit
TITLE: Villages Community Assn - President DATE: July 18, 2022

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona } SS
COUNTY OF Maricopa

BEFORE ME THIS 18th DAY OF July, 2022, Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore NOTARY PUBLIC — 7.18.2022 DATE

MY COMMISSION EXPIRES: January 8, 2025

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] AUTHORIZED REPRESENTATIVE — STEVEN A. STREHLOW, VICE PRESIDENT — DATE 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 20 22, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] NOTARY PUBLIC — 07/18/22 DATE

MY COMMISSION EXPIRES: January 16, 2023

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY, 2022.

BY: [signature] MAYOR (JOSEPH PIZZILLO) — ATTEST: [signature] CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] CITY ENGINEER (~~SUMEET MOHAN~~) Stephen Scinto — 7/26/22 DATE

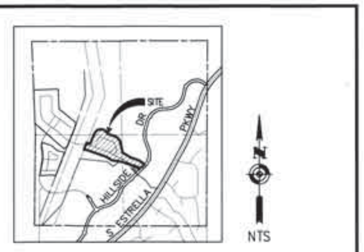


SECTIONAL / BOUNDARY & KEY MAP
NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES



VICINITY MAP
SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, SITE DATA, KEY MAP AND APPROVALS
SHEET 2	GENERAL NOTES, LOT & TRACT TABLES, LEGEND AND LEGAL DESCRIPTION
SHEET 3	ENGINEER'S NOTES, FLOODPLAIN INFO, EDU TABLE, ASSOCIATION NOTE AND LINE & CURVE TABLES
SHEET 4-5	PLAT SHEETS

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	762,880	17.513
STREET ROW	152,321	3.497
NET AREA	610,559	14.016
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	480,765	11.037
AVERAGE LOT SIZE	8,289	0.190
GROSS DENSITY	3.31 DU/ACRE	
OPEN SPACE	129,794	2.980
% OF GROSS AREA IN OPEN SPACE	17.0 %	
EXISTING ZONING	P.A.D.	

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 01°14'06" EAST (BASIS OF BEARING), BETWEEN THE FOUND GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE FOUND GLO BRASS CAP LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF FIVE (5) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] JODY ALLEN STONE, RLS — ARIZONA R.L.S. 37401 — 7-13-22 DATE

FINAL PLAT FOR ESTRELLA - PARCEL 11.F1
AREA 17.513 AC — SHEET 1 OF 5
Job No: 18-004-08 — Date: 7/13/2022

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GENERAL NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 11, 31, 32, 37, 39 AND 44). NOTED WITH AN " * ".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 11, 31, 32, 37, 39, AND 44) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 14, 15, 26, 27, 48, 49, 56, AND 58). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (LOTS 9, 14, 15, 28-31, 39 AND 40). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.F1 GRADING DESIGN, CONTRACTOR TO INSTALL REQUIRED INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (LOTS 2-16, 28-32, AND 37-58.) NOTED WITH A "I"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1, FROM WHICH A GLO BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 0° 14' 06" EAST, A DISTANCE OF 2,641.01 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH 0° 14' 06" EAST, A DISTANCE OF 1,764.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89° 45' 54" WEST, A DISTANCE OF 1,798.39 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 465.00 FEET, ALSO BEING THE **TRUE POINT OF BEGINNING**;

FOLLOWING SAID RIGHT-OF-WAY OF HILLSIDE DRIVE THE NEXT FIVE COURSES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 29' 27", AN ARC DISTANCE OF 52.68 FEET, SAID CURVE HAVING A CHORD OF SOUTH 43° 16' 22" WEST, A DISTANCE OF 52.65 FEET;

THENCE SOUTH 46° 31' 05" WEST, A DISTANCE OF 68.56 FEET;

THENCE SOUTH 89° 03' 39" WEST, A DISTANCE OF 29.47 FEET;

THENCE SOUTH 46° 29' 58" WEST, A DISTANCE OF 50.30 FEET;

THENCE SOUTH 1° 11' 53" EAST, A DISTANCE OF 26.91 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43° 29' 14" WEST, A DISTANCE OF 55.45 FEET;

THENCE NORTH 57° 22' 37" WEST, A DISTANCE OF 97.07 FEET;

THENCE NORTH 71° 16' 18" WEST, A DISTANCE OF 482.50 FEET;

THENCE NORTH 84° 30' 49" WEST, A DISTANCE OF 200.22 FEET;

THENCE NORTH 57° 26' 51" WEST, A DISTANCE OF 130.11 FEET;

THENCE NORTH 58° 44' 22" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 68° 17' 50" WEST, A DISTANCE OF 56.52 FEET;

THENCE NORTH 70° 15' 58" WEST, A DISTANCE OF 479.61 FEET;

THENCE NORTH 72° 46' 49" WEST, A DISTANCE OF 57.07 FEET;

THENCE NORTH 79° 43' 13" WEST, A DISTANCE OF 98.93 FEET, TO A POINT ON THE EAST LINE OF THE TUCSON ELECTRIC POWER COMPANY 330' RIGHT-OF-WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID EAST LINE, NORTH 21° 29' 33" EAST, A DISTANCE OF 230.79 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 68° 30' 27" EAST, A DISTANCE OF 99.02 FEET,

THENCE NORTH 23° 40' 08" EAST, A DISTANCE OF 311.48 FEET;

THENCE NORTH 32° 26' 50" EAST, A DISTANCE OF 78.48 FEET;

THENCE NORTH 44° 39' 56" EAST, A DISTANCE OF 48.90 FEET;

THENCE NORTH 66° 03' 50" EAST, A DISTANCE OF 64.32 FEET;

THENCE NORTH 88° 10' 53" EAST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 69° 59' 25" EAST, A DISTANCE OF 63.60 FEET;

THENCE SOUTH 51° 04' 11" EAST, A DISTANCE OF 42.95 FEET;

THENCE SOUTH 48° 07' 43" EAST, A DISTANCE OF 50.81 FEET;

THENCE SOUTH 38° 04' 53" EAST, A DISTANCE OF 68.67 FEET;

THENCE SOUTH 70° 15' 58" EAST, A DISTANCE OF 219.91 FEET;

THENCE SOUTH 60° 59' 46" EAST, A DISTANCE OF 80.91 FEET;

THENCE SOUTH 35° 50' 50" EAST, A DISTANCE OF 110.42 FEET;

THENCE SOUTH 13° 40' 54" EAST, A DISTANCE OF 149.11 FEET;

THENCE SOUTH 16° 52' 46" EAST, A DISTANCE OF 60.67 FEET;

THENCE SOUTH 7° 08' 37" EAST, A DISTANCE OF 153.65 FEET;

THENCE SOUTH 67° 39' 05" EAST, A DISTANCE OF 44.71 FEET;

THENCE SOUTH 61° 19' 00" EAST, A DISTANCE OF 57.68 FEET;

THENCE SOUTH 57° 43' 10" EAST, A DISTANCE OF 129.43 FEET;

THENCE SOUTH 60° 38' 07" EAST, A DISTANCE OF 34.19 FEET;

THENCE SOUTH 68° 08' 36" EAST, A DISTANCE OF 56.38 FEET;

THENCE SOUTH 71° 16' 18" EAST, A DISTANCE OF 113.56 FEET;

THENCE SOUTH 69° 35' 28" EAST, A DISTANCE OF 46.55 FEET;

THENCE SOUTH 63° 15' 27" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 56° 55' 23" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 50° 35' 19" EAST, A DISTANCE OF 36.80 FEET;

THENCE SOUTH 49° 58' 23" EAST, A DISTANCE OF 52.39 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 762,879.78 SQUARE FEET, OR 17.513 ACRES MORE OR LESS.

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS, PER CASE #20-09-044R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER / SEWER	- CITY OF GOODYEAR
FIRE / POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	3.50
PLUS AREA SUBDIVIDED INTO LOTS	11.04
AREA SUBTOTAL (3.50 + 11.04 = 14.54)	14.54
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.11

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.11
ADJUSTED GROSS DENSITY (58/17.04 = 3.40)	3.39

EDU CALCULATION

NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

LEGEND

— - - —	RIGHT-OF-WAY LINE
———	EASEMENT LINE
———	CENTERLINE
━━━	BOUNDARY LINE
- - - - - -	MATCH LINE
———	LOT LINE
—■—	SURVEY MONUMENT (FOUND, AS NOTED)
—▲—	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401, UNLESS OTHERWISE NOTED
—●—	CENTERLINE MONUMENT
—○—	CALCULATED MONUMENT
(1)	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
MOD	MAP OF DEDICATION
PAD	PLANNED AREA DEVELOPMENT
PKWY	PARKWAY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 14, 15, 26, 27, 48, 49, 56, & 58).
$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40)
I	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (2-16, 28-32, AND 37-58).

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REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE ARIZONA U.S.A.

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC | SHEET 2 OF 5

Job No: 18-004-08 | Date: 7/13/2022

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TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 * $	8,504	0.195
2 !	8,504	0.195
3 !	8,504	0.195
4 !	7,982	0.183
5 !	7,800	0.179
6 !	8,637	0.198
7 !	8,410	0.193
8 !	7,800	0.179
9 # !	8,190	0.188
10 !	8,504	0.195
11 * $!	8,458	0.194
12 !	10,347	0.238
13 !	10,236	0.235
14 ** # !	7,913	0.182
15 ** # !	7,801	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
16 !	8,622	0.198
17	10,639	0.244
18	10,638	0.244
19	7,875	0.181
20	7,800	0.179
21	7,800	0.179
22	8,229	0.189
23	10,161	0.233
24	12,530	0.288
25	14,972	0.344
26 **	12,719	0.292
27 **	7,800	0.179
28 # !	7,800	0.179
29 # !	7,800	0.179
30 # !	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
31 * $ # !	8,220	0.189
32 * $!	7,200	0.165
33	7,200	0.165
34	7,200	0.165
35	7,200	0.165
36	7,200	0.165
37 * $!	8,288	0.190
38 !	8,365	0.192
39 * $ # !	7,723	0.177
40 # !	8,248	0.189
41 !	7,200	0.165
42 !	7,200	0.165
43 !	7,200	0.165
44 * $!	7,200	0.165
45 !	8,686	0.199

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
46 !	7,988	0.183
47 !	7,330	0.168
48 ** !	7,200	0.165
49 ** !	7,200	0.165
50 !	7,200	0.165
51 !	7,200	0.165
52 !	7,200	0.165
53 !	7,200	0.165
54 !	7,200	0.165
55 !	7,904	0.181
56 ** !	7,641	0.175
57 !	7,200	0.165
58 ** !	7,200	0.165

RIGHT-OF-WAY AREA TABLE		
ROW	AREA (SF)	AREA (ACRE)
ROW	152,321	3.497

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	465.00'	6°29'27"	52.68'	52.65'	N43°16'22"E
C2	500.00'	21°36'06"	188.51'	187.39'	N60°28'16"W
C3	500.00'	13°33'08"	118.27'	117.99'	S64°29'44"E
C4	500.00'	9°55'55"	86.67'	86.56'	N62°41'07"W
C5	400.00'	10°12'14"	71.24'	71.14'	S62°32'58"E
C6	405.00'	12°49'08"	90.61'	90.42'	N63°51'25"W
C7	600.00'	13°26'15"	140.72'	140.39'	N76°59'06"W
C8	100.00'	56°35'05"	98.76'	94.79'	N41°58'26"W
C9	254.58'	33°57'55"	150.92'	148.72'	S46°32'07"W
C10	100.00'	44°56'46"	78.45'	76.45'	N8°47'29"E
C11	525.00'	21°54'51"	200.80'	199.58'	S60°18'53"E
C12	475.00'	21°36'06"	179.08'	178.02'	S60°28'16"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C13	475.00'	13°33'08"	112.35'	112.09'	S64°29'44"E
C14	525.00'	13°33'08"	124.18'	123.89'	S64°29'44"E
C15	525.00'	9°55'55"	91.01'	90.89'	N62°41'07"W
C16	475.00'	9°55'55"	82.34'	82.24'	N62°41'07"W
C17	375.00'	10°12'14"	66.78'	66.70'	N62°32'58"W
C18	425.00'	10°12'14"	75.69'	75.59'	N62°32'58"W
C19	430.00'	10°23'58"	78.05'	77.94'	N65°03'59"W
C20	380.00'	12°49'08"	85.02'	84.84'	N63°51'25"W
C21	625.00'	12°48'57"	139.80'	139.51'	N76°40'27"W
C22	575.00'	14°06'54"	141.65'	141.30'	N77°19'26"W
C23	55.00'	150°41'16"	144.65'	106.42'	N80°59'14"W
C24	50.00'	64°37'23"	56.39'	53.45'	N37°57'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C25	125.00'	56°35'05"	123.45'	118.49'	N41°58'26"W
C26	75.00'	56°35'05"	74.07'	71.10'	S41°58'26"E
C27	279.58'	27°22'43"	133.60'	132.33'	S43°14'31"W
C28	243.00'	23°21'50"	99.09'	98.40'	N41°14'04"E
C29	20.00'	33°40'41"	11.76'	11.59'	S12°42'49"W
C30	20.00'	36°07'02"	12.61'	12.40'	N49°19'23"E
C31	88.42'	44°56'46"	69.36'	67.60'	S8°47'29"W
C32	125.00'	44°56'46"	98.06'	95.56'	N8°47'29"E
C33	20.42'	113°24'07"	40.42'	34.13'	S70°22'58"E

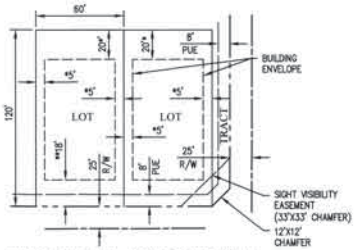
LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	68.56'	S46°31'05"W
L2	29.47'	S89°03'39"W
L3	50.30'	S46°29'58"W
L4	26.91'	S1°11'53"E
L5	55.45'	N43°29'14"W
L6	97.07'	N57°22'37"W
L7	130.11'	N57°26'51"W
L8	57.04'	N58°44'22"W
L9	56.52'	N68°17'50"W
L10	57.07'	N72°46'49"W
L11	98.93'	N79°43'13"W
L12	99.02'	S68°30'27"E
L13	78.48'	N32°26'50"E
L14	48.90'	N44°39'56"E
L15	64.32'	N66°03'50"E
L16	86.30'	N88°10'53"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L17	63.60'	S69°59'25"E
L18	42.95'	S51°04'11"E
L19	50.81'	S48°07'43"E
L20	68.67'	S38°04'53"E
L21	80.91'	S60°59'46"E
L22	110.42'	S35°50'50"E
L23	149.11'	S13°40'54"E
L24	60.67'	S16°52'46"E
L25	153.65'	S7°08'37"E
L26	44.71'	S67°39'05"E
L27	57.68'	S61°19'00"E
L28	129.43'	S57°43'10"E
L29	34.19'	S60°38'07"E
L30	56.38'	S68°08'36"E
L31	113.56'	S71°16'18"E
L32	46.55'	S69°35'28"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L33	73.59'	S63°15'27"E
L34	73.59'	S56°55'23"E
L35	36.80'	S50°35'19"E
L36	52.39'	S49°58'23"E
L37	6.65'	N49°40'13"W
L38	32.25'	N57°26'51"W
L39	20.19'	N57°26'51"W
L40	30.07'	N70°15'56"W
L41	30.07'	S23°40'08"W
L42	66.64'	S29°33'09"W
L43	53.79'	N13°40'54"W
L44	6.48'	N49°21'28"W
L45	3.94'	S48°59'09"E
L46	16.76'	S75°14'34"W
L47	14.46'	N1°24'34"W
L48	17.54'	S66°42'05"W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L49	16.38'	N23°17'55"W
L50	62.85'	N22°20'55"E
L51	64.67'	N22°20'55"E
L52	36.25'	N50°36'05"W
L53	57.31'	N68°08'36"W
L54	35.10'	N60°38'07"W
L55	36.24'	N67°39'05"W
L56	50.79'	N45°51'36"E
L57	78.52'	N46°54'04"E
L58	21.44'	N19°44'02"E
L59	17.54'	N66°42'05"E
L60	19.44'	S22°14'23"W
L61	106.16'	S7°08'37"E
L62	76.65'	N32°26'50"E
L63	77.86'	S61°00'00"E
L64	45.94'	N44°39'56"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L65	70.67'	S38°04'53"E
L66	115.10'	S71°16'18"E
L67	56.81'	S81°19'01"E
L68	58.19'	N66°03'50"E
L69	82.41'	N88°10'53"E
L70	49.67'	S48°07'43"E
L71	18.08'	S13°40'54"E
L72	60.00'	S69°59'25"E
L73	45.77'	N69°36'18"W
L74	41.03'	S51°04'11"E

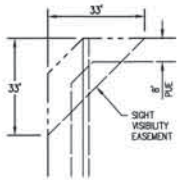


TYPICAL 60' x 120' LOT DETAIL

N.T.S.

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC

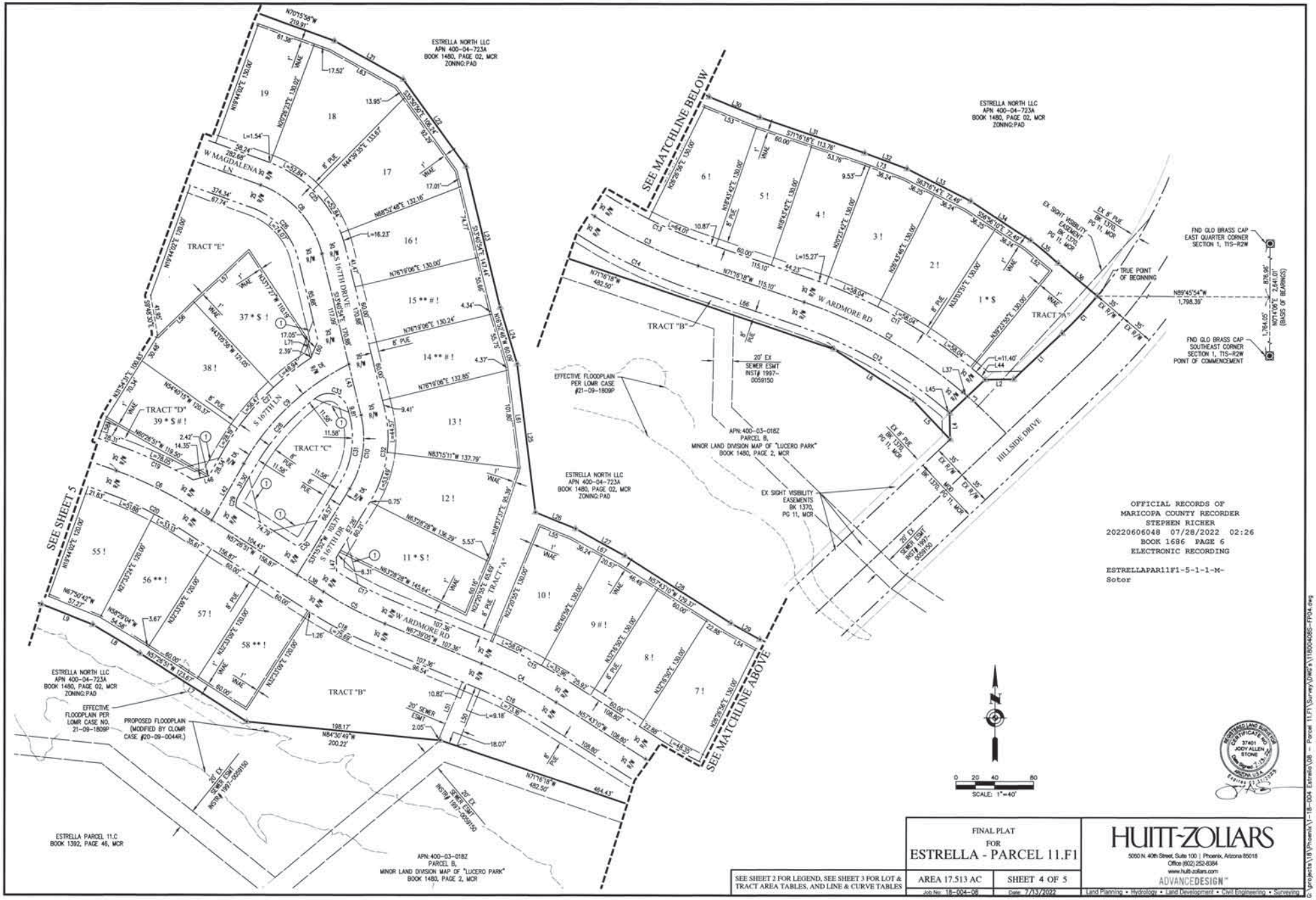
SHEET 3 OF 5

Job No: 18-004-08

Date: 7/13/2022

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MARICOPA COUNTY RECORDER
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BOOK 1686 PAGE 6
ELECTRONIC RECORDING

ESTRELLAPAR11F1-5-1-1-M-
Sotor

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN STONE
ARIZONA U.S.A.
Expires 9/30/2023

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

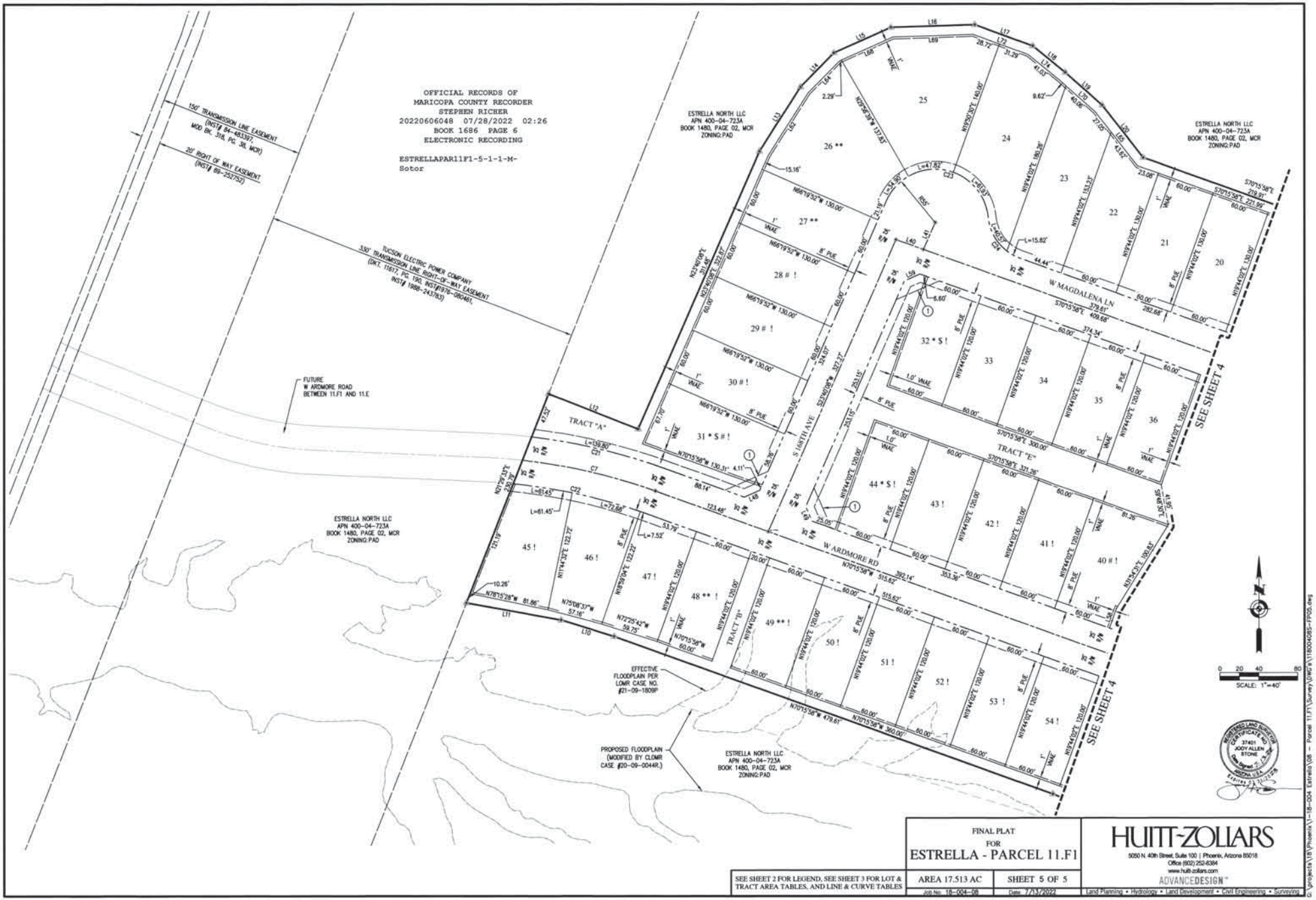
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC | SHEET 4 OF 5

Job No. 18-004-08 | Date: 7/13/2022

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1686 PAGE 6
ELECTRONIC RECORDING
ESTRELLAPAR11F1-5-1-1-M-
Sotor
150' TRANSMISSION LINE EASEMENT (INST# 84-483397, MOD BK. 318, PG. 38, MOR)
20' RIGHT OF WAY EASEMENT (INST# 89-252752)
330' TUCSON ELECTRIC POWER COMPANY TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (DKT. 11617, PG. 190, INST#1978-080481, INST# 1986-243783)
FUTURE W ARDMORE ROAD BETWEEN 11.F1 AND 11.E
ESTRELLA NORTH LLC APN 400-04-723A BOOK 1480, PAGE 02, MCR ZONING:PAD
TRACT "A"
TRACT "B"
TRACT "E"
S 168TH AVE
W MAGDALENA LN
W ARDMORE RD
SEE SHEET 4
EFFECTIVE FLOODPLAIN PER LOMR CASE NO. #21-09-1809P
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R.)
SCALE: 1"=40'
REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
AREA 17.513 AC
SHEET 5 OF 5
Job No. 18-004-08
Date: 7/13/2022
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ELECTRONIC RECORDING

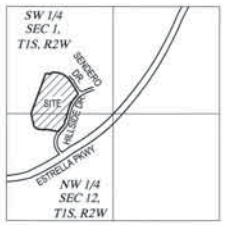
ESTRELLAPAR11H-4-1-1-M-
Yorkm

FINAL PLAT
FOR
ESTRELLA PARCEL 11.H

A PORTION OF THE SOUTH HALF OF SECTION 1 , AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA



KEY MAP
NTS



N

VICINITY MAP
NTS

SHEET INDEX

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

OWNER/DEVELOPER

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

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.

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.

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.

PUBLIC UTILITIES

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

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)

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.H", A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY") IN FEE, THE STREETS (RW) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D AND E INCLUSIVE, AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (THE "ASSOCIATION") PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED IN 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 HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND C INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, & C.

OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, THE ASSOCIATION AND ITS MEMBERS, AND THE ESTRELLA JOINT COMMITTEE, INC. AND ITS MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR. NOT TO BE REASONABLY WITHHELD.

OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES, A NON-EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND A NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE "SEWER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER 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 SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (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 AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. 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. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

OWNER HEREBY DECLARES ALL TRACTS INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES AND CONVEYS TO THE ASSOCIATION ALL SUCH TRACTS, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

DEDICATION (CONTINUED)

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, THEREUNTO DULY AUTHORIZED. THIS 17th DAY OF NOVEMBER 2021.

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: T.P.Brislin
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 17th DAY OF November, 2021, BY Timothy P. Brislin THE Authorized Representative OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 580968
Expires January 08, 2025

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
BCF	BRASS CAP FLUSH
COGY	CITY OF GOODYEAR
DOC	DOCUMENT
ESMT	EASEMENT
EX	EXISTING
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SE	SEWER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
*	INDICATES SINGLE STORY STRUCTURE
**	INDICATES NON-LIVING SPACE POSITIONING
$	INDICATES DRIVEWAY POSITIONING
———	BOUNDARY LINE
———	EASEMENT LINE
———	LOT OR TRACT LINES
- - -	RIGHT-OF-WAY LINE
———	SECTION LINE

RATIFICATION AND CONSENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, AND E AND THE DEDICATION OF THE EASEMENTS REFLECTED HEREON, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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 17th DAY OF November 2021

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: [signature]

NAME: Brad Ketterhagen

ITS: President

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 17th DAY OF November 2021, BY

W.B. Ketterhagen THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 580968
Expires January 08, 2025

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 13TH DAY OF SEPTEMBER, 2021.

BY: Georgia Lord
MAYOR GEORGIA LORD

ATTEST: Darcie McCracken
CLERK DARCIE 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

Sumeet Mohan
CITY ENGINEER SUMEET MOHAN

NOVEMBER 22ND, 2021
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

UNOFFICIAL DOCUMENT

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.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
48932
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	1 OF 4

FINAL PLAT

ESTRELLA PARCEL 11.H

GOODYEAR, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING

ESTRELLAPAR11H-4-1-1-M-
Yorkm

WOOD PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,976	0.1372
LOT 2	5,976	0.1372
LOT 3	5,571	0.1279
LOT 4	5,606	0.1287
LOT 5	5,701	0.1309
LOT 6	5,524	0.1268
LOT 7	5,751	0.1320
LOT 8	5,953	0.1367
LOT 9	6,230	0.1430
LOT 10	6,230	0.1430
LOT 11	5,766	0.1324
LOT 12	5,546	0.1273
LOT 13	5,405	0.1241
LOT 14	5,405	0.1241
LOT 15	6,450	0.1481
LOT 16	5,567	0.1278
LOT 17	5,546	0.1273
LOT 18	5,546	0.1273
LOT 19	5,546	0.1273
LOT 20	5,546	0.1273
LOT 21	5,546	0.1273
LOT 22	5,546	0.1273
LOT 23	5,546	0.1273
LOT 24	5,550	0.1274
LOT 25	5,550	0.1274
LOT 26	5,550	0.1274
LOT 27	5,550	0.1274
LOT 28	6,045	0.1388
LOT 29	6,113	0.1403
LOT 30	6,114	0.1403
LOT 31	6,070	0.1393
LOT 32	5,552	0.1275
LOT 33	6,083	0.1396
LOT 34	7,297	0.1675
LOT 35	6,803	0.1562
LOT 36	5,605	0.1287
LOT 37	5,554	0.1275
LOT 38	5,954	0.1367
LOT 39	6,139	0.1409
LOT 40	5,559	0.1276
LOT 41	5,546	0.1273
LOT 42	5,546	0.1273
LOT 43	5,546	0.1273
LOT 44	5,546	0.1273
LOT 45	5,835	0.1340
LOT 46	5,928	0.1361
LOT 47	5,910	0.1357
LOT 48	5,910	0.1357
LOT 49	5,910	0.1357
LOT 50	5,617	0.1290
LOT 51	5,546	0.1273
LOT 52	5,817	0.1335
LOT 53	6,341	0.1456
LOT 54	5,716	0.1312
LOT 55	9,499	0.2181
LOT 56	8,833	0.2028

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 57	5,745	0.1319
LOT 58	5,869	0.1347
LOT 59	6,235	0.1431
LOT 60	6,235	0.1431
LOT 61	6,020	0.1382
LOT 62	6,020	0.1382
LOT 63	6,020	0.1382
LOT 64	5,799	0.1331
LOT 65	5,552	0.1275
LOT 66	5,546	0.1273
LOT 67	5,546	0.1273

LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°55'01"E	28.57'
L2	N78°58'19"E	50.02'
L3	N34°40'39"E	27.19'
L4	S65°24'15"W	25.75'
L5	S20°53'47"E	28.54'
L6	S89°06'33"W	14.60'
L7	N54°50'30"W	27.04'
L8	N78°43'15"E	16.74'
L9	N60°02'05"W	20.81'
L11	N88°44'50"W	33.94'
L12	N48°16'56"W	18.13'
L13	N33°31'08"W	14.14'
L14	S38°22'00"W	20.00'
L15	S87°12'22"W	20.00'
L16	S48°16'18"W	17.64'
L17	S33°31'08"E	16.97'
L19	S18°34'04"E	17.06'
L20	N73°40'04"E	17.35'
L21	S29°57'55"W	26.48'
L22	S11°10'35"E	17.23'
L23	S66°56'37"W	16.97'
L24	N23°03'23"W	16.97'
L25	N23°03'23"W	16.97'
L26	N06°33'56"W	20.00'
L27	S66°56'37"W	16.97'
L28	N43°04'09"W	16.78'
L29	N38°52'14"W	20.00'
L30	N46°16'45"E	16.96'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°54'34"	460.00'	440.84'	N69°26'29"W	424.16'
C2	7°47'51"	460.00'	62.60'	N38°05'17"W	62.55'
C3	34°37'53"	735.00'	444.26'	S32°38'47"W	437.53'
C4	18°43'11"	465.00'	151.93'	N34°10'52"E	151.25'
C5	42°28'06"	250.00'	185.30'	N08°43'52"E	181.09'
C6	12°22'20"	500.00'	107.97'	N84°42'18"W	107.76'
C7	21°28'08"	300.00'	112.41'	N22°12'56"E	111.76'
C8	13°12'53"	400.00'	92.26'	N61°26'57"W	92.05'
C9	8°01'18"	200.00'	28.00'	S64°02'44"E	27.98'
C10	8°01'18"	500.00'	70.00'	S25°57'16"W	69.95'
C11	11°00'24"	200.00'	38.42'	S27°26'49"W	38.36'
C12	20°41'27"	600.00'	216.67'	S11°35'54"W	215.50'
C13	20°41'27"	450.00'	162.51'	N78°24'06"W	161.62'
C14	3°53'03"	375.00'	25.42'	N66°06'51"W	25.42'
C15	42°28'06"	225.00'	166.77'	N08°43'52"E	162.98'
C16	3°54'46"	275.00'	18.78'	N10°32'48"W	18.78'
C17	10°03'03"	525.00'	92.09'	N83°32'39"W	91.98'
C18	17°45'10"	50.00'	15.49'	S87°23'43"E	15.43'
C19	125°30'20"	55.00'	120.48'	N33°31'08"W	97.79'
C20	17°45'10"	50.00'	15.49'	S20°21'27"W	15.43'
C21	9°48'30"	475.00'	81.31'	N83°35'23"W	81.21'
C22	21°28'08"	275.00'	103.04'	N22°12'56"E	102.44'
C23	21°28'08"	325.00'	121.78'	N22°12'56"E	121.07'
C24	11°44'20"	425.00'	87.07'	N62°11'13"W	86.92'
C25	2°48'37"	175.00'	8.58'	S66°39'04"E	8.58'
C26	18°03'05"	275.00'	86.64'	N15°52'11"E	86.28'
C27	3°53'54"	225.00'	15.31'	S66°06'26"E	15.31'
C28	11°00'24"	225.00'	43.22'	S27°26'49"W	43.16'
C29	11°00'24"	175.00'	33.62'	S27°26'49"W	33.57'
C30	250°31'44"	50.00'	218.63'	N13°19'15"W	81.66'
C31	8°01'18"	475.00'	66.50'	S25°57'16"W	66.45'
C32	8°01'18"	525.00'	73.50'	S25°57'16"W	73.44'
C33	70°31'44"	25.00'	30.77'	N78°40'45"E	28.87'
C34	20°41'27"	625.00'	225.70'	S11°35'54"W	224.48'
C35	18°47'08"	575.00'	188.53'	S12°33'03"W	187.68'
C36	20°18'57"	475.00'	168.43'	N78°12'52"W	167.54'
C37	48°11'23"	25.00'	21.03'	N25°20'52"E	20.41'
C38	276°22'46"	50.00'	241.19'	S88°44'50"E	66.67'
C39	48°11'23"	25.00'	21.03'	S22°50'31"E	20.41'
C40	3°53'03"	350.00'	23.73'	N66°06'51"W	23.72'
C41	3°53'03"	400.00'	27.12'	N66°06'51"W	27.11'
C42	20°16'40"	425.00'	150.41'	N78°11'43"W	149.63'
C43	7°25'17"	400.00'	51.81'	S67°52'58"E	51.77'
C44	90°00'00"	36.58'	57.46'	N33°31'08"W	51.73'
C45	39°37'43"	108.79'	75.24'	S87°52'14"E	73.75'

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET	3.89
PLUS AREA SUBDIVIDED INTO LOTS	9.10
AREA SUBTOTAL	12.99
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	15.28

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	67
DIVIDED BY ADJUSTED GROSS AREA	15.28
ADJUST GROSS DENSITY	4.38

EDU CALCULATION

NUMBER OF DWELLING UNITS	67
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (67 x 0.82)	54.94

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BOUNDARY	1,093,747	25.1090
RIGHT OF WAY	169,336	3.8874

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY	USE
TRACT A	34,463	0.7912	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT B	248,465	5.7040	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT, IRRIGATION AND DRAINAGE
TRACT C	236,293	5.4245	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT D	4,182	0.0960	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION
TRACT E	4,810	0.1104	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 1 AND SECTION 12, 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, A 2.5-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 SOUTH LINE OF SAID SECTION 1, SOUTH 89°30'18" EAST, A DISTANCE OF 568.33 FEET, TO THE EASTERLY LINE OF THAT CERTAIN ELECTRIC EASEMENT, RECORDED AS DOCUMENT NO. 1988-243783, MARICOPA COUNTY RECORDS (MCR) AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 21°29'29" EAST, A DISTANCE OF 1,025.08 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 78°40'08" EAST, A DISTANCE OF 64.23 FEET;

THENCE SOUTH 56°55'01" EAST, A DISTANCE OF 28.57 FEET;

THENCE NORTH 78°58'19" EAST, A DISTANCE OF 50.02 FEET;

THENCE NORTH 34°40'39" EAST, A DISTANCE OF 27.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06°53'46" EAST, THROUGH A CENTRAL ANGLE OF 54°54'34", A DISTANCE OF 440.84 FEET, TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SENDERO DRIVE, AS SHOWN ON ESTRELLA – HILLSIDE DRIVE & SENDERO DRIVE MAP OF DEDICATION, RECORDED IN BOOK 1370, PAGE 11, MCR, AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SENDERO DRIVE, SOUTHEASTERLY ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 7°47'51", A DISTANCE OF 62.60 FEET, TO THE CURVES END;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 124.70 FEET;

THENCE SOUTH 29°36'55" EAST, A DISTANCE OF 150.48 FEET;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 86.82 FEET;

THENCE SOUTH 08°31'47" WEST, A DISTANCE OF 48.49 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE AS SHOWN ON SAID MAP OF DEDICATION, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SENDARO DRIVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 40°02'16" EAST, THROUGH A CENTRAL ANGLE OF 34°37'53", A DISTANCE OF 444.26 FEET, TO THE CURVES END;

THENCE SOUTH 15°19'51" WEST, A DISTANCE OF 217.85 FEET;

THENCE SOUTH 65°24'15" WEST, A DISTANCE OF 25.75 FEET;

THENCE SOUTH 19°17'40" WEST, A DISTANCE OF 50.39 FEET;

THENCE SOUTH 20°53'47" EAST, A DISTANCE OF 28.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 65°10'44" WEST, THROUGH A CENTRAL ANGLE OF 18°43'11", A DISTANCE OF 151.93 FEET, TO THE CURVES END;

THENCE SOUTH 43°32'27" WEST, A DISTANCE OF 123.95 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 78°39'00" WEST, A DISTANCE OF 290.49 FEET;

THENCE SOUTH 82°55'43" WEST, A DISTANCE OF 87.44 FEET;

THENCE NORTH 77°24'14" WEST, A DISTANCE OF 144.47 FEET;

THENCE NORTH 54°56'42" WEST, A DISTANCE OF 92.26 FEET;

THENCE NORTH 11°55'00" WEST, A DISTANCE OF 323.64 FEET, TO THE POINT OF BEGINNING.

ESTRELLA - PARCEL H
SITE DATA TABLE

TOTAL GROSS AREA	1,093,746.73	SF	25.11
TOTAL STREET AREA	169,335.90	SF	3.89
TOTAL NET AREA	924,410.83	SF	21.22
LOT SIZE, MINIMUM	47' X 115'		
LOT AREA, MINIMUM	5,405 SQ FT		
TOTAL NUMBER OF LOTS	67		
TOTAL AREA SUBDIVIDED INTO LOTS	396,257.31	SF	9.10
DENSITY(GROSS ACREAGE)	2.67		DU/AC
ONSITE OPEN SPACE /LANDSCAPE			12.12
PERCENT OPEN SPACE /LANDSCAPE	48.29%		
EXISTING ZONE	LUCERO PAD		

TYPICAL 47' X 115' LOT DETAIL

NTS

SETBACK 20'* · 47' · 47' · 8' PUE · 5' SETBACK · 6' SETBACK · 115' · LOT · LOT · TRACT · 8' PUE · 18'** SETBACK · 25' R/W · 33'x33' SVE · 12'x12' CHAMFER · LOCAL STREET · 25' R/W

NOTES

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH AN "✱"
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH A "$"
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (7, 12, 19, 33, 34, 35, 42 AND 50). NOTED WITH AN "✱✱"
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (7, 11, 12, 19, 20-27, 58, 63, 64 AND 65). NOTED WITH A "#"
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.H GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES.
19. 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.

REGISTERED LAND SURVEYOR · CERTIFICATE NO. 48602 · GABRIEL S. RICE · EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	2 OF 4

UNOFFICIAL DOCUMENT



WOOD PATEL

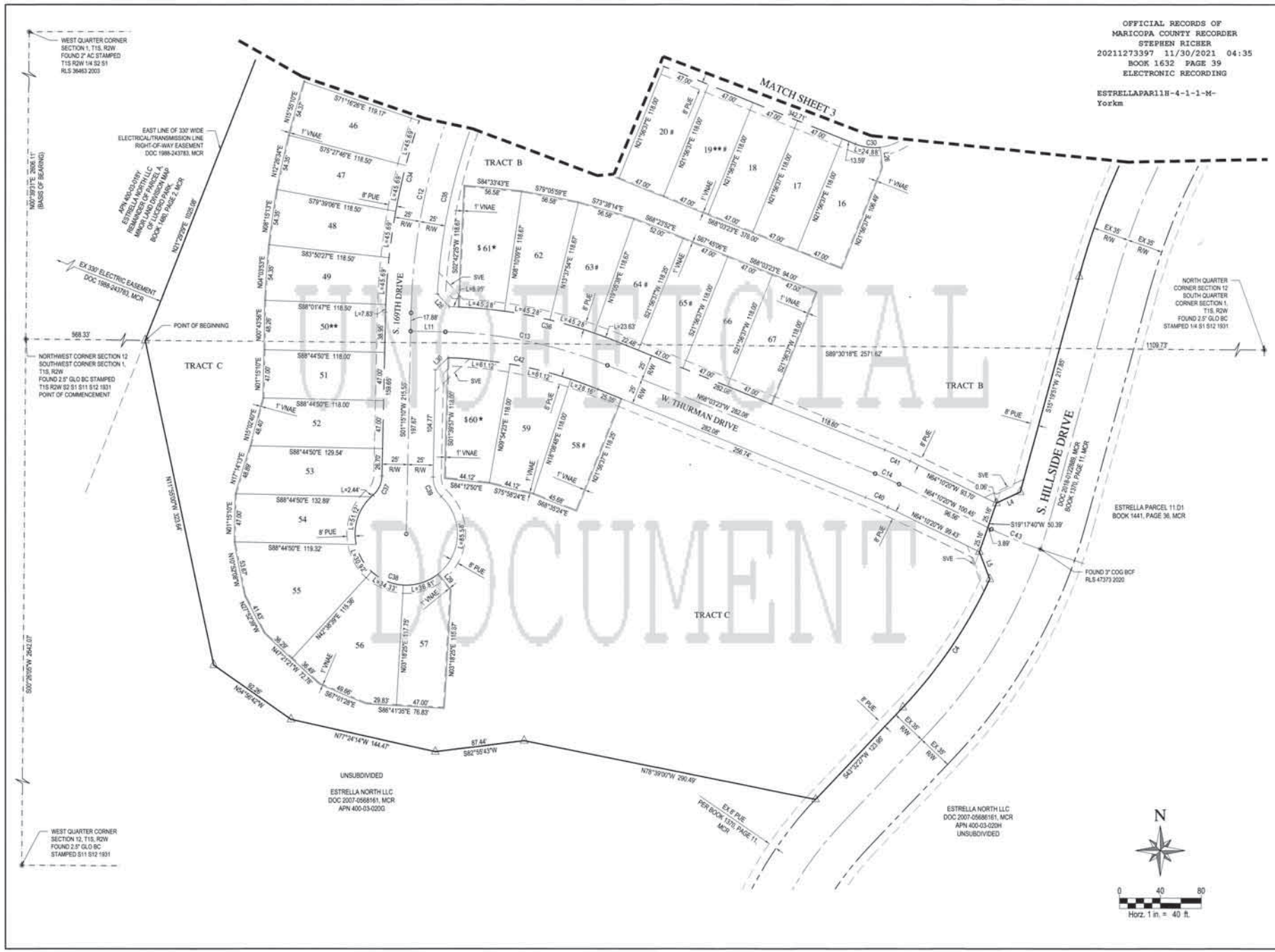
Wood, Patel & Associates, Inc.
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Water Resources
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Construction Management
602.335.8500
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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE
49932
GABRIEL S. RIOS
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	3 OF 4



UNOFFICIAL DOCUMENT

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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
49932
EXPIRES 10-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	4 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/28/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers

FINAL PLAT
FOR
ESTRELLA PARCEL 11.I1

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

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.I1", 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.I1" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH C INCLUSIVE AND IN LOTS DESIGNATED AS "PUE", AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

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

ESTRELLA NORTH LLC, A DELAWARE, LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS AREAS, THE STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC., AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

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

IN WITNESS WHEREOF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS DAY 15th OF July 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

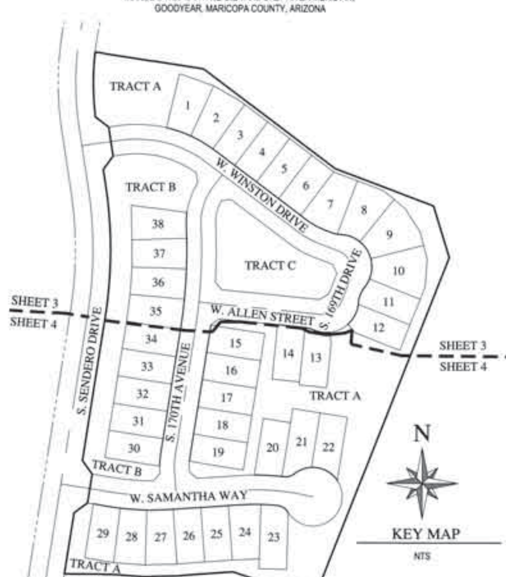
BY: EMR HARVARD LLC, AN ARIZONA LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]

NAME: Arthur W. Mellor

TITLE: Asst. Treasurer



KEY MAP
NTS

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY 2022, BY ARTHUR W. MELLOR, THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: Brytt Hewson Brytt Adamson

MY COMMISSION EXPIRES: January 16, 2023

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.I1" 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 18 DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President

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: [signature] V.P.
AUTHORIZED REPRESENTATIVE
STEVEN A. STRAHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

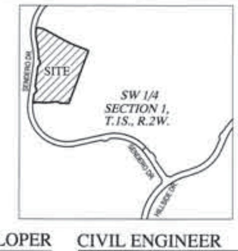
STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strahlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC: Brytt Hewson Brytt Adamson

MY COMMISSION EXPIRES: January 16, 2023



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

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

CIVIL ENGINEER

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

SHEET INDEX

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

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

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.

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 18th DAY OF July, 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: Laurie McCracken
CLERK DARCIE McCRACKEN

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto — 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.

[signature]

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

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www.woodpatel.com

FINAL PLAT
ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	1 OF 4

WOOD PATEL
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FINAL PLAT
ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

TRACT AREA TABLE

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

LOT AREA TABLE

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

LOT AREA TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°54'59"E	28.28'
L2	N08°54'59"E	50.00'
L3	N36°05'01"W	28.28'
L4	N08°47'00"W	26.64'
L5	N36°13'00"E	28.28'
L6	N08°47'00"W	50.00'
L7	N53°30'40"W	28.15'
L8	N71°33'56"W	46.29'
L9	S85°51'33"W	46.54'
L10	S85°06'00"W	47.81'
L11	S88°45'45"W	55.62'
L12	N85°53'02"W	55.87'
L17	N42°01'28"W	20.00'
L18	N06°26'41"W	20.00'
L19	S58°35'56"W	19.14'
L20	N40°16'11"W	17.26'
L21	N80°23'46"E	16.47'
L22	N23°55'51"W	16.85'
L23	N51°40'56"E	17.26'
L24	S49°08'27"E	16.97'
L25	S42°36'09"W	16.45'
L26	N09°03'14"W	17.23'

AREA TABLE

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

CURVE TABLE

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

ESTRELLA - PARCEL I.1
SITE DATA TABLE

TOTAL GROSS AREA	404,462.54 SQ FT	9.29 AC
TOTAL STREET AREA	90,615.63 SQ FT	2.08 AC
TOTAL NET AREA	313,846.91 SQ FT	7.20 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'	
MINIMUM LOT SIZE	4,230 SQ FT	
AVERAGE LOT SIZE	4,645 SQ FT	
TOTAL NUMBER OF LOTS	38	
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69 SQ FT	4.05 AC
DENSITY(GROSS ACREAGE)	4.09	DU/AC
ONSITE OPEN SPACE /LANDSCAPE	137,304.10 SQ FT	3.15 AC
PERCENT OPEN SPACE /LANDSCAPE	33.95%	
ACTIVE OPEN SPACE	21,283.94 SQ FT 0.49 AC	15.50%
PASSIVE OPEN SPACE	116,020.16 SQ FT 2.66 AC	84.50%
EXISTING ZONING	LUCERO PAD	

CALCULATION OF ADJUSTED GROSS AREA

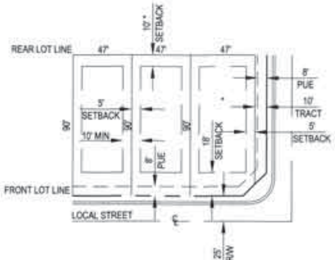
AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27

EDU CALCULATION

NUMBER OF DWELLING UNITS	38
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16



TYPICAL 47' X 90' LOT DETAIL
NTS

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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)

NOTES

1. 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.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 19, 29, 30 AND 38) NOTED WITH A "$"
15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (4, 26, 27 AND 36). NOTED WITH AN "**"
16. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (15, 16, 27, 28, 33 AND 34). NOTED WITH A "#"
17. ALL LOTS IN ESTRELLA PARCEL 11.I1 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I1 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.
18. 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.
19. PARCEL 11.E, SENDERO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.I1.

REGISTERED LAND SURVEYOR, CERTIFICATE NO. 48602, GABRIEL S. RIOS, ARIZONA, 7-14-2022, EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	2 OF 4

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FINAL PLAT

ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RICE
EXPIRES 10-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	3 OF 4

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LEGEND

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

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FINAL PLAT

ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
7-14-22
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	4 OF 4

FINAL PLAT
FOR
ESTRELLA PARCEL 11.I2

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

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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.I2", 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.I2", 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 PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY 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.

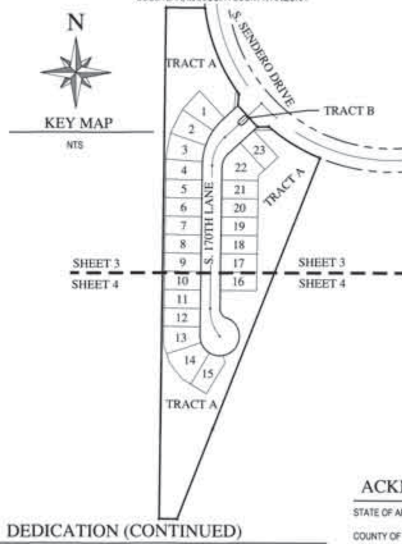
ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "ESVAE" AS SHOWN ON THIS PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "ACCESS 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



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 15th DAY OF JULY, 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 LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]
NAME: Arthur W. Mellor
TITLE: Asst. Treasurer

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

BRITTANI N. HEWSON
Notary Public, State of Arizona
Maricopa County
Commission # 558717
My Commission Expires
January 16, 2023

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY, 2022, BY ARTHUR W. MELLOR THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: [signature] Brittani Hewson

MY COMMISSION EXPIRES: January 16, 2023

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:

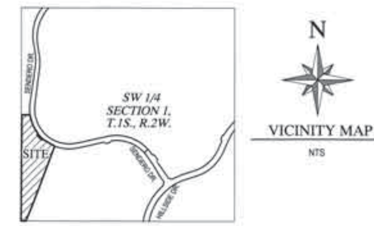
THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "ESTRELLA PARCEL 11.I2" AND RATIFIES, ACKNOWLEDGES, AFFIRMS AND RESPONSIBILITIES SET FORTH THEREIN.

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 18th DAY OF July, 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]
NAME: Robert J. Nibir
TITLE: Villages Community Assn - President



OWNER/DEVELOPER

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

LAND SURVEYOR

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

PUBLIC UTILITIES

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

CIVIL ENGINEER

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

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)

SHEET INDEX

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

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July, 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY, 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

[signature] 7/26/22
CITY ENGINEER SUMEET MOHAN DATE
Stephen Sciuto

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.

[signature]
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.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48932
GABRIEL S. RIOS
ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	1 OF 4

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.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-ramosj

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: [signature] V.P.
AUTHORIZED REPRESENTATIVE
STEVEN A. STREHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strehlow AS VICE PRESENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Brittani Hewson [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON
Notary Public State of Arizona
Maricopa County
Commission # 558717
My Commission Expires
January 16, 2023

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;

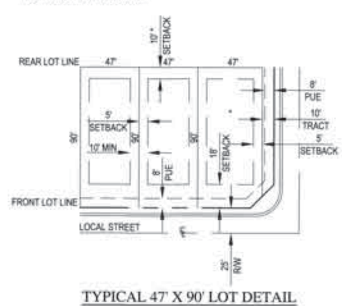
THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

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.



TYPICAL 47' X 90' LOT DETAIL
NTS

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

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 SUBDIVIDED 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

NOTES

1. 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.

2. 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.

3. 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.

4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.

5. 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.
   A. 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.
   B. 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.
   C. 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.
   D. 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.
   E. 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.
   F. 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.

6. 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.

7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.

8. 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.

9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

10. 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.

11. 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.

12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.

13. 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.

14. 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 "$"

15. ALL LOTS IN ESTRELLA PARCEL 11.I2 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I2 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.

16. 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.

17. PARCEL 11.E, 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.I2.

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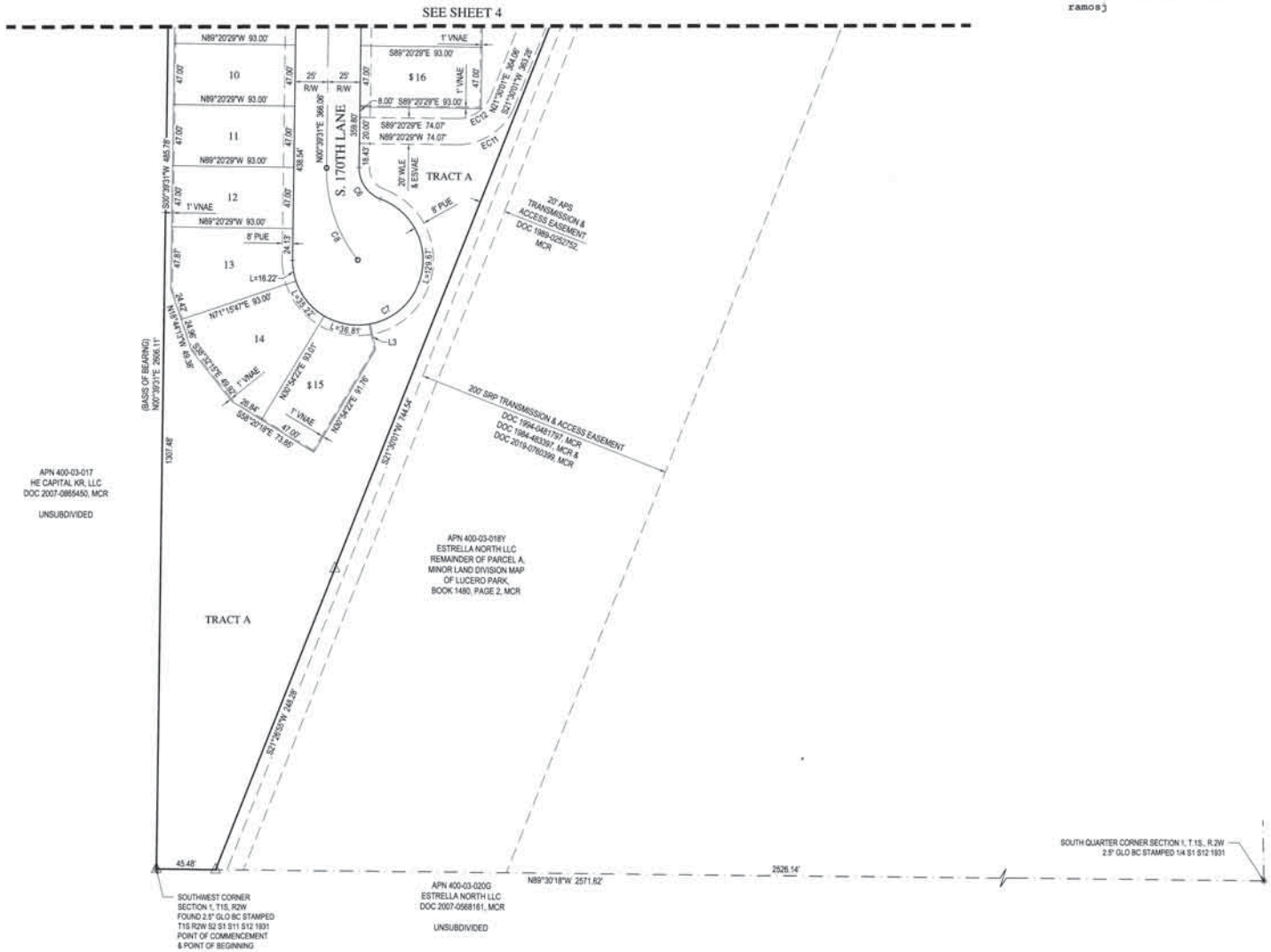
FINAL PLAT
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48932
GABRIEL S. RIOS
ARIZONA, U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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FINAL PLAT

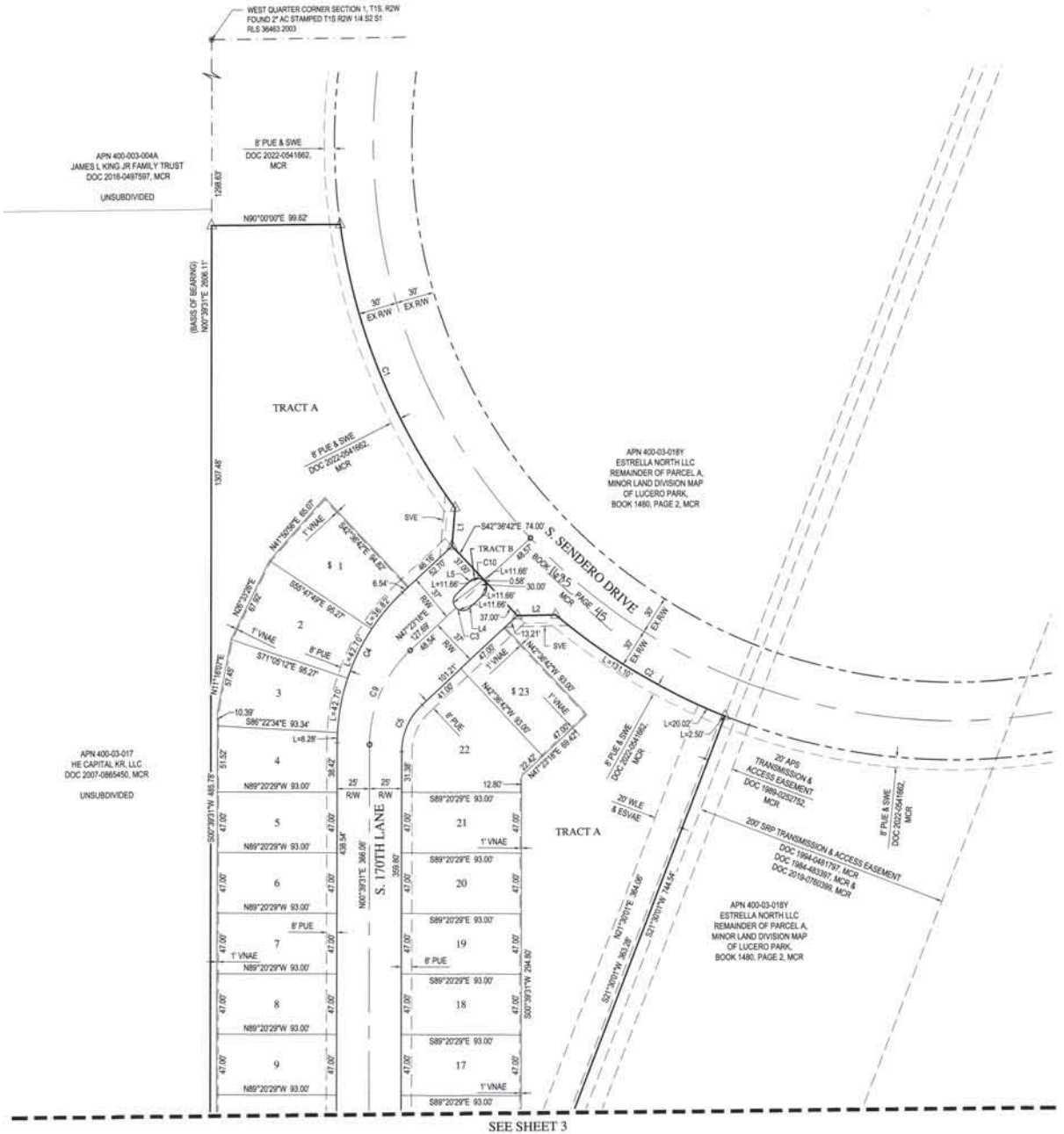
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48533
GABRIEL S.
RIOS
7-14-22
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	3 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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
SWE	SIDEWALK 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

N

0 40 80
Horz. 1 in. = 40 ft.

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FINAL PLAT

ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46832
GABRIEL S. RIOS
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	4 OF 4

APPENDIX B

FORM OF DISCLOSURE PAMPHLET

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2
Form of Disclosure Pamphlet

Buyer(s):_____

Lot:_____ Parcel:_____

Date of Sale:_____

Homebuilder:_____

General CFD Provisions

The home you are purchasing is within the Estrella Ranch Community Facilities District (the "CFD"). The CFD was formed on November 22, 1999, to finance the acquisition, construction and maintenance of public infrastructure benefiting Estrella Mountain Ranch Community Facilities District. The CFD issues general obligation and/or special assessment bonds to raise funds to pay for acquisition and construction of these improvements and operation and maintenance expenses. The CFD also obtains funds from an ad valorem property tax levied against all property located within the CFD to pay for operation and maintenance expenses.

Ad Valorem Taxes of the CFD

General obligation bonds and the CFD's operation and maintenance expenses are paid from ad valorem property taxes levied against all property within the CFD. Currently, $1.30 is added to the property tax rate; however, such adjustment to the tax rate could vary depending upon factors including the amount financed with general obligation bonds, the terms of financing, and the assessed valuation (i.e., for tax purposes) of property within the CFD. Your share of general obligation bond payments and expenses are included as part of your regular Maricopa County property tax statement and are separately shown in addition to taxes levied by the City of Goodyear and other political subdivisions.

Special Assessments of the CFD

Special assessment bonds are paid from special assessment payments secured by an assessment lien on each benefited lot within a special assessment area. Special assessment areas are formed from time to time based on the public improvements being constructed or acquired with proceeds of the special assessment bonds. The amount of the special assessment liens may vary depending upon the size of the lot within the special assessment area, the benefits estimated to be received by each such lot, the cost of the public improvements to be acquired, and the financing terms of the applicable special assessment bonds. The special assessment payments as well as the applicable administrative charges are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD.

INITIAL FINANCING'S COST TO HOMEOWNER

At the request of _____, a _____, the prior owner of Parcel ____, the CFD has formed a special assessment area (the "Special Assessment Area") that includes Parcel ____ for the construction and/or acquisition of certain public improvements, i.e., construction of _____. The CFD has assessed Lot____ within Parcel____ in the amount of $_____ (the "Assessment").

The following shows the total annual CFD taxes including the CFD operational and maintenance tax, for repayment of expected CFD general obligation bonds as well as the anticipated special assessment obligation.

Estimated Home Price	Estimated Annual General Obligations and Expense Payment (1)	Estimated Annual Special Assessment Payment (2)	Estimated Total Annual CFD Tax Payments (3)
$350,000			
$400,000			
$450,000			
$500,000			
$550,000			

Footnotes:

(1) **General obligation bond debt service and operations and maintenance expenses assuming a $1.30 increase in the ad valorem property tax rate per $100 of assessed value. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.**

(2) **All lots located within the boundaries of the Special Assessment District are anticipated to have a special assessment lien.**

(3) **All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the City of Goodyear or other political subdivisions and are in addition to any assessments or fees imposed by any homeowner's association.**

Homeowner's Acknowledgments

By signing this disclosure statement, you as a contract purchaser of a lot located within the CFD and the Special Assessment Area (i) acknowledge receipt of this Disclosure; (ii) agree that you have been granted an opportunity to review the material contained in this Disclosure; and (iii) agree that you accept an assessment lien estimated to be approximately $_____ against your lot that secures your share of the special assessments due for the Special Assessment Area. The Assessment and any applicable administrative charges will be paid by you, the owner of the assessed lot, and are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD. **If the Assessment is not paid, the CFD has the right to institute proceedings to foreclose the assessment lien and sell your property.** Should there be any questions or concerns regarding special assessments or the District property tax, please contact the Special Districts & Taxation Division for the City of Goodyear at (623) 932-3015.

Your signature below acknowledges that you have received, read and understood this document at the time you have signed our purchase contract and agree to its terms.

_____	_____
[name]	[name]
_____	_____
[address]	[address]
Date:_____,20___	Date:_____,20___

APPENDIX C

ESTIMATED SPECIAL ASSESSMENT LIENS

ESTIMATED SPECIAL ASSESSMENT LIENS

Unit Type	(A) Lucero Assessment District No. 2 Average Sales Price	(B) Estimated Assessor's Limited Property Value Ratio	(C) = (A)·(B) Projected Limited Property Value	(D) = (C)·10% Projected Assessed Value	(E) Estimated Average Assessment Per Unit (a)	(F) Average Annual Assessment Payment (b)	(G) = (F) ÷ [(D) ÷ 100] Estimated Annual Special Assessment Debt Service per $100 of Assessed Value
SFR	$550,000	60%	$330,000	$33,000	$16,000	$1,419	$4.3000

(a) Preliminary estimates based upon initial discussion with the District Assessment Engineer.

(b) Assumes a 23-year amortization period and 7.0% interest rate.

Source: Harvard.

When Recorded Return To:

Mr. Andrew J. McGuire
Gust Rosenfeld P.L.C.
One E. Washington Street, Suite 1600
Phoenix, Arizona 85004-2553

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)
WAIVER AND DEVELOPMENT AGREEMENT
PERTAINING TO LUCERO ASSESSMENT DISTRICT NO. 2

This Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Waiver and Development Agreement dated as of December _____, 2022 (the "*Agreement*"), is entered into by and among the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "*District*") and the following owners of the real property within the District: Estrella North LLC, a Delaware limited liability company ("*Developer*") and Taylor Morrison/Arizona, Inc., an Arizona corporation ("*Morrison*" and together with Developer, the "*Owners*"). The Owners together with any party executing any Interested Party Consent attached hereto are hereinafter referred to collectively as the "*Interested Parties*" and individually an "*Interested Party*".

WHEREAS, Developer intends to request that the governing board of the District form an assessment district comprised of the real property shown on *Exhibit A* attached hereto (the "*Property*") and assess the costs of the Work (as defined below) against that portion of the Property not owned by a governmental entity or to be used for park or school purposes as described and shown on *Exhibit B* attached hereto (the "*Assessment District*") for the purpose of providing certain public infrastructure purposes (as defined in Title 48, Chapter 4, Article 6, Arizona Revised Statutes ("*A.R.S.*"), as amended (the "*Act*") to be located on or off the Property; and

WHEREAS, the Interested Parties and all persons hereafter taking an interest in the Property or any portion thereof shall be bound by the terms, waivers and agreements set forth, and to the extent provided, in this Agreement, and shall be bound by the Assessments (as defined hereafter) recorded against the Property; and

WHEREAS, the proposed public infrastructure purposes and related incidental costs and expenses shall consist of:

A. All costs, expenses and fees directly and indirectly related to the public infrastructure (as such term is defined in the Act) described on *Exhibit C* attached hereto and all incidental improvements and items related thereto (collectively, the "*Public Infrastructure*"); and

B. All costs, expenses and fees of the District associated with the Assessment District, including but not limited to, engineering, legal, financial and incidental costs and expenses, incurred in: (i) forming the Assessment District; (ii) levying and collecting the Assessments (as defined hereafter); (iii) issuing Assessment District bonds; and (iv) completing the design, permitting and engineering of the Public Infrastructure; and

C. Capitalized interest on any assessment bonds secured by special assessments on the Assessment District (the "*Assessment Bonds*") for a period not to exceed the aggregate time for completion of all construction, installation and acquisition of the Public Infrastructure, plus six months thereafter; and

D. A debt service reserve fund created for such Assessment Bonds.

Collectively, the Public Infrastructure, and all services and items described in paragraphs A through D above shall hereinafter be referred to as the "*Work*".

NOW, THEREFORE, the Interested Parties hereto agree as follows:

1. GENERAL.

1.01 *Development Agreement*. The Interested Parties agree this Agreement is a "development agreement" within the meaning of A.R.S. § 9-500.05. The Interested Parties acknowledge and agree the provisions of A.R.S. § 32-2181 do not apply to this Agreement, therefore the Interested Parties are legally bound by the terms of this Agreement, including but not limited to all waivers and agreements to accept an assessment without conditions or exceptions. The Interested Parties agree this Agreement also constitutes the written agreement allocating the assessments as authorized pursuant to A.R.S. § 48-721, as amended.

1.02 *Ownership Interest*. The Owners, each to its actual knowledge based on a review of its own records, including its title insurance policy for the Property owned by such Owner, represents and warrants that it is either the current owner of fee title or owner of equitable title to the Property identified at the end of this Agreement adjacent to such Owners' signatures.

1.03 *Reliance on Agreement and Adequate Consideration*. This Agreement does not create a binding commitment of the District to (i) form the Assessment District, (ii) sell or deliver the Assessment Bonds, (ii) design, construct, install or acquire any or all of the Work, or (iii) if it does design, construct, install or acquire any of the Work, to design, construct, install or acquire it pursuant to any existing feasibility reports or proposals. However, the District, in going forward with the establishment of the Assessment District, the levying of the assessments on the Property and issuing Assessment Bonds, is doing so in reliance upon this Agreement. The Interested Parties agree the establishment of the Assessment District, the levying of the assessments and issuing Assessment Bonds is complete and adequate consideration for the waivers and agreements, including the agreement to accept an assessment, provided by the Interested Parties as set forth herein.

1.04 *Knowledgeable and Voluntary Action*. Each Interested Party by execution hereof represents and agrees for and on behalf of itself that: (i) it has independently and with the assistance of its legal counsel if so desired, reviewed and evaluated the applicable sections of the A.R.S. and case law governing community facilities districts including the District and the establishment of assessment districts therein, including the Assessment District, the levying of assessments, the issuance of Assessment Bonds, the collection procedures and the summary and expedited foreclosure processes available to the District upon failure to pay any assessment, including A.R.S. Title 48, Chapter 4, Articles 2 and 6 (collectively, the "*CFD and Assessment Laws*"); (ii) it has a full and complete knowledge and understanding of the CFD and Assessment Laws; (iii) it is sufficiently knowledgeable and experienced in financial, real estate development, and construction of Public Infrastructure matters, to be able to evaluate the risks and merits of including its respective portion of the Property in the District and the Assessment District; (iv) it is voluntarily entering into this Agreement knowing that the terms and provisions of this Agreement shall run with and encumber the Property and bind the entities executing this Agreement and their successors and assigns; and (v) all provisions of this Agreement, including but not limited to all general waivers, waivers of statutory provisions,

waivers of due process or other substantive rights, remedies and indemnities contained herein shall be enforceable in strict accordance with their terms.

1.05 *Future Owners*. Any assent, consent, waiver, acknowledgment or statement of agreement by the Interested Parties set forth below shall mean the assent, consent, waiver or statement of agreement of such Interested Parties and all future owners or holders of any interest in any portion of the Property.

2. ASSESSMENT DISTRICT.

2.01 *Approval of the Boundaries, Scope of Work and Engineers' Estimate*.

(a) The Interested Parties have had the opportunity and right to review the proposed boundaries of the Assessment District, the assessment diagram, the preliminary plans and specifications detailing the Work and the engineers' estimate of the costs of the Work (the "*Engineers' Estimate*"). The Interested Parties hereby approve the following:

(i) the proposed boundaries of the Assessment District;

(ii) the preliminary plans and specifications detailing the Work; and

(iii) the Engineers' Estimate.

The Interested Parties agree the Assessment District parcels, lots or other portion of the Property belonging to, owned by or which any land use plan for the Property shows as being used by the United States, the State, a city, school district or any other political subdivision ("*Exempt Property*") shall not be assessed and shall be omitted from the Assessments.

The Engineers' Estimate of the costs of Work will not exceed $4,824,021.00 without the consent of the Interested Parties. In no event shall the total Special Assessment per single family residential lot pursuant to this Agreement, when aggregated with the special assessments under any other Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) or Goodyear Community Facilities District, exceed $16,000.00 per residential lot without the written consent of the Interested Parties.

(b) This Agreement shall be construed to be an express consent by the Interested Parties that: (i) the District may establish the Assessment District in accordance with the provisions hereof; (ii) the District may incur costs and expenses necessary to complete the Work; (iii) the District may levy and collect assessments on the Property sufficient to pay all costs and expenses of the Work (including Work benefiting the Property, which was constructed, installed or performed prior to the execution hereof) and the costs of issuance of such Assessment Bonds, but not in excess of the Engineers' Estimate unless such excess is agreed to in writing by the Interested Parties.

2.02 *No Protests, Objections or Requests for Hearings*. The Interested Parties hereby agree to allow the: (a) establishment of the Assessment District; (b) performance of the Work; (c) levy and collection of assessments against that portion of the Property comprising the Assessment District (the "*Assessments*"); and (d) issuance of Assessment Bonds secured by the Assessments, in each case in a manner consistent with and subject to the terms of this Agreement, all without compliance with the requirements of the CFD and Assessment Laws. The Interested Parties acknowledge and agree that pursuant to A.R.S. § 9-500.05, the provisions of A.R.S. § 32-2181 do not apply to this Agreement and therefore the Interested Parties are legally and validly bound to the terms of this Agreement, including all waivers and agreements that are adverse to their interests.

2.03 *Approval of Proceedings*. Excluding any failure to comply with this Agreement and with full knowledge of the provisions of the CFD and Assessment Laws and their rights thereunder (or having obtained counsel to advise them of the provisions and their rights), the Interested Parties expressly and unconditionally waive any and all irregularities, illegalities or deficiencies which may now or hereafter exist in the acts or proceedings related to the establishment of the Assessment District, the adoption of the resolution of intention and the resolution ordering the Work, the levying and confirming of the Assessments against the Property within the Assessment District and the issuance of Assessment Bonds.

2.04 *Waiver*. With full knowledge of the provisions of the CFD and Assessment Laws, including the statutes hereafter referenced, and their rights thereunder, the Interested Parties expressly and unconditionally agree to waive the following:

(a) any and all notices and time periods related thereto provided by A.R.S. § 48-576 *et seq*., as amended, including but not limited to the following:

(i) mailing, posting and publication, as applicable, of any notice required in connection with: (A) the adoption of the resolution of intention, (B) the notice of proposed improvements, (C) the adoption of the resolution ordering the Work, (D) notice of passage of the resolution ordering the Work, (E) notice of award of contract, and (F) any other steps necessary in connection with the formation of the Assessment District, levying of the Assessments, or performing the Work;

(ii) any and all notices pertaining to a hearing on the Assessments; and

(iii) any defect in the proceedings and election establishing the District, as required by A.R.S. § 48-702 through § 48-708, inclusive, and agree that, to the extent of any defect, this Agreement shall constitute the petitions required by law to form and establish the District without conducting an election;

(b) any and all objections and protests to the extent of the Assessment District;

(c) any and all objections to the adoption by the District of the plans and specifications, the Engineers' Estimate and the assessment diagram, all of which provide for and effectuate the completion of the Work;

(d) any and all protest rights against the Work and objections to the awarding of one or more acquisition or construction contracts for the Work;

(e) any and all defenses they may now or subsequently have against the levy or collection of the Assessments and the issuance of the Assessment Bonds, provided that such bonds and Assessments do not exceed the limitations set forth in Sections 2.01(a) and 3.01 hereof;

(f) all demands for cash payment of the Assessments;

(g) the return of the warrant and Assessments;

(h) any right to request that no bonds be issued against the Property or any part thereof; and

(i) any right to a hearing on the Assessments.

2.05 *Work as More Than Local and Ordinary Benefit*. The Interested Parties agree that the Work is of more than local or ordinary public benefit and that the Work constitutes a public infrastructure purpose as defined in the Act and that the Property which is subject to the Assessments receives a benefit from the Work in an amount not less than the Engineers' Estimate or such greater amount of the Assessments if approved by the Interested Parties.

2.06 *Public Bidding*. The Interested Parties agree that the public bidding requirements for the design and construction of the Public Infrastructure set forth in *Exhibit C* hereto, have been complied with. The Interested Parties consent to the use of any of the job delivery and procurement methods authorized by A.R.S. Title 34, including design-build, construction manager at risk and design-bid-build. Notwithstanding the foregoing, any irregularities, illegalities or deficiencies in such public bidding processes are expressly waived. The Interested Parties agree to accept as part of the Assessments the costs, expenses and fees of any portions of the Work that are to competitively bid and hereby waive any and all requirements for public bidding for such portions of the Work.

2.07 *Performance of the Work*. The Interested Parties agree that the construction and installation of the Work will be completed in substantial accordance with the plans and specifications approved by the City of Goodyear, Arizona (the "*City*") and in compliance with all applicable standards, codes, rules, guidelines or regulations of the City then in effect.

2.08 *Liability*. As between the Owners, the City, and the District, Owners shall bear all risks, liabilities, obligations and responsibilities pursuant to any construction contract entered into by Owner and all risk of loss of or damage to the Work (or any part thereof) occurring prior to the formation of the District and acquisition of the Work by the City.

3. ASSESSMENTS.

3.01 *Acceptance of Assessment*. The Interested Parties agree to accept Assessments against all of the land located within the boundaries of the Assessment District in an aggregate amount not exceeding the Engineers' Estimate (calculated as described in Section 2.01(a) above); and that such Assessments shall be collected and foreclosed in accordance with A.R.S. § 48-601 *et seq.*, as amended and in accordance with any other documents executed and delivered in connection with the delivery of the Assessment Bonds.

The Interested Parties agree that the Work benefits only the Property within the Assessment District and agree the Assessments shall be assessed on a per lot basis among the parcels and lots comprising the Assessment District. The Interested Parties agree that all portions of the Property comprised of Exempt Property, such as a park or school, shall not be assessed and any such assessment that could have been levied on such Exempt Property if owned by an Owner shall be allocated to and levied on the remaining portions of the Property.

3.02 *Recording of Assessment*. The Interested Parties consent to the recordation of the Assessments against the Property and agree that such Assessments shall be a first lien on the Property assessed subject only to general property taxes and prior special assessments.

3.03 *Assessments to Go to Bond*. Except as the Interested Parties otherwise notify the District in writing prior to the recording of the Assessments of their intent to pay in cash all or part of the Assessments, Assessments will not be paid in cash. With respect to Assessments not paid in cash, the Interested Parties request that a certified list of unpaid Assessments be filed as soon as possible after the recording of the Assessments and that Assessment Bonds be issued and sold as soon as possible.

3.04 *Acceptance of Partial Assessment and Reassessment*. The inability of the District or the Assessment District to assess all or any portion of the costs of the Work shall not reduce the obligation of the Interested Parties, so long as they own all or part of the Property within the Assessment District, to pay their proportionate share of the costs of the Work subject to the limitations set forth in Section 2.01(a) and 3.01 hereof. Subject to the foregoing limitations, the Interested Parties agree that if the Assessments or any one Assessment is adjudged to be invalid or void for any reason, the Board of Directors of the District (the "*District Board*") (pursuant to the processes set forth in A.R.S. § 48-610) shall cause to be levied a new assessment upon all or any portion of the Property sufficient to provide for the payment of principal and interest on all Assessment Bonds then unpaid.

3.05 *Waiver of Collateral Document Provisions*. The Interested Parties expressly and unconditionally waive any and all provisions of any collateral security instruments relating to the Property that prohibit (a) the formation of the District, (b) the establishment of the Assessment District, (c) completion of the Work or (d) the levying, recording and collection of the Assessments against the Property.

3.06. *Collection on Tax Rolls*. The District may enter into an agreement with the County Treasurer and, as needed, the County Assessor to provide for collection of the Assessment installments on the Maricopa County tax rolls. The procedures for, timing of and enforcement of, such collection shall be as provided in this Agreement, the agreement with the County Treasurer or the CFD and Assessment Laws as determined by the District. The Interested Parties agree the expenses and costs of billing and collecting the Assessments may be included in each billing.

3.07 *No Assurance of Density or Land Use*. The levy of the Assessments and the amount thereof against any part of the Property is not a determination of, or an agreement for, any density or land use for such part of the Property. The density and other determination concerning land use shall be determined by the City through its regular procedures therefor and applicable law, but without reference to the amount assessed against such part of the Property.

4. MISCELLANEOUS.

4.01 *Dedication of Property Needed to Perform the Work*. The Interested Parties who are the fee or equitable title owners shall convey, without cost, to the City or such other applicable governmental entity, all of the rights-of-way, easements and other property or interests therein, as required by the District or the City for construction, operation and maintenance of the Work. The Interested Parties agree to cooperate in effectuating any required dedication, including execution of any required document.

4.02 *Payment of Maintenance Costs*. The Owner acknowledges and agrees to the continuation of the levy by the District of a thirty-cent ($0.30) ad valorem tax to be used for the administrative expenses of the District and the maintenance of the Public Infrastructure.

4.03 *Indemnification Under Securities Act*.

(a) Developer hereby agrees to indemnify and hold harmless the District, the City, and each director, officer, councilmember, counsel, independent contractor or employee thereof and each person, if any, who controls the District and the City within the meaning of the Securities Act of 1933, as amended (the "*Securities Act*") (collectively the ("*Developer Indemnified Persons*") for, from and against any and all losses, claims, damages or liabilities, including attorney's fees, arising from any challenge to the formation, activities or administration of the District, or any losses, claims, damages or liabilities, including reasonable attorney's fees, to which any of the Developer Indemnified Persons may become subject, under any statute or regulation, at law or in equity or otherwise, insofar as such losses, claims, damages or liabilities,

including attorney's fees (or actions in respect thereof) arise out of or are based upon any untrue statement or any alleged untrue statement of a material fact set forth in the Official Statement applicable to the Assessment Bonds or any amendment or supplement thereto, or arise out of or are based upon the omission or alleged omission to state therein a material fact required to be stated therein or which is necessary to make the statements therein, in light of the circumstances in which they were made, not misleading in any material respect.

(b) This Section 4.03 shall survive the termination hereof. The indemnifications provided in this Section 4.03 are supplemental to, and do not affect, the provisions for indemnification of the City or the District set forth in any other agreement that may now or hereafter exist between the City, the District, the Developer or Morrison.

4.04. *General Indemnification of District and Directors*. Developer hereby agrees to indemnify the District and the individual members of the District Board and shall hold harmless the District and the individual members of the District Board for, from and against any and all claims and reasonable costs incurred, including but not limited to attorney's fees and other administrative or out of pocket costs actually and directly incurred by the District or the individual members of the District Board in connection with or as the result of acts of the District or the District Board regarding the Assessment District that are (a) within the scope of the District or District Board's authority, or (b) undertaken by the District or District Board in a properly advertised public meeting and not objected to by the Owners or their representatives.

4.05 *Notice to Future Owners*. The Interested Parties hereto who subsequently sell any part of their property, agree that any potential purchaser of any real property subject to the Assessment, including each potential purchaser of a residential lot within the Assessment District, shall receive a concise disclosure document that discloses the existence, the amount and the payment terms and dates of any portion of the Assessments applicable to the real property to be purchased. The Interested Party selling the property shall ensure that each potential purchaser shall acknowledge in writing that the purchaser received and understood the concise disclosure document and has agreed to the terms, assents, consents, waivers, acknowledgments and agreements in this Agreement. The provisions of this shall not apply to the sale of any real property that is not subject to the Assessments.

4.06 *Encumbrance of the Property*. The provisions, terms and restrictions hereof shall run with and bind the real property comprising the Property as equitable servitudes and also as covenants running with the land. Without limitation of the foregoing, in the event of any sale, transfer or other conveyance by the Interested Parties and all future owners or holders of any interest in any portion thereof, the Property or such portion thereof shall continue to be bound by all of the terms, conditions and provisions hereof. Any purchaser, transferee or other subsequent owner, excepting retail purchasers of residential lots within the Assessment District after issuance of the Bonds, shall execute and deliver to the District the consent, waiver and agreement in the form of *Exhibit D* attached hereto, and shall take such property subject to all of the terms, conditions and provisions hereof and any purchaser, transferee or other subsequent owner shall take such property entitled to all of the rights, benefits and protections afforded the predecessor in interest thereof by the terms hereof.

4.07 *Recording*. This Agreement may be recorded in the office of the County Recorder of Maricopa County, Arizona.

4.08 *Continuing Disclosure*. So long as any Interested Party, or any future owner or holder of any interest in any portion of the Property, is the owner of a portion of the Property that is liable for 20% or more of the debt service on any Assessment District bonds, such Interested Party, solely with respect to their assessed property, will, if requested by the District, provide any and all information needed

to comply with the information reporting requirements contemplated by Rule 240.15c2-12, General Rules and Regulations, Securities Exchange Act of 1934, as amended.

4.09 *Successors and Assigns*. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their future grantees, respective heirs, successors and assigns. Subsequent purchasers of a portion of the Property shall be liable for only that portion of the Assessment allocated to the portion of the Property so acquired, and its share of the several liabilities resulting from the obligations set forth in Sections 4.03 and 4.04. There shall be no third party beneficiaries hereof, except that solely for the purposes of receiving the benefits of the provisions of Sections 4.03 and 4.04 of this Agreement, the parties hereto agree that the City is a third party beneficiary of the terms and provisions of Sections 4.03 and 4.04 hereof. Notwithstanding the foregoing, the obligations set forth in Sections 4.03 and 4.04 shall terminate as to any purchaser of any lot that has been finally subdivided and individually purchased by an end user thereof.

4.10 *Authority*. The Interested Parties individually warrant, with respect to their own status only, that they have the requisite authority to bind the entity on whose behalf they are signing and, to the best of their knowledge, no other consents are required.

4.11 *Counterparts; Entire Agreement*. For the convenience of the parties, this Agreement may be executed in one or more counterparts and each executed counterpart shall for all purposes be deemed an original and shall have the same force and effect as an original, but all of which together shall constitute in the aggregate but one and the same instrument. This Agreement will constitute the entire agreement between the parties, and supersedes all previous written or oral agreements or understandings regarding the subject matter of this Agreement.

4.12 *Term of Agreement, Termination*. This Agreement shall remain in full force and effect until all Assessments have been paid and all Assessment Bonds issued therefor have been paid or provided for. This Agreement may not be terminated by any party except by the mutual agreement of all parties hereto who still have an interest in the Property and only if any Assessment Bonds issued to finance the acquisition and construction of the Work have been paid or otherwise provided for as provided herein or by law.

4.13 *Waiver of Claims by Interested Parties*.

(a) The Interested Parties knowingly and voluntarily forever release and discharge the District and all of its past and present elected officials, officers, directors, agents, employees, successors, assigns, attorneys, and representatives from all legal and equitable claims, causes of action, debts, accounts and damages occurring and existing prior to the date of this Agreement whether known or unknown, asserted or unasserted, and of every nature and extent whatsoever, that the Interested Parties have against the District in connection with the Lucero Assessment District No. 2 arising from actions, omissions, delays or other events that occurred prior to the date of this Agreement.

(b) The Interested Parties knowingly and voluntarily forever release and discharge the City and all of its past and present elected officials, officers, directors, agents, employees, successors, assigns, attorneys, and representatives from all legal and equitable claims, causes of action, debts, accounts and damages occurring prior to the date of this Agreement whether known or unknown, asserted or unasserted, and of every nature and extent whatsoever, that the Interested Parties have against the City in connection with the Lucero Assessment District No. 2 arising from actions, omissions, delays or other events that occurred prior to the date of this Agreement.

(c) None of the releases and discharges above are intended to, and do not, negate or otherwise relieve the City of any executory contractual obligations under existing contracts or of any obligations under any applicable statutes or ordinances.

4.14 *Failure to Sell Bonds*. In the event the District fails or is otherwise unable to sell and/or deliver Assessment District bonds in an amount sufficient to allow the District to pay the amounts needed to pay the costs of the Work and upon written request of the owner of the real property within the Assessment District, the District agrees to adopt proceedings that dissolve and terminate any Assessment District or the Assessments, established by the District, encumbering the Property.

4.15 *Interested Party Consent*. Developer represents that, other than itself and Morrison, the only Interested Party, as of the date hereof, is Western Alliance Bank.

4.16 *Further Assurances*. Without limitation of the foregoing, the Interested Parties, and all future owners and holders of any interest in any portion of the Property, shall execute and deliver to the District, upon request but at no third-party cost, all further assurances and waivers as may be required by the District and the Act to give full effect to the provisions of this Agreement, each of which further assurances and waivers by this reference shall, upon such execution and delivery, be deemed incorporated herein and have the same priority as this Agreement.

4.17 *Future Owner Consent*. Interested Parties that intend to or do sell residential lots within the Assessment District agree that upon entry of any agreement to sell or option grant or option to purchase any portion of the Property owned by such Interested Party other than to a retail purchaser after the issuance of the Bonds, the Interested Party will require the execution and delivery of *Exhibit D* by each purchaser, and upon request by the District, the Interested Party will execute and deliver *Exhibit D* to the District.

4.18 *Additional Representations, Warranties and Covenants of Interested Parties*. Other than any agreement previously disclosed in writing to the District, as of the date of this Agreement, the Interested Parties each represent and warrant, with respect to any portion of the Property owned by them, that no purchase and sale agreements, option agreements, deposit agreements, or other agreements intending to convey an interest in all or any portion of the Property have been entered into with any purchaser, optionee, depositor or other recipient of an interest in the Property, and that any purchaser, optionee, depositor or other recipient of an interest in the Property under a previously disclosed agreement shall consent to this Agreement. In accordance herewith, and except as to the entry of any agreement to sell or option or interest any portion of the Property, as provided and allowed by Section 4.17 above, until the final assessment hearing related to the Assessments is complete, the Interested Parties, and any future owners and holders of any interest in any portion for the Property, covenant and agree not to transfer title in any interest in the Property.

[Signatures on following pages]

IN WITNESS WHEREOF, the undersigned have duly affixed their signatures, all as of the day and year first written above.

THE DISTRICT:

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA),
an Arizona municipal corporation

By: _____
District Chair

ATTEST:

_____
District Clerk

APPROVED AS TO FORM:

Gust Rosenfeld P.L.C.

_____
District Attorney

STATE OF ARIZONA)
) ss
County of Maricopa)

On _____, 2022, before me, _____, Notary Public, personally appeared Joseph Pizzillo, personally known to me or proved to me on the basis of satisfactory evidence, to be the District Chair of ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA), an Arizona municipal corporation, who acknowledged to me that he executed the foregoing instrument in his authorized capacity, and that by his signature on the instrument, the corporation executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires:

_____

[Signature page of District to Waiver and Development Agreement]

DEVELOPER/OWNER:

ESTRELLA NORTH LLC, a Delaware limited liability company (as to Parcels 11.E, 11.F1, 11.I1 and 11.I2)

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: _____
Title: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

On _____, 2022, before me, _____, Notary Public, personally appeared _____ _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the _____ of HARVARD INVESTMENTS, INC. a Nevada corporation, the Manager of EMR HARVARD LLC, an Arizona limited liability company, the Administrative Member of GOODYEAR EMR GP, LLC, a Delaware limited liability company, the General Partner of ESTRELLA PARTNERS, LP, a Delaware limited partnership, the Sole Member and Manager of ESTRELLA NORTH LLC, a Delaware limited liability company, who acknowledged to me that he executed the foregoing instrument in his authorized capacity, and that by his signature on the instrument, the corporation executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires:

_____

[Signature page of Developer/Owner to Waiver and Development Agreement]

MORRISON/OWNER:

TAYLOR MORRISON/ARIZONA, INC., an Arizona corporation (as to Parcel 11.H)

By:_____
Name:_____
Its:_____

STATE OF ARIZONA)
) ss.
County of Maricopa)

On _____, 2022, before me, _____, Notary Public, personally appeared _____ _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the _____ _____ of TAYLOR MORRISON/ARIZONA, INC., an Arizona corporation, who acknowledged to me that he executed the foregoing instrument in his authorized capacity, and that by his signature on the instrument, the corporation executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires:

_____

INTERESTED PARTY CONSENT

Reference is made to that certain Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Waiver and Development Agreement, dated as of December _____, 2022 (the "*Agreement*"), initially by and among the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) and the Interested Parties (as defined therein), to which this Interested Party Consent is attached (the "*Consent*"). All capitalized terms used and not otherwise defined in this Consent shall have the meanings set forth in the Agreement. The undersigned, on behalf of the Beneficiary under that certain Construction Deed of Trust and Fixture Filing (With Assignment of Rents and Security Agreement) dated May 9, 2022, recorded in the Official Records of Maricopa County, Arizona, as Document Number 2022-0404493 pursuant to which Beneficiary has an interest in a portion of the Property, hereby consents to the Agreement, acknowledges that the Agreement shall bind all the Property in which the undersigned has an interest within the District, and authorizes the recordation of the Agreement with respect to all such Property. In no event, however, shall anything in this Consent constitute a personal assumption by the undersigned of the obligations of any party under the Agreement.

DATED: _____, 2022.

INTERESTED PARTY:

WESTERN ALLIANCE BANK,
an Arizona corporation

By: _____

Name: _____

Title: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

On _____, 2022, before me, _____, Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the _____ of WESTERN ALLIANCE BANK, an Arizona corporation, who acknowledged to me that he/she executed the foregoing instrument in his/her authorized capacity, and that by his/her signature on the instrument, the corporation executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires:

_____

[Signature page of Interested Party to Waiver and Development Agreement.]

EXHIBIT A

Depiction of Property

Map of Lucero Assessment District No. 2

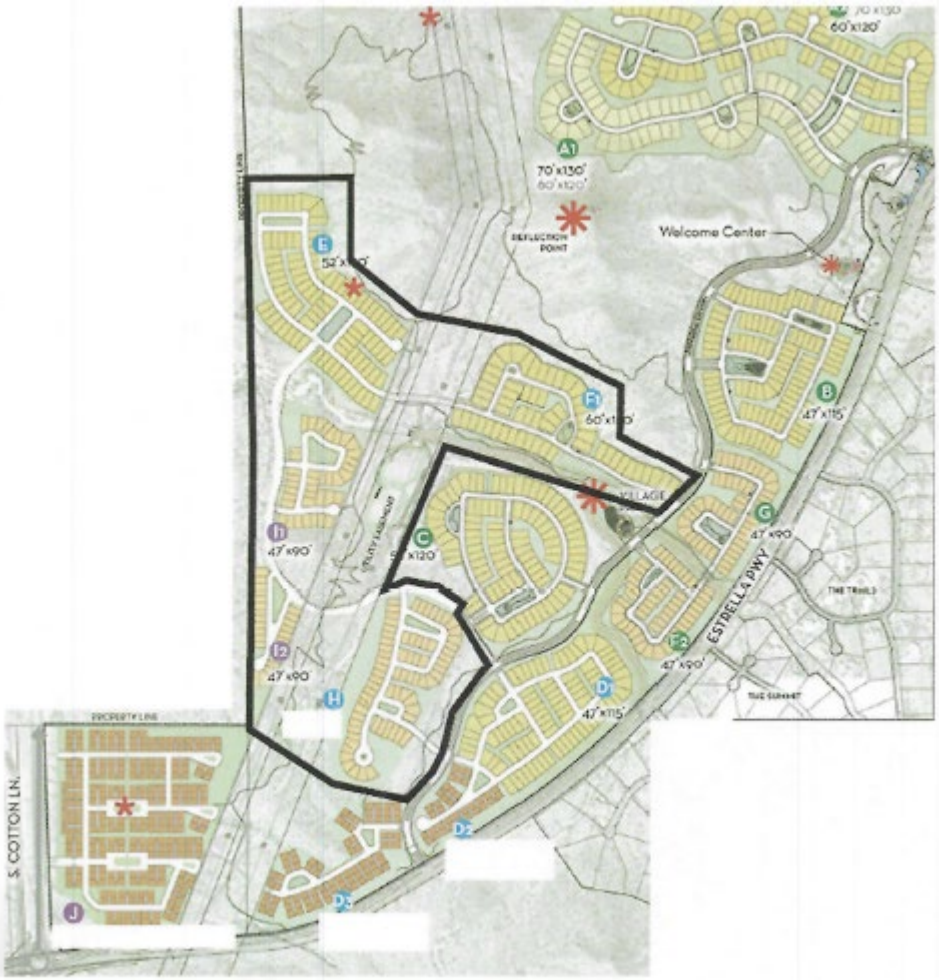


EXHIBIT B

(Legal Description of Expected Assessment District)

Lots 1 through 92, inclusive, of FINAL PLAT OF ESTRELLA PARCEL 11.E according to Book 1685 of Maps, page 49, as recorded in the official records of the Maricopa County Recorder (MCR No. 2022-0604927).

Lots 1 through 58, inclusive, of FINAL PLAT OF ESTRELLA PARCEL 11.F1 according to Book 1686 of Maps, page 6, as recorded in the official records of the Maricopa County Recorder (MCR No. 2022-0606048).

Lots 1 through 67, inclusive, of FINAL PLAT OF ESTRELLA PARCEL 11.H according to Book 1632 of Maps, page 39, as recorded in the official records of the Maricopa County Recorder (MCR No. 2021-1273397).

Lots 1 through 38, inclusive, of FINAL PLAT OF ESTRELLA PARCEL 11.I1 according to Book 1685 of Maps, page 48, as recorded in the official records of the Maricopa County Recorder (MCR No. 2022-0604835).

Lots 1 through 23, inclusive, of FINAL PLAT OF ESTRELLA PARCEL 11.I2 according to Book 1685 of Maps, page 47 as recorded in the official records of the Maricopa County Recorder (MCR No. 2022-0604806).

EXHIBIT C

(Public Infrastructure)

The Assessment District shall finance the acquisition of public infrastructure (as such term is defined in the Act) described in the Report, including particularly the acquisition by the District of the following:

1. Hillside Drive.

   This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16” & 12” Waterline.

   This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast comer of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main.

   The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

4. Zone 2 Water System.

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

All work completed on the referenced Public Infrastructure was per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual. Total construction costs represent actual costs incurred. See the maps in Section Three of the Report for the location of the improvements and the corresponding area of benefit.

EXHIBIT D

WHEN RECORDED RETURN TO:

Gust Rosenfeld P.L.C.
Attn: Andrew J. McGuire
One E. Washington Street, Suite 1600
Phoenix, Arizona 85004-2553

PROPERTY OWNER/INTERESTED PARTY
CONSENT, WAIVER AND AGREEMENT
[To be executed by property owners/interest holders within Lucero Ass. Dist. No. 2]

Reference is made to that certain Estrella Mountain Community Facilities District (City of Goodyear, Arizona) Waiver and Development Agreement Pertaining to Lucero Assessment District No. 2, initially by and among the District and the Interested Parties (as defined therein), dated as of_____, 2022, and recorded as Instrument No. 2022-_____ in the Official Records of Maricopa County, Arizona (the "*Agreement*"), in respect of the Property, to which this Property Owner/Interested Party Consent, Waiver and Agreement now attaches to and becomes part of the Agreement. All capitalized terms used and not otherwise defined in this Property Owner/Interested Party Consent, Waiver and Agreement shall have the meanings set forth in the Agreement. The undersigned, as [an owner/interested party] with respect to real property within the Lucero Assessment District No. 2, legally described on Exhibit 1 hereto, hereby consents to, and agrees to be bound by, the terms, waivers and agreements set forth in the Agreement, acknowledges that the Agreement shall run with and bind all the real property in which the undersigned holds an interest within Lucero Assessment District No. 2, and acknowledges the recordation of the Agreement with respect to all such real property.

Dated: _____, 2022.

PROPERTY OWNER/INTERESTED PARTY:

By:_____
Name:_____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, the _____ of _____, an _____.

(Seal and Expiration Date)

_____
Notary Public in and for the State of _____

4584569.4

EXHIBIT 1

LEGAL DESCRIPTION FOR
PROPERTY OWNER/INTERESTED PARTY
LUCERO ASSESSMENT DISTRICT NO. 2

Lot[s] __ [through __, inclusive], of FINAL PLAT OF ESTRELLA PARCEL ____ according to Book ____ of Maps, page ___, as recorded in the official records of the Maricopa County Recorder (MCR No. _____-_____).

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

SPECIAL ASSESSMENT REVENUE BONDS SERIES 2023
LUCERO ASSESSMENT DISTRICT NO. 2

ASSESSMENT METHODOLOGY

Prepared by:

WILLDAN
1440 East Missouri Ave Suite 170C
Phoenix, Arizona 85014
(602) 870-7600

Dated November 18, 2022

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT No. 2

ASSESSMENT METHODOLOGY

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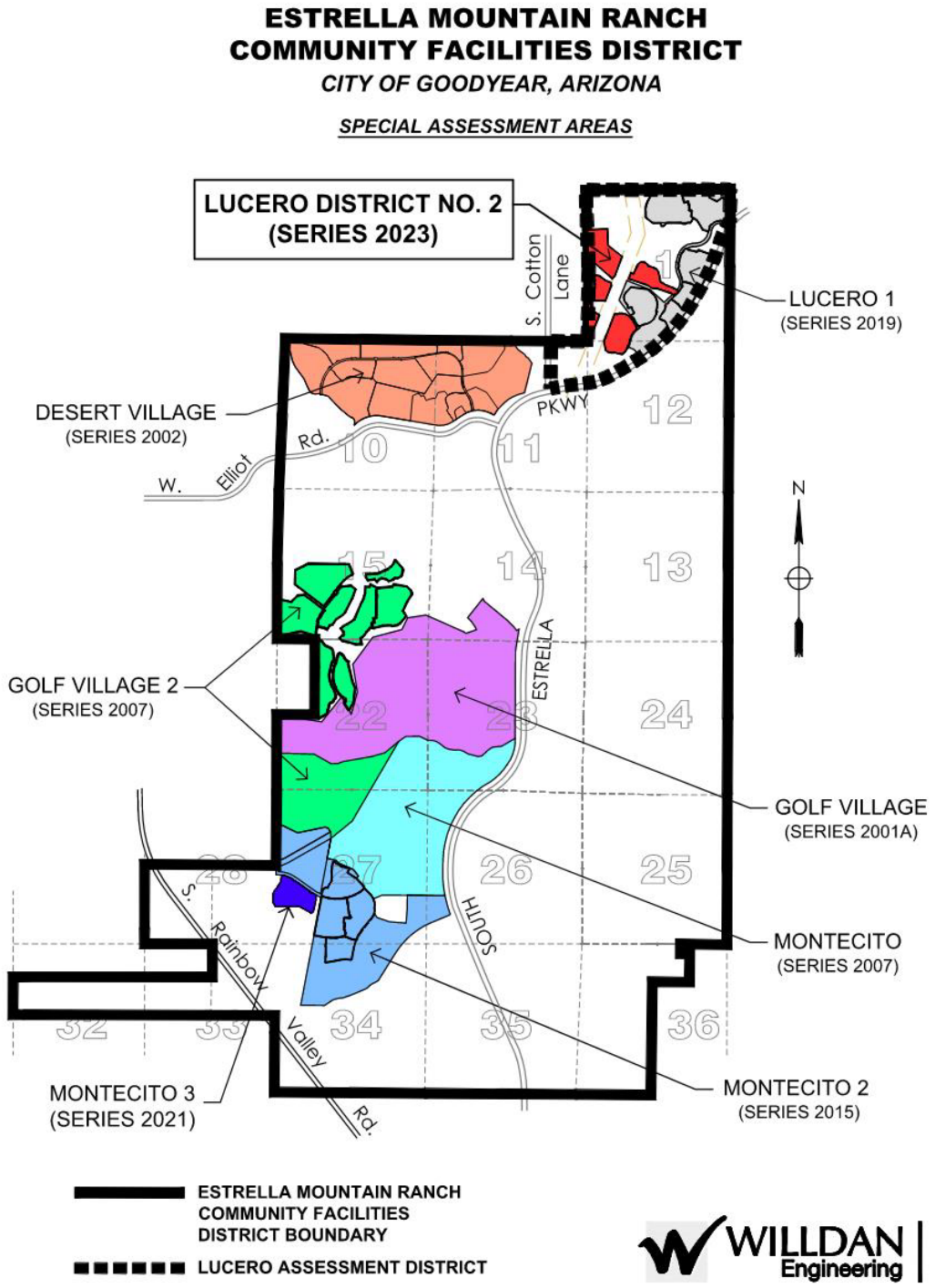
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Willdan, the District Engineer for the Estrella Mountain Ranch Community Facilities District ("Estrella Mountain Ranch CFD" or the "District"), makes this report of benefit as directed by the City of Goodyear, Arizona (the "City") staff in support of the *Feasibility Report for the Issuance of Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds Series 2023 Lucero Assessment District No.2*, prepared by Hilltop Securities Inc. and dated November 14, 2022. ("Feasibility Report").

Project Description

The Estrella Mountain Ranch master planned community ("Development") consists of 9,771 acres and is located in Goodyear, Arizona. On November 22, 1999 the Estrella Mountain Ranch Community Facilities District was established to finance the construction and/or acquisition of public infrastructure that are part of the Development. Lucero Assessment District No. 2 consists of an estimated 87.13 acres within the larger 9,771acre Development. The Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds (Series 2023) Lucero Assessment District No.2 ("Bond Issue") relates to the acquisition of public infrastructure that will benefit development of Lucero Assessment District No. 2. Details related to the project area, infrastructure improvements, costs, and land use can be found in the Feasibility Report.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2



ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Description of Improvements

The improvements that will be funded by the Bond Issue and are the subject of this report will be constructed and acquired public infrastructure that are eligible for funding according to Arizona Revised Statues Title 48, Chapter 4, Article 6, the Community Facilities Act of 1988. The improvements are more fully described in Section 2 of the Feasibility Study. Briefly, the improvements are described as follows:

Street Improvements

The design and construction of certain grading, trenching, staking, paving, concrete, base, intersection work, landscaping, storm drains, street lighting, signing and striping, sidewalks, curbs and gutters, parkways, medians, landscaping, permits and fees, together with appurtenances and appurtenant work and an allowance for contingencies for the following arterial roadways:

- Hillside Drive – approximately 7,550 total lineal feet has been constructed

Sewer and Water Line Improvements

The design and construction of wet utilities have been or being constructed to serve all parcels:

- Water Mains: 16-inch - approximately 3,900 lineal feet and
  12-inch - approximately 130 lineal feet
- Lost Lift Station and Parallel Force Main – approximately 3,250 lineal feet and 4,300 lineal feet, respectively
- Zone 2 Water System Upgrades

Preliminary Cost Estimate

The Bond Issue secured by remaining unpaid assessments is proposed to be issued in accordance with the Arizona Revised Statutes, the City Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts, Development, Financing Participation and Intergovernmental Agreement No. 1 (Estrella Mountain Ranch Community Facilities District), and the Estrella Mountain Ranch Community Facilities District Waiver and Development Agreement Pertaining to Lucero Assessment District No. 2

Following the District's acquisition of Projects, the District will dedicate the Projects to the City. Accordingly, the District will have no operating or maintenance expenses in connection with the projects. Net Bond Proceeds (the estimated par amount of the Bonds of $4,429,000 less the estimated debt service reserve fund of $394,950), plus an assessment prepayment of $19,000 by the property owner prior to delivery of the Bonds, are expected to fund infrastructure improvements.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

A summary of the public infrastructure to be financed through the Bond Issue includes the following:

ESTIMATED COST ESTIMATE

Improvement Projects	**Estimated Costs Funded Through Bond Issue**
STREET IMPROVEMENT	
Hillside Drive	$ 2,765,809
Subtotal Street Improvements	$ 2,765,809
WATER and SEWER IMPROVEMENTS	
16-Inch and 12-Inch Waterline	$ 488,333
Lost Lift Station and Parallel Force Main	$ 593,879
Zone 2 Water System	$ 205,029
Subtotal Wet Utility Improvements	$ 1,287,241
TOTAL IMPROVEMENTS (1)	$ 4,053,050
RESERVE FUND (maximum annual debt service)	$ 394,950
BOND FUND	$ 139,513
COST OF ISSUANCE	$ 236,507
TOTAL COSTS AND INCIDENTALS TO BE REIMBURSED (Total Improvements plus the Reserve Fund)	$ 4,824,020(2)
COSTS OF ISSUANCE	
Underwriter Discount	$ 77,508
Bond Counsel	$ 77,225
Underwriter's Council	$ 30,000
CFD Financial Advisor	$ 35,000
CFD Appraisal	$ N/A
Bond Registrar, Paying Agent	$ 600
Printing Fees	$ 1,750
OS Preparation	$ 10,000
Assessment Billing	$ 700
Miscellaneous/Excess Construction Costs	$ 3,725
Subtotal General Incidental	$ 236,508

Detailed project costs for the infrastructure listed above are included as Section 4 of The Feasibility Report.

Footnotes

(1) The cost estimate excludes private utility installation, entry monumentation, and total lot costs. All costs for construction above $4,448,000 will be at the developer's expense. These costs were allocated to all planning areas based on the following assessment methodology.

(2) The property owner will contribute an amount of $19,000 as a portion of total costs to be reimbursed. The cash payment is a result of comparing the assessment liens to the Wayne Harding, MAI of Harding and Associates, Appraisal, updated November 14, 2022, of the wholesale (bulk) value of each of the Lucero Assessment District No. 2. The Applicant will advance all costs required above and beyond the amount in excess of $5,000,000 required to install the improvements, except that pursuant to the terms of the CFD Development Agreement, the Applicant may seek reimbursement for such funds advanced to the District through subsequent issuances of special assessment and/or general obligation bonds. Any excess proceeds not used for its designated project cost or cost of issuance will be used to reduce the contribution shown above or any amounts advanced in excess of such amount for public improvement.

Assessment Methodology

The State of Arizona Revised Statutes provides that assessments be allocated in proportion to the benefits received by each lot from the improvements. For purposes of the Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds (Series 2023) Lucero Assessment District No. 2, the original assessed amount (prior to cash payments) and consequently the remaining assessments securing the proposed assessment bond amount of $4,448,000 (prior to cash payments) is allocated to the lots within Lucero Special Assessment District 2 based upon the following benefit methodology.

Introduction

The improvements to be financed by the Bond Issue consist of backbone facilities that provide roadway improvements, sanitary sewer, and potable and nonpotable water for the properties within Lucero Assessment District No. 2. The improvements, which are more fully described in Section Two of the Feasibility Report, fall into the following categories:

- Roadway improvements
- Sanitary Sewer and Potable Water facilities and improvements

Roadway Improvements

The street-related improvements perviously installed within Lucero Phase 1 consist of new construction and/or acquisition of the arterial Hillside Drive. These roadways provide access to the residential and multi-family areas located within the Lucero Assessment District No. 2. The roadway improvements provide a direct and special benefit to the developable parcels to be assessed, in that direct ingress and egress is made available to all lots within the Lucero Assessment District No. 2 area. The cost estimate excludes ineligible costs such as dry utilities and monument structures.

The collector roadways provide an area-wide system of streets to serve the developable properties within Lucero Assessment District No. 2 and serve as primary and/or secondary ingress/egress to the parcels providing access for properties within the Lucero Assessment District No. 2 area and allowing travel to areas outside of the Lucero Phase 2 boundaries. The specific alignment of a collector streets has been determined and approved by the City. Therefore, the construction of Hillside Drive is a direct and special benefit to the properties addressed in this report.

The benefit of roadway improvements to properties within Lucero Assessment District No. 2 will be allocated to the respective properties based on a per lot basis.

Apportioning the benefit of roadway improvements to properties within the Lucero Assessment District No. 2 area, was based on a per lot equal benefit Therefore, within each single-family residential tract, each lot will receive an equal assessment.

In the event development occurs differently than currently projected, the assessment liens at the planning area level can be adjusted to meet the intent of this benefit analysis. However, in the event an assessment lien has been allocated to a final residential lot, the lien may not be increased as a result of changes in development.

Sanitary Sewer and Potable Water (Wet Utility)

The wet utility improvements include sanitary sewer mains and potable water line improvements placed in the streets to serve the special assessment area. These improvements provide for an orderly development of infrastructure service to the area by providing sanitary sewer, water and non-potable water service for each developed parcel. The benefit of these improvements is allocated to each property based on the estimated number of lots in each planning area.

In apportioning the benefit of sewer and water improvements to property within Lucero Assessment District No. 2, the assessment of the cost and expenses will be allocated to the planning areas within the Lucero Assessment District No. 2 equally based on the estimated number of lots per planning parcel. Therefore, within a single-family residential tract, each lot will receive an equal assessment.

In the event development occurs differently than currently projected, the assessment liens at the planning area level can be adjusted to meet the intent of this benefit analysis. However, in the event an assessment lien has been allocated to a final residential lot, the lien may not be increased as a result of changes in development.

Project Incidentals and Bond Issuance Costs

These costs increase the assessments for each assessment area in proportion to the special assessments allocated thereto for the improvement construction costs. This is deemed an appropriate charge related to the Community Facilities District. Therefore, Project Incidentals and Bond Issuance Costs are allocated to each parcel based on construction costs.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Apportionment

87.13 acres within the Lucero Assessment District No. 2 consist of large subdivided acreage, which is expected to be developed in conformance with the Estrella Mountain Ranch Vesting Tentative Tract Maps. Upon recordation of these maps, the initial method of assessing the eligible improvement costs to the properties will be in accordance with the above-described method of assessment.

The assessments for parcels within Lucero Assessment District No. 2 are fixed, but lot assessments can vary if the assumed number of lots differs from the assumed numbers that are based upon zoning allowances. All lots have been approved and plated. Upon recordation of subdivision, parcel or lot line adjustment maps, the assessment for residential parcels will be apportioned equally based on the number of similar assessable lots or multi-family units. Lot line adjustments may occur on areas that currently are defined as part of open space areas. Therefore, these parcels are included within the Assessment Diagram boundaries to allow future modifications to occur in the event that developable lots are created on any portion of these properties.

Owner Prepayment

The Owner has elected to prepay a portion ($19,000) of the assessment attributable to parcel 11.I1 prior to closing on the Bond Issue, leaving $589,000 to be assessed equally for all the lots in this parcel only. After payment of the cash prepayment, the Assessment for this parcel will be reduced to bring it in compliance with the LTV as required by the Feasibility Report.

Estimated Special Assessment Liens

Based upon the information presented above, the estimates of the assessments to be placed upon each of the parcels located within the Lucero Assessment District No. 2 (according to final plats recorded for Parcels 11.E, 11.F.1, 11.H, 11.I1, and 11.I.2 have been allocated as follows:

LUCERO ASSESSMENT DISTRICT NO. 2
ASSESSMENT PER PARCEL/LOT

ASSESSMENT NUMBER	PARCEL NUMBER	NUMBER OF ACRES	NUMBER OF LOTS	ASSESSMENT BY PARCEL	ASSESSMENT BY LOT
11.E	11.E	28.85	92	$ 1,472,000	$ 16,000
11.F.1	11.F1	17.51	58	$ 928,000	$ 16,000
11.H	11.H	25.11	67	$ 1,072,000	$ 16,000
11.I.1	11.I1	9.29	38	$ 589,000	$ 15,500
11.I.2	11.I2	6.37	23	$ 368,000	$ 16,000

Footnotes

(1) Special assessment liens will not be placed upon common areas, areas owned by the homeowner's associations, public rights-of-way, property owned by the District, or other governmental/public entities.
(2) Special assessments per lot are subject to adjustment based upon changes in the number of developable lots ultimately established by the recording of the final subdivision plat. All numbers are rounded. Upon recordation of a plat map, the number of lots will be reviewed. If at that time the appraised value is not four times the lien amount, the amount of lien in excess of one-fourth of the valuation will be pre-paid by the property owner.
(3) Values have been determined per the appraisal completed by Wayne Harding, MAI of Harding and Associates, dated November 14, 2022. Based upon that appraisal, the developer prepayment described above is required to meet the 4:1 value to lien ratio.
(4) All lots have been approved and platted.

CONCLUSION

Based upon the information presented herein, it is our opinion that the special assessment allocation methodology results in assessments being allocated in proportion to the benefits received by each lot or parcel therein for the improvements to be provided thereby.

_____

Grant I. Anderson, P.E.

ITEM #: 4.
DATE: 12/05/2022
AI #:1220

COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: **LUCERO #2 ASSESSMENT DISTRICT ORDERING THE PUBLIC INFRASTRUCTURE**

STAFF PRESENTER(S): Jared Askelson, Deputy Finance Director

SUMMARY

Lucero #2 Assessment District ordering the public infrastructure.

Recommendation

ADOPT RESOLUTION EMRCFD RES 2022-152, ORDERING THE PUBLIC INFRASTRUCTURE PROJECT PERFORMED AS DESCRIBED IN EMRCFD RES 2022-151. (Jared Askelson, Deputy Finance Director)

FISCAL IMPACT

As outlined in the feasibility report adopted prior to this action, the special assessment district may issue revenue bonds in the principal amount up to $4,429,000. These bonds will acquire the infrastructure, pay appropriate capitalized interest, establish a reserve fund, and pay for costs of issuance of the bonds. Property owners within the Assessment District will pay the annual debt service payments for the special assessment revenue bonds. The intention is to have the annual debt service payment collected by Maricopa County Treasurer by adding the amount due from each property owner on their annual property tax bill. The 278 single family detached lots are requested to be assessed approximately $16,000.

BACKGROUND AND PREVIOUS ACTIONS

The Estrella Mountain Ranch Community Facilities District and Estrella North LLC, a Delaware limited liability company and Taylor Morrison/Arizona, Inc., an Arizona corporation, as the only landowners of the property within the District's Lucero Assessment District No. 2, have executed and delivered to the District, a Waiver and Development Agreement wherein the parties thereto, including any party executing an Interested Party Consent (as defined therein), have: (i) waived any and all requirements for notice and time for protests and objections relating to, among other things, the Project (as defined herein) and the extent of the Assessment District; (ii) acknowledged that the District shall levy an assessment pursuant to Title 48, Arizona Revised Statutes, as amended; and (iii) waived certain procedural requirements.

The district will create 278 individual assessments of approximately $16,000 to acquire Hillside Drive, 16 inch and 12 inch Water Mains, Lost Lift Station and Parallel Force Main, and Zone 2 Water System Upgrades. Following this request, the District initiated the preparation of the feasibility report related to the Assessment District. The report includes a description of the infrastructure, an estimate of the costs to acquire the infrastructure, an estimated schedule to complete the infrastructure, a map of the area, and a plan for financing.

The District Board previously conducted a public hearing on the feasibility report relating to the Assessment District and adopted EMRCFD RES 2022-151.

STAFF ANALYSIS

This resolution ordering the work is required by statute and orders the construction and performance of the work related to the Assessment District. District staff has reviewed the feasibility report relating to the Assessment District and related materials and found this resolution is in compliance with state law, the existing development agreement between the City, the District and the Developer, and the City's CFD Guidelines.

Attachments

Resolution

Feasibility Report

Assessment Methodology

EMRCFD RES 2022-152

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) ORDERING THE PUBLIC INFRASTRUCTURE PROJECT PERFORMED AS DESCRIBED IN EMRCFD RES 2022-151.

WHEREAS, on December 5, 2022, the Board of Directors (the "*Board*") of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "*District*") passed and adopted EMRCFD RES 2022-151 (the "*Resolution of Intention*"), declaring its intention to acquire the Project (as such term and all other initially capitalized terms are defined in the Resolution of Intention), together with all appurtenances and adjuncts necessary; determining that the District's assessment revenue bonds shall be issued to represent the costs and expenses thereof; declaring the Project to be of more than local or ordinary public benefit; declaring that the costs and expenses thereof shall be assessed upon the Assessment District; and providing that the Project shall be performed under the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto; and

WHEREAS, the Waiver Agreement has been signed by all property owners in the Assessment District and any other persons having an interest in the property within the Assessment District, waiving, among other things, all requirements for notice and time for protests against the Project and objections to the extent of the Assessment District; and

WHEREAS, the Board has thereby acquired jurisdiction to order the acquisition and performance of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) as follows:

Section 1. **Definitions**. Terms defined in the Resolution of Intention shall have the same meanings herein as therein.

Section 2. **Findings**. In accordance with A.R.S. § 48-579, the Board hereby finds there are no protests against the Project and there are not objections to the extent of the Assessment District.

Section 3. **Ordering the Performance of the Project**. By virtue of the authority vested in Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto, the Board hereby orders the acquisition or performance of the Project as described in the Resolution of Intention. The District Engineer shall cause to be prepared, if and where necessary, final Plans and contract documents for the Project. The acquisition of any portion of the Project may be performed upon the sale and delivery of the Bonds in an amount sufficient to pay the costs of acquisition.

Section 4. **Assessment and Collection**. The District Engineer and Superintendent of Streets are hereby authorized and directed to prepare and record an assessment against the real property contained within the Assessment District. The assessment shall be allocated among the parcels and lots within the Assessment District as shown on the Assessment Diagram, in the manner established by or on behalf of the District Engineer. The treasurer of the District is hereby directed to make demand on the owners of the real property assessed for payment of the amount assessed, minus any amounts prepaid, and with respect to any assessments that bonds are issued against, bill and collect each installment payment then due and owing.

(Signatures on following page)

PASSED, ADOPTED AND APPROVED by the Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) on December 5, 2022, with a vote of _____.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)

_____
District Chair

ATTEST:

_____
District Clerk

Approved:

_____
District Attorney

FEASIBILITY REPORT

For The Issuance of

Not to Exceed
$4,429,000 Principal Amount

OF

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

LUCERO ASSESSMENT DISTRICT NO. 2
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2023

Public Hearing Date: December 5, 2022

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SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") in connection with the proposed issuance by the District of its Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023 (the "Bonds") in an aggregate principal amount of not to exceed $4,429,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Act"). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two, to fund a reserve fund with respect to the Bonds and to pay capitalized interest, if necessary.

PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of certain public infrastructure (as defined in A.R.S. §48-701) (the "Public Infrastructure") to be financed with proceeds of the Bonds, if issued, and of the plan for financing, in part, the Public Infrastructure in accordance with the provisions of A.R.S. §48-715. Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Public Infrastructure to be acquired – Section Two; (ii) maps showing the general location of the Public Infrastructure and a description of the area to be benefited by the Public Infrastructure – Section Three; (iii) an estimate of the cost to construct/acquire the Public Infrastructure and schedule for the completion of the Public Infrastructure – Section Four; and (iv) a plan for financing the Public Infrastructure – Section Five.

Additionally, this Report includes: the legal description of the Lucero Assessment District No. 2 – Appendix A; the Form of Disclosure Pamphlet – Appendix B; and the Estimated Special Assessment Liens – Appendix C.

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona ("City"), legal counsel and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF THE DISTRICT

Formation of the District was approved by the City upon the request of SunChase Estrella Limited Partnership, a Delaware limited partnership ("SunChase"), as the owner of all the land within the District as of formation on November 22, 1999. Residential Funding Corporation, a Delaware corporation, consented to the formation of the District as a holder of a lien interest in such land as of formation.

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for the District, which was record on November 23, 1999, as Document No. 99-1063338, for the mixed use, master planned community known as Estrella Mountain Ranch ("Estrella Mountain Ranch"). Lucero Assessment District No. 2 is the portion of the District that will be benefited by the Public Infrastructure described in Section Two of this Report. Maps showing the general location of the Public Infrastructure and area of benefit in Section Three of this Report. See Appendix A for a legal description of Lucero Assessment District No. 2.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District No. 2. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, at the time the land-use plan was prepared, the build-out of Estrella Mountain Ranch was expected to include the following:

Total District	Approximate District Acres	Approximate Lucero Assessment District No. 2 Acres
Residential	5,146	55.94
Open Spaces & Parks	3,129	31.17
Other Non-Residential (a)	1,496	0.02
Total	9,771	87.13

(a) Includes commercial, school, municipal and miscellaneous land uses.

The following table includes pertinent information regarding the parcels and lots to be contained within Lucero Assessment District No. 2.

Planning Areas	Acreage	Platted Units	Lot Sizes	Owner	Status
11.E	28.85	92	52' x 120'	Major Landowner	Recorded Plat
11.F1	17.51	58	60' x 120'	Major Landowner	Recorded Plat
11.H	25.11	67	47' x 115'	Taylor Morrison	Under Development
11.I1	9.29	38	47' x 90'	Major Landowner	Recorded Plat
11.I2	6.37	23	47' x 90'	Major Landowner	Recorded Plat
Total	87.13	278			

Future residents of Lucero Assessment District No. 2 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District. See Appendix B for a Form of Disclosure Pamphlet.

The estimated special assessment liens are indicated in Appendix C this Report. The final assessment liens will be dependent upon the final cost of the improvements financed, the benefit determined to have been received by each parcel as determined by the District's assessment engineer (the "Assessment Engineer"), as well as the bulk wholesale/disposition value of the parcels to be assessed as determined by an independent third-party MAI appraiser retained by the District (the "Appraiser").

Ownership History

Subsequent to the formation of the District, a Development, Financing Participation and Intergovernmental Agreement No. 1 (the "CFD Development Agreement") was entered into between the District, the City, SunChase and Residential Funding Corporation. The initial and subsequent public infrastructure was described in the General Plan for the District, which was recorded on November 23, 1999, as Document No. 99-1063338. Ryland Group, Inc. (which subsequently obtained a contractual interest in certain property contained within the District) consented and agreed to the CFD Development Agreement.

In 2003, SunChase conveyed Estrella Mountain Ranch and assigned its interests in the CFD Development Agreement to Sun MP, LLC ("Sun MP"), a limited liability company formed in connection with a restructuring and a new capital investment in Estrella Mountain Ranch by an unrelated party. In October 2003, the City and the District consented to the assignment of SunChase's interests to Sun MP.

Pursuant to an option agreement, in a series of transactions from May 16, 2005, through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District (all of which were consented to by the City and the District), to NNP III-Estrella Mountain Ranch, LLC and its affiliated entities. NNP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres were within the District and 331 acres were near but outside the District. NNP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres were within the District and 320 acres were near but outside the District. NNP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres were within the District and 8,881 acres were near but outside the District. Combined, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres were within the District and 9,532 acres were near but outside the District. NNP III – Estrella Mountain Ranch, LLC and NNP III-EMR 3, LLC were wholly-owned by NNP III – Estrella, LLC, a Delaware limited liability company ("NNP III – Estrella"). NNP III – Estrella and NNP III-EMR 4, LLC, a Delaware limited liability company were wholly-owned by Estrella Mountain Ranch Developers LLC, a Delaware limited liability company ("NNP III"). NNP III was wholly owned by Land Management Company, LLC.

In 2021, pursuant to a purchase and sale agreement, NNP III-Estrella Mountain Ranch, LLC, and its affiliated entities referenced above (collectively, the "NNP Entities") sold their entire holdings within the District and all additional properties outside the District to Estrella Partners, LP, and affiliated entities. In particular, all property and interests of the NNP Entities within the District were conveyed to Estrella North LLC ("Majority Landowner") and all properties and interests outside the District were conveyed to Estrella South LLC. All documents related to the District, including the CFD Development Agreement, were assigned to Estrella North LLC in October 2021, and such assignment was consented

to by the District and the City. Estrella North LLC and Estrella South LLC are both wholly owned subsidiaries of Estrella Partners, LP.

The parties, that through affiliates, own Estrella Partners, LP and its general partner, Goodyear EMR GP, LLC, are Harvard Investments, Inc., a Nevada corporation, and Toll Southwest LLC, a Delaware limited liability company, a subsidiary of homebuilder, Toll Bros., Inc., a Pennsylvania corporation (collectively, "Toll Brothers").

Harvard Investments, Inc. and its affiliates (collectively, "Harvard"), are headquartered in Scottsdale, Arizona, and are the United States real estate investment and development arm of the Hill Companies, a Canadian land development company, which has operated as a privately held company since its inception in 1903. Harvard's real estate holdings, through its affiliates and various joint ventures, are located throughout the southwestern United States. Harvard's current and past real estate holdings include more than 80 projects, including residential master planned communities, golf courses, custom home site projects and commercial developments. Since 1982, Harvard is currently developing, or has developed, more than 20 residential master planned communities, which includes entitlement development and sale of over 30,000 residential lots through Arizona, Texas and New Mexico. Harvard will manage the day-to-day operations of land development within the District.

Toll Brothers is a national homebuilder based in Horsham, Pennsylvania. Toll Brothers is the eighth largest homebuilder in the U.S. based on closings and builds to the higher end of the homebuilding market. Toll Brothers has also undertaken development in other real estate sectors including multi-family. Toll Brothers operates in hundreds of communities across 20 states. Toll Brothers is publicly traded on the New York Stock Exchange. Toll Brothers is subject to reporting the information required by the Securities Exchange Act of 1934, as amended, and in accordance therewith files quarterly and annual reports, proxy statements and other required information (collectively, the "Filings") with the Securities Exchange Commission (the "Commission"). The Filings may be inspected and copied at the public reference facilities maintained by the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 and Northwestern Atrium Center, 400 West Madison Street, Suite 400, Chicago, Illinois. Copies of the Filings can be obtained from the public reference section of the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, NY 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR database at http://www.sec.gov. None of the District, the Financial Advisor to the District, Bond Counsel to the District, the Underwriter of the Bonds or counsel to such Underwriter has examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The primary investor in Estrella Partners, LP is an affiliate of Varde Partners, Inc., a Minnesota corporation (collectively, "Varde Partners"). Varde Partners is a global investment manager founded in 1993 specializing in alternative investments with discretionary fund assets of approximately US $15 billion and over 300 employees. Varde Partners maintains 14 offices across the globe. Headquarter offices are located in Minneapolis for North America, London for Europe, and Singapore for the Asia Pacific region. The firm invests across five segments: corporate and traded credit, financial services, real estate, mortgages and real assets and infrastructure. Varde Partners benefits from a broad and diverse investor base, including endowments and foundations, pension funds, insurance companies, private clients and other institutional investors. Since its founding, Varde Partners has focused on making and managing investments in real estate, mortgages, homebuilding and infrastructure. In the United States, since 2009, Varde Partners has invested and managed over $4.7 billion of fund capital in residential development, homebuilding and residential mortgages.

The remaining land within the District is owned by various parties including home builders, homeowners, homeowners' association, commercial and civic users and other investors.

Debt Issuance History

The Bonds, if issued, would represent the eighth series of new money special assessment revenue bonds issued by the District. The table below summarizes the currently outstanding series of special assessment bonds and the infrastructure financed or refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS OUTSTANDING

Series	Public Infrastructure Financed	Assessment District	Original Principal	Final Maturity	Principal Outstanding
2015	182nd WMV Ph1, 182nd WMV Ph2 and Calistoga 2-1	Montecito No. 2	$4,980,000	2039	$ 3,880,000
2018 (a)	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension (Projects of Series 2001A)	Golf Village No. 1	1,785,000	2024	430,000
2018 (a)	San Gabriel Road Phase I, San Gabriel Road Phase II, and enhanced landscaping along San Gabriel Road (Projects of Series 2002)	Desert Village	1,985,000	2026	986,000
2018 (a)	Calistoga Drive Phase I (Project of Series 2007)	Montecito No. 1	5,329,000	2031	3,754,000
2018 (a)	Westar Drive Phases II – IV (Projects of Series 2007)	Golf Village No. 2	4,789,000	2030	3,234,000
2019	Hillside Drive, 16" and 12" Waterlines, Lift Station and Parallel Force Main , Zone 2 Water System	Lucero No. 1	6,913,000	2043	6,355,000
2021	Calistoga Drive 3-1	Montecito No. 3	598,000	2046	584,000
				Total	$19,223,000

(a) Refunding series.

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds comprised of three new money issuances and one refunding, have also been issued. The table below summarizes the currently outstanding general obligation bond issues and the public infrastructure refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
GENERAL OBLIGATION BONDS OUTSTANDING

Series	Public Infrastructure Financed	Original Principal	Final Maturity	Principal Outstanding
2017 (a)	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension (Projects of Series 2005); Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension (Projects of 2007)	$14,050,000	2032	$7,795,000
			Total	$7,795,000

(a) Refunding series.

SECTION TWO

DESCRIPTION OF PUBLIC INFRASTRUCTURE

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure subject to this Report has been publicly bid pursuant to State statutes and District guidelines and will be financed by the Bonds and/or subsequent bond issues and other sources, if necessary. It is expected that the Public Infrastructure listed below will be acquired by the District with estimated cost and construction timing as noted.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
1. Hillside Drive	$10,098,127	$10,098,127	$2,765,809	$4,428,716	$2,903,602	06-05-20

This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12" Waterline	1,886,570	1,886,570	488,333	848,424	549,813	12-21-20

This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main	1,178,756	1,178,756	593,879	584,877	-	05-28-20 05-22-20

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
4. Zone 2 Water System	$ 674,313	$ 674,313	$ 205,029	$ 365,813	$ 103,471	10-07-19

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

Totals (a):	$13,837,766	$13,837,766	$4,053,050	$6,227,830	$3,556,886

All work completed on the referenced Public Infrastructure was per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual. Total construction costs represent actual costs incurred. See the maps in Section Three for the location of the improvements and the corresponding area of benefit.

(a) Subject to change.

(b) Amount paid by prior bonds includes the $6,913,000 Lucero Assessment District No. 1 Special Assessment Revenue Bonds, Series 2019.

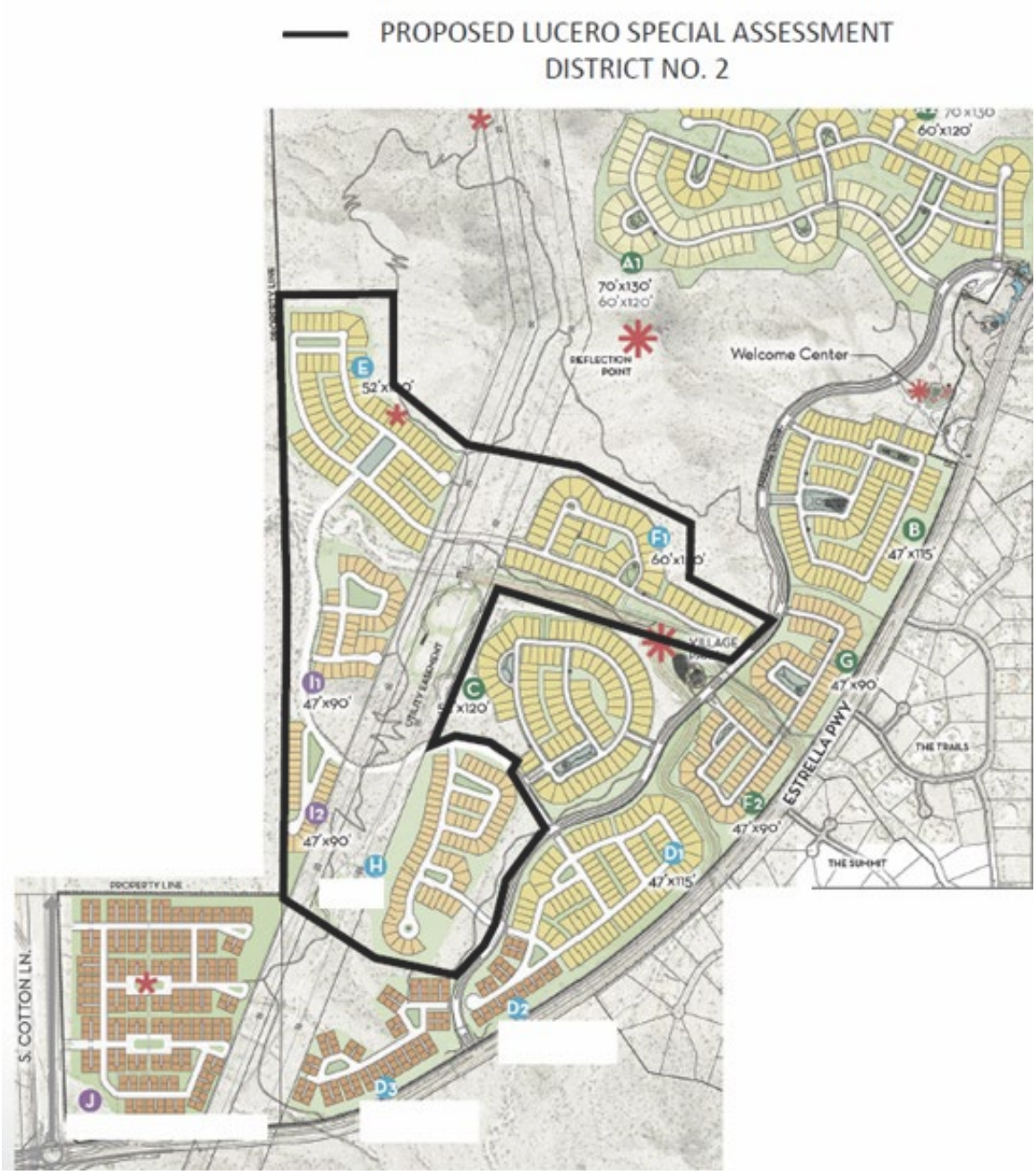
SECTION THREE

MAPS AND DESCRIPTION RELATED TO LUCERO ASSESSMENT DISTRICT NO. 2

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Assessment Parcels

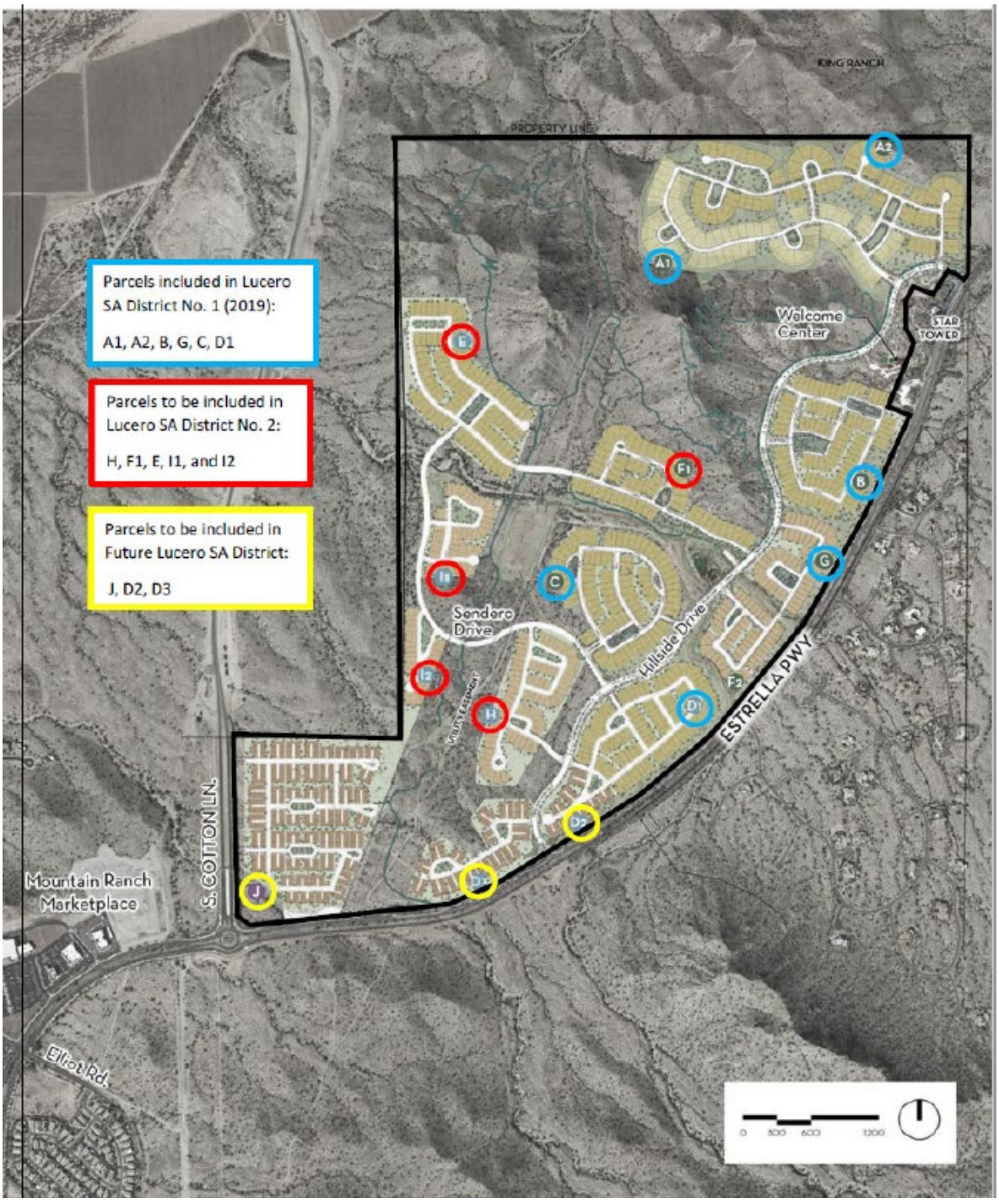
Map of Lucero Assessment District No. 2



Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Lucero Planning Area and
Description of the Assessment Parcels

Map of Lucero Planning Area
(Parcels by Assessment Area)



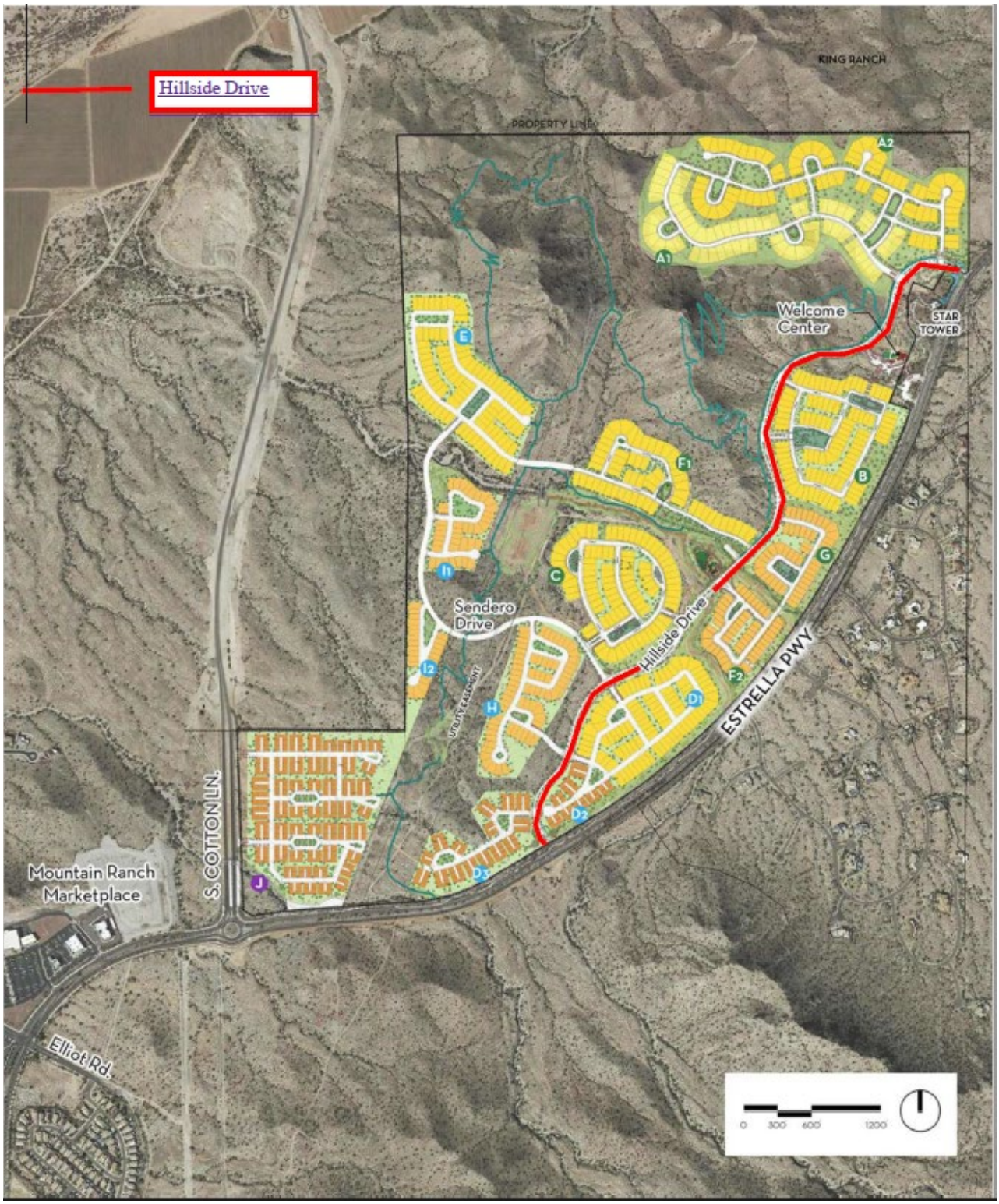
Description of the Assessment Parcels to be Benefited

Parcels 11.E, 11.F1, 11.H, 11.I1, 11.I2 have recorded plats for 278 single-family home sites. These parcels will be included in the Lucero Assessment District No. 2 and comprise the area to be benefited.

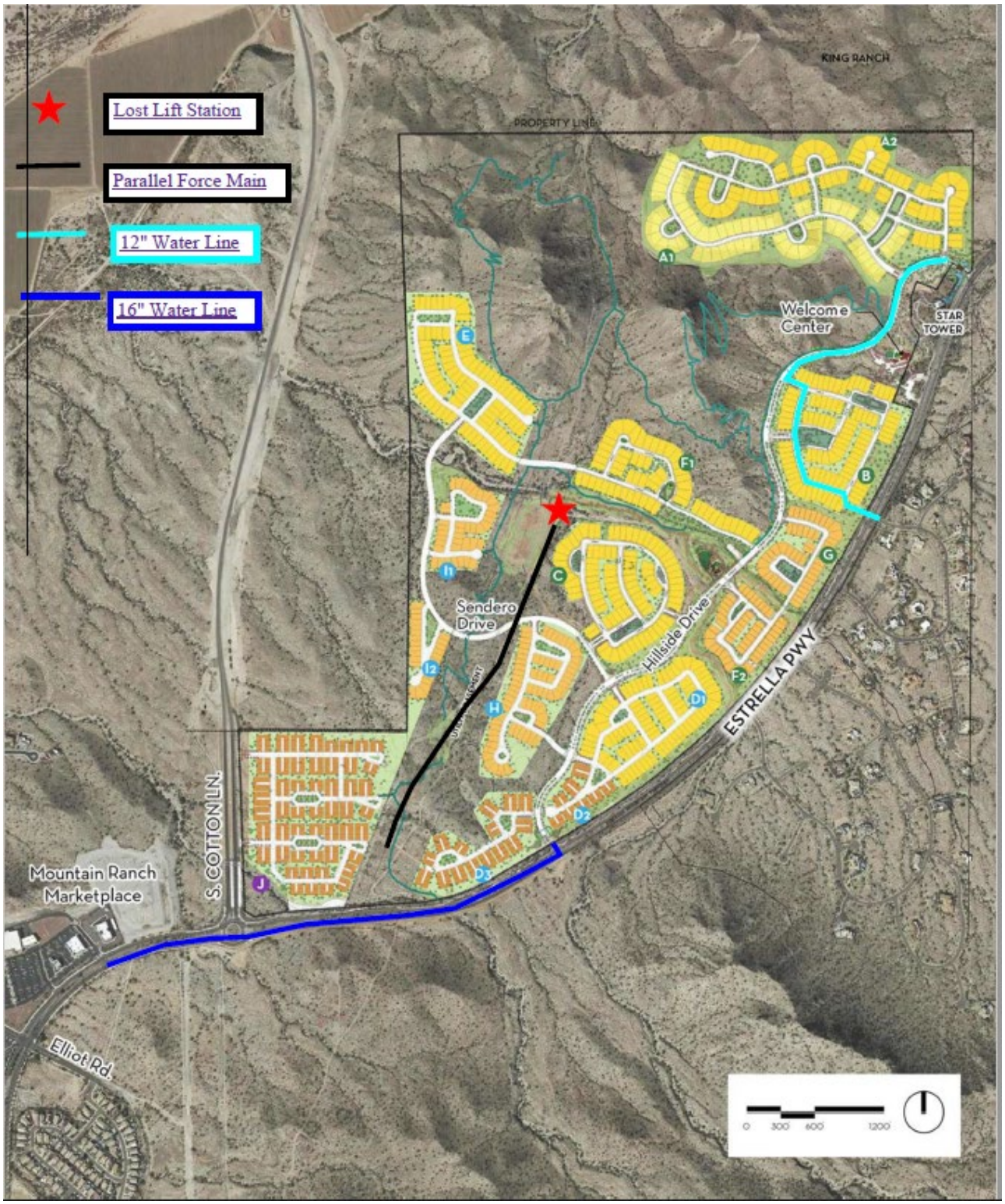
Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Location Maps of the Public Infrastructure

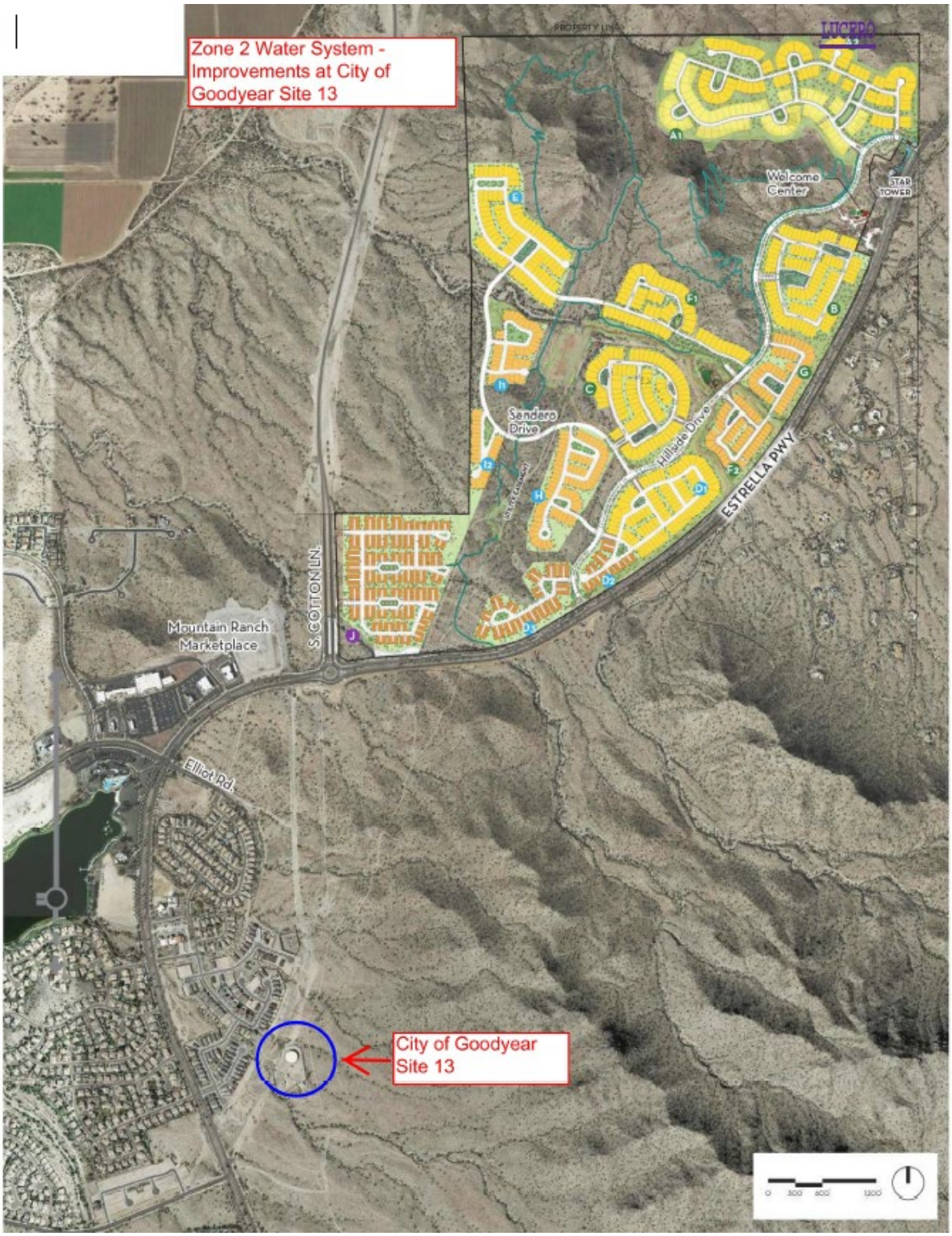
Roadway Exhibit



Wet Utility Infrastructure Improvements Exhibit



Wet Utility Infrastructure Improvements Exhibit (Continued)



SECTION FOUR

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

The table in Section Two outlines the cost estimate and completion dates for the construction of the Public Infrastructure. Proceeds of the Bonds, net of proceeds to be used for a deposit to a debt service reserve fund, will be used to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two. It is anticipated that unfunded Public Infrastructure costs will be included in future bond issues of the District.

Listed below is an estimated draw schedule of the proceeds of the Bonds for the acquisition of the Public Infrastructure.

Public Infrastructure Description	Estimated Acquisition Price	Acceptance Date	Funds Draw Date
1. Hillside Drive	$2,765,809	06-05-20	Q1 2023
2. 16" & 12" Waterline	488,333	12-21-20	Q1 2023
3. Lost Lift Station & Parallel Force Main	593,879	05-28-20 05-22-20	Q1 2023
4. Zone 2 Water System	205,029	10-07-19	Q1 2023
Total	$4,053,050		

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

Below is a financing plan that describes the process for financing a portion of the Public Infrastructure benefiting the property within Lucero Assessment District No. 2. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

(i) Formation and Authorization.

In response to a petition from the SunChase, the City Council formed the District on November 22, 1999. As contemplated by the CFD Development Agreement, the District has the authority to issue the Bonds.

(ii) Proposed Debt.

The estimated debt service schedule for the Bonds is attached in this section as Table One. The Bonds are expected to be structured with level debt service over 23 years. It is anticipated that the Bonds will be sold in approximately December 2022 and delivered in approximately January 2023. The Bonds will not be rated by any rating agency. The Bonds shall be payable from amounts collected by the District from, among other sources, the hereinafter described special assessment (the "Assessment").

a. The Assessment shall be based on an amount sufficient to (i) pay a portion of the costs of acquisition of the Public Infrastructure, (ii) to fund a debt service reserve fund and (iii) to provide for capitalized interest on the Bonds through July 1, 2023, if necessary.

b. The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property (other than City-owned property) included in Lucero Assessment District No. 2, as indicated in Appendix A hereto, based on the benefits received by and as allocated to the Parcels 11.E, 11.F1, 11.H, 11.I1 and 11.I2 (the "Planning Areas") in which Lucero Assessment District No. 2 is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(iii) Per Lot Assessment Amount.

An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within the Parcels the Planning Areas have at least a 4-to-1 value-to-lien ratio.

Prior to closing the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of the Planning Areas shall be at least four times the amount of the Assessment.

The per lot assessment amount is expected to be no more than $16,000 at the time of issuance of the Bonds. At the time of sale of a home to the buyer, this amount will be assumed by the homebuyer and the assessment payments made over time. The approximate $16,000 per home assessment results in an annual assessment payment of approximately $1,419 per home, or approximately $118 per month.

Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement which was recorded on July 10, 2019, as Document No. 2019-0522191 between the District and the Maricopa County Treasurer's Office.

(iv) Estimated Sources and Uses of Funds.

The proceeds of the Bonds will be applied by the District to finance all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds is:

SOURCES*:	
Principal Amount of Bonds	$4,429,000.00
Assessments Paid in Cash (a)	19,000.00
Majority Landowner Contribution (b)	376,021.00
Total	$4,824,021.00

USES*:	
Acquisition Fund (Cost of Public Infrastructure)	$4,053,050.00
Bond Fund (Representing Capitalized Interest) (b)	139,513.50
Debt Service Reserve Fund	394,950.00
Costs of Issuance (b)	236,507.50
Total	$4,824,021.00

(a) Represents shortfall in parcel 11.I1 to be paid by the Majority Landowner.

(b) All costs of issuance, underwriter fees and capitalized interest will be paid by the Majority Landowner.

ESTIMATED COSTS OF ISSUANCE* (a)	
Underwriter's Discount	$ 77,507.50
Underwriter's Counsel	30,000.00
Bond Counsel	77,225.00
Financial Advisor	35,000.00
Registrar & Paying Agent	600.00
OS Preparation	10,000.00
OS Printing	1,750.00
Assessment Billing Software Services	700.00
Miscellaneous	3,725.00
Total	$236,507.50

(a) Additional costs including, but not limited to, the appraisal and related engineering fees are anticipated to be paid outside of bond proceeds.

(v) Value to Lien Ratio.

The appraisal relating to the parcels to be included in Lucero Assessment District No. 2, prepared by Wayne Harding & Associates on November 2, 2022, demonstrates a value-to-lien ratio of a per lot basis in excess of 4-to-1 for all parcels except 11.I1. The shortfall in parcel 11.I1 is to be prepaid by the Majority Landowner. A complete copy of the appraisal report is available upon request.

(vi) Disclosure of Assessment Payments.

A.R.S. § 32-2181 *et seq.* requires the disclosure of all property taxes and assessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the "Public Report"). Each homebuyer must be supplied a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report.

* Preliminary, subject to change.

In addition, homebuilders within the Lucero Assessment District No. 2 will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

(vii) Operation and Maintenance of the Public Infrastructure.

All infrastructure financed by the District will be dedicated to and accepted by the City. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Majority Landowner and are set forth in the various development agreements among the parties. The administrative costs of the District and those costs associated with the operation and maintenance of the Public Infrastructure which are not the obligation of the City will be provided by several sources of funds: the levy of a $0.30 per $100 of net assessed limited property valuation ad valorem tax in the District, Homeowner's Association fees and Majority Landowner contributions, if any.

(viii) Other District Information.

Shown in the following tables are the District's overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, net assessed valuation and combined tax rate per $100 assessed valuation.

	General Obligation Bonded Debt	Portion Applicable to the District (b)	
Overlapping Jurisdiction	Outstanding (a)	Approximate Percentage	Net Debt Amount
State of Arizona	None	0.188%	None
Maricopa County	None	0.286	None
Maricopa County Community College District	$135,585,000	0.286	$ 388,190
Maricopa County Special Health Care District	600,335,000	0.286	1,718,805
Western Maricopa Education Center	130,195,000	0.765	996,090
Buckeye Union High School District No. 201	64,865,000	15.507	10,058,630
Liberty Elementary School District No. 25	51,340,000	38.826	19,933,141
City of Goodyear	150,555,000	11.413	17,182,410
The District (c)	7,795,000	100.000	7,795,000
Total Direct and Overlapping General Obligation Bonded Debt Outstanding			$58,072,265

(a) Includes total general obligation bonds outstanding less redemption funds on hand. Does not include authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future.

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"), a major reclamation project that has been substantially completed by the Department of the Interior. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. In April of 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at $1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre-feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the $1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages have been fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Arizona's Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property

within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to $0.14 per $100 of net assessed limited property value, of which $0.14 is currently being levied. (See Arizona Revised Statutes, Sections 48-3715 and 48-3715.02.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

Does not include the obligation of the Maricopa County Flood Control District (the "County Flood Control District") to contribute $70 to $80 million to the CAP. The County Flood Control District's sole source of revenue to pay the contribution will be ad valorem taxes on real property and improvements.

(b) Proportion applicable to the District is computed on the ratio of net assessed limited property value as calculated for Fiscal Year 2022/23 for the overlapping jurisdiction to the amount of such valuation which lies within the District. If the assessed value within the District increases at a faster rate than the overlapping jurisdictions, the amount of overlapping debt allocated for payment within the District will increase.

(c) Does not include the Bonds. Does not include special assessment revenue bonds or general obligation bonds expected to be issued by the District in the future.

Source: 2022/23 Net Assessed Limited Property Valuations sourced from the Finance Department of the County and *State and County 2022 Abstract of the Assessment Roll*, Arizona Department of Revenue.

DIRECT AND OVERLAPPING NET ASSESSED LIMITED PROPERTY VALUE AND TOTAL TAX RATES

Overlapping Jurisdiction	2022/23 Net Assessed Limited Property Value	2022/23 Combined Tax Rate Per $100 of Net Assessed Limited Property Value (a)(b)
State of Arizona	$78,405,598,978	None
Maricopa County	51,575,018,189	$1.2473 (c)
Maricopa County Community College District	51,575,018,189	1.1894
Maricopa County Fire District Annual Levy	51,575,018,189	0.0082 (d)
Maricopa County Flood Control District	51,575,018,189	0.1592 (e)
Maricopa County Special Health Care District	51,575,018,189	0.2488
Maricopa County Library District	51,575,018,189	0.0505
Central Arizona Water Conservation District	51,575,018,185	0.1400 (f)
West Maricopa Education Center	19,300,490,996	0.1538
Buckeye Union High School District No. 201	952,234,728	2.9459
Liberty Elementary School District No. 25	380,322,967	3.8069
City of Goodyear	1,293,848,816	1.7350
The District	147,663,249	1.3000

(a) Represents the combined tax rate includes the tax rate for debt service payments and the tax rate for all other purposes such as maintenance and operation and capital outlay.

(b) All levies for library districts, hospital districts, fire districts, technology districts, water conservation districts and flood control districts are levied on the net full cash assessed value.

(c) Does not include the "State Equalization Assistance Property Tax" which in Fiscal Year 2022/23 has been set at $0.0000 and is adjusted annually pursuant to A.R.S. § 41-1276.

(d) The County is mandated to levy a tax annually in support of fire districts in the County.

(e) Does not include the personal property assessed valuation within the County.

(f) Includes only the assessed valuation located within the County.

Source: *State and County 2022 Abstract of the Assessment Roll,* Arizona Department of Revenue and *Maricopa County 2022 Tax Levy*, Maricopa County – Finance Department.

TABLE ONE
ESTIMATED DEBT SERVICE SCHEDULE*

Maturity (July 1)	Principal	Interest (a)	Estimated Annual Debt Service Requirements
2023		$ 139,514	$ 139,514
2024	$ 84,000	310,030	394,030
2025	90,000	304,150	394,150
2026	95,000	297,850	392,850
2027	100,000	291,200	391,200
2028	110,000	284,200	394,200
2029	115,000	276,500	391,500
2030	125,000	268,450	393,450
2031	135,000	259,700	394,700
2032	140,000	250,250	390,250
2033	150,000	240,450	390,450
2034	165,000	229,950	394,950
2035	175,000	218,400	393,400
2036	185,000	206,150	391,150
2037	200,000	193,200	393,200
2038	215,000	179,200	394,200
2039	230,000	164,150	394,150
2040	245,000	148,050	393,050
2041	260,000	130,900	390,900
2042	280,000	112,700	392,700
2043	300,000	93,100	393,100
2044	320,000	72,100	392,100
2045	345,000	49,700	394,700
2046	365,000	25,550	390,550
Total	$4,429,000	$4,745,444	$9,174,444

(a) Interest column reflects total interest payments for each fiscal year; interest will be paid semi-annually on January 1 and July 1, commencing on July 1, 2023. The July 1, 2023, interest payment will be paid by capitalized interest. Interest estimated at 7.00%.

* Preliminary, subject to change.

Reviewed and accepted by:
ESTRELLA NORTH LLC,
a Delaware limited liability limited 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 J. Brislin
Title: Senior V.P.

By: _____
Name: Debbie Williams
Title: Asst. Treasurer

APPENDIX A

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT, THE LUCERO PLANNING AREA, AND THE ASSESSMENT PARCELS

APPENDIX A-1

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT

February 27, 1997

LEGAL DESCRIPTION
ESTRELLA - LEGAL 3

PARCEL 1

That part of Sections 1, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast Corner of said Section 1, as shown on the "Estrella Phase One, Map of Dedication", as recorded in Book 318 of Maps, Page 38, Maricopa County Records;

Thence South 00°20'21" West (measured), South 00°20'03" West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

Thence South 00°13'59" West (measured), South 00°14'18" West (record), continuing along the East line of said Section 1, a distance of 2,640.94 feet (measured), 2641.11 feet (record) to the Northeast Corner of said Section 12;

Thence South 00°28'03" West (measured), South 00°28'10" West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12;

Thence South 00°13'23" West (measured), South 00°13'30" West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Corner of said Section 13;

Thence South 00°07'53" West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South 00°13'33" West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South 00°13'33" West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South 00°17'47" West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South 00°08'16" West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

Thence South 00°12'04" West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North 89°13'00" West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°31'11" West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South 89°15'58" East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°28'07" West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North 89°24'51" West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South 00°40'22" West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North 89°36'54" West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35;

Thence North 89°36'09" West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North 89°34'19" West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North 89°29'43" West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

Thence North 89°29'43" West, continuing along the South line of said Section 34, a distance of 964.18 feet to a point on the Northeasterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence North 37°50'26" West, along the Northeasterly right-of-way line of said "Rainbow Valley Road," a distance of 2,704.64 feet to a point on the East line of said Section 33;

Thence North 00°21'07" East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

Thence North 89°49'56" West, along the East-West mid-section line of said Section 33, a distance of 442.93 feet to a point on the Northeasterly right-of-way line of said "Rainbow Valley Road";

Thence North 37°50'26" West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28;

Thence South 89°27'48" East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North 00°28'09" East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22;

Thence North 00°14'06" East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22;

Thence South 89°51'29" East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 00°11'40" East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 89°24'39" West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

Thence North 00°03'52" East, along the West line of said Section 15, a distance of 2,651.85 feet to the West Quarter Corner of said Section 15, said point also being the Southwesterly Boundary Corner of said "Estrella Phase One, Map of Dedication;"

Thence North 01°27'57" East (measured), North 01°27'59" East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North 02°27'13" East (measured), North 02°27'17" East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

Thence North 02°22'18" East (measured), North 02°22'31" East (record), continuing along the West line of said Section 10, a distance of 2,635.09 feet (measured), 2,635.54 feet (record) to the Northwest Corner of said Section 10;

Thence South 89°13'00" East (measured), South 89°12'35" East (record), along the North line of said Section 10, a distance of 2,650.33 feet (measured), 2,650.49 feet (record) to the North Quarter Corner of said Section 10;

Thence South 89°22'02" East (measured), South 89°21'52" East (record), continuing along the North line of said Section 10, a distance of 2,638.74 feet (measured), 2,639.03 feet (record) to the Northwest Corner of said Section 11;

Thence South 89°31'04" East (measured), South 89°31'03" East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

Thence South 89°39'41" East (measured), South 89°39'05" East (record), continuing along the North line of said Section 11, a distance of 2,649.36 feet (measured), 2,649.51 feet (record) to the Southwest Corner of said Section 1;

Thence North 00°39'36" East (measured), North 00°39'46" East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

Thence North 02°11'20" West (measured), North 02°10'59" West (record), continuing along the West line of said Section 1, a distance of 2,694.65 feet (measured), 2,694.49 feet (record) to the Northwest Corner of said Section 1;

Thence North 89°37'33" East (measured), North 89°37'44" East (record), along the North line of said Section 1, a distance of 2,470.13 feet (measured) to the Southeast Corner of Section 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°43'37" East (measured), North 89°37'44" East (record), continuing along the North line of said Section 1, a distance of 70.26 feet (measured) to the North Quarter Corner of said Section 1;

Thence North 89°43'37" East (measured), North 89°46'12" East (record), continuing along the North line of said Section 1, a distance of 2,521.98 feet (measured), 2,521.62 feet (record) to the Point of Beginning.

Containing 10,067.869 Acres more or less.

PARCEL 2

That part of the Southwest Quarter of Section 34, 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 Section 34;

Thence North 00°21'07" East, along the West line of said Section 34, a distance of 1,991.83 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of "Rainbow Valley Road," a distance of 2,539.67 feet to a point on the South line of said Section 34;

Thence North 89°29'43" West, along said South line, a distance of 1,570.30 feet to the Point of Beginning.

Containing 35.902 Acres more or less.

PARCEL 3

That part of the Southwest Quarter of Section 28, 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 Section 28;

Thence North 00°08'04" East along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

Thence South 89°27'48" East, along the East-West mid-section line of said Section 28, a distance of 583.08 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,329.90 feet to a point on the South line of said Section 28;

Thence South 89°51'39" West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

PARCEL 4

That part of the North Half of Section 33 and the South Half of the North Half of Section 32, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 32;

Thence North 89°48'26" West, along the East-West mid-section line of said Section 32, a distance of 5,208.80 feet to a point on the Easterly right-of-way line of "Tuthill Road," as recorded in Book 33 of Road Maps, Page 39 and Instrument #92-109925, Maricopa County Records, said line being parallel with and 40.00 feet Easterly, as measured at right angles, from the West line of said Section 32;

Thence North 01°01'17" West, along the Easterly right-of-way line of said "Tuthill Road," a distance of 1,338.76 feet to point on the North line of the South Half of the North Half of said Section 32;

Thence South 89°39'25" East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South 89°59'09" East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

Thence North 00°31'52" East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road,", a distance of 3,353.83 feet to a point on the East-West mid-section line of said Section 33;

Thence North 89°49'56" West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.

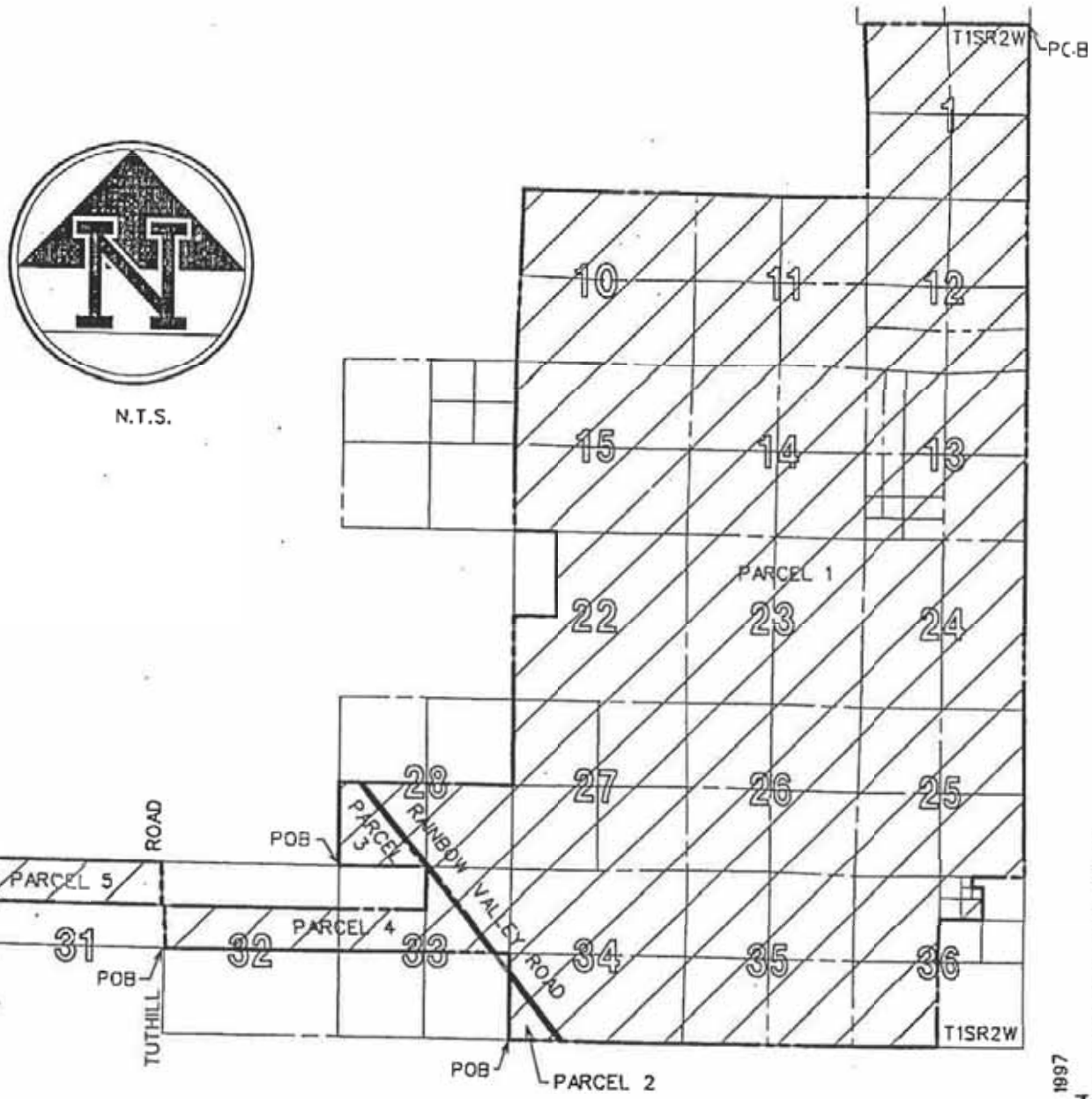


EXHIBIT	ESTRELLA - LEGAL 3	JOB NO 46002501
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE	SHEET 1 OF 1

EXCEPT the following parcels, legally described as follows:

a) Estrella Parcel 8, according to Book 318 of Maps, Page 39, Records of Maricopa County, Arizona.

b) Lots 22, 23, 24, 28 – 32, 38, 39, 75, and Tracts A, B, C and D of Estrella Parcel 9, according to Book 318 of Maps, Page 40, Records of Maricopa County, Arizona.

c) SunChase at Estrella Parcel 33, according to 451 of Maps, Page 21, Instrument No. 97-0697454, Records of Maricopa County, Arizona.

d) Estrella Parcel 34, according to Book 329 of Maps, Page 34, Records of Maricopa County, Arizona.

e) Estrella Mountain Ranch Parcel 43, according to Book 482 of Maps, Page 50, Instrument No. 98-0938131, Records of Maricopa County, Arizona.

f) Estrella Parcel 51, according to Book 325 of Maps, Page 41; and Affidavit of Correction recorded in Instrument No. 90-387749, Records of Maricopa County, Arizona.

g) Estrella Parcel 55, according to Book 325 of Maps, Page 42, and Affidavit of Correction recorded in Instrument No. 89-475003, Records of Maricopa County, Arizona.

h) Estrella Parcel 56, according to Book 329 of Maps, Page 33, Records of Maricopa County, Arizona.

i) Estrella Parcel 56A, according to Book 419 of Maps, Page 42 in Instrument No. 96-0488725, Records of Maricopa County, Arizona.

j) Estrella Parcel 57 amended, according to Book 329 of Maps, Page 12, Records of Maricopa County, Arizona.

k) Estrella Parcel 58, according to Book 321 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 89-303317, Records of Maricopa County, Arizona.

l) Estrella Parcel 60, according to Book 321 of Maps, Page 30; and Affidavit of Correction recorded in Instrument No. 89-336248, Records of Maricopa County, Arizona.

m) SunChase at Estrella Parcels 62-64, according to Book 438 of Maps, Page 42 in Instrument No. 97-0236401, Records of Maricopa County, Arizona.

n) SunChase at Estrella Parcel 66, according to Book 442 of Maps, Page 03 in Instrument No. 97-0339182, Records of Maricopa County, Arizona.

o) Parcel 30B, in Instrument No. 89-0098746, Records of Maricopa County, Arizona.

p) Parcel 30B, landscape tract in Instrument No. 94-474763, Records of Maricopa County, Arizona.

q) Parcel 38, in Instrument No. 88-571563, Records of Maricopa County, Arizona.

r) Parcel 38, landscape tract in Instrument No. 94-474764, Records of Maricopa County, Arizona.

s) Parcel 53, in Instrument No. 90-387712, Records of Maricopa County, Arizona.

t) Parcel 53, landscape tract in Instrument No. 94-474765, Records of Maricopa County, Arizona.

u) North Lake and South Lake, in Instrument No. 90-538581, Records of Maricopa County, Arizona.

v) Lakes common area, in Instrument No. 94-474760, Records of Maricopa County, Arizona.

w) Lakes common area, in Instrument No. 94-481850, Records of Maricopa County, Arizona.

x) Parcel 54 (ballfield), in Instrument No. 97-0911325, Records of Maricopa County, Arizona.

y) APS sub-station, in Instrument No. 88-618019, Records of Maricopa County, Arizona.

z) Estrella Parcel 52 amended, according to Book 512 of Maps, Page 31, Instrument No. 99-0878298, Records of Maricopa County, Arizona.

aa) Parcel 26 according to Book 508 of Maps, Page 38, Instrument No. 99-072948, Records of Maricopa County, Arizona.

bb) Land described as tax parcel 400-03-022N and any other real property including rights-of-way owned by the City of Goodyear or any other governmental entity.

cc) Land described as tax parcel 400-52-211R.

EXCEPTION PARCELS:

A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 9, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.

C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-0697454 RECORDS OF, MARICOPA COUNTY, ARIZONA.

D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.

F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 90-387749 RECORDS OF MARICOPA COUNTY, ARIZONA.

G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.

H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

I) ESTRELLA PARCEL 56A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0488725, RECORDS OF MARICOPA COUNTY, AZ.

J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-303317, RECORDS OF MARICOPA COUNTY, ARIZONA.

L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-336248, RECORDS OF MARICOPA COUNTY, AZ.

M) SUNCHASE AT ESTRELLA PARCELS 62-64, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0236401, RECORDS OF MARICOPA COUNTY, ARIZONA.

N) SUNCHASE AT ESTRELLA PARCEL 66, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.

O) PARCEL 308, IN INSTRUMENT NO. 89-0098746 RECORDS OF MARICOPA COUNTY, AZ.

P) PARCEL 308, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.

Q) PARCEL 38, IN INSTRUMENT NO. 88-571563 RECORDS OF MARICOPA COUNTY, AZ.

R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.

S) PARCEL 53, IN INSTRUMENT NO.90-387712 RECORDS OF MARICOPA COUNTY, AZ.

T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474765, RECORDS OF MARICOPA COUNTY, AZ.

U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538581, RECORDS OF MARICOPA COUNTY, AZ.

V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.

W) LAKES COMMON AREA, IN INSTRUMENT NO. 94-481850, RECORDS OF MARICOPA COUNTY, AZ.

X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO. 97-0911325, RECORDS OF MARICOPA COUNTY, AZ.

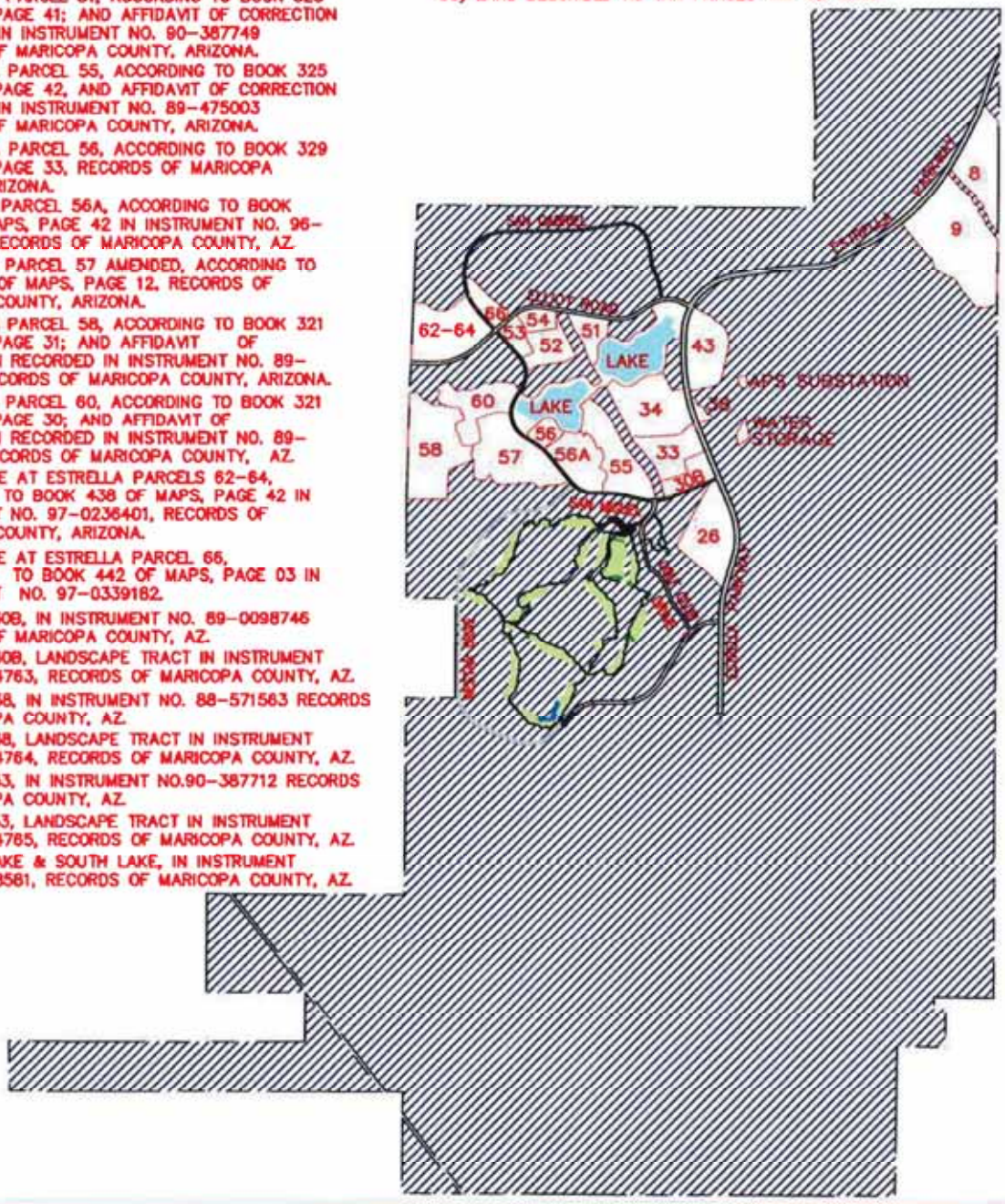
Y) APS SUB-STATION, IN INSTRUMENT NO. 88-618019, RECORDS OF MARICOPA COUNTY, AZ.

Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512 OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.

AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY,ARIZONA.

BB) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.

CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.



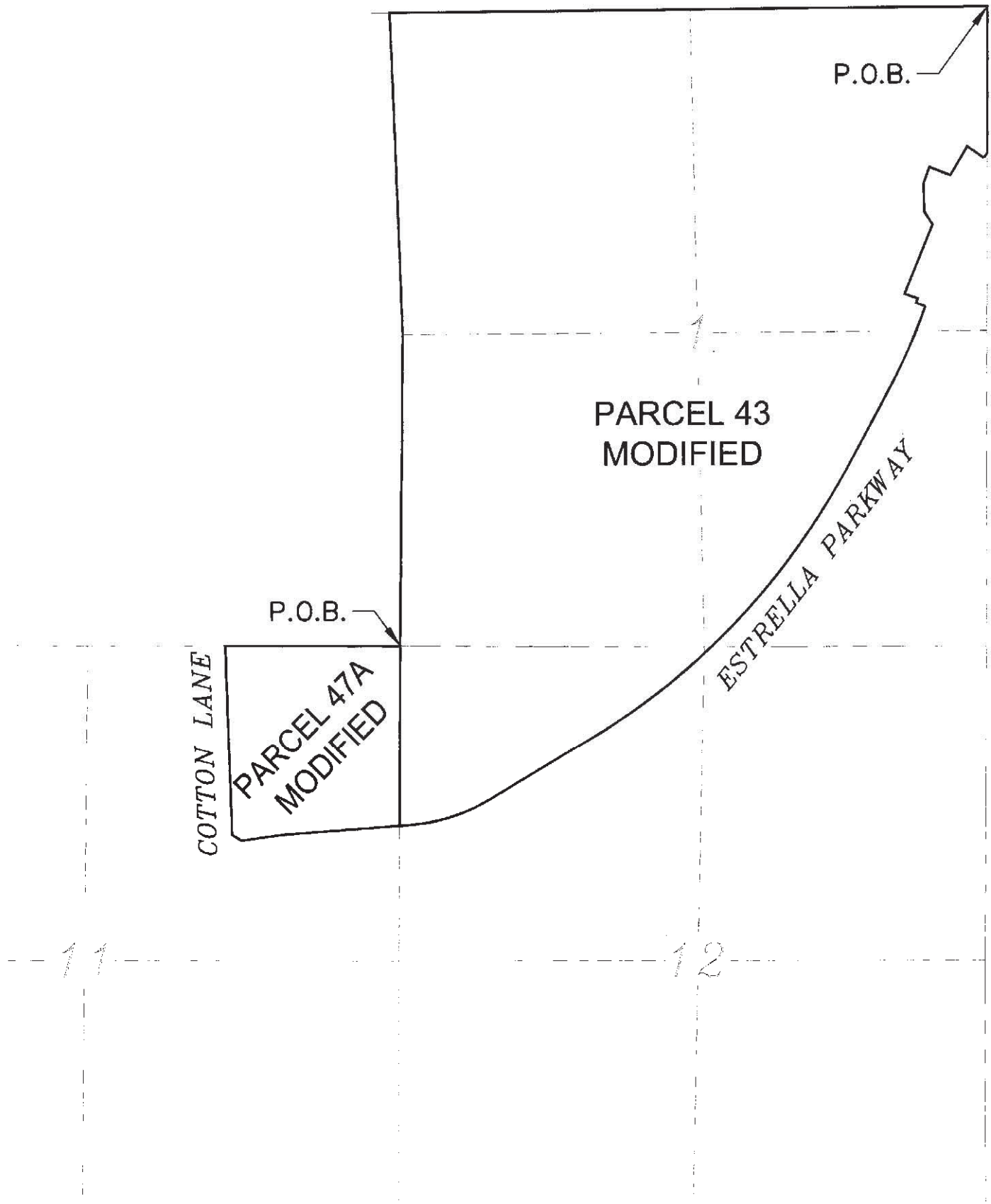
COMMUNITY FACILITIES EXHIBIT B

ESTRELLA MOUNTAIN RANCH

CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436

APPENDIX A-2

LEGAL DESCRIPTION OF THE LUCERO PLANNING AREA


P.O.B.
PARCEL 43
MODIFIED
P.O.B.
PARCEL 47A
MODIFIED
COTTON LANE
ESTRELLA PARKWAY
1
11
12



ESTRELLA PARCEL 43 (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,665.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET

THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET;

THENCE NORTH 68 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;

THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;

THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET;

THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET;

THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;

THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;

THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;

THENCE SOUTH 70 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING A THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;



THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,606.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,521.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.

ESTRELLA PARCEL 47a (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2649.32 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,165.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,588.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.



APPENDIX A-3

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS

As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.E	07/28/22	1685	49	20220604927
11.F1	07/28/22	1686	6	20220606048
11.H	11/30/21	1632	39	20211273397
11.I1	07/28/22	1685	48	20220604835
11.I2	07/28/22	1685	47	20220604806

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA - PARCEL 11.E", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, AND D AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS A, B, C, AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND D.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

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" 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 NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "EMERGENCY ACCESS ESMT" 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

DEDICATION (CONTINUED)

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).

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.E AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]
NAME: Robert J. Nobis

TITLE: Villages Community Assn - President DATE: 7/18/2022

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR, AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] 07/15/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: JANUARY 16, 2023

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona | SS
COUNTY OF Maricopa |

BEFORE ME THIS 18th DAY OF July, 2022
Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 8, 2022

[Notary seal: SANDRA ELMORE, Notary Public, State of Arizona, Maricopa County]

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN G. STREHLOW, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

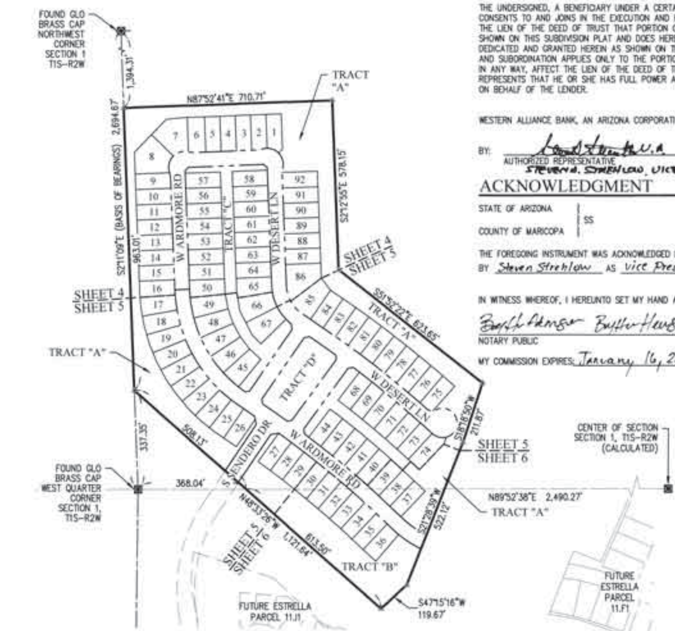
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2022, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] 07/18/22
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2023

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]



SECTIONAL / BOUNDARY & KEY MAP
NOT TO SCALE

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E



VICINITY MAP
SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP AND APPROVALS
SHEET 2	LOT & TRACT TABLES, SITE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
SHEET 3	CURVE AND LINE TABLES, LOT AND SIGHT VISIBILITY DETAILS
SHEET 4-6	PLAT SHEETS

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 14, T.1S, R.2W.
ELEVATION = 1093.46

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 02°11'09" EAST (BASIS OF BEARINGS), BETWEEN THE FOUND GLO MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 1 AND THE FOUND GLO MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY, 2022.

BY: [signature] ATTEST: [signature]
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Sciuto

CITY OF GOODYEAR ARIZONA INCORPORATED

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF SIX (6) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] 7-13-22
JODY ALLEN STONE, RLS DATE
ARIZONA R.L.S. 37401

REGISTERED LAND SURVEYOR CERTIFICATE NO 37401 JODY ALLEN STONE ARIZONA U.S.A.

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.E		
AREA 28.847 AC	SHEET 1 OF 6	
Job No. 18-004-01	Date: 7/13/2022	

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GENERAL NOTES

1. 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 CARGO PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.
5. LANDSCAPED AREAS 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.
   A. 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.
   B. 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.
   C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   D. 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.
   E. 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.
   F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH AN " * "
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH A "$"
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 1, 7, 8, 25, 27, 81, AND 84). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89). NOTED WITH A "#"
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.E GRADING DESIGN, CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (4-57 AND 62-88). NOTED WITH A "!"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND GLO BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 02°11'09" EAST (BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 02°11'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41"EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 02°12'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET, TO A POINT ON THE WEST LINE OF A 20 FEET RIGHT OF WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT #1989-0252752 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

THENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE, NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14.16
AREA SUBTOTAL (4.75+14.16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.26

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	22.26
ADJUSTED GROSS DENSITY (92/22.26 = 4.13)	4.13

EDU CALCULATION

NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 X 0.82 = 75.44)	75.44

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET ROW	206,938	4.751
NET AREA	1,049,653	24.096
LOT SIZE (MIN)	52'x120'	
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	616,811	14.160
AVERAGE LOT SIZE	6,704	0.154
GROSS DENSITY	3.19 DU/ACRE	
OPEN SPACE	432,842	9.937
% OF GROSS AREA IN OPEN SPACE	34.4 %	
EXISTING ZONING	P.A.D.	

TRACT AREA & USE TABLE

TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	266,389	6.115	OPEN SPACE, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS EASEMENT, WATER LINE EASEMENT "WLE", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
1 **	6,359	0.146
2	6,268	0.144
3	6,241	0.143
4 # !	6,240	0.143
5 # !	6,240	0.143
6 # !	7,032	0.161
7 ** !	11,129	0.255
8 ** !	12,279	0.282
9 !	6,347	0.146
10 !	6,240	0.143
11 # !	6,240	0.143
12 # !	6,240	0.143
13 # !	6,240	0.143
14 # !	6,240	0.143
15 # !	6,240	0.143
16 # !	6,505	0.149
17 !	7,010	0.161
18 !	7,010	0.161
19 !	7,010	0.161

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
20 !	7,010	0.161
21 !	7,010	0.161
22 !	7,010	0.161
23 !	7,010	0.161
24 !	7,010	0.161
25 ** !	6,685	0.153
26 * $!	6,335	0.145
27 * $ ** !	6,297	0.145
28 !	6,367	0.146
29 !	6,366	0.146
30 !	6,367	0.146
31 !	6,367	0.146
32 # !	6,367	0.146
33 !	6,367	0.146
34 !	6,323	0.145
35 !	6,240	0.143
36 !	6,650	0.153
37 !	6,240	0.143
38 !	6,279	0.144

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
39 !	6,358	0.146
40 # !	6,358	0.146
41 # !	6,358	0.146
42 !	6,358	0.146
43 !	6,358	0.146
44 * $!	6,358	0.146
45 * $!	7,418	0.170
46 !	7,418	0.170
47 !	7,418	0.170
48 !	7,418	0.170
49 !	7,418	0.170
50 # !	6,710	0.154
51 # !	6,240	0.143
52 # !	6,240	0.143
53 # !	6,240	0.143
54 # !	6,240	0.143
55 # !	6,240	0.143
56 !	6,240	0.143
57 * $!	6,240	0.143

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
58 * $	6,240	0.143
59	6,240	0.143
60	6,240	0.143
61 #	6,240	0.143
62 # !	6,240	0.143
63 # !	6,240	0.143
64 # !	6,240	0.143
65 # !	7,151	0.164
66 !	8,578	0.197
67 * $!	8,578	0.197
68 * $!	6,354	0.146
69 !	6,354	0.146
70 !	6,354	0.146
71 !	6,354	0.146
72 !	6,354	0.146
73 !	6,354	0.146
74 !	6,759	0.155
75 !	6,302	0.145
76 !	6,347	0.146

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
77 !	6,347	0.146
78 !	6,347	0.146
79 !	6,347	0.146
80 # !	6,347	0.146
81 ** !	6,347	0.146
82 !	6,347	0.146
83 !	6,315	0.145
84 ** !	6,240	0.143
85 !	9,182	0.211
86 # !	10,876	0.250
87 # !	6,240	0.143
88 # !	6,240	0.143
89 #	6,240	0.143
90	6,240	0.143
91	6,240	0.143
92	6,360	0.146

LEGEND

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- MATCH LINE
- LOT LINE
- SURVEY MONUMENT (FOUND, AS NOTED)
- SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401 UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT
- CALCULATED MONUMENT
- (1) INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)

GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDER
MOD	MAP OF DEDICATION
PAD	PLANNED AREA DEVELOPMENT
PKWY	PARKWAY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY

SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).
$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)
!	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88).

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE 'X' (SHADED) AND ZONE 'A'.

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE 'X' (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS PER CASE #20-09-0448R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

AREA 28.847 AC | SHEET 2 OF 6
Job No: 18-004-01 | Date: 7/13/2022

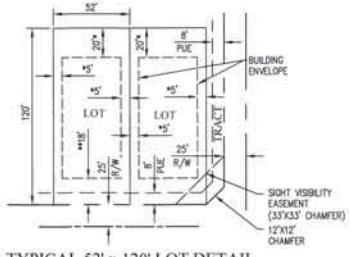
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	3,200.00'	0°14'26"	13.44'	13.44'	N55°23'10"W
C2	475.00'	53°17'29"	441.80'	426.05'	S28°51'39"E
C3	500.00'	53°17'29"	465.05'	448.47'	S28°51'39"E
C4	450.00'	52°23'52"	411.53'	397.34'	S28°24'51"E
C5	145.00'	53°17'29"	134.87'	130.06'	S28°51'39"E
C6	120.00'	53°17'29"	111.61'	107.63'	N28°51'39"W
C7	170.00'	50°37'35"	150.21'	145.37'	S27°31'42"E
C8	3,200.00'	1°46'43"	99.34'	99.34'	N54°37'01"W
C9	3,225.00'	1°07'11"	63.02'	63.02'	N54°56'48"W
C10	3,225.00'	6°10'12"	347.29'	347.12'	N49°59'05"W
C11	3,175.00'	7°27'28"	413.26'	412.97'	N50°37'43"W
C12	3,200.00'	8°21'57"	467.24'	466.83'	N51°04'58"W
C13	350.00'	16°53'03"	103.14'	102.77'	S55°20'31"E
C14	325.00'	16°31'08"	93.70'	93.38'	S55°09'33"E
C15	375.00'	17°12'03"	112.58'	112.16'	N55°30'01"W
C16	3,505.00'	0°28'27"	26.97'	26.97'	N52°54'11"W
C17	50.00'	251°05'51"	219.12'	81.36'	S7°05'08"W
C18	25.00'	69°57'43"	30.53'	28.67'	N83°28'56"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C19	25.00'	47°09'23"	20.58'	20.00'	N72°04'46"W
C20	25.00'	22°48'20"	9.95'	9.89'	S72°56'22"W
C21	3,505.00'	0°02'09"	2.20'	2.20'	N47°23'01"W
C22	3,555.00'	0°32'36"	33.71'	33.71'	N48°46'23"W
C23	3,225.00'	0°18'57"	17.77'	17.77'	N52°54'43"W
C24	3,225.00'	0°18'40"	17.51'	17.51'	N47°03'19"W
C25	375.00'	3°14'23"	21.20'	21.20'	N48°31'11"W
C26	3,175.00'	0°39'07"	36.12'	36.12'	N47°13'33"W
C27	500.00'	3°30'08"	30.56'	30.56'	S53°45'19"E
C28	450.00'	3°32'14"	27.78'	27.78'	S52°50'40"E
C29	500.00'	2°05'50"	18.30'	18.30'	S31°55'50"E
C30	450.00'	3°40'18"	28.84'	28.83'	S4°03'03"E
C31	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C32	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C33	55.00'	0°27'00"	0.43'	0.43'	S19°44'35"E
C34	55.00'	125°35'56"	120.57'	97.84'	S42°49'54"W
C35	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C36	55.00'	2°56'16"	2.82'	2.82'	N75°50'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C37	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C38	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C39	55.00'	125°24'44"	120.39'	97.75'	N47°10'06"W
C40	50.00'	17°45'10"	15.49'	15.43'	N6°39'40"E
C41	50.00'	2°53'04"	2.52'	2.52'	N0°46'23"W
C42	50.00'	14°52'06"	12.98'	12.94'	N8°06'12"E
C43	55.00'	19°39'15"	18.87'	18.77'	S79°57'09"W
C44	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C45	170.00'	7°09'31"	21.24'	21.23'	S5°47'40"E
C46	170.00'	8°16'41"	24.56'	24.54'	S48°42'09"E
C47	3,505.00'	1°10'32"	71.91'	71.91'	N54°55'07"W
C48	3,555.00'	0°35'43"	36.93'	36.93'	N55°12'32"W
C49	3,200.00'	6°49'40"	381.34'	381.12'	N50°18'50"W
C50	3,555.00'	7°00'18"	434.64'	434.37'	N52°00'14"W
C51	3,505.00'	5°45'28"	352.23'	352.09'	N50°14'41"W
C52	3,530.00'	8°08'27"	501.55'	501.13'	N51°26'10"W

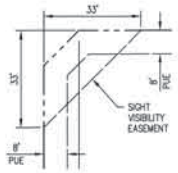


TYPICAL 52' x 120' LOT DETAIL

N.T.S.

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

**18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N10°45'21"W	28.41'
L2	N79°43'42"E	27.92'
L3	N8°15'50"W	17.16'
L4	N80°39'57"E	17.29'
L5	N55°30'23"W	37.35'
L6	S10°33'16"E	16.80'
L7	S81°17'32"W	15.81'
L8	N55°30'23"W	29.51'
L9	S6°52'35"E	18.78'
L10	N79°27'48"E	17.12'
L11	S55°30'23"E	37.14'
L12	S47°10'06"E	16.98'
L13	N81°42'42"E	16.79'
L14	S45°22'57"W	18.00'
L15	S87°52'42"W	19.14'
L16	S2°12'55"E	37.34'
L17	N4°18'45"W	11.35'
L18	N4°18'45"W	32.28'
L19	N10°16'26"W	32.28'
L20	N10°16'26"W	32.28'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N16°14'07"W	32.28'
L22	N16°14'07"W	32.28'
L23	N22°11'49"W	32.28'
L24	N22°11'49"W	32.28'
L25	N28°09'30"W	32.28'
L26	N28°09'30"W	32.28'
L27	N34°07'11"W	32.28'
L28	N34°07'11"W	32.28'
L29	N40°04'52"W	32.28'
L30	N40°04'52"W	32.28'
L31	N46°02'33"W	32.28'
L32	N46°02'33"W	32.28'
L33	N52°00'15"W	32.28'
L34	N52°00'15"W	18.96'
L35	S55°30'23"E	21.45'
L36	N10°45'21"W	9.92'
L37	N10°45'21"W	18.49'
L38	S2°12'55"E	33.70'
L39	N42°49'54"E	16.96'
L40	N2°12'55"W	8.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	N2°12'55"W	30.86'
L42	N46°53'59"W	13.56'
L43	N46°53'59"W	34.49'
L44	N47°12'39"W	9.08'
L45	N47°12'39"W	26.97'
L46	N48°08'05"W	26.97'
L47	N48°08'05"W	26.97'
L48	N49°03'31"W	26.97'
L49	N49°03'31"W	26.97'
L50	N49°58'57"W	26.97'
L51	N49°58'57"W	26.97'
L52	N50°54'23"W	26.97'
L53	N50°54'23"W	26.97'
L54	N51°49'49"W	26.97'
L55	N51°49'49"W	26.97'
L56	N52°45'14"W	26.97'
L57	S9°18'31"E	16.85'
L58	N55°30'23"W	15.07'
L59	N46°53'59"W	17.25'
L60	S47°13'55"E	34.76'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S46°53'59"E	17.25'
L62	S50°08'22"E	14.00'
L63	N46°53'59"W	30.80'
L64	S87°52'42"W	40.81'
L65	N21°28'39"E	50.17'
L66	N46°53'59"W	43.57'
L67	N21°29'39"E	25.82'
L68	S9°22'26"E	18.14'
L69	S2°12'55"E	30.80'
L70	S48°12'24"E	26.88'
L71	S49°02'41"E	26.88'
L72	S49°02'41"E	26.88'
L73	S49°52'58"E	26.88'
L74	S49°52'58"E	26.88'
L75	S50°43'15"E	26.88'
L76	S50°43'15"E	26.88'
L77	S51°33'32"E	26.88'
L78	S51°33'32"E	26.88'
L79	S52°23'49"E	26.88'
L80	S52°23'49"E	26.88'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L81	S53°14'06"E	26.88'
L82	S53°14'06"E	26.88'
L83	S54°04'23"E	26.88'
L84	S54°04'23"E	26.88'
L85	S54°54'41"E	26.88'
L86	S54°54'41"E	19.09'
L87	S55°30'23"E	34.16'
L88	N55°30'23"W	36.67'
L89	S55°30'23"E	29.51'
L90	S3°16'35"E	36.57'
L91	S2°12'55"E	15.43'
L92	S2°12'55"E	7.80'
L93	N4°18'45"W	43.63'
L94	N52°00'15"W	51.24'
L95	S26°58'07"E	44.88'
L96	S44°33'49"E	44.88'
L97	S44°33'49"E	44.88'
L98	S47°02'34"E	52.00'

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STEPHEN RICHER
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BOOK 1685 PAGE 49
ELECTRONIC RECORDING

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA, U.S.A.
Date Signed: 7-28-22

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

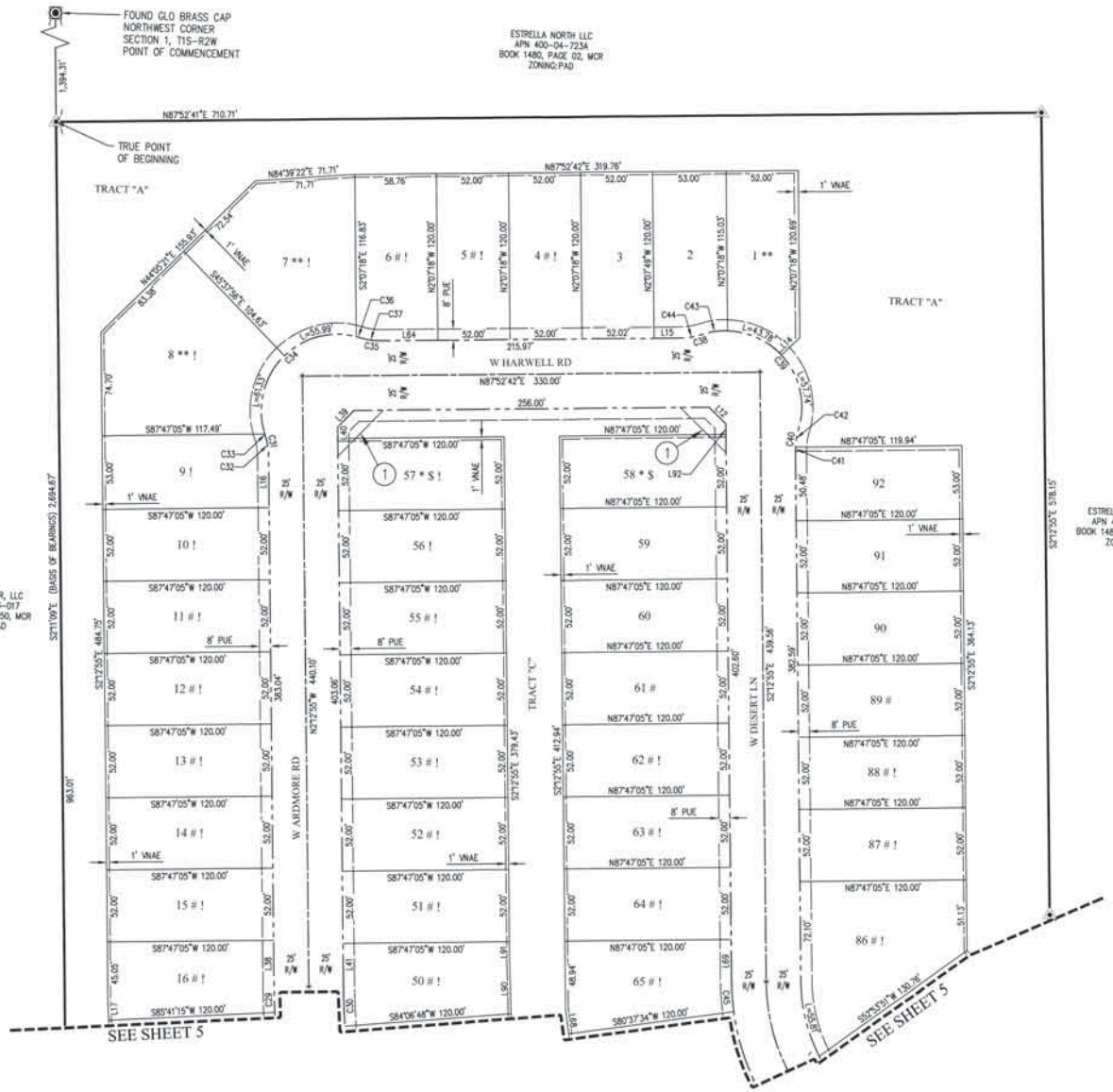
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 3 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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FOR
ESTRELLA - PARCEL 11.E

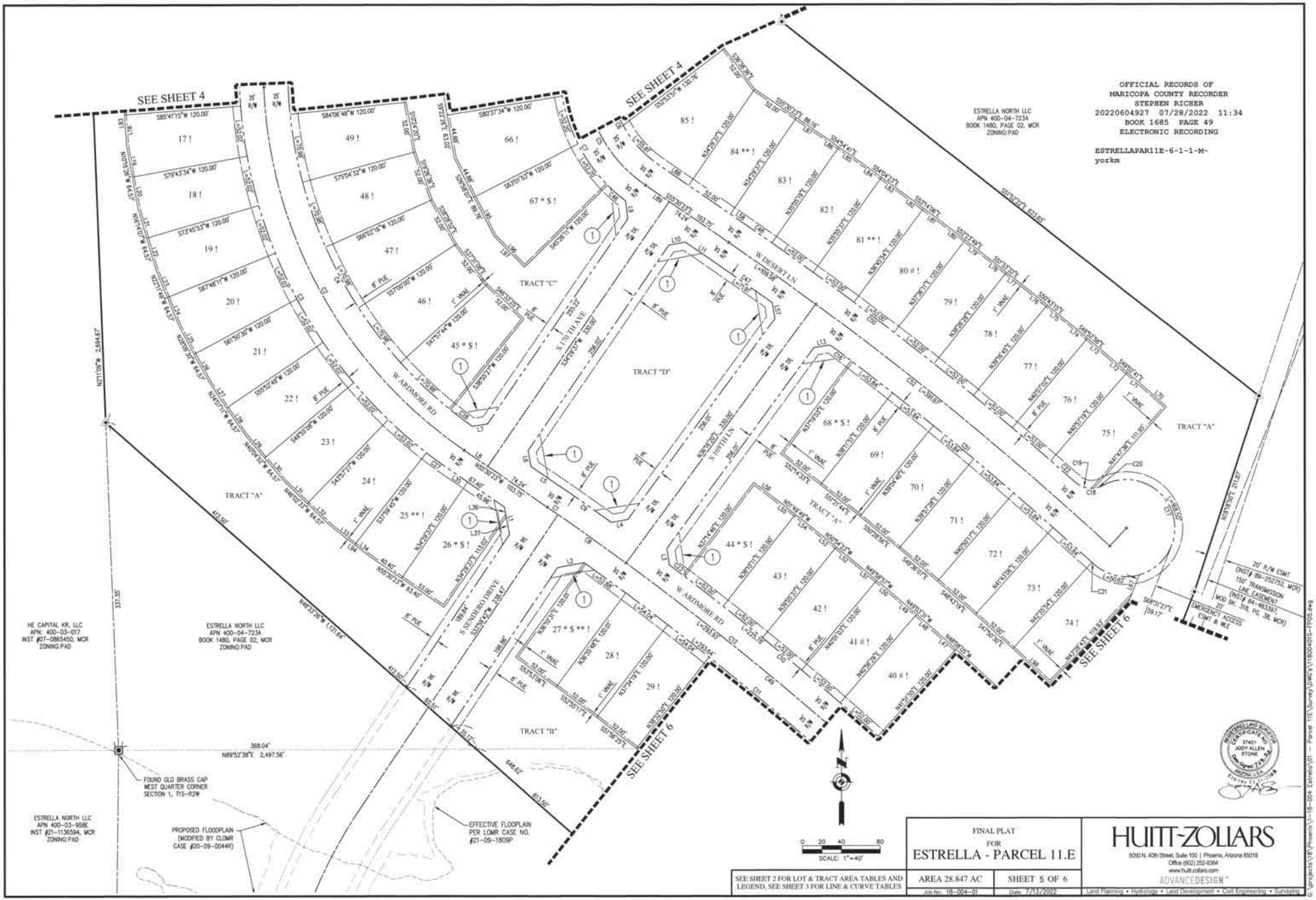
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Job No: 18-004-01 | Date: 7/13/2022

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CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA U.S.A.
Expires 03-31-2024

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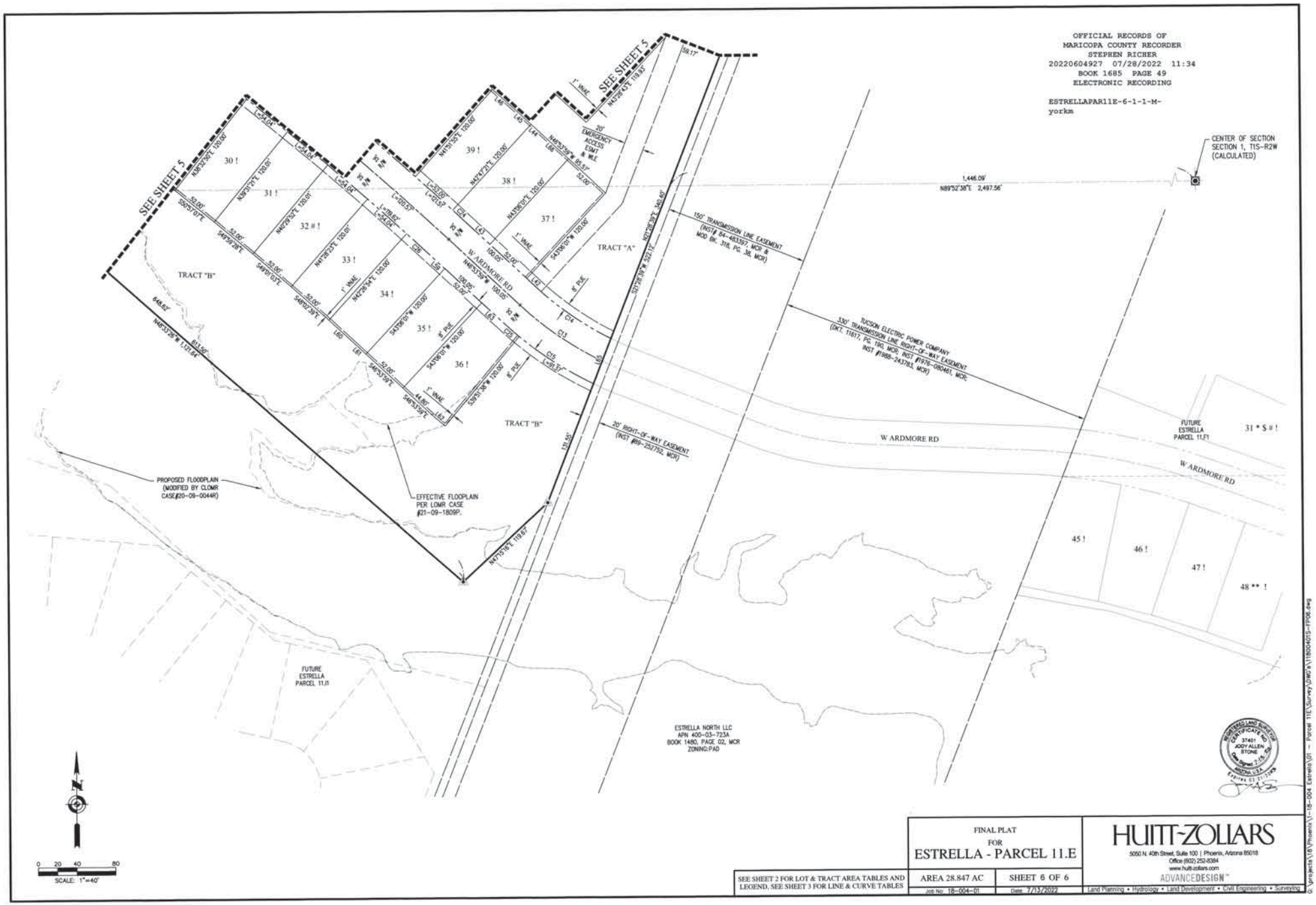
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FOR
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AREA 28.847 AC | SHEET 5 OF 6

Job No. 18-004-01 | Date: 7/13/2022

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SEE SHEET 5
SEE SHEET 5
TRACT "A"
TRACT "B"
TRACT "B"
W ARDMORE RD
W ARDMORE RD
150' TRANSMISSION LINE EASEMENT (INST.# 84-483397, MCR, & MOD BK. 318, PG. 36, MCR)
330' TUCSON ELECTRIC POWER COMPANY (DKT. 11617, PG. 190, MCR, INST. #1976-080461, MCR; INST #1988-243783, MCR)
20' RIGHT-OF-WAY EASEMENT (INST #89-252752, MCR)
20' EMERGENCY ACCESS ESMT & WLE
8' PUE
1' VNAE
CENTER OF SECTION SECTION 1, T1S-R2W (CALCULATED)
1,446.09'
N89°52'38"E 2,497.56'
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R)
EFFECTIVE FLOODPLAIN PER LOMR CASE #21-09-1809P.
FUTURE ESTRELLA PARCEL 11.F1
FUTURE ESTRELLA PARCEL 11.I1
ESTRELLA NORTH LLC
APN 400-03-723A
BOOK 1480, PAGE 02, MCR
ZONING:PAD
30 !
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32 # !
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SCALE: 1"=40'
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
AREA 28.847 AC
SHEET 6 OF 6
Job No. 18-004-01
Date 7/13/2022
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ARIZONA U.S.A.
EXPIRES 03/31/2024
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FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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BOOK 1686 PAGE 6
ELECTRONIC RECORDING
ESTRELLAPAR11F1-5-1-1-M-
Sotor

DEDICATION

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.F1", A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS "A", "B", "C", "D", AND "E" AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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 OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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 AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE VEHICLE NON – ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS "A", "B", "C", AND "E" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE, AND DISPOSAL OF STORM WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND E.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON – POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT B IDENTIFIED AS SEWER ESMT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE AND ACCESS EASEMENT AREAS"). THE WASTEWATER LINE AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREAS AND THE WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREA.

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] 07/15/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2025

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.F1 AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]
NAME: Robert S. Nobis

TITLE: Villages Community Assn - President DATE: July 18, 2022

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona) SS
COUNTY OF Maricopa)

BEFORE ME THIS 18th DAY OF July, 2022. Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore 7.18.2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 8, 2025

[Notary seal: SANDRA ELMORE, Notary Public, State of Arizona, Maricopa County]

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] 7/18/22
AUTHORIZED REPRESENTATIVE DATE
STEVEN A. STREHLOW
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 20 22, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] 07/18/22
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: January 16, 2023

[Notary seal: BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County]

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY 2022.

BY: [signature] ATTEST: [signature]
MAYOR (JOSEPH PIZZILLO) CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022.

APPROVED BY: [signature] 7/26/22
CITY ENGINEER (SUMEET MOHAN) DATE
Stephen Scuito

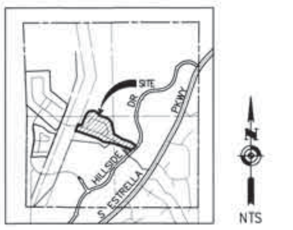


SECTIONAL / BOUNDARY & KEY MAP
NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES



VICINITY MAP
SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, SITE DATA, KEY MAP AND APPROVALS
SHEET 2	GENERAL NOTES, LOT & TRACT TABLES, LEGEND AND LEGAL DESCRIPTION
SHEET 3	ENGINEER'S NOTES, FLOODPLAIN INFO, EDU TABLE, ASSOCIATION NOTE AND LINE & CURVE TABLES
SHEET 4-5	PLAT SHEETS

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	762,880	17.513
STREET ROW	152,321	3.497
NET AREA	610,559	14.016
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	480,765	11.037
AVERAGE LOT SIZE	8,289	0.190
GROSS DENSITY	3.31 DU/ACRE	
OPEN SPACE	129,794	2.980
% OF GROSS AREA IN OPEN SPACE	17.0 %	
EXISTING ZONING	P.A.D.	

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 01°14'06" EAST (BASIS OF BEARING), BETWEEN THE FOUND GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE FOUND GLO BRASS CAP LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF FIVE (5) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] 7.13.22
JODY ALLEN STONE, RLS DATE
ARIZONA R.L.S. 37401

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

AREA 17.513 AC	SHEET 1 OF 5
Job No: 18-004-08	Date: 7/13/2022

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GENERAL NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.
5. LANDSCAPED AREAS 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.
   A. 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.
   B. 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.
   C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   D. 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.
   E. 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.
   F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 11, 31, 32, 37, 39 AND 44). NOTED WITH AN " • ".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 11, 31, 32, 37, 39, AND 44) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 14, 15, 26, 27, 48, 49, 56, AND 58). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (LOTS 9, 14, 15, 28-31, 39 AND 40). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.F1 GRADING DESIGN, CONTRACTOR TO INSTALL REQUIRED INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (LOTS 2-16, 28-32, AND 37-58.) NOTED WITH A "|"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1, FROM WHICH A GLO BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 0° 14' 06" EAST, A DISTANCE OF 2,641.01 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH 0° 14' 06" EAST, A DISTANCE OF 1,764.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89° 45' 54" WEST, A DISTANCE OF 1,798.39 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 465.00 FEET, ALSO BEING THE **TRUE POINT OF BEGINNING**;

FOLLOWING SAID RIGHT-OF-WAY OF HILLSIDE DRIVE THE NEXT FIVE COURSES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 29' 27", AN ARC DISTANCE OF 52.68 FEET, SAID CURVE HAVING A CHORD OF SOUTH 43° 16' 22" WEST, A DISTANCE OF 52.65 FEET;

THENCE SOUTH 46° 31' 05" WEST, A DISTANCE OF 68.56 FEET;

THENCE SOUTH 89° 03' 39" WEST, A DISTANCE OF 29.47 FEET;

THENCE SOUTH 46° 29' 58" WEST, A DISTANCE OF 50.30 FEET;

THENCE SOUTH 1° 11' 53" EAST, A DISTANCE OF 26.91 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43° 29' 14" WEST, A DISTANCE OF 55.45 FEET;

THENCE NORTH 57° 22' 37" WEST, A DISTANCE OF 97.07 FEET;

THENCE NORTH 71° 16' 18" WEST, A DISTANCE OF 482.50 FEET;

THENCE NORTH 84° 30' 49" WEST, A DISTANCE OF 200.22 FEET;

THENCE NORTH 57° 26' 51" WEST, A DISTANCE OF 130.11 FEET;

THENCE NORTH 58° 44' 22" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 68° 17' 50" WEST, A DISTANCE OF 56.52 FEET;

THENCE NORTH 70° 15' 58" WEST, A DISTANCE OF 479.61 FEET;

THENCE NORTH 72° 46' 49" WEST, A DISTANCE OF 57.07 FEET;

THENCE NORTH 79° 43' 13" WEST, A DISTANCE OF 98.93 FEET, TO A POINT ON THE EAST LINE OF THE TUCSON ELECTRIC POWER COMPANY 330' RIGHT-OF-WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID EAST LINE, NORTH 21° 29' 33" EAST, A DISTANCE OF 230.79 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 68° 30' 27" EAST, A DISTANCE OF 99.02 FEET,

THENCE NORTH 23° 40' 08" EAST, A DISTANCE OF 311.48 FEET;

THENCE NORTH 32° 26' 50" EAST, A DISTANCE OF 78.48 FEET;

THENCE NORTH 44° 39' 56" EAST, A DISTANCE OF 48.90 FEET;

THENCE NORTH 66° 03' 50" EAST, A DISTANCE OF 64.32 FEET;

THENCE NORTH 88° 10' 53" EAST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 69° 59' 25" EAST, A DISTANCE OF 63.60 FEET;

THENCE SOUTH 51° 04' 11" EAST, A DISTANCE OF 42.95 FEET;

THENCE SOUTH 48° 07' 43" EAST, A DISTANCE OF 50.81 FEET;

THENCE SOUTH 38° 04' 53" EAST, A DISTANCE OF 68.67 FEET;

THENCE SOUTH 70° 15' 58" EAST, A DISTANCE OF 219.91 FEET;

THENCE SOUTH 60° 59' 46" EAST, A DISTANCE OF 80.91 FEET;

THENCE SOUTH 35° 50' 50" EAST, A DISTANCE OF 110.42 FEET;

THENCE SOUTH 13° 40' 54" EAST, A DISTANCE OF 149.11 FEET;

THENCE SOUTH 16° 52' 46" EAST, A DISTANCE OF 60.67 FEET;

THENCE SOUTH 7° 08' 37" EAST, A DISTANCE OF 153.65 FEET;

THENCE SOUTH 67° 39' 05" EAST, A DISTANCE OF 44.71 FEET;

THENCE SOUTH 61° 19' 00" EAST, A DISTANCE OF 57.68 FEET;

THENCE SOUTH 57° 43' 10" EAST, A DISTANCE OF 129.43 FEET;

THENCE SOUTH 60° 38' 07" EAST, A DISTANCE OF 34.19 FEET;

THENCE SOUTH 68° 08' 36" EAST, A DISTANCE OF 56.38 FEET;

THENCE SOUTH 71° 16' 18" EAST, A DISTANCE OF 113.56 FEET;

THENCE SOUTH 69° 35' 28" EAST, A DISTANCE OF 46.55 FEET;

THENCE SOUTH 63° 15' 27" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 56° 55' 23" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 50° 35' 19" EAST, A DISTANCE OF 36.80 FEET;

THENCE SOUTH 49° 58' 23" EAST, A DISTANCE OF 52.39 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 762,879.78 SQUARE FEET, OR 17.513 ACRES MORE OR LESS.

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS, PER CASE #20-09-044R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER / SEWER	- CITY OF GOODYEAR
FIRE / POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	3.50
PLUS AREA SUBDIVIDED INTO LOTS	11.04
AREA SUBTOTAL (3.50 + 11.04 = 14.54)	14.54
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.11

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.11
ADJUSTED GROSS DENSITY (58/17.04 = 3.40)	3.39

EDU CALCULATION

NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

LEGEND

— - - —	RIGHT-OF-WAY LINE	SWE	SIDEWALK EASEMENT
	EASEMENT LINE	WLE	WATER LINE EASEMENT
	CENTERLINE	VNAE	VEHICULAR NON-ACCESS EASEMENT
	BOUNDARY LINE	•	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
- - - - - -	MATCH LINE		
	LOT LINE		
	SURVEY MONUMENT (FOUND, AS NOTED)	**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 14, 15, 26, 27, 48, 49, 56, & 58).
	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401, UNLESS OTHERWISE NOTED		
	CENTERLINE MONUMENT	$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
	CALCULATED MONUMENT		
(1)	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)		
GLO	GENERAL LAND OFFICE	#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40)
MCR	MARICOPA COUNTY RECORDS		
MOD	MAP OF DEDICATION	|	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (2-16, 28-32, AND 37-58).
PAD	PLANNED AREA DEVELOPMENT		
PKWY	PARKWAY		
PUE	PUBLIC UTILITY EASEMENT		
R	RADIUS		
R/W	RIGHT-OF-WAY		

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MARICOPA COUNTY RECORDER
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ELECTRONIC RECORDING

ESTRELLAPAR11F1-5-1-1-M-
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REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE ARIZONA U.S.A.

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES | AREA 17.513 AC | SHEET 2 OF 5

Job No: 18-004-08 | Date: 7/13/2022

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TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 * $	8,504	0.195
2 !	8,504	0.195
3 !	8,504	0.195
4 !	7,982	0.183
5 !	7,800	0.179
6 !	8,637	0.198
7 !	8,410	0.193
8 !	7,800	0.179
9 # !	8,190	0.188
10 !	8,504	0.195
11 * $!	8,458	0.194
12 !	10,347	0.238
13 !	10,236	0.235
14 ** # !	7,913	0.182
15 ** # !	7,801	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
16 !	8,622	0.198
17	10,639	0.244
18	10,638	0.244
19	7,875	0.181
20	7,800	0.179
21	7,800	0.179
22	8,229	0.189
23	10,161	0.233
24	12,530	0.288
25	14,972	0.344
26 **	12,719	0.292
27 **	7,800	0.179
28 # !	7,800	0.179
29 # !	7,800	0.179
30 # !	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
31 * $ # !	8,220	0.189
32 * $!	7,200	0.165
33	7,200	0.165
34	7,200	0.165
35	7,200	0.165
36	7,200	0.165
37 * $!	8,288	0.190
38 !	8,365	0.192
39 * $ # !	7,723	0.177
40 # !	8,248	0.189
41 !	7,200	0.165
42 !	7,200	0.165
43 !	7,200	0.165
44 * $!	7,200	0.165
45 !	8,686	0.199

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
46 !	7,988	0.183
47 !	7,330	0.168
48 ** !	7,200	0.165
49 ** !	7,200	0.165
50 !	7,200	0.165
51 !	7,200	0.165
52 !	7,200	0.165
53 !	7,200	0.165
54 !	7,200	0.165
55 !	7,904	0.181
56 ** !	7,641	0.175
57 !	7,200	0.165
58 ** !	7,200	0.165

RIGHT-OF-WAY AREA TABLE		
ROW	AREA (SF)	AREA (ACRE)
ROW	152,321	3.497

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ELECTRONIC RECORDING

ESTRELLAPAR11F1-5-1-1-M-
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	465.00'	6°29'27"	52.68'	52.65'	N43°16'22"E
C2	500.00'	21°36'06"	188.51'	187.39'	N60°28'16"W
C3	500.00'	13°33'08"	118.27'	117.99'	S64°29'44"E
C4	500.00'	9°55'55"	86.67'	86.56'	N62°41'07"W
C5	400.00'	10°12'14"	71.24'	71.14'	S62°32'58"E
C6	405.00'	12°49'08"	90.61'	90.42'	N63°51'25"W
C7	600.00'	13°26'15"	140.72'	140.39'	N76°59'06"W
C8	100.00'	56°35'05"	98.76'	94.79'	N41°58'26"W
C9	254.58'	33°57'55"	150.92'	148.72'	S46°32'07"W
C10	100.00'	44°56'46"	78.45'	76.45'	N8°47'29"E
C11	525.00'	21°54'51"	200.80'	199.58'	S60°18'53"E
C12	475.00'	21°36'06"	179.08'	178.02'	S60°28'16"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C13	475.00'	13°33'08"	112.35'	112.09'	S64°29'44"E
C14	525.00'	13°33'08"	124.18'	123.89'	S64°29'44"E
C15	525.00'	9°55'55"	91.01'	90.89'	N62°41'07"W
C16	475.00'	9°55'55"	82.34'	82.24'	N62°41'07"W
C17	375.00'	10°12'14"	66.78'	66.70'	N62°32'58"W
C18	425.00'	10°12'14"	75.69'	75.59'	N62°32'58"W
C19	430.00'	10°23'58"	78.05'	77.94'	N65°03'59"W
C20	380.00'	12°49'08"	85.02'	84.84'	N63°51'25"W
C21	625.00'	12°48'57"	139.80'	139.51'	N76°40'27"W
C22	575.00'	14°06'54"	141.65'	141.30'	N77°19'26"W
C23	55.00'	150°41'16"	144.65'	106.42'	N80°59'14"W
C24	50.00'	64°37'23"	56.39'	53.45'	N37°57'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C25	125.00'	56°35'05"	123.45'	118.49'	N41°58'26"W
C26	75.00'	56°35'05"	74.07'	71.10'	S41°58'26"E
C27	279.58'	27°22'43"	133.60'	132.33'	S43°14'31"W
C28	243.00'	23°21'50"	99.09'	98.40'	N41°14'04"E
C29	20.00'	33°40'41"	11.76'	11.59'	S12°42'49"W
C30	20.00'	36°07'02"	12.61'	12.40'	N49°19'23"E
C31	88.42'	44°56'46"	69.36'	67.60'	S8°47'29"W
C32	125.00'	44°56'46"	98.06'	95.56'	N8°47'29"E
C33	20.42'	113°24'07"	40.42'	34.13'	S70°22'58"E

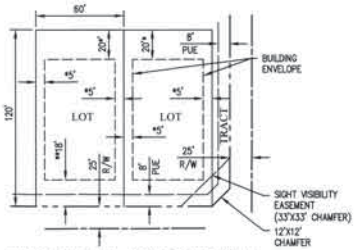
LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	68.56'	S46°31'05"W
L2	29.47'	S89°03'39"W
L3	50.30'	S46°29'58"W
L4	26.91'	S1°11'53"E
L5	55.45'	N43°29'14"W
L6	97.07'	N57°22'37"W
L7	130.11'	N57°26'51"W
L8	57.04'	N58°44'22"W
L9	56.52'	N68°17'50"W
L10	57.07'	N72°46'49"W
L11	98.93'	N79°43'13"W
L12	99.02'	S68°30'27"E
L13	78.48'	N32°26'50"E
L14	48.90'	N44°39'56"E
L15	64.32'	N66°03'50"E
L16	86.30'	N88°10'53"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L17	63.60'	S69°59'25"E
L18	42.95'	S51°04'11"E
L19	50.81'	S48°07'43"E
L20	68.67'	S38°04'53"E
L21	80.91'	S60°59'46"E
L22	110.42'	S35°50'50"E
L23	149.11'	S13°40'54"E
L24	60.67'	S16°52'46"E
L25	153.65'	S7°08'37"E
L26	44.71'	S67°39'05"E
L27	57.68'	S61°19'00"E
L28	129.43'	S57°43'10"E
L29	34.19'	S60°38'07"E
L30	56.38'	S68°08'36"E
L31	113.56'	S71°16'18"E
L32	46.55'	S69°35'28"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L33	73.59'	S63°15'27"E
L34	73.59'	S56°55'23"E
L35	36.80'	S50°35'19"E
L36	52.39'	S49°58'23"E
L37	6.65'	N49°40'13"W
L38	32.25'	N57°26'51"W
L39	20.19'	N57°26'51"W
L40	30.07'	N70°15'56"W
L41	30.07'	S23°40'08"W
L42	66.64'	S29°33'09"W
L43	53.79'	N13°40'54"W
L44	6.48'	N49°21'28"W
L45	3.94'	S48°59'09"E
L46	16.76'	S75°14'34"W
L47	14.46'	N1°24'34"W
L48	17.54'	S66°42'05"W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L49	16.38'	N23°17'55"W
L50	62.85'	N22°20'55"E
L51	64.67'	N22°20'55"E
L52	36.25'	N50°36'05"W
L53	57.31'	N68°08'36"W
L54	35.10'	N60°38'07"W
L55	36.24'	N67°39'05"W
L56	50.79'	N45°51'36"E
L57	78.52'	N46°54'04"E
L58	21.44'	N19°44'02"E
L59	17.54'	N66°42'05"E
L60	19.44'	S22°14'23"W
L61	106.16'	S7°08'37"E
L62	76.65'	N32°26'50"E
L63	77.86'	S61°00'00"E
L64	45.94'	N44°39'56"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L65	70.67'	S38°04'53"E
L66	115.10'	S71°16'18"E
L67	56.81'	S81°19'01"E
L68	58.19'	N66°03'50"E
L69	82.41'	N88°10'53"E
L70	49.67'	S48°07'43"E
L71	18.08'	S13°40'54"E
L72	60.00'	S69°59'25"E
L73	45.77'	N69°36'18"W
L74	41.03'	S51°04'11"E

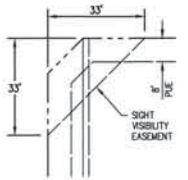


TYPICAL 60' x 120' LOT DETAIL

N.T.S.

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC

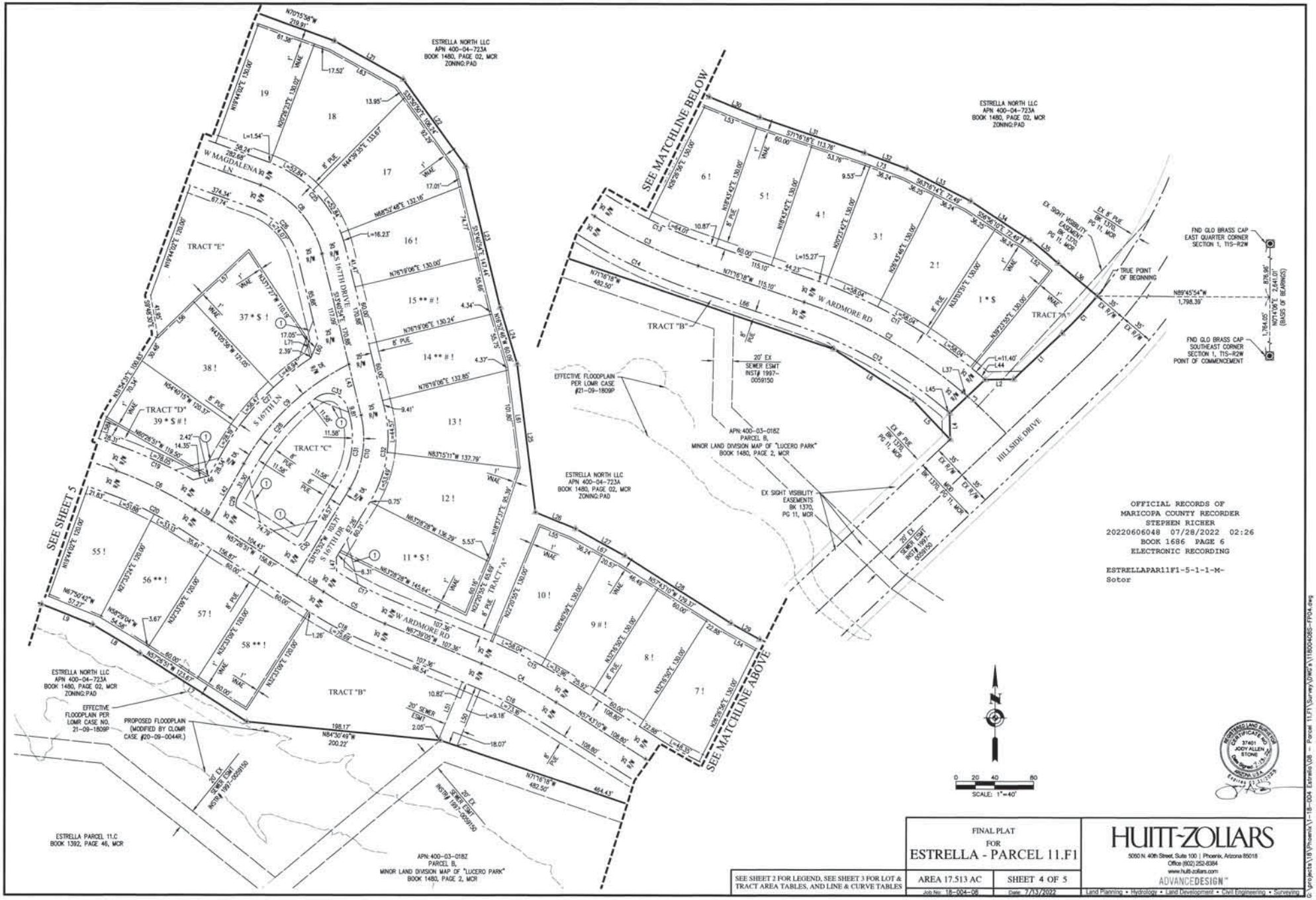
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Job No: 18-004-08

Date: 7/13/2022

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Sotor

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN STONE
ARIZONA U.S.A.
Expires 9/30/2023

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

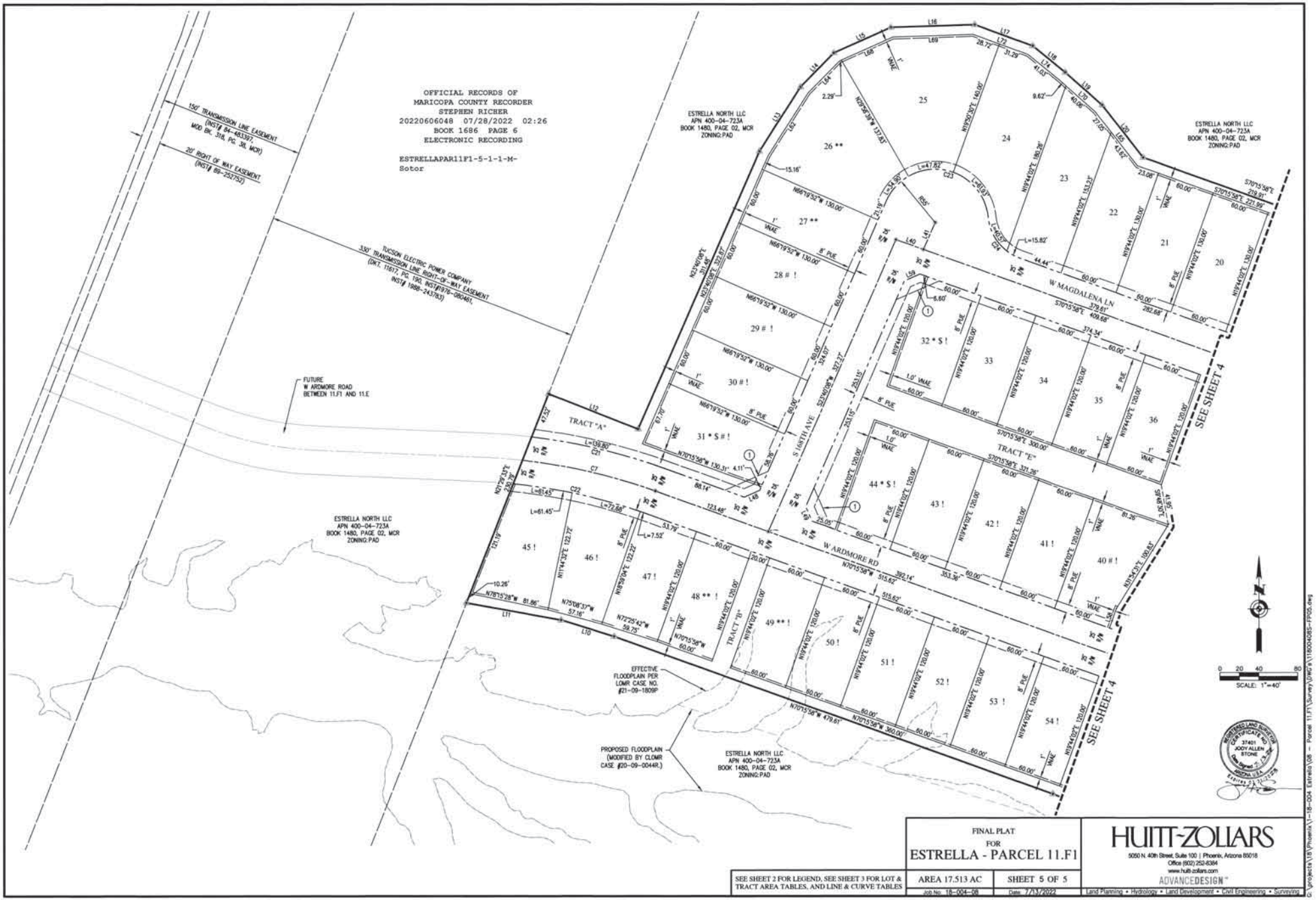
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC | SHEET 4 OF 5

Job No. 18-004-08 | Date: 7/13/2022

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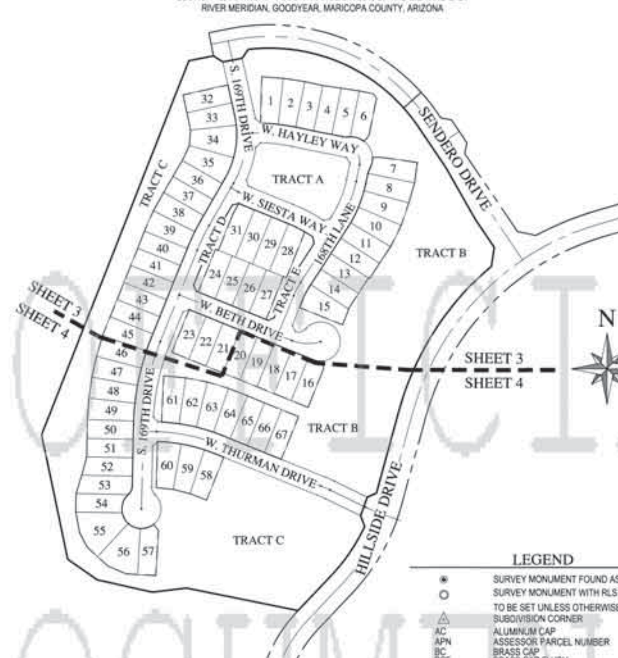

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220606048 07/28/2022 02:26
BOOK 1686 PAGE 6
ELECTRONIC RECORDING
ESTRELLAPAR11F1-5-1-1-M-
Sotor
150' TRANSMISSION LINE EASEMENT (INST# 84-483397, MOD BK. 318, PG. 38, MOR)
20' RIGHT OF WAY EASEMENT (INST# 89-252752)
330' TUCSON ELECTRIC POWER COMPANY TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (DKT. 11617, PG. 190, INST#1978-080481, INST# 1986-243783)
FUTURE W ARDMORE ROAD BETWEEN 11.F1 AND 11.E
ESTRELLA NORTH LLC APN 400-04-723A BOOK 1480, PAGE 02, MCR ZONING:PAD
TRACT "A"
TRACT "B"
TRACT "E"
S 168TH AVE
W MAGDALENA LN
W ARDMORE RD
SEE SHEET 4
EFFECTIVE FLOODPLAIN PER LOMR CASE NO. #21-09-1809P
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R.)
SCALE: 1"=40'
REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
AREA 17.513 AC
SHEET 5 OF 5
Job No. 18-004-08
Date: 7/13/2022
HUITT-ZOLLARS
5050 N. 40th Street, Suite 100 | Phoenix, Arizona 85018
Office (602) 252-8384
www.huitt-zollars.com
ADVANCEDESIGN™
Land Planning • Hydrology • Land Development • Civil Engineering • Surveying
G:\projects\18\Phoenix\1-18-004 Estrella\08 - Parcel 11.F1\Survey\DWG\1180040805-FP05.dwg

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING

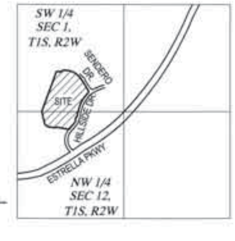
ESTRELLAPAR11H-4-1-1-M-
Yorkm

FINAL PLAT
FOR
ESTRELLA PARCEL 11.H

A PORTION OF THE SOUTH HALF OF SECTION 1 , AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA



KEY MAP
NTS



VICINITY MAP
NTS

UNOFFICIAL DOCUMENT

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.H", A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY") IN FEE, THE STREETS (R/W) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D AND E INCLUSIVE, AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (THE "ASSOCIATION") PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED IN 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 HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND C INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS. 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, & C.

OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, THE ASSOCIATION AND ITS MEMBERS, AND THE ESTRELLA JOINT COMMITTEE, INC. AND ITS MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES, A NON-EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND A NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE "SEWER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER 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 SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (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 AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. 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. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

OWNER HEREBY DECLARES ALL TRACTS INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES AND CONVEYS TO THE ASSOCIATION ALL SUCH TRACTS, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

DEDICATION (CONTINUED)

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, THEREUNTO DULY AUTHORIZED. THIS 17th DAY OF November 2021.

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: T.P. Brislin
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 17th DAY OF November 2021, BY Timothy P. Brislin THE Authorized Representative ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES January 8, 2025

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY

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
BCF	BRASS CAP FLUSH
COG	CITY OF GOODYEAR
DOC	DOCUMENT
ESMT	EASEMENT
EX	EXISTING
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SE	SEWER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
*	INDICATES SINGLE STORY STRUCTURE
**	INDICATES NON-LIVING SPACE POSITIONING
$	INDICATES DRIVEWAY POSITIONING
———	BOUNDARY LINE
– – –	EASEMENT LINE
———	LOT OR TRACT LINES
– – –	RIGHT-OF-WAY LINE
— – —	SECTION LINE

RATIFICATION AND CONSENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, AND E AND THE DEDICATION OF THE EASEMENTS REFLECTED HEREON, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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 17th DAY OF November 2021

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: [signature]
NAME: Brad Kettelkamp
ITS: President

SHEET INDEX

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

OWNER/DEVELOPER

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

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.

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.

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.

PUBLIC UTILITIES

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

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 17th DAY OF November 2021, BY

W.B. Kettelkamp THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 13TH DAY OF SEPTEMBER 2021.

BY: [signature]
FOR MAYOR GEORGIA LORD

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

Sumeet Mohan — CITY ENGINEER SUMEET MOHAN
NOVEMBER 22ND, 2021 — 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

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 48932 — GABRIEL S. RIOS — ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	1 OF 4

FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING
ESTRELLAPAR11H-4-1-1-M-
Yorkm

WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

UNOFFICIAL DOCUMENT

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,976	0.1372
LOT 2	5,976	0.1372
LOT 3	5,571	0.1279
LOT 4	5,606	0.1287
LOT 5	5,701	0.1309
LOT 6	5,524	0.1268
LOT 7	5,751	0.1320
LOT 8	5,953	0.1367
LOT 9	6,230	0.1430
LOT 10	6,230	0.1430
LOT 11	5,766	0.1324
LOT 12	5,546	0.1273
LOT 13	5,405	0.1241
LOT 14	5,405	0.1241
LOT 15	6,450	0.1481
LOT 16	5,567	0.1278
LOT 17	5,546	0.1273
LOT 18	5,546	0.1273
LOT 19	5,546	0.1273
LOT 20	5,546	0.1273
LOT 21	5,546	0.1273
LOT 22	5,546	0.1273
LOT 23	5,546	0.1273
LOT 24	5,550	0.1274
LOT 25	5,550	0.1274
LOT 26	5,550	0.1274
LOT 27	5,550	0.1274
LOT 28	6,045	0.1388
LOT 29	6,113	0.1403
LOT 30	6,114	0.1403
LOT 31	6,070	0.1393
LOT 32	5,552	0.1275
LOT 33	6,083	0.1396
LOT 34	7,297	0.1675
LOT 35	6,803	0.1562
LOT 36	5,605	0.1287
LOT 37	5,554	0.1275
LOT 38	5,954	0.1367
LOT 39	6,139	0.1409
LOT 40	5,559	0.1276
LOT 41	5,546	0.1273
LOT 42	5,546	0.1273
LOT 43	5,546	0.1273
LOT 44	5,546	0.1273
LOT 45	5,835	0.1340
LOT 46	5,928	0.1361
LOT 47	5,910	0.1357
LOT 48	5,910	0.1357
LOT 49	5,910	0.1357
LOT 50	5,617	0.1290
LOT 51	5,546	0.1273
LOT 52	5,817	0.1335
LOT 53	6,341	0.1456
LOT 54	5,716	0.1312
LOT 55	9,499	0.2181
LOT 56	8,833	0.2028

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 57	5,745	0.1319
LOT 58	5,869	0.1347
LOT 59	6,235	0.1431
LOT 60	6,235	0.1431
LOT 61	6,020	0.1382
LOT 62	6,020	0.1382
LOT 63	6,020	0.1382
LOT 64	5,799	0.1331
LOT 65	5,552	0.1275
LOT 66	5,546	0.1273
LOT 67	5,546	0.1273

LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°55'01"E	28.57'
L2	N78°58'19"E	50.02'
L3	N34°40'39"E	27.19'
L4	S65°24'15"W	25.75'
L5	S20°53'47"E	28.54'
L6	S89°06'33"W	14.60'
L7	N54°50'30"W	27.04'
L8	N78°43'15"E	16.74'
L9	N60°02'05"W	20.81'
L11	N88°44'50"W	33.94'
L12	N48°16'56"W	18.13'
L13	N33°31'08"W	14.14'
L14	S38°22'00"W	20.00'
L15	S87°12'22"W	20.00'
L16	S48°16'18"W	17.64'
L17	S33°31'08"E	16.97'
L19	S18°34'04"E	17.06'
L20	N73°40'04"E	17.35'
L21	S29°57'55"W	26.48'
L22	S11°10'35"E	17.23'
L23	S66°56'37"W	16.97'
L24	N23°03'23"W	16.97'
L25	N23°03'23"W	16.97'
L26	N06°33'56"W	20.00'
L27	S66°56'37"W	16.97'
L28	N43°04'09"W	16.78'
L29	N38°52'14"W	20.00'
L30	N46°16'45"E	16.96'

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET	3.89
PLUS AREA SUBDIVIDED INTO LOTS	9.10
AREA SUBTOTAL	12.99
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	15.28

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	67
DIVIDED BY ADJUSTED GROSS AREA	15.28
ADJUST GROSS DENSITY	4.38

EDU CALCULATION

NUMBER OF DWELLING UNITS	67
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (67 x 0.82)	54.94

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°54'34"	460.00'	440.84'	N69°26'29"W	424.16'
C2	7°47'51"	460.00'	62.60'	N38°05'17"W	62.55'
C3	34°37'53"	735.00'	444.26'	S32°38'47"W	437.53'
C4	18°43'11"	465.00'	151.93'	N34°10'52"E	151.25'
C5	42°28'06"	250.00'	185.30'	N08°43'52"E	181.09'
C6	12°22'20"	500.00'	107.97'	N84°42'18"W	107.76'
C7	21°28'08"	300.00'	112.41'	N22°12'56"E	111.76'
C8	13°12'53"	400.00'	92.26'	N61°26'57"W	92.05'
C9	8°01'18"	200.00'	28.00'	S64°02'44"E	27.98'
C10	8°01'18"	500.00'	70.00'	S25°57'16"W	69.95'
C11	11°00'24"	200.00'	38.42'	S27°26'49"W	38.36'
C12	20°41'27"	600.00'	216.67'	S11°35'54"W	215.50'
C13	20°41'27"	450.00'	162.51'	N78°24'06"W	161.62'
C14	3°53'03"	375.00'	25.42'	N66°06'51"W	25.42'
C15	42°28'06"	225.00'	166.77'	N08°43'52"E	162.98'
C16	3°54'46"	275.00'	18.78'	N10°32'48"W	18.78'
C17	10°03'03"	525.00'	92.09'	N83°32'39"W	91.98'
C18	17°45'10"	50.00'	15.49'	S87°23'43"E	15.43'
C19	125°30'20"	55.00'	120.48'	N33°31'08"W	97.79'
C20	17°45'10"	50.00'	15.49'	S20°21'27"W	15.43'
C21	9°48'30"	475.00'	81.31'	N83°25'23"W	81.21'
C22	21°28'08"	275.00'	103.04'	N22°12'56"E	102.44'
C23	21°28'08"	325.00'	121.78'	N22°12'56"E	121.07'
C24	11°44'20"	425.00'	87.07'	N62°11'13"W	86.92'
C25	2°48'37"	175.00'	8.58'	S66°39'04"E	8.58'
C26	18°03'05"	275.00'	86.64'	N15°52'11"E	86.28'
C27	3°53'54"	225.00'	15.31'	S66°06'26"E	15.31'
C28	11°00'24"	225.00'	43.22'	S27°26'49"W	43.16'
C29	11°00'24"	175.00'	33.62'	S27°26'49"W	33.57'
C30	250°31'44"	50.00'	218.63'	N13°19'15"W	81.65'
C31	8°01'16"	475.00'	66.50'	S25°57'16"W	66.45'
C32	8°01'18"	525.00'	73.50'	S25°57'16"W	73.44'
C33	70°31'44"	25.00'	30.77'	N78°40'45"E	28.87'
C34	20°41'27"	625.00'	225.70'	S11°35'54"W	224.48'
C35	18°47'08"	575.00'	188.53'	S12°33'03"W	187.68'
C36	20°18'57"	475.00'	168.43'	N78°12'52"W	167.54'
C37	48°11'23"	25.00'	21.03'	N25°20'52"E	20.41'
C38	276°22'46"	50.00'	241.19'	S88°44'50"E	66.67'
C39	48°11'23"	25.00'	21.03'	S22°50'31"E	20.41'
C40	3°53'03"	350.00'	23.73'	N66°06'51"W	23.72'
C41	3°53'03"	400.00'	27.12'	N66°06'51"W	27.11'
C42	20°16'40"	425.00'	150.41'	N78°11'43"W	149.63'
C43	7°25'17"	400.00'	51.81'	S67°52'58"E	51.77'
C44	90°00'00"	36.58'	57.46'	N33°31'08"W	51.73'
C45	39°37'43"	108.79'	75.24'	S87°52'14"E	73.75'

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BOUNDARY	1,093,747	25.1090
RIGHT OF WAY	169,336	3.8874

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY	USE
TRACT A	34,463	0.7912	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT B	248,465	5.7040	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT, IRRIGATION AND DRAINAGE
TRACT C	236,293	5.4245	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT D	4,182	0.0960	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION
TRACT E	4,810	0.1104	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 1 AND SECTION 12, 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, A 2.5-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 SOUTH LINE OF SAID SECTION 1, SOUTH 89°30'18" EAST, A DISTANCE OF 568.33 FEET, TO THE EASTERLY LINE OF THAT CERTAIN ELECTRIC EASEMENT, RECORDED AS DOCUMENT NO. 1988-243783, MARICOPA COUNTY RECORDS (MCR) AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 21°29'29" EAST, A DISTANCE OF 1,025.08 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 78°40'08" EAST, A DISTANCE OF 64.23 FEET;

THENCE SOUTH 56°55'01" EAST, A DISTANCE OF 28.57 FEET;

THENCE NORTH 78°58'19" EAST, A DISTANCE OF 50.02 FEET;

THENCE NORTH 34°40'39" EAST, A DISTANCE OF 27.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06°53'46" EAST, THROUGH A CENTRAL ANGLE OF 54°54'34", A DISTANCE OF 440.84 FEET, TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SENDERO DRIVE, AS SHOWN ON ESTRELLA – HILLSIDE DRIVE & SENDERO DRIVE MAP OF DEDICATION, RECORDED IN BOOK 1370, PAGE 11, MCR, AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SENDERO DRIVE, SOUTHEASTERLY ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 7°47'51", A DISTANCE OF 62.60 FEET, TO THE CURVES END;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 124.70 FEET;

THENCE SOUTH 29°36'55" EAST, A DISTANCE OF 150.48 FEET;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 86.82 FEET;

THENCE SOUTH 08°31'47" WEST, A DISTANCE OF 48.49 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE AS SHOWN ON SAID MAP OF DEDICATION, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SENDARO DRIVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 40°02'16" EAST, THROUGH A CENTRAL ANGLE OF 34°37'53", A DISTANCE OF 444.26 FEET, TO THE CURVES END;

THENCE SOUTH 15°19'51" WEST, A DISTANCE OF 217.85 FEET;

THENCE SOUTH 65°24'15" WEST, A DISTANCE OF 25.75 FEET;

THENCE SOUTH 19°17'40" WEST, A DISTANCE OF 50.39 FEET;

THENCE SOUTH 20°53'47" EAST, A DISTANCE OF 28.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 65°10'44" WEST, THROUGH A CENTRAL ANGLE OF 18°43'11", A DISTANCE OF 151.93 FEET, TO THE CURVES END;

THENCE SOUTH 43°32'27" WEST, A DISTANCE OF 123.95 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 78°39'00" WEST, A DISTANCE OF 290.49 FEET;

THENCE SOUTH 82°55'43" WEST, A DISTANCE OF 87.44 FEET;

THENCE NORTH 77°24'14" WEST, A DISTANCE OF 144.47 FEET;

THENCE NORTH 54°56'42" WEST, A DISTANCE OF 92.26 FEET;

THENCE NORTH 11°55'00" WEST, A DISTANCE OF 323.64 FEET, TO THE POINT OF BEGINNING.

ESTRELLA - PARCEL H SITE DATA TABLE

TOTAL GROSS AREA	1,093,746.73 SF		25.11
TOTAL STREET AREA	169,335.90 SF		3.89
TOTAL NET AREA	924,410.83 SF		21.22
LOT SIZE, MINIMUM	47' X 115'		
LOT AREA, MINIMUM	5,405 SQ FT		
TOTAL NUMBER OF LOTS	67		
TOTAL AREA SUBDIVIDED INTO LOTS	396,257.31 SF		9.10
DENSITY(GROSS ACREAGE)		2.67	DU/AC
ONSITE OPEN SPACE /LANDSCAPE			12.12
PERCENT OPEN SPACE /LANDSCAPE	48.29%		
EXISTING ZONE	LUCERO PAD		



TYPICAL 47' X 115' LOT DETAIL

NTS

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH AN "✱".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (7, 12, 19, 33, 34, 35, 42 AND 50). NOTED WITH AN "✱✱".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (7, 11, 12, 19, 20-27, 58, 63, 64 AND 65). NOTED WITH A "#".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.H GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES.
19. 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.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48602
GABRIEL S. RIOS
11-12-21
ARIZONA, U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	2 OF 4



WOOD PATEL

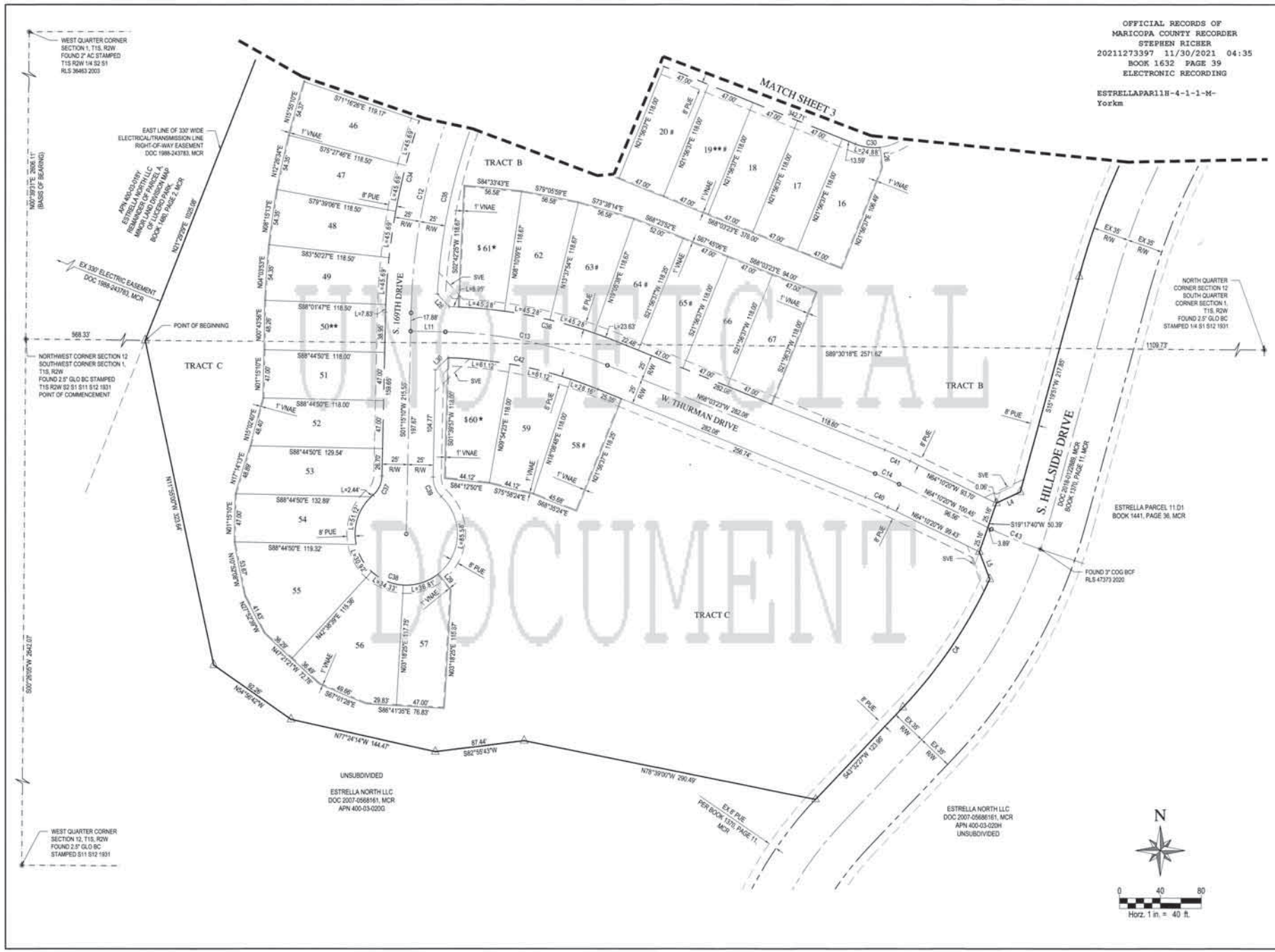
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE
49932
GABRIEL S. RIOS
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	3 OF 4



UNOFFICIAL DOCUMENT

WOOD PATEL

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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
49932
EXPIRES 10-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	4 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/28/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers

FINAL PLAT FOR ESTRELLA PARCEL 11.I1

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

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.I1", 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.I1" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH C INCLUSIVE AND IN LOTS DESIGNATED AS "PUE", AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

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

ESTRELLA NORTH LLC, A DELAWARE, LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS AREAS, THE STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC., AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

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

IN WITNESS WHEREOF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS DAY 15th OF July 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 LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]

NAME: Arthur W. Mellor

TITLE: Asst. Treasurer



KEY MAP
NTS

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July 2022, BY
ARTHUR W. MELLOR, THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC Brytt Hewson Bryttani Adamson

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N. HEWSON Notary Public, State of Arizona Maricopa County Commission # 558717 My Commission Expires January 16, 2023

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.I1" 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 18 DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President

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: [signature] V.P.
AUTHORIZED REPRESENTATIVE
STEVEN A. STRAHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strahlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Brytt Hewson Brytt Adamson

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N. HEWSON Notary Public, State of Arizona Maricopa County Commission # 558717 My Commission Expires January 16, 2023



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

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

CIVIL ENGINEER

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

SHEET INDEX

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

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

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.

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
THIS 18th DAY OF July 2022, BY
Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY Expires January 08, 2025

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY

OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: Darcie McCracken
CLERK DARCIE McCRACKEN

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto 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.

[signature]

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.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS ARIZONA EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	1 OF 4

TRACT AREA TABLE

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

LOT AREA TABLE

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

LOT AREA TABLE

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

AREA TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°54'59"E	28.28'
L2	N08°54'59"E	50.00'
L3	N36°05'01"W	28.28'
L4	N08°47'00"W	26.64'
L5	N36°13'00"E	28.28'
L6	N08°47'00"W	50.00'
L7	N53°30'40"W	28.15'
L8	N71°33'56"W	46.29'
L9	S85°51'33"W	46.54'
L10	S85°06'00"W	47.81'
L11	S88°45'45"W	55.62'
L12	N85°53'02"W	55.87'
L17	N42°01'28"W	20.00'
L18	N06°26'41"W	20.00'
L19	S58°35'56"W	19.14'
L20	N40°16'11"W	17.26'
L21	N80°23'46"E	16.47'
L22	N23°55'51"W	16.85'
L23	N51°40'56"E	17.26'
L24	S49°08'27"E	16.97'
L25	S42°36'09"W	16.45'
L26	N09°03'14"W	17.23'

CURVE TABLE

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

ESTRELLA - PARCEL 1.1
SITE DATA TABLE

TOTAL GROSS AREA	404,462.54 SQ FT		9.29 AC	
TOTAL STREET AREA	90,615.63 SQ FT		2.08 AC	
TOTAL NET AREA	313,846.91 SQ FT		7.20 AC	
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'			
MINIMUM LOT SIZE	4,230 SQ FT			
AVERAGE LOT SIZE	4,645 SQ FT			
TOTAL NUMBER OF LOTS	38			
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69 SQ FT		4.05 AC	
DENSITY(GROSS ACREAGE)	4.09		DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	137,304.10 SQ FT		3.15 AC	
PERCENT OPEN SPACE /LANDSCAPE	33.95%			
ACTIVE OPEN SPACE	21,283.94 SQ FT	0.49 AC	15.50%	
PASSIVE OPEN SPACE	116,020.16 SQ FT	2.66 AC	84.50%	
EXISTING ZONING	LUCERO PAD			

CALCULATION OF ADJUSTED GROSS AREA

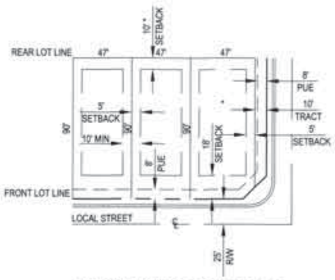
AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27

EDU CALCULATION

NUMBER OF DWELLING UNITS	38
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16



TYPICAL 47' X 90' LOT DETAIL

NTS

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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)

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 19, 29, 30 AND 38) NOTED WITH A "$"
15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (4, 26, 27 AND 36). NOTED WITH AN "**"
16. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (15, 16, 27, 28, 33 AND 34). NOTED WITH A "#"
17. ALL LOTS IN ESTRELLA PARCEL 11.I1 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I1 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.
18. 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.
19. PARCEL 11.E, SENDERO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.I1.

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FINAL PLAT

ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46602
GABRIEL S. RIOS
ARIZONA
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	2 OF 4

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FINAL PLAT

ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RICE
EXPIRES 10-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	3 OF 4

OFFICIAL RECORDS OF
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LEGEND

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

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FINAL PLAT

ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	4 OF 4

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.I2", 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.I2", 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 PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY 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.

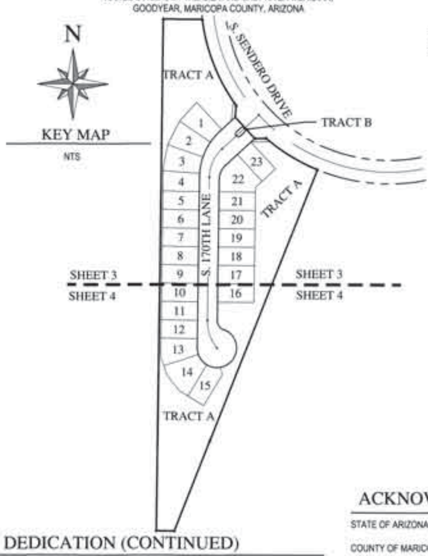
ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENT AREAS, THE STREETS AND WITHIN PORTIONS OF THE TRACTS NOT BURDENED BY THE WATER AND ACCESS EASEMENTS 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

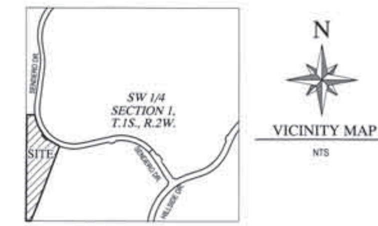
FINAL PLAT
FOR
ESTRELLA PARCEL 11.I2

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



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-ramosj



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

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

PUBLIC UTILITIES

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

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

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)

SHEET INDEX

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

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 15th DAY OF JULY 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

BRITTANI N. HEWSON Notary Public, State of Arizona Maricopa County Commission # 558717 My Commission Expires January 16, 2023

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY 2022, BY ARTHUR W. MELLOR THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: [signature] Brittani Hewson

MY COMMISSION EXPIRES: January 16, 2023

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.I2" 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 18th DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]
NAME: Robert J. Nibir
TITLE: Villages Community Assn - President

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY Expires January 08, 2025

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto 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.

[signature]
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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS ARIZONA EXPIRES 12-31-23

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.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	1 OF 4

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°16'18"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 SUBDIVIDED 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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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ESTRELLAPAR11I2-4-1-1-M-ramosj

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: [signature] V.P.
AUTHORIZED REPRESENTATIVE
STEVEN A. STREHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strehlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Bryttani Hewson [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON
Notary Public State of Arizona
Maricopa County
Commission # 558517
My Commission Expires
January 16, 2023

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;

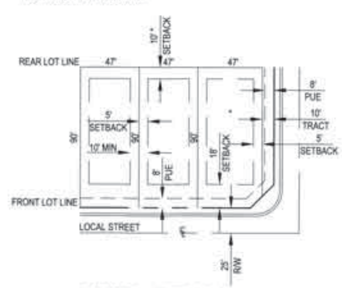
THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

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.



TYPICAL 47' X 90' LOT DETAIL
NTS

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

NOTES

1. 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 CARGO PARTICIPATION.
2. 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.
3. 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.
4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.
5. 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.
   A. 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.
   B. 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.
   C. 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.
   D. 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.
   E. 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.
   F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. 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 "$"
15. ALL LOTS IN ESTRELLA PARCEL 11.I2 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I2 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.
16. 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.
17. PARCEL 11.E, 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.I2.

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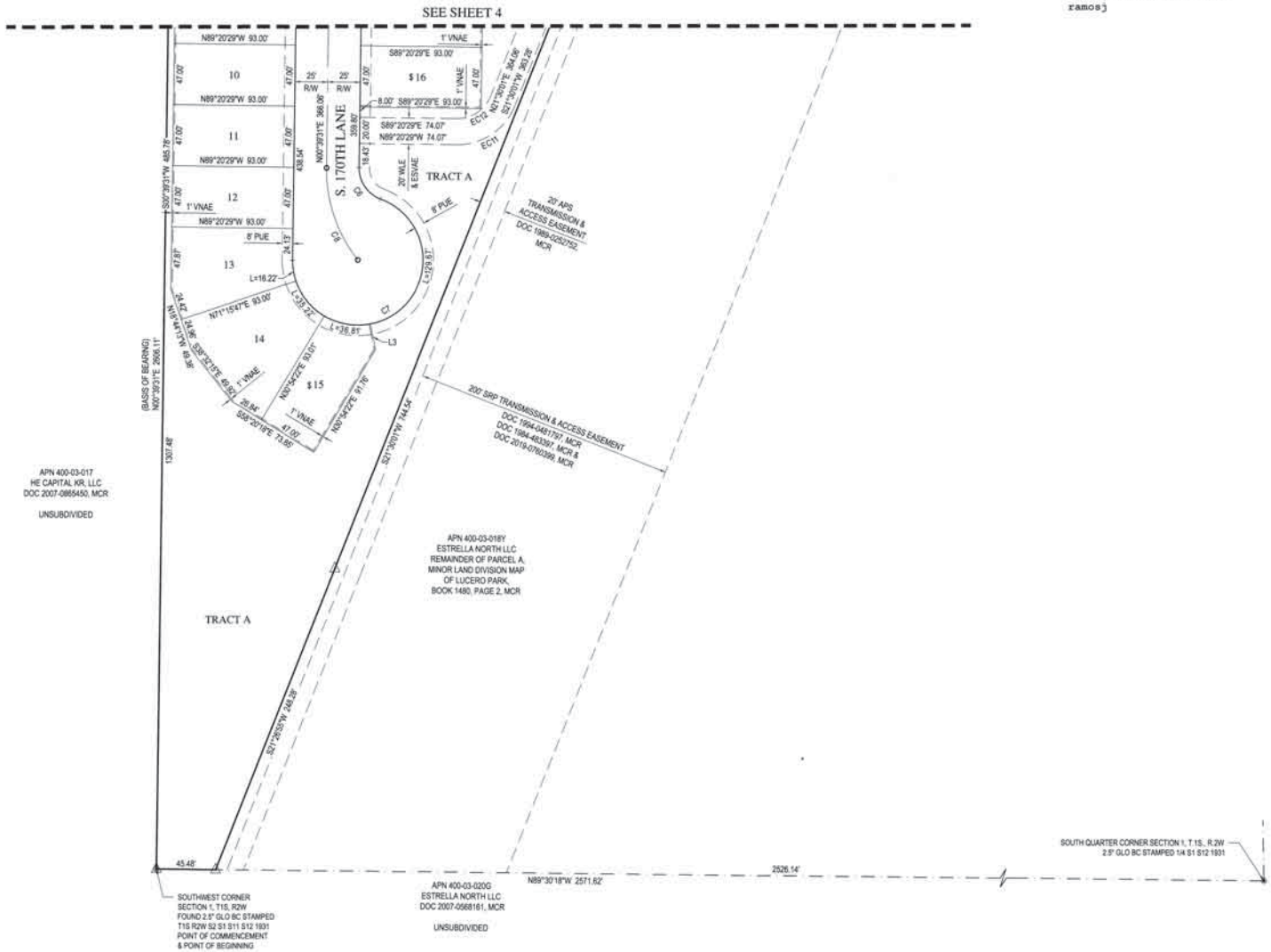
FINAL PLAT
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46932
GABRIEL S. RIOS
ARIZONA, U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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FINAL PLAT

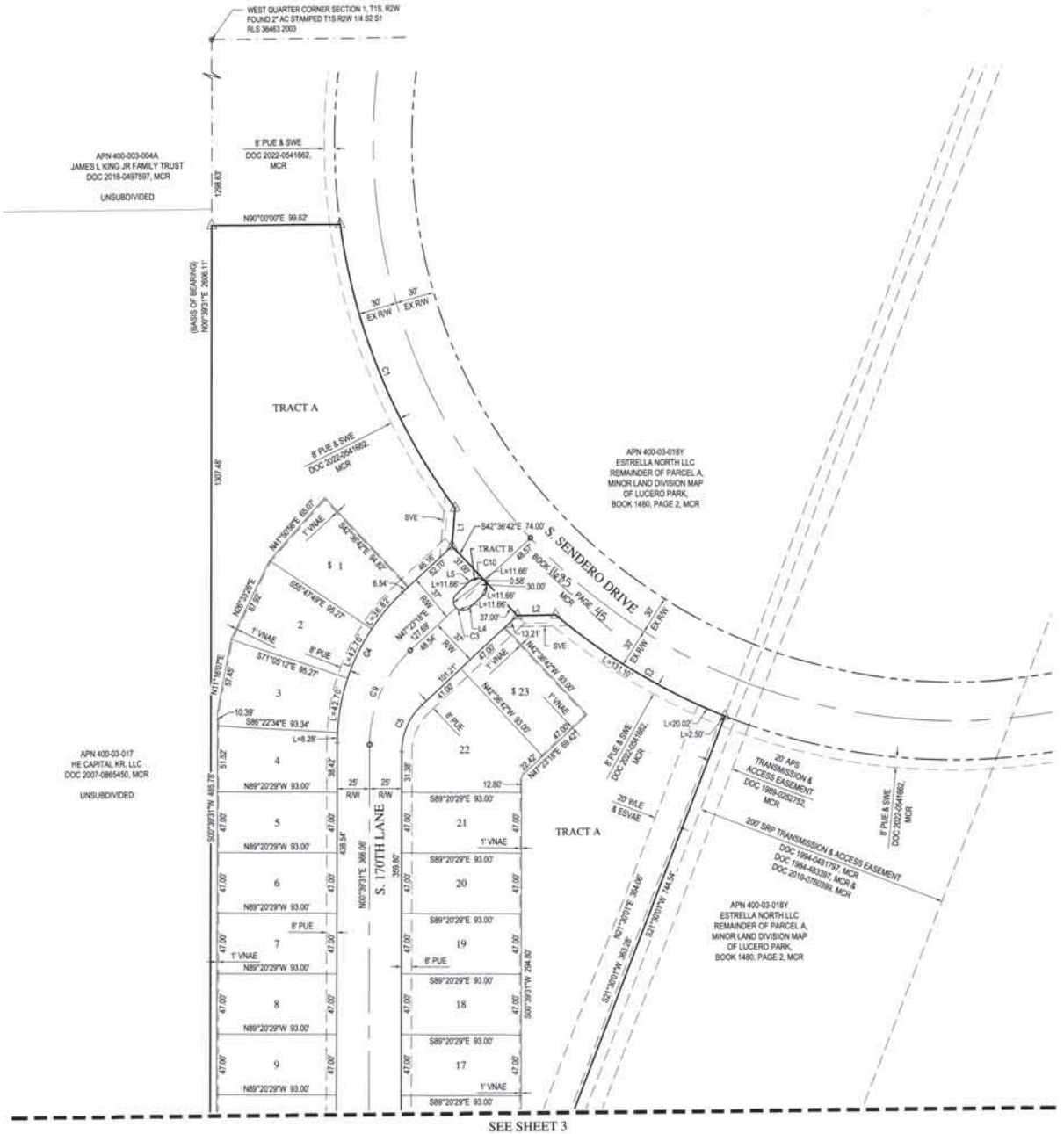
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48533
GABRIEL S.
RIOS
7-14-22
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	3 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

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ramosj



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
SWE	SIDEWALK 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

N

0 40 80
Horz. 1 in. = 40 ft.

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FINAL PLAT

ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46832
GABRIEL S. RIOS
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	4 OF 4

APPENDIX B

FORM OF DISCLOSURE PAMPHLET

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2
Form of Disclosure Pamphlet

Buyer(s):_____

Lot:_____ Parcel:_____

Date of Sale:_____

Homebuilder:_____

General CFD Provisions

The home you are purchasing is within the Estrella Ranch Community Facilities District (the "CFD"). The CFD was formed on November 22, 1999, to finance the acquisition, construction and maintenance of public infrastructure benefiting Estrella Mountain Ranch Community Facilities District. The CFD issues general obligation and/or special assessment bonds to raise funds to pay for acquisition and construction of these improvements and operation and maintenance expenses. The CFD also obtains funds from an ad valorem property tax levied against all property located within the CFD to pay for operation and maintenance expenses.

Ad Valorem Taxes of the CFD

General obligation bonds and the CFD's operation and maintenance expenses are paid from ad valorem property taxes levied against all property within the CFD. Currently, $1.30 is added to the property tax rate; however, such adjustment to the tax rate could vary depending upon factors including the amount financed with general obligation bonds, the terms of financing, and the assessed valuation (i.e., for tax purposes) of property within the CFD. Your share of general obligation bond payments and expenses are included as part of your regular Maricopa County property tax statement and are separately shown in addition to taxes levied by the City of Goodyear and other political subdivisions.

Special Assessments of the CFD

Special assessment bonds are paid from special assessment payments secured by an assessment lien on each benefited lot within a special assessment area. Special assessment areas are formed from time to time based on the public improvements being constructed or acquired with proceeds of the special assessment bonds. The amount of the special assessment liens may vary depending upon the size of the lot within the special assessment area, the benefits estimated to be received by each such lot, the cost of the public improvements to be acquired, and the financing terms of the applicable special assessment bonds. The special assessment payments as well as the applicable administrative charges are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD.

INITIAL FINANCING'S COST TO HOMEOWNER

At the request of _____, a _____, the prior owner of Parcel ____, the CFD has formed a special assessment area (the "Special Assessment Area") that includes Parcel ____ for the construction and/or acquisition of certain public improvements, i.e., construction of _____. The CFD has assessed Lot____ within Parcel____ in the amount of $_____ (the "Assessment").

The following shows the total annual CFD taxes including the CFD operational and maintenance tax, for repayment of expected CFD general obligation bonds as well as the anticipated special assessment obligation.

Estimated Home Price	Estimated Annual General Obligations and Expense Payment (1)	Estimated Annual Special Assessment Payment (2)	Estimated Total Annual CFD Tax Payments (3)
$350,000			
$400,000			
$450,000			
$500,000			
$550,000			

Footnotes:

(1) **General obligation bond debt service and operations and maintenance expenses assuming a $1.30 increase in the ad valorem property tax rate per $100 of assessed value. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.**

(2) **All lots located within the boundaries of the Special Assessment District are anticipated to have a special assessment lien.**

(3) **All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the City of Goodyear or other political subdivisions and are in addition to any assessments or fees imposed by any homeowner's association.**

Homeowner's Acknowledgments

By signing this disclosure statement, you as a contract purchaser of a lot located within the CFD and the Special Assessment Area (i) acknowledge receipt of this Disclosure; (ii) agree that you have been granted an opportunity to review the material contained in this Disclosure; and (iii) agree that you accept an assessment lien estimated to be approximately $_____ against your lot that secures your share of the special assessments due for the Special Assessment Area. The Assessment and any applicable administrative charges will be paid by you, the owner of the assessed lot, and are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD. **If the Assessment is not paid, the CFD has the right to institute proceedings to foreclose the assessment lien and sell your property.** Should there be any questions or concerns regarding special assessments or the District property tax, please contact the Special Districts & Taxation Division for the City of Goodyear at (623) 932-3015.

Your signature below acknowledges that you have received, read and understood this document at the time you have signed our purchase contract and agree to its terms.

_____	_____
[name]	[name]
_____	_____
[address]	[address]
Date:_____,20___	Date:_____,20___

APPENDIX C

ESTIMATED SPECIAL ASSESSMENT LIENS

ESTIMATED SPECIAL ASSESSMENT LIENS

Unit Type	(A) Lucero Assessment District No. 2 Average Sales Price	(B) Estimated Assessor's Limited Property Value Ratio	(C) = (A)·(B) Projected Limited Property Value	(D) = (C)·10% Projected Assessed Value	(E) Estimated Average Assessment Per Unit (a)	(F) Average Annual Assessment Payment (b)	(G) = (F) ÷ [(D) ÷ 100] Estimated Annual Special Assessment Debt Service per $100 of Assessed Value
SFR	$550,000	60%	$330,000	$33,000	$16,000	$1,419	$4.3000

(a) Preliminary estimates based upon initial discussion with the District Assessment Engineer.

(b) Assumes a 23-year amortization period and 7.0% interest rate.

Source: Harvard.

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

SPECIAL ASSESSMENT REVENUE BONDS SERIES 2023
LUCERO ASSESSMENT DISTRICT NO. 2

ASSESSMENT METHODOLOGY

Prepared by:

WILLDAN
1440 East Missouri Ave Suite 170C
Phoenix, Arizona 85014
(602) 870-7600

Dated November 18, 2022

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT No. 2

ASSESSMENT METHODOLOGY

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- Sanitary and Potable Water Costs 6
- Project Incidentals and Bond Issuance Costs 6
- Apportionment 7
- Owner Prepayment 7
- Estimated Special Assessment Liens 7
- Conclusion 8

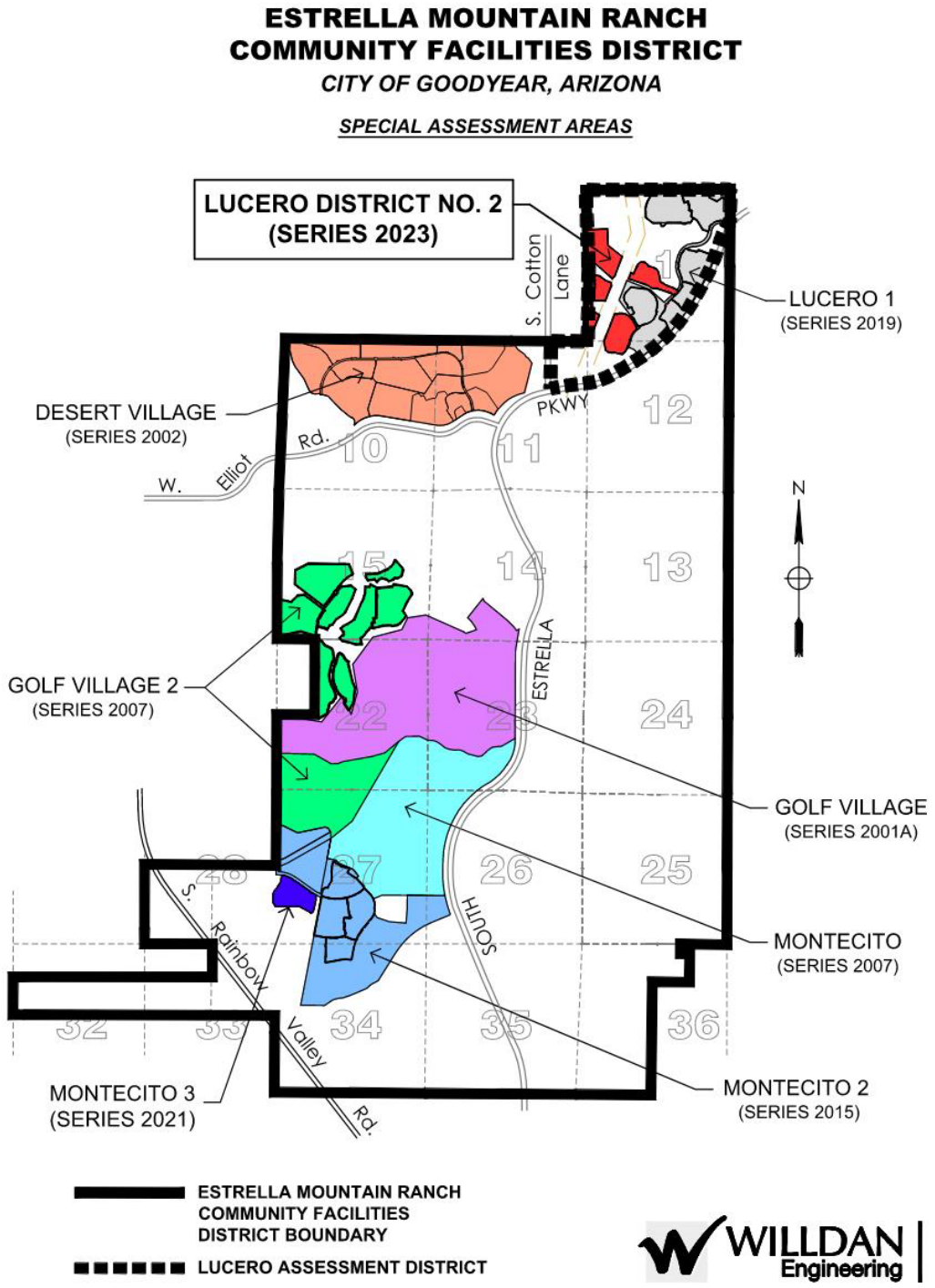
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Willdan, the District Engineer for the Estrella Mountain Ranch Community Facilities District ("Estrella Mountain Ranch CFD" or the "District"), makes this report of benefit as directed by the City of Goodyear, Arizona (the "City") staff in support of the *Feasibility Report for the Issuance of Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds Series 2023 Lucero Assessment District No.2*, prepared by Hilltop Securities Inc. and dated November 14, 2022. ("Feasibility Report").

Project Description

The Estrella Mountain Ranch master planned community ("Development") consists of 9,771 acres and is located in Goodyear, Arizona. On November 22, 1999 the Estrella Mountain Ranch Community Facilities District was established to finance the construction and/or acquisition of public infrastructure that are part of the Development. Lucero Assessment District No. 2 consists of an estimated 87.13 acres within the larger 9,771acre Development. The Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds (Series 2023) Lucero Assessment District No.2 ("Bond Issue") relates to the acquisition of public infrastructure that will benefit development of Lucero Assessment District No. 2. Details related to the project area, infrastructure improvements, costs, and land use can be found in the Feasibility Report.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2



ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Description of Improvements

The improvements that will be funded by the Bond Issue and are the subject of this report will be constructed and acquired public infrastructure that are eligible for funding according to Arizona Revised Statues Title 48, Chapter 4, Article 6, the Community Facilities Act of 1988. The improvements are more fully described in Section 2 of the Feasibility Study. Briefly, the improvements are described as follows:

Street Improvements

The design and construction of certain grading, trenching, staking, paving, concrete, base, intersection work, landscaping, storm drains, street lighting, signing and striping, sidewalks, curbs and gutters, parkways, medians, landscaping, permits and fees, together with appurtenances and appurtenant work and an allowance for contingencies for the following arterial roadways:

- Hillside Drive – approximately 7,550 total lineal feet has been constructed

Sewer and Water Line Improvements

The design and construction of wet utilities have been or being constructed to serve all parcels:

- Water Mains: 16-inch - approximately 3,900 lineal feet and
  12-inch - approximately 130 lineal feet
- Lost Lift Station and Parallel Force Main – approximately 3,250 lineal feet and 4,300 lineal feet, respectively
- Zone 2 Water System Upgrades

Preliminary Cost Estimate

The Bond Issue secured by remaining unpaid assessments is proposed to be issued in accordance with the Arizona Revised Statutes, the City Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts, Development, Financing Participation and Intergovernmental Agreement No. 1 (Estrella Mountain Ranch Community Facilities District), and the Estrella Mountain Ranch Community Facilities District Waiver and Development Agreement Pertaining to Lucero Assessment District No. 2

Following the District's acquisition of Projects, the District will dedicate the Projects to the City. Accordingly, the District will have no operating or maintenance expenses in connection with the projects. Net Bond Proceeds (the estimated par amount of the Bonds of $4,429,000 less the estimated debt service reserve fund of $394,950), plus an assessment prepayment of $19,000 by the property owner prior to delivery of the Bonds, are expected to fund infrastructure improvements.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

A summary of the public infrastructure to be financed through the Bond Issue includes the following:

ESTIMATED COST ESTIMATE

Improvement Projects	**Estimated Costs Funded Through Bond Issue**
STREET IMPROVEMENT	
Hillside Drive	$ 2,765,809
Subtotal Street Improvements	$ 2,765,809
WATER and SEWER IMPROVEMENTS	
16-Inch and 12-Inch Waterline	$ 488,333
Lost Lift Station and Parallel Force Main	$ 593,879
Zone 2 Water System	$ 205,029
Subtotal Wet Utility Improvements	$ 1,287,241
TOTAL IMPROVEMENTS (1)	$ 4,053,050
RESERVE FUND (maximum annual debt service)	$ 394,950
BOND FUND	$ 139,513
COST OF ISSUANCE	$ 236,507
TOTAL COSTS AND INCIDENTALS TO BE REIMBURSED (Total Improvements plus the Reserve Fund)	$ 4,824,020(2)
COSTS OF ISSUANCE	
Underwriter Discount	$ 77,508
Bond Counsel	$ 77,225
Underwriter's Council	$ 30,000
CFD Financial Advisor	$ 35,000
CFD Appraisal	$ N/A
Bond Registrar, Paying Agent	$ 600
Printing Fees	$ 1,750
OS Preparation	$ 10,000
Assessment Billing	$ 700
Miscellaneous/Excess Construction Costs	$ 3,725
Subtotal General Incidental	$ 236,508

Detailed project costs for the infrastructure listed above are included as Section 4 of The Feasibility Report.

Footnotes

(1) The cost estimate excludes private utility installation, entry monumentation, and total lot costs. All costs for construction above $4,448,000 will be at the developer's expense. These costs were allocated to all planning areas based on the following assessment methodology.

(2) The property owner will contribute an amount of $19,000 as a portion of total costs to be reimbursed. The cash payment is a result of comparing the assessment liens to the Wayne Harding, MAI of Harding and Associates, Appraisal, updated November 14, 2022, of the wholesale (bulk) value of each of the Lucero Assessment District No. 2. The Applicant will advance all costs required above and beyond the amount in excess of $5,000,000 required to install the improvements, except that pursuant to the terms of the CFD Development Agreement, the Applicant may seek reimbursement for such funds advanced to the District through subsequent issuances of special assessment and/or general obligation bonds. Any excess proceeds not used for its designated project cost or cost of issuance will be used to reduce the contribution shown above or any amounts advanced in excess of such amount for public improvement.

Assessment Methodology

The State of Arizona Revised Statutes provides that assessments be allocated in proportion to the benefits received by each lot from the improvements. For purposes of the Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds (Series 2023) Lucero Assessment District No. 2, the original assessed amount (prior to cash payments) and consequently the remaining assessments securing the proposed assessment bond amount of $4,448,000 (prior to cash payments) is allocated to the lots within Lucero Special Assessment District 2 based upon the following benefit methodology.

Introduction

The improvements to be financed by the Bond Issue consist of backbone facilities that provide roadway improvements, sanitary sewer, and potable and nonpotable water for the properties within Lucero Assessment District No. 2. The improvements, which are more fully described in Section Two of the Feasibility Report, fall into the following categories:

- Roadway improvements
- Sanitary Sewer and Potable Water facilities and improvements

Roadway Improvements

The street-related improvements perviously installed within Lucero Phase 1 consist of new construction and/or acquisition of the arterial Hillside Drive. These roadways provide access to the residential and multi-family areas located within the Lucero Assessment District No. 2. The roadway improvements provide a direct and special benefit to the developable parcels to be assessed, in that direct ingress and egress is made available to all lots within the Lucero Assessment District No. 2 area. The cost estimate excludes ineligible costs such as dry utilities and monument structures.

The collector roadways provide an area-wide system of streets to serve the developable properties within Lucero Assessment District No. 2 and serve as primary and/or secondary ingress/egress to the parcels providing access for properties within the Lucero Assessment District No. 2 area and allowing travel to areas outside of the Lucero Phase 2 boundaries. The specific alignment of a collector streets has been determined and approved by the City. Therefore, the construction of Hillside Drive is a direct and special benefit to the properties addressed in this report.

The benefit of roadway improvements to properties within Lucero Assessment District No. 2 will be allocated to the respective properties based on a per lot basis.

Apportioning the benefit of roadway improvements to properties within the Lucero Assessment District No. 2 area, was based on a per lot equal benefit Therefore, within each single-family residential tract, each lot will receive an equal assessment.

In the event development occurs differently than currently projected, the assessment liens at the planning area level can be adjusted to meet the intent of this benefit analysis. However, in the event an assessment lien has been allocated to a final residential lot, the lien may not be increased as a result of changes in development.

Sanitary Sewer and Potable Water (Wet Utility)

The wet utility improvements include sanitary sewer mains and potable water line improvements placed in the streets to serve the special assessment area. These improvements provide for an orderly development of infrastructure service to the area by providing sanitary sewer, water and non-potable water service for each developed parcel. The benefit of these improvements is allocated to each property based on the estimated number of lots in each planning area.

In apportioning the benefit of sewer and water improvements to property within Lucero Assessment District No. 2, the assessment of the cost and expenses will be allocated to the planning areas within the Lucero Assessment District No. 2 equally based on the estimated number of lots per planning parcel. Therefore, within a single-family residential tract, each lot will receive an equal assessment.

In the event development occurs differently than currently projected, the assessment liens at the planning area level can be adjusted to meet the intent of this benefit analysis. However, in the event an assessment lien has been allocated to a final residential lot, the lien may not be increased as a result of changes in development.

Project Incidentals and Bond Issuance Costs

These costs increase the assessments for each assessment area in proportion to the special assessments allocated thereto for the improvement construction costs. This is deemed an appropriate charge related to the Community Facilities District. Therefore, Project Incidentals and Bond Issuance Costs are allocated to each parcel based on construction costs.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Apportionment

87.13 acres within the Lucero Assessment District No. 2 consist of large subdivided acreage, which is expected to be developed in conformance with the Estrella Mountain Ranch Vesting Tentative Tract Maps. Upon recordation of these maps, the initial method of assessing the eligible improvement costs to the properties will be in accordance with the above-described method of assessment.

The assessments for parcels within Lucero Assessment District No. 2 are fixed, but lot assessments can vary if the assumed number of lots differs from the assumed numbers that are based upon zoning allowances. All lots have been approved and plated. Upon recordation of subdivision, parcel or lot line adjustment maps, the assessment for residential parcels will be apportioned equally based on the number of similar assessable lots or multi-family units. Lot line adjustments may occur on areas that currently are defined as part of open space areas. Therefore, these parcels are included within the Assessment Diagram boundaries to allow future modifications to occur in the event that developable lots are created on any portion of these properties.

Owner Prepayment

The Owner has elected to prepay a portion ($19,000) of the assessment attributable to parcel 11.I1 prior to closing on the Bond Issue, leaving $589,000 to be assessed equally for all the lots in this parcel only. After payment of the cash prepayment, the Assessment for this parcel will be reduced to bring it in compliance with the LTV as required by the Feasibility Report.

Estimated Special Assessment Liens

Based upon the information presented above, the estimates of the assessments to be placed upon each of the parcels located within the Lucero Assessment District No. 2 (according to final plats recorded for Parcels 11.E, 11.F.1, 11.H, 11.I1, and 11.I.2 have been allocated as follows:

LUCERO ASSESSMENT DISTRICT NO. 2
ASSESSMENT PER PARCEL/LOT

ASSESSMENT NUMBER	PARCEL NUMBER	NUMBER OF ACRES	NUMBER OF LOTS	ASSESSMENT BY PARCEL	ASSESSMENT BY LOT
11.E	11.E	28.85	92	$ 1,472,000	$ 16,000
11.F.1	11.F1	17.51	58	$ 928,000	$ 16,000
11.H	11.H	25.11	67	$ 1,072,000	$ 16,000
11.I.1	11.I1	9.29	38	$ 589,000	$ 15,500
11.I.2	11.I2	6.37	23	$ 368,000	$ 16,000

Footnotes

(1) Special assessment liens will not be placed upon common areas, areas owned by the homeowner's associations, public rights-of-way, property owned by the District, or other governmental/public entities.
(2) Special assessments per lot are subject to adjustment based upon changes in the number of developable lots ultimately established by the recording of the final subdivision plat. All numbers are rounded. Upon recordation of a plat map, the number of lots will be reviewed. If at that time the appraised value is not four times the lien amount, the amount of lien in excess of one-fourth of the valuation will be pre-paid by the property owner.
(3) Values have been determined per the appraisal completed by Wayne Harding, MAI of Harding and Associates, dated November 14, 2022. Based upon that appraisal, the developer prepayment described above is required to meet the 4:1 value to lien ratio.
(4) All lots have been approved and platted.

CONCLUSION

Based upon the information presented herein, it is our opinion that the special assessment allocation methodology results in assessments being allocated in proportion to the benefits received by each lot or parcel therein for the improvements to be provided thereby.

_____

Grant I. Anderson, P.E.

ITEM #: 5.
DATE: 12/05/2022
AI #:1221

COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: **LUCERO #2 ASSESSMENT DISTRICT APPROVING THE LEVYING OF ASSESSMENT**

STAFF PRESENTER(S): Jared Askelson, Deputy Finance Director

SUMMARY

Lucero #2 Assessment District Approving the Levying of Assessment.

Recommendation

ADOPT RESOLUTION EMRCFD RES 2022-153, APPROVING THE LEVYING OF AN ASSESSMENT AND FORM OF ASSESSMENT DIAGRAM FOR THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA). (Jared Askelson, Deputy Finance Director)

FISCAL IMPACT

As outlined in the feasibility report adopted prior to this action, the special assessment district may issue revenue bonds in the principal amount up to $4,429,000. These bonds will acquire the infrastructure, pay appropriate capitalized interest, establish a reserve fund, and pay for costs of issuance of the bonds. Property owners within the Assessment District will pay the annual debt service payments for the special assessment revenue bonds. The intention is to have the annual debt service payment collected by Maricopa County Treasurer by adding the amount due from each property owner on their annual property tax bill. The 278 single family detached lots are requested to be assessed approximately $16,000.

BACKGROUND AND PREVIOUS ACTIONS

The Estrella Mountain Ranch Community Facilities District and Estrella North LLC, a Delaware limited liability company and Taylor Morrison/Arizona, Inc., an Arizona corporation, as the only landowners of the property within the District's Lucero Assessment District No. 2, have executed and delivered to the District, a Waiver and Development Agreement wherein the parties thereto, including any party executing an Interested Party Consent (as defined therein), have: (i) waived any and all requirements for notice and time for protests and objections relating to, among other things, the Project (as defined herein) and the extent of the Assessment District; (ii) acknowledged that the District shall levy an assessment pursuant to Title 48, Arizona Revised Statutes, as amended; and (iii) waived certain procedural requirements. The district will create 278 individual assessments of approximately $16,000 to acquire Hillside Drive, 16 inch and 12 inch Water Mains, Lost Lift Station and Parallel Force Main, and Zone 2 Water System Upgrades. Following this request, the District initiated the preparation of the feasibility report related to the Assessment District. The report includes a description of the infrastructure, an estimate of the costs to acquire the infrastructure, an estimated schedule to complete the infrastructure, a map of the area, and a plan for financing.

The District Board previously conducted a public hearing on the feasibility report relating to the Assessment District and adopted EMRCFD RES 2022-151. The District Board subsequently adopted

EMRCFD RES 2022-152, ordering the work related to the Project.

STAFF ANALYSIS

This resolution ordering the work is required by statute and orders the construction and performance of the work related to the Assessment District. District staff has reviewed the feasibility report relating to the Assessment District and related materials and found this resolution is in compliance with state law, the existing development agreement between the City, the District and the Developer, and the City's CFD Guidelines.

Attachments

Resolution

Feasibility Report

Assessment Methodology

EMRCFD RES 2022-153

RESOLUTION OF THE BOARD OF DIRECTORS OF ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) APPROVING THE LEVYING OF AN ASSESSMENT AND FORM OF ASSESSMENT DIAGRAM FOR THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA).

WHEREAS, the Board of Directors of the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "*District*"), initiated (i) the establishment of Lucero Assessment District No. 2 within the boundaries of the District (the "*Assessment District*"); (ii) the acquisition of certain public infrastructure improvements and purposes within the Assessment District (the "*Project*"), and (iii) the financing of said Project, capitalized interest, a Debt Service Reserve Fund and other necessary Incidental Expenses (each as defined in the Resolution of Intention) with the District's special assessment revenue bonds within the Assessment District, by the adoption of its Resolution EMRCFD RES 2022-151 (the "*Resolution of Intention*") on December 5, 2022; and

WHEREAS, the District acquired jurisdiction to order the acquisition of such Project by the Board of Directors' adoption of Resolution EMRCFD RES 2022-152 (the "*Resolution Ordering the Work*"); and

WHEREAS, pursuant to a Waiver Agreement, the owners of all of the real property within the Assessment District consented to the inclusion of all of the real property in the Assessment District, subject to later deletions of real property relating to undevelopable and publicly-owned land and other modifications, and acknowledged the levy of an assessment within the Assessment District, as provided by law, in an amount not to exceed $16,000.00 per residential lot for the purpose of financing the Project and Incidental Expenses; and

WHEREAS, the District Engineer has caused to be prepared an estimate of all costs anticipated to be incurred in connection with the acquisition of the Project and the costs of certain Incidental Expenses related thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) as follows:

Section 1. **Definitions**. In this resolution, terms defined in the Resolution of Intention shall have the same meanings herein as therein.

Section 2. **Estimate**. The estimate of costs and expenses for the Project and Incidental Expenses are as set forth hereafter, and the Estimate on file with the District is as follows:

Project	Costs
Acquisition Costs	$4,053,050.00
Bond Fund (Capitalized Interest)*	$139,513.50
Debt Service Reserve Fund	394,950.00
Cost of Issuance*	236,507.50
TOTAL	$4,824,021.00

*Paid by Estrella North LLC.

Section 3. **Levy**. The District Engineer, subject to the approval of the District Manager, and the Superintendent of Streets are hereby directed to prepare and levy an assessment against the real property in the Assessment District for an amount not greater than the grand total of costs set forth in Section 1 hereof, less the contribution to the Bond Fund (Capitalized Interest) and Cost of Issuance paid by Estrella North LLC; provided, however, the amount of the assessment may be reduced as actual costs are established and substituted for the estimated costs. The Superintendent of Streets is hereby directed to record in its offices the assessment and record, or cause to be recorded, with the Maricopa County Recorder a Notice of Assessment.

Section 4. **Assessment Diagram**. The Assessment Diagram of the area to be assessed prepared by the District Engineer and on file with the Superintendent of Streets and the Clerk is hereby approved, and the Clerk is hereby directed to certify such approval on the face of such Assessment Diagram.

Section 5. **Collection**. Pursuant to the Waiver Agreement, all real property owners within the Assessment District waived the ability to pay cash for the assessed amount, except for the $19,000 described in the Report to be paid by Estrella North LLC prior to issuance of any bonds. Therefore, the Treasurer of the District is hereby directed to make demand on the owners of the real property assessed for payment of the assessed amount, minus the $19,000 of prepaid assessments, and with respect to any assessments that bonds are issued against, bill and collect each installment payment then due and owing.

Section 6. **Ratification**. All acts of the Clerk, the District Engineer, the District Manager, the Superintendent of Streets and any person acting for such officials in furtherance of this resolution are hereby ratified and confirmed.

[Signatures on following page.]

PASSED, ADOPTED AND APPROVED by the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) on December 5, 2022, with a vote of _____.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA)

_____
District Chair

ATTEST:

_____
District Clerk

APPROVED AS TO FORM:

GUST ROSENFELD P.L.C.

_____
District Bond Counsel

FEASIBILITY REPORT

For The Issuance of

Not to Exceed
$4,429,000 Principal Amount

OF

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

LUCERO ASSESSMENT DISTRICT NO. 2
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2023

Public Hearing Date: December 5, 2022

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SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors of Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) (the "District") in connection with the proposed issuance by the District of its Lucero Assessment District No. 2 Special Assessment Revenue Bonds, Series 2023 (the "Bonds") in an aggregate principal amount of not to exceed $4,429,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Act"). Proceeds of the Bonds will be used to acquire public infrastructure projects described in Section Two, to fund a reserve fund with respect to the Bonds and to pay capitalized interest, if necessary.

PURPOSE OF FEASIBILITY REPORT

This Report has been prepared for consideration of the feasibility and benefits of certain public infrastructure (as defined in A.R.S. §48-701) (the "Public Infrastructure") to be financed with proceeds of the Bonds, if issued, and of the plan for financing, in part, the Public Infrastructure in accordance with the provisions of A.R.S. §48-715. Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Public Infrastructure to be acquired – Section Two; (ii) maps showing the general location of the Public Infrastructure and a description of the area to be benefited by the Public Infrastructure – Section Three; (iii) an estimate of the cost to construct/acquire the Public Infrastructure and schedule for the completion of the Public Infrastructure – Section Four; and (iv) a plan for financing the Public Infrastructure – Section Five.

Additionally, this Report includes: the legal description of the Lucero Assessment District No. 2 – Appendix A; the Form of Disclosure Pamphlet – Appendix B; and the Estimated Special Assessment Liens – Appendix C.

This Report has been prepared for the exclusive consideration of the Board of Directors of the District. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, engineers, staff of the City of Goodyear, Arizona ("City"), legal counsel and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF THE DISTRICT

Formation of the District was approved by the City upon the request of SunChase Estrella Limited Partnership, a Delaware limited partnership ("SunChase"), as the owner of all the land within the District as of formation on November 22, 1999. Residential Funding Corporation, a Delaware corporation, consented to the formation of the District as a holder of a lien interest in such land as of formation.

The District was created to finance the construction and acquisition of various public infrastructure described in the General Plan for the District, which was record on November 23, 1999, as Document No. 99-1063338, for the mixed use, master planned community known as Estrella Mountain Ranch ("Estrella Mountain Ranch"). Lucero Assessment District No. 2 is the portion of the District that will be benefited by the Public Infrastructure described in Section Two of this Report. Maps showing the general location of the Public Infrastructure and area of benefit in Section Three of this Report. See Appendix A for a legal description of Lucero Assessment District No. 2.

Estrella Mountain Ranch is being developed in phases with individual development areas, including Lucero Assessment District No. 2. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, at the time the land-use plan was prepared, the build-out of Estrella Mountain Ranch was expected to include the following:

Total District	Approximate District Acres	Approximate Lucero Assessment District No. 2 Acres
Residential	5,146	55.94
Open Spaces & Parks	3,129	31.17
Other Non-Residential (a)	1,496	0.02
Total	9,771	87.13

(a) Includes commercial, school, municipal and miscellaneous land uses.

The following table includes pertinent information regarding the parcels and lots to be contained within Lucero Assessment District No. 2.

Planning Areas	Acreage	Platted Units	Lot Sizes	Owner	Status
11.E	28.85	92	52' x 120'	Major Landowner	Recorded Plat
11.F1	17.51	58	60' x 120'	Major Landowner	Recorded Plat
11.H	25.11	67	47' x 115'	Taylor Morrison	Under Development
11.I1	9.29	38	47' x 90'	Major Landowner	Recorded Plat
11.I2	6.37	23	47' x 90'	Major Landowner	Recorded Plat
Total	87.13	278			

Future residents of Lucero Assessment District No. 2 will be advised of the existence of the District and the proposed issuance of the Bonds by way of a detailed disclosure pamphlet that discloses the existence of the special taxing District and in the case of the Bonds, special assessment liens that will be levied on property within the District. See Appendix B for a Form of Disclosure Pamphlet.

The estimated special assessment liens are indicated in Appendix C this Report. The final assessment liens will be dependent upon the final cost of the improvements financed, the benefit determined to have been received by each parcel as determined by the District's assessment engineer (the "Assessment Engineer"), as well as the bulk wholesale/disposition value of the parcels to be assessed as determined by an independent third-party MAI appraiser retained by the District (the "Appraiser").

Ownership History

Subsequent to the formation of the District, a Development, Financing Participation and Intergovernmental Agreement No. 1 (the "CFD Development Agreement") was entered into between the District, the City, SunChase and Residential Funding Corporation. The initial and subsequent public infrastructure was described in the General Plan for the District, which was recorded on November 23, 1999, as Document No. 99-1063338. Ryland Group, Inc. (which subsequently obtained a contractual interest in certain property contained within the District) consented and agreed to the CFD Development Agreement.

In 2003, SunChase conveyed Estrella Mountain Ranch and assigned its interests in the CFD Development Agreement to Sun MP, LLC ("Sun MP"), a limited liability company formed in connection with a restructuring and a new capital investment in Estrella Mountain Ranch by an unrelated party. In October 2003, the City and the District consented to the assignment of SunChase's interests to Sun MP.

Pursuant to an option agreement, in a series of transactions from May 16, 2005, through July 31, 2013, Sun MP conveyed all of its interest in the District land and in the various agreements related to the District (all of which were consented to by the City and the District), to NNP III-Estrella Mountain Ranch, LLC and its affiliated entities. NNP III-Estrella Mountain Ranch, LLC acquired a total of approximately 6,461 acres from Sun MP. Of this total, 6,130 acres were within the District and 331 acres were near but outside the District. NNP III-EMR 3, LLC acquired approximately 2,750 acres from Sun MP. Of this total, 2,430 acres were within the District and 320 acres were near but outside the District. NNP III-EMR 4, LLC acquired approximately 9,058 acres from Sun MP. Of this total, 177 acres were within the District and 8,881 acres were near but outside the District. Combined, NNP III-Estrella Mountain Ranch, LLC and its affiliated entities acquired approximately 18,269 acres from Sun MP. Of the total, approximately 8,737 acres were within the District and 9,532 acres were near but outside the District. NNP III – Estrella Mountain Ranch, LLC and NNP III-EMR 3, LLC were wholly-owned by NNP III – Estrella, LLC, a Delaware limited liability company ("NNP III – Estrella"). NNP III – Estrella and NNP III-EMR 4, LLC, a Delaware limited liability company were wholly-owned by Estrella Mountain Ranch Developers LLC, a Delaware limited liability company ("NNP III"). NNP III was wholly owned by Land Management Company, LLC.

In 2021, pursuant to a purchase and sale agreement, NNP III-Estrella Mountain Ranch, LLC, and its affiliated entities referenced above (collectively, the "NNP Entities") sold their entire holdings within the District and all additional properties outside the District to Estrella Partners, LP, and affiliated entities. In particular, all property and interests of the NNP Entities within the District were conveyed to Estrella North LLC ("Majority Landowner") and all properties and interests outside the District were conveyed to Estrella South LLC. All documents related to the District, including the CFD Development Agreement, were assigned to Estrella North LLC in October 2021, and such assignment was consented

to by the District and the City. Estrella North LLC and Estrella South LLC are both wholly owned subsidiaries of Estrella Partners, LP.

The parties, that through affiliates, own Estrella Partners, LP and its general partner, Goodyear EMR GP, LLC, are Harvard Investments, Inc., a Nevada corporation, and Toll Southwest LLC, a Delaware limited liability company, a subsidiary of homebuilder, Toll Bros., Inc., a Pennsylvania corporation (collectively, "Toll Brothers").

Harvard Investments, Inc. and its affiliates (collectively, "Harvard"), are headquartered in Scottsdale, Arizona, and are the United States real estate investment and development arm of the Hill Companies, a Canadian land development company, which has operated as a privately held company since its inception in 1903. Harvard's real estate holdings, through its affiliates and various joint ventures, are located throughout the southwestern United States. Harvard's current and past real estate holdings include more than 80 projects, including residential master planned communities, golf courses, custom home site projects and commercial developments. Since 1982, Harvard is currently developing, or has developed, more than 20 residential master planned communities, which includes entitlement development and sale of over 30,000 residential lots through Arizona, Texas and New Mexico. Harvard will manage the day-to-day operations of land development within the District.

Toll Brothers is a national homebuilder based in Horsham, Pennsylvania. Toll Brothers is the eighth largest homebuilder in the U.S. based on closings and builds to the higher end of the homebuilding market. Toll Brothers has also undertaken development in other real estate sectors including multi-family. Toll Brothers operates in hundreds of communities across 20 states. Toll Brothers is publicly traded on the New York Stock Exchange. Toll Brothers is subject to reporting the information required by the Securities Exchange Act of 1934, as amended, and in accordance therewith files quarterly and annual reports, proxy statements and other required information (collectively, the "Filings") with the Securities Exchange Commission (the "Commission"). The Filings may be inspected and copied at the public reference facilities maintained by the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 and Northwestern Atrium Center, 400 West Madison Street, Suite 400, Chicago, Illinois. Copies of the Filings can be obtained from the public reference section of the Commission at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, NY 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR database at http://www.sec.gov. None of the District, the Financial Advisor to the District, Bond Counsel to the District, the Underwriter of the Bonds or counsel to such Underwriter has examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The primary investor in Estrella Partners, LP is an affiliate of Varde Partners, Inc., a Minnesota corporation (collectively, "Varde Partners"). Varde Partners is a global investment manager founded in 1993 specializing in alternative investments with discretionary fund assets of approximately US $15 billion and over 300 employees. Varde Partners maintains 14 offices across the globe. Headquarter offices are located in Minneapolis for North America, London for Europe, and Singapore for the Asia Pacific region. The firm invests across five segments: corporate and traded credit, financial services, real estate, mortgages and real assets and infrastructure. Varde Partners benefits from a broad and diverse investor base, including endowments and foundations, pension funds, insurance companies, private clients and other institutional investors. Since its founding, Varde Partners has focused on making and managing investments in real estate, mortgages, homebuilding and infrastructure. In the United States, since 2009, Varde Partners has invested and managed over $4.7 billion of fund capital in residential development, homebuilding and residential mortgages.

The remaining land within the District is owned by various parties including home builders, homeowners, homeowners' association, commercial and civic users and other investors.

Debt Issuance History

The Bonds, if issued, would represent the eighth series of new money special assessment revenue bonds issued by the District. The table below summarizes the currently outstanding series of special assessment bonds and the infrastructure financed or refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS OUTSTANDING

Series	Public Infrastructure Financed	Assessment District	Original Principal	Final Maturity	Principal Outstanding
2015	182nd WMV Ph1, 182nd WMV Ph2 and Calistoga 2-1	Montecito No. 2	$4,980,000	2039	$ 3,880,000
2018 (a)	Westar and Golf Club Drive, a sewer force main, a sewer lift station, and the Estrella Parkway Extension (Projects of Series 2001A)	Golf Village No. 1	1,785,000	2024	430,000
2018 (a)	San Gabriel Road Phase I, San Gabriel Road Phase II, and enhanced landscaping along San Gabriel Road (Projects of Series 2002)	Desert Village	1,985,000	2026	986,000
2018 (a)	Calistoga Drive Phase I (Project of Series 2007)	Montecito No. 1	5,329,000	2031	3,754,000
2018 (a)	Westar Drive Phases II – IV (Projects of Series 2007)	Golf Village No. 2	4,789,000	2030	3,234,000
2019	Hillside Drive, 16" and 12" Waterlines, Lift Station and Parallel Force Main , Zone 2 Water System	Lucero No. 1	6,913,000	2043	6,355,000
2021	Calistoga Drive 3-1	Montecito No. 3	598,000	2046	584,000
				Total	$19,223,000

(a) Refunding series.

In addition to the special assessment revenue bonds issued by the District, four series of general obligation bonds comprised of three new money issuances and one refunding, have also been issued. The table below summarizes the currently outstanding general obligation bond issues and the public infrastructure refinanced with the proceeds of such bonds.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
GENERAL OBLIGATION BONDS OUTSTANDING

Series	Public Infrastructure Financed	Original Principal	Final Maturity	Principal Outstanding
2017 (a)	Acquisition of a 16" water line, a 24" effluent line, the Lum lift station, and Estrella Parkway Phase 3A extension (Projects of Series 2005); Balance of the extension of Estrella Parkway Phase 3A, Estrella Parkway Phase 3B, Estrella Parkway Phase 3C, Rainbow Valley Water, Reclaimed Water, Sewer and Sewage Force Mains, H-7 Well Site Water Main Extension and H-10 Well Site Water Main Extension (Projects of 2007)	$14,050,000	2032	$7,795,000
			Total	$7,795,000

(a) Refunding series.

SECTION TWO

DESCRIPTION OF PUBLIC INFRASTRUCTURE

DESCRIPTION OF PUBLIC INFRASTRUCTURE

The Public Infrastructure subject to this Report has been publicly bid pursuant to State statutes and District guidelines and will be financed by the Bonds and/or subsequent bond issues and other sources, if necessary. It is expected that the Public Infrastructure listed below will be acquired by the District with estimated cost and construction timing as noted.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
1. Hillside Drive	$10,098,127	$10,098,127	$2,765,809	$4,428,716	$2,903,602	06-05-20

This project consists of a roadway segment beginning approximately 3,200 feet north of the existing intersection of Cotton Lane and Estrella Parkway. The Hillside Drive alignment bisects the Lucero Assessment District No. 1, provides access to Lucero Assessment District No. 2 and includes a median-separated road with two lanes of traffic that extends approximately 7,550 feet and terminates just north of the existing Star Tower entry feature, which is approximately 9,230 feet north of the existing intersection of Cotton Lane and Estrella Parkway. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, blasting, grading, sanitary sewer installation, potable water installation, storm drain installation, curb and gutter placement, sidewalk placement, installation of trails, asphalt pavement placement, landscaping and streetlight installation. Construction of Hillside Drive is complete and was accepted by the City on June 5, 2020.

2. 16" & 12" Waterline	1,886,570	1,886,570	488,333	848,424	549,813	12-21-20

This project consists of two potable waterlines constructed within or adjacent to Estrella Parkway alignment. Also included with this project is the installation of a pressure reducing valve. Approximately 3,900 lineal feet of 16" potable waterline is installed between approximately just west of the existing intersection of Cotton Lane and Estrella Parkway and the southernmost intersection of Estrella Parkway and Hillside Drive. Approximately 130 lineal feet of 12" potable waterline is installed approximately between the existing intersection of Estrella Parkway and Santa Elizabeth Drive and southeast corner of Lucero Parcel 11.B. The pressure reducing valve is installed at the southernmost intersection of Estrella Parkway and Hillside Drive. Costs include engineering, design, survey, review fees, construction permits, testing, native plant salvage, potable water installation, curb and gutter placement, existing sidewalk removal and replacement, landscaping, and installation of the pressure-reducing valve. Construction of this project is complete and was accepted by the City on December 21, 2020.

3. Lost Lift Station & Parallel Force Main	1,178,756	1,178,756	593,879	584,877	-	05-28-20 05-22-20

The Lost Lift Station project consists of improvements to an existing sanitary sewer lift station known as the Lost Sewer Lift Station, which is owned and operated by the City. The Lost Sewer Lift Station is located approximately 250 feet west of the northwest portion of Lucero Parcel 11.C in the Tucson Electric Power easement. Costs include engineering, design, survey, review fees, construction permits, testing, installation of flow meter, a vault, back-up generator, an odor control system, electrical panels, perimeter wall and gate, force main within the sewer lift station facility and water supply line. Also included in the project costs is the installation of approximately 3,250 lineal feet of all-weather road to provide access to the Lost Sewer Lift Station. Construction of this project is complete and was accepted by the City on May 28, 2020.

The Parallel Force Main project consists of sanitary sewer improvements. Approximately 4,300 lineal feet of 8" sanitary sewer force main is installed to a point located approximately 1,450 feet northeast of the existing intersection of Cotton Lane and Estrella Parkway and is connected to the Lost Sewer Lift Station. Costs include engineering, design, survey, review fees, construction permits, testing, and installation of the sanitary sewer force main. Construction of the Parallel Force Main is complete and was accepted by the City on May 22, 2020.

Public Infrastructure Description	Total Estimated Cost	Certified Engineer's Cost	To Be Paid By the Bonds (a)	Paid by Prior Bonds (b)	Eligible for Funding from Future Bonds	Completion Date
4. Zone 2 Water System	$ 674,313	$ 674,313	$ 205,029	$ 365,813	$ 103,471	10-07-19

This project consists of infrastructure necessary to provide potable water service. The project includes upgrades to the City Site 13 Zone 2 Booster Pump Station. The upgrades consist of minor demolition, removal of an existing pump, installation of two new 2,000 gallons per minute vertical turbine pumps, a variable frequency drive for one of the new pumps and appurtenances on the discharge side of pump manifold, new electrical equipment and instrumentation and a new pressure relief valve. Construction of this project is complete and was accepted by the City on October 7, 2019.

Totals (a):	$13,837,766	$13,837,766	$4,053,050	$6,227,830	$3,556,886

All work completed on the referenced Public Infrastructure was per the approved plans, MAG Specifications and Details, and the City's Engineering Design Standards and Policies Manual. Total construction costs represent actual costs incurred. See the maps in Section Three for the location of the improvements and the corresponding area of benefit.

(a) Subject to change.

(b) Amount paid by prior bonds includes the $6,913,000 Lucero Assessment District No. 1 Special Assessment Revenue Bonds, Series 2019.

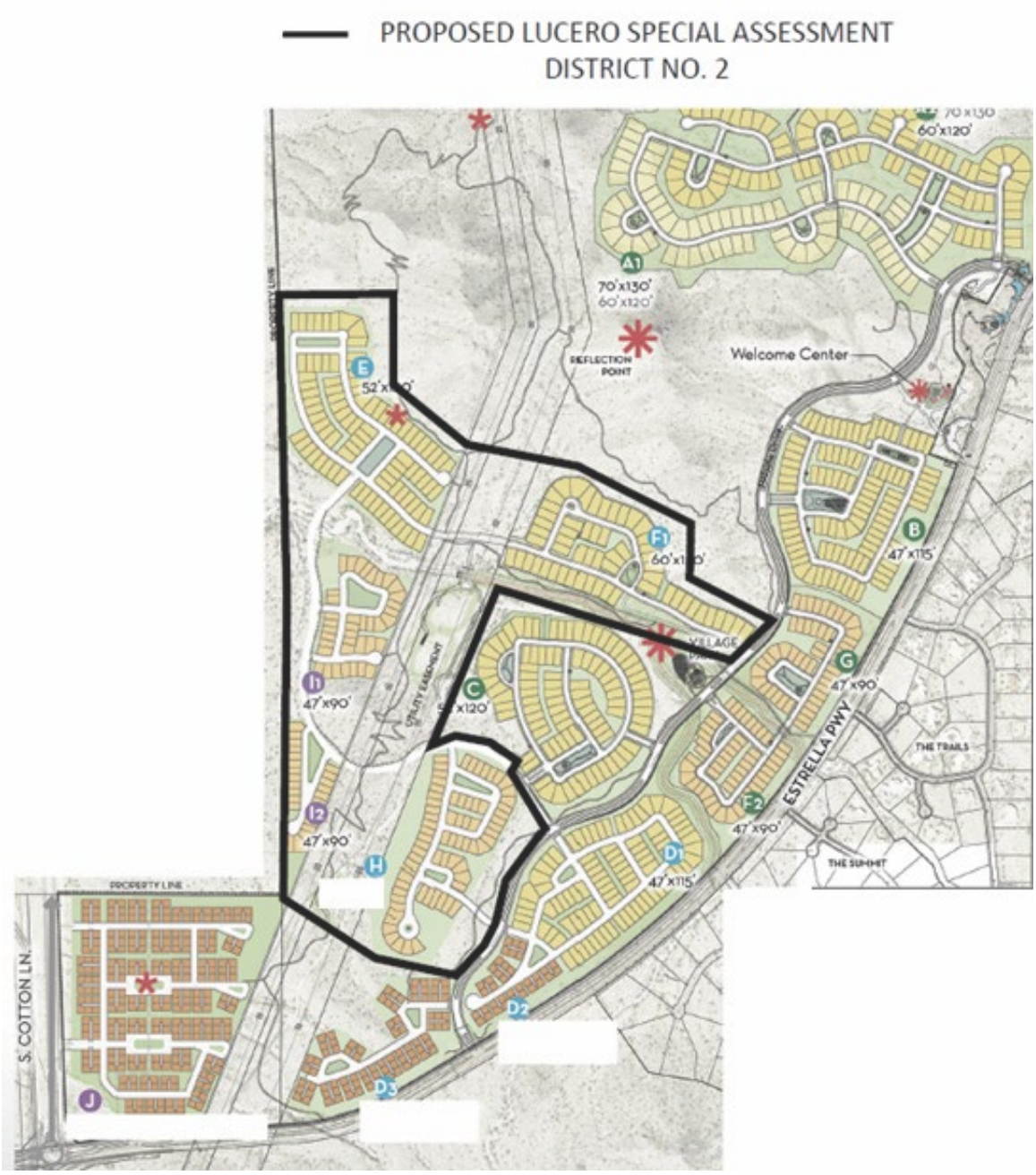
SECTION THREE

MAPS AND DESCRIPTION RELATED TO LUCERO ASSESSMENT DISTRICT NO. 2

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Assessment Parcels

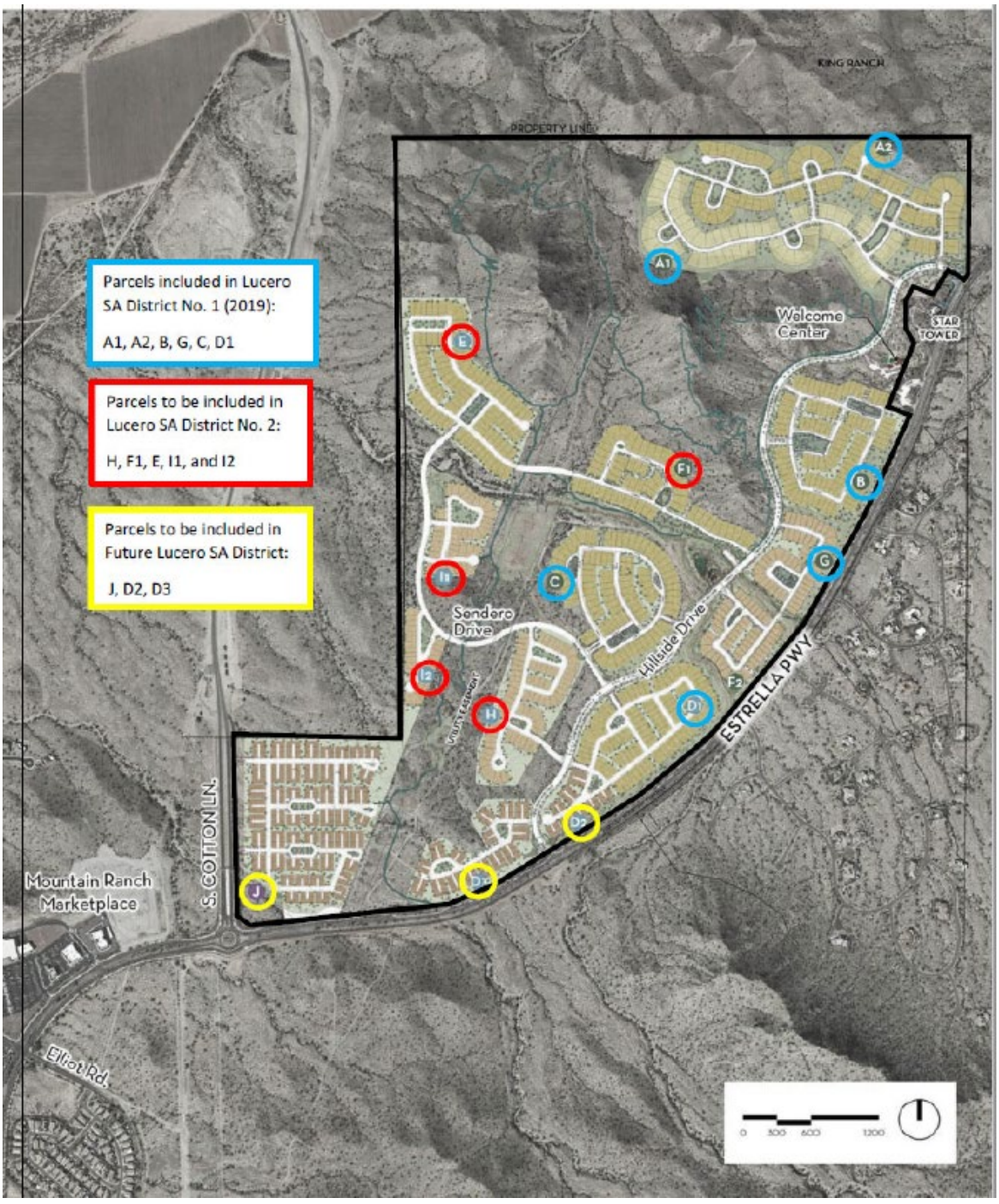
Map of Lucero Assessment District No. 2



Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Map of the Lucero Planning Area and
Description of the Assessment Parcels

Map of Lucero Planning Area
(Parcels by Assessment Area)



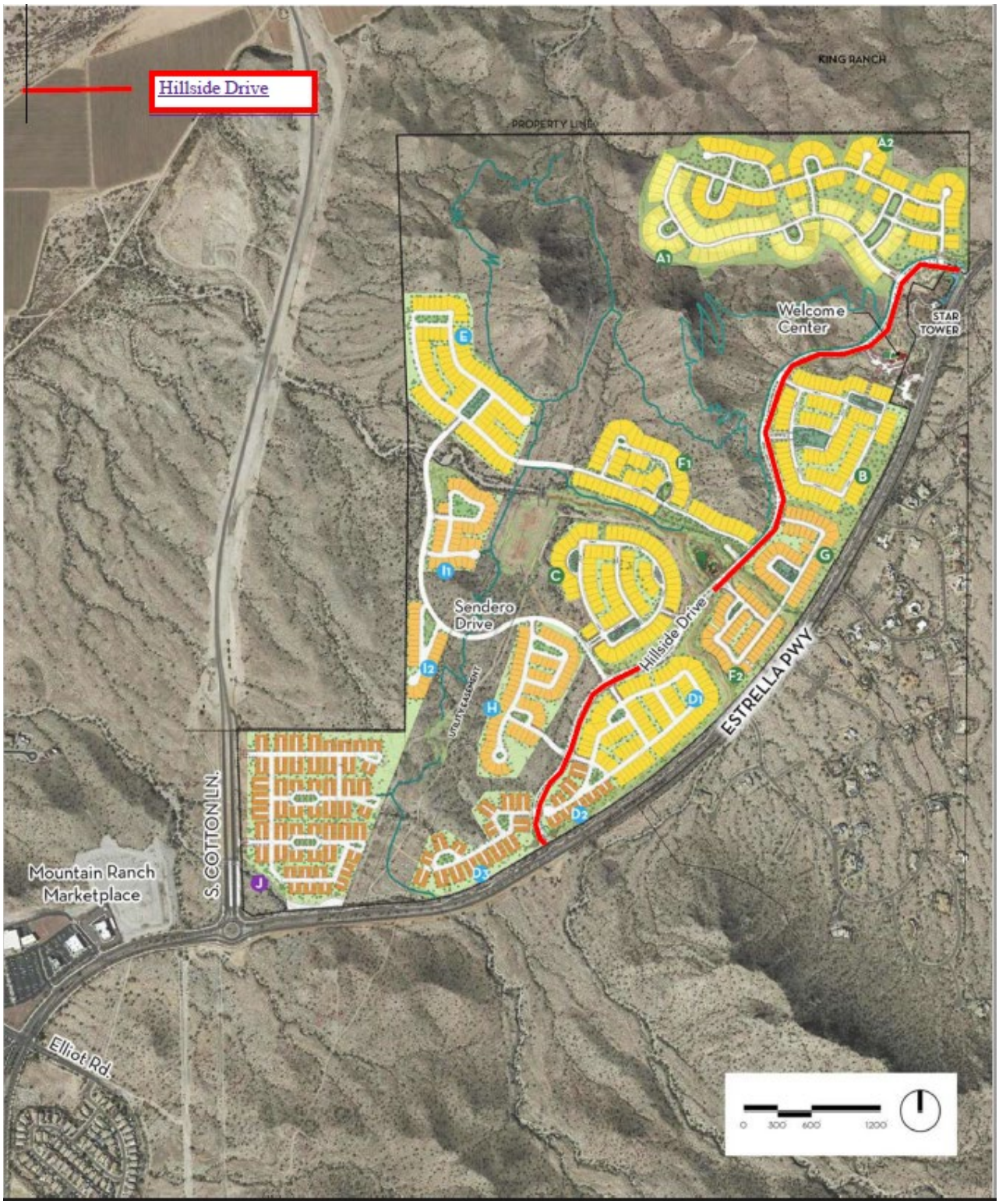
Description of the Assessment Parcels to be Benefited

Parcels 11.E, 11.F1, 11.H, 11.I1, 11.I2 have recorded plats for 278 single-family home sites. These parcels will be included in the Lucero Assessment District No. 2 and comprise the area to be benefited.

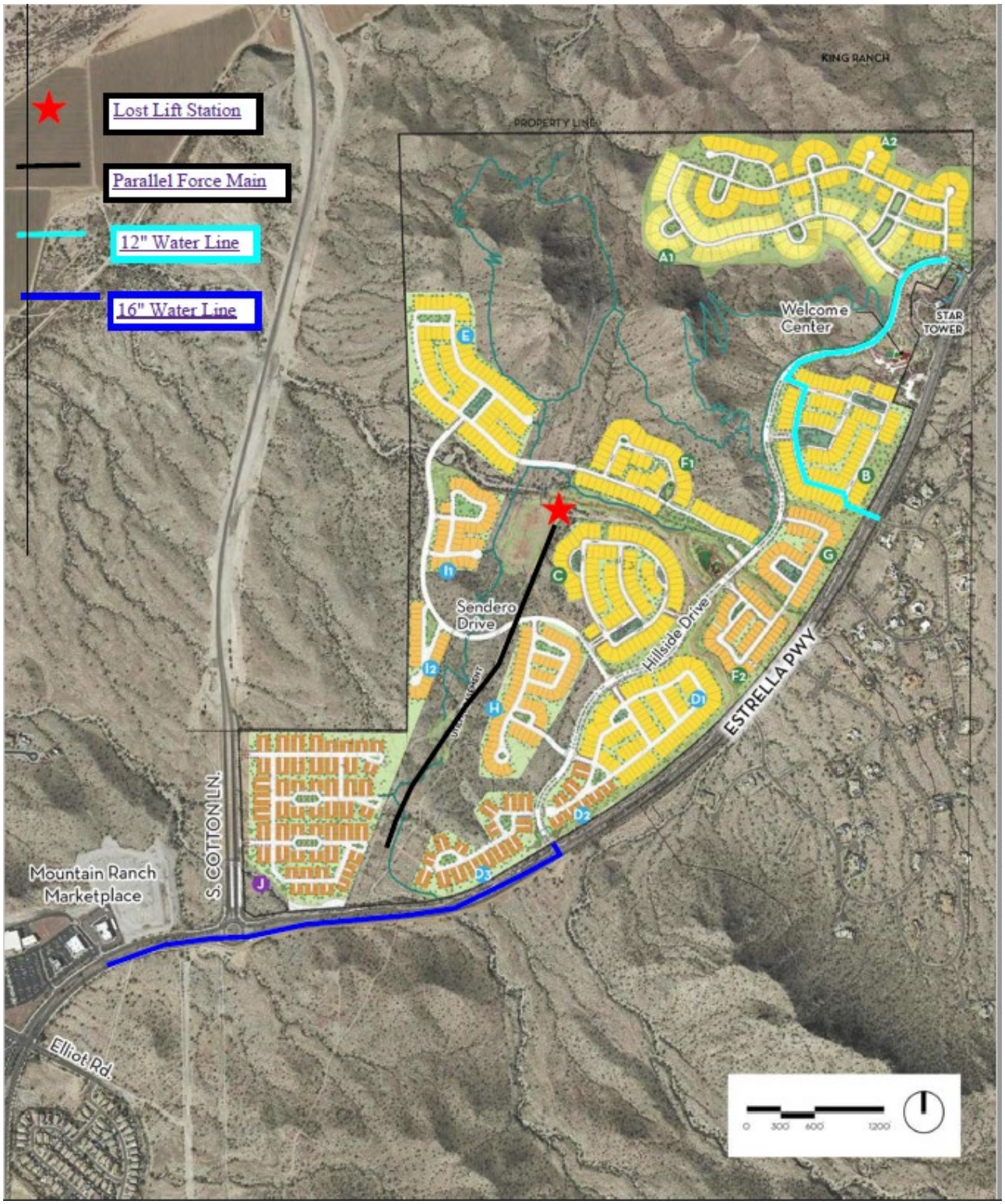
Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2

Location Maps of the Public Infrastructure

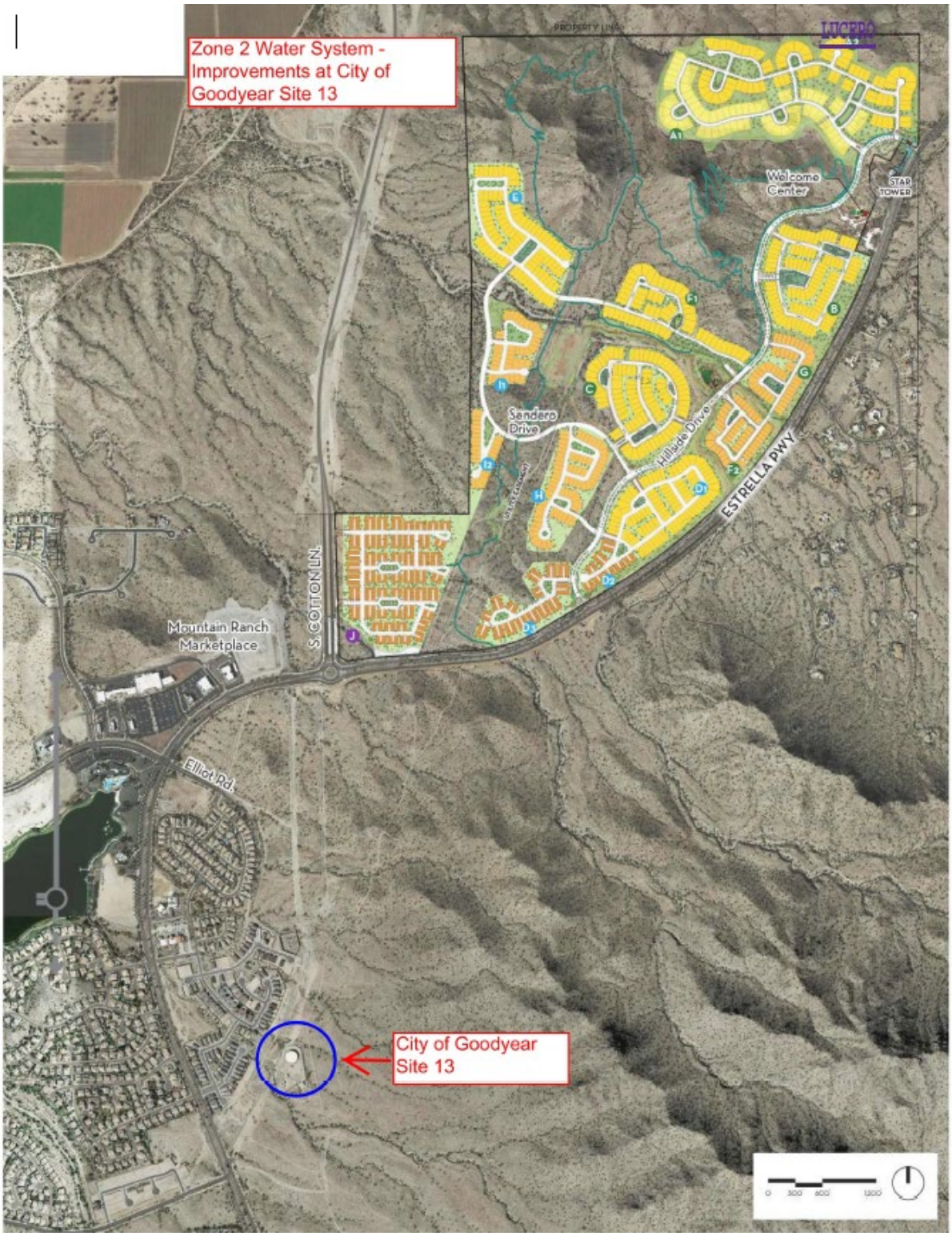
Roadway Exhibit



Wet Utility Infrastructure Improvements Exhibit



Wet Utility Infrastructure Improvements Exhibit (Continued)



SECTION FOUR

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

ESTIMATE OF COST AND TIMETABLE FOR ACQUISITION OF PUBLIC INFRASTRUCTURE

The table in Section Two outlines the cost estimate and completion dates for the construction of the Public Infrastructure. Proceeds of the Bonds, net of proceeds to be used for a deposit to a debt service reserve fund, will be used to finance the acquisition of all or a portion of the Public Infrastructure listed in Section Two. It is anticipated that unfunded Public Infrastructure costs will be included in future bond issues of the District.

Listed below is an estimated draw schedule of the proceeds of the Bonds for the acquisition of the Public Infrastructure.

Public Infrastructure Description	Estimated Acquisition Price	Acceptance Date	Funds Draw Date
1. Hillside Drive	$2,765,809	06-05-20	Q1 2023
2. 16" & 12" Waterline	488,333	12-21-20	Q1 2023
3. Lost Lift Station & Parallel Force Main	593,879	05-28-20 05-22-20	Q1 2023
4. Zone 2 Water System	205,029	10-07-19	Q1 2023
Total	$4,053,050		

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

Below is a financing plan that describes the process for financing a portion of the Public Infrastructure benefiting the property within Lucero Assessment District No. 2. This Plan of Finance is subject to modification to accommodate market conditions at the time of the actual sale of the Bonds and to the extent necessary to comply with federal and State law.

(i) Formation and Authorization.

In response to a petition from the SunChase, the City Council formed the District on November 22, 1999. As contemplated by the CFD Development Agreement, the District has the authority to issue the Bonds.

(ii) Proposed Debt.

The estimated debt service schedule for the Bonds is attached in this section as Table One. The Bonds are expected to be structured with level debt service over 23 years. It is anticipated that the Bonds will be sold in approximately December 2022 and delivered in approximately January 2023. The Bonds will not be rated by any rating agency. The Bonds shall be payable from amounts collected by the District from, among other sources, the hereinafter described special assessment (the "Assessment").

a. The Assessment shall be based on an amount sufficient to (i) pay a portion of the costs of acquisition of the Public Infrastructure, (ii) to fund a debt service reserve fund and (iii) to provide for capitalized interest on the Bonds through July 1, 2023, if necessary.

b. The Assessment shall be levied pursuant to the procedures prescribed by A.R.S. §48-576 through 48-589, as nearly as practicable, upon all of the property (other than City-owned property) included in Lucero Assessment District No. 2, as indicated in Appendix A hereto, based on the benefits received by and as allocated to the Parcels 11.E, 11.F1, 11.H, 11.I1 and 11.I2 (the "Planning Areas") in which Lucero Assessment District No. 2 is or is to be divided. Such benefits shall be evidenced by an Assessment methodology prepared by the Assessment Engineer.

(iii) Per Lot Assessment Amount.

An assessment methodology will be prepared and approved by the Assessment Engineer, demonstrating that the Assessments within the Parcels the Planning Areas have at least a 4-to-1 value-to-lien ratio.

Prior to closing the Bonds, an MAI appraisal, prepared by the Appraiser, will be provided in a form acceptable to the District, showing that the market value of the Planning Areas shall be at least four times the amount of the Assessment.

The per lot assessment amount is expected to be no more than $16,000 at the time of issuance of the Bonds. At the time of sale of a home to the buyer, this amount will be assumed by the homebuyer and the assessment payments made over time. The approximate $16,000 per home assessment results in an annual assessment payment of approximately $1,419 per home, or approximately $118 per month.

Initially, the Assessments and any applicable administrative charges may be paid by the property owner of the assessed lot and collected by the City for the benefit of the District. However, upon the sale of homes to homeowners and/or at the discretion of the District, the Assessments and any applicable administrative charges may be collected through the regular Maricopa County property tax bill as provided by an Intergovernmental Agreement which was recorded on July 10, 2019, as Document No. 2019-0522191 between the District and the Maricopa County Treasurer's Office.

(iv) Estimated Sources and Uses of Funds.

The proceeds of the Bonds will be applied by the District to finance all or a portion of the Public Infrastructure listed in Section Two of this Report. The estimated sources and uses of funds related to the sale of the Bonds is:

SOURCES*:	
Principal Amount of Bonds	$4,429,000.00
Assessments Paid in Cash (a)	19,000.00
Majority Landowner Contribution (b)	376,021.00
Total	$4,824,021.00

USES*:	
Acquisition Fund (Cost of Public Infrastructure)	$4,053,050.00
Bond Fund (Representing Capitalized Interest) (b)	139,513.50
Debt Service Reserve Fund	394,950.00
Costs of Issuance (b)	236,507.50
Total	$4,824,021.00

(a) Represents shortfall in parcel 11.I1 to be paid by the Majority Landowner.

(b) All costs of issuance, underwriter fees and capitalized interest will be paid by the Majority Landowner.

ESTIMATED COSTS OF ISSUANCE* (a)	
Underwriter's Discount	$ 77,507.50
Underwriter's Counsel	30,000.00
Bond Counsel	77,225.00
Financial Advisor	35,000.00
Registrar & Paying Agent	600.00
OS Preparation	10,000.00
OS Printing	1,750.00
Assessment Billing Software Services	700.00
Miscellaneous	3,725.00
Total	$236,507.50

(a) Additional costs including, but not limited to, the appraisal and related engineering fees are anticipated to be paid outside of bond proceeds.

(v) Value to Lien Ratio.

The appraisal relating to the parcels to be included in Lucero Assessment District No. 2, prepared by Wayne Harding & Associates on November 2, 2022, demonstrates a value-to-lien ratio of a per lot basis in excess of 4-to-1 for all parcels except 11.I1. The shortfall in parcel 11.I1 is to be prepaid by the Majority Landowner. A complete copy of the appraisal report is available upon request.

(vi) Disclosure of Assessment Payments.

A.R.S. § 32-2181 *et seq.* requires the disclosure of all property taxes and assessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the "Public Report"). Each homebuyer must be supplied a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report.

* Preliminary, subject to change.

In addition, homebuilders within the Lucero Assessment District No. 2 will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

(vii) Operation and Maintenance of the Public Infrastructure.

All infrastructure financed by the District will be dedicated to and accepted by the City. The obligations pertaining to the operation and maintenance of the Public Infrastructure have been negotiated between the City, the District and the Majority Landowner and are set forth in the various development agreements among the parties. The administrative costs of the District and those costs associated with the operation and maintenance of the Public Infrastructure which are not the obligation of the City will be provided by several sources of funds: the levy of a $0.30 per $100 of net assessed limited property valuation ad valorem tax in the District, Homeowner's Association fees and Majority Landowner contributions, if any.

(viii) Other District Information.

Shown in the following tables are the District's overlapping general obligation bonded indebtedness including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, net assessed valuation and combined tax rate per $100 assessed valuation.

	General Obligation Bonded Debt	Portion Applicable to the District (b)	
Overlapping Jurisdiction	Outstanding (a)	Approximate Percentage	Net Debt Amount
State of Arizona	None	0.188%	None
Maricopa County	None	0.286	None
Maricopa County Community College District	$135,585,000	0.286	$ 388,190
Maricopa County Special Health Care District	600,335,000	0.286	1,718,805
Western Maricopa Education Center	130,195,000	0.765	996,090
Buckeye Union High School District No. 201	64,865,000	15.507	10,058,630
Liberty Elementary School District No. 25	51,340,000	38.826	19,933,141
City of Goodyear	150,555,000	11.413	17,182,410
The District (c)	7,795,000	100.000	7,795,000
Total Direct and Overlapping General Obligation Bonded Debt Outstanding			$58,072,265

(a) Includes total general obligation bonds outstanding less redemption funds on hand. Does not include authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future.

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"), a major reclamation project that has been substantially completed by the Department of the Interior. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. In April of 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at $1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre-feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the $1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages have been fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Arizona's Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property

within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to $0.14 per $100 of net assessed limited property value, of which $0.14 is currently being levied. (See Arizona Revised Statutes, Sections 48-3715 and 48-3715.02.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

Does not include the obligation of the Maricopa County Flood Control District (the "County Flood Control District") to contribute $70 to $80 million to the CAP. The County Flood Control District's sole source of revenue to pay the contribution will be ad valorem taxes on real property and improvements.

(b) Proportion applicable to the District is computed on the ratio of net assessed limited property value as calculated for Fiscal Year 2022/23 for the overlapping jurisdiction to the amount of such valuation which lies within the District. If the assessed value within the District increases at a faster rate than the overlapping jurisdictions, the amount of overlapping debt allocated for payment within the District will increase.

(c) Does not include the Bonds. Does not include special assessment revenue bonds or general obligation bonds expected to be issued by the District in the future.

Source: 2022/23 Net Assessed Limited Property Valuations sourced from the Finance Department of the County and *State and County 2022 Abstract of the Assessment Roll*, Arizona Department of Revenue.

DIRECT AND OVERLAPPING NET ASSESSED LIMITED PROPERTY VALUE AND TOTAL TAX RATES

Overlapping Jurisdiction	2022/23 Net Assessed Limited Property Value	2022/23 Combined Tax Rate Per $100 of Net Assessed Limited Property Value (a)(b)
State of Arizona	$78,405,598,978	None
Maricopa County	51,575,018,189	$1.2473 (c)
Maricopa County Community College District	51,575,018,189	1.1894
Maricopa County Fire District Annual Levy	51,575,018,189	0.0082 (d)
Maricopa County Flood Control District	51,575,018,189	0.1592 (e)
Maricopa County Special Health Care District	51,575,018,189	0.2488
Maricopa County Library District	51,575,018,189	0.0505
Central Arizona Water Conservation District	51,575,018,185	0.1400 (f)
West Maricopa Education Center	19,300,490,996	0.1538
Buckeye Union High School District No. 201	952,234,728	2.9459
Liberty Elementary School District No. 25	380,322,967	3.8069
City of Goodyear	1,293,848,816	1.7350
The District	147,663,249	1.3000

(a) Represents the combined tax rate includes the tax rate for debt service payments and the tax rate for all other purposes such as maintenance and operation and capital outlay.

(b) All levies for library districts, hospital districts, fire districts, technology districts, water conservation districts and flood control districts are levied on the net full cash assessed value.

(c) Does not include the "State Equalization Assistance Property Tax" which in Fiscal Year 2022/23 has been set at $0.0000 and is adjusted annually pursuant to A.R.S. § 41-1276.

(d) The County is mandated to levy a tax annually in support of fire districts in the County.

(e) Does not include the personal property assessed valuation within the County.

(f) Includes only the assessed valuation located within the County.

Source: *State and County 2022 Abstract of the Assessment Roll,* Arizona Department of Revenue and *Maricopa County 2022 Tax Levy*, Maricopa County – Finance Department.

TABLE ONE
ESTIMATED DEBT SERVICE SCHEDULE*

Maturity (July 1)	Principal	Interest (a)	Estimated Annual Debt Service Requirements
2023		$ 139,514	$ 139,514
2024	$ 84,000	310,030	394,030
2025	90,000	304,150	394,150
2026	95,000	297,850	392,850
2027	100,000	291,200	391,200
2028	110,000	284,200	394,200
2029	115,000	276,500	391,500
2030	125,000	268,450	393,450
2031	135,000	259,700	394,700
2032	140,000	250,250	390,250
2033	150,000	240,450	390,450
2034	165,000	229,950	394,950
2035	175,000	218,400	393,400
2036	185,000	206,150	391,150
2037	200,000	193,200	393,200
2038	215,000	179,200	394,200
2039	230,000	164,150	394,150
2040	245,000	148,050	393,050
2041	260,000	130,900	390,900
2042	280,000	112,700	392,700
2043	300,000	93,100	393,100
2044	320,000	72,100	392,100
2045	345,000	49,700	394,700
2046	365,000	25,550	390,550
Total	$4,429,000	$4,745,444	$9,174,444

(a) Interest column reflects total interest payments for each fiscal year; interest will be paid semi-annually on January 1 and July 1, commencing on July 1, 2023. The July 1, 2023, interest payment will be paid by capitalized interest. Interest estimated at 7.00%.

* Preliminary, subject to change.

Reviewed and accepted by:
ESTRELLA NORTH LLC,
a Delaware limited liability limited 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 J. Brislin
Title: Senior V.P.

By: _____
Name: Debbie Williams
Title: Asst. Treasurer

APPENDIX A

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT, THE LUCERO PLANNING AREA, AND THE ASSESSMENT PARCELS

APPENDIX A-1

LEGAL DESCRIPTION AND MAPS OF THE DISTRICT

February 27, 1997

LEGAL DESCRIPTION
ESTRELLA - LEGAL 3

PARCEL 1

That part of Sections 1, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast Corner of said Section 1, as shown on the "Estrella Phase One, Map of Dedication", as recorded in Book 318 of Maps, Page 38, Maricopa County Records;

Thence South 00°20'21" West (measured), South 00°20'03" West (record), along the East line of said Section 1, a distance of 2,710.50 feet (measured), 2708.61 feet (record) to the East Quarter Corner of said Section 1;

Thence South 00°13'59" West (measured), South 00°14'18" West (record), continuing along the East line of said Section 1, a distance of 2,640.94 feet (measured), 2641.11 feet (record) to the Northeast Corner of said Section 12;

Thence South 00°28'03" West (measured), South 00°28'10" West (record), along the East line of said Section 12, a distance of 2,641.29 feet (measured) 2641.01 feet (record) to the East Quarter Corner of said Section 12;

Thence South 00°13'23" West (measured), South 00°13'30" West (record), continuing along the East line of said Section 12, a distance of 2,646.70 feet to the Northeast Corner of said Section 13;

Thence South 00°07'53" West, along the East line of said Section 13, a distance of 2,644.87 feet to the East Quarter Corner of said Section 13;

Thence South 00°13'33" West, continuing along the East line of said Section 13, a distance of 2,617.62 feet to the Northeast Corner of said Section 24;

Thence South 00°13'33" West, along the East line of said Section 24, a distance of 2,653.28 feet to the East Quarter Corner of said Section 24;

Thence South 00°17'47" West, continuing along the East line of said Section 24, a distance of 2,643.64 feet to the Northeast Corner of said Section 25;

Thence South 00°08'16" West, along the East line of said Section 25, a distance of 2,640.90 feet to the East Quarter Corner of said Section 25;

Thence South 00°12'04" West, continuing along the East line of said Section 25, a distance of 2,633.25 feet to the Northeast Corner of said Section 36;

Thence North 89°13'00" West, along the North line of said Section 36, a distance of 1,624.40 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°31'11" West, along the West line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 332.14 feet to the Southwest Corner thereof;

Thence South 89°15'58" East, along the South line of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 325.17 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence South 00°28'07" West, along said East line, a distance of 995.59 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;

Thence North 89°24'51" West, along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 1,304.25 feet to a point on the North-South mid-section line of said Section 36;

Thence South 00°40'22" West, along said North-South mid-section line, a distance of 3,968.88 feet to the South Quarter Corner of said Section 36;

Thence North 89°36'54" West, along the South line of said Section 36, a distance of 2,638.53 feet to the Southeast Corner of said Section 35;

Thence North 89°36'09" West, along the South line of said Section 35, a distance of 2,633.38 feet to the South Quarter Corner of said Section 35;

Thence North 89°34'19" West, continuing along the South line of said Section 35, a distance of 2,644.84 feet to the Southeast Corner of said Section 34;

Thence North 89°29'43" West, along the South line of said Section 34, a distance of 2,637.81 feet to the South Quarter Corner of said Section 34;

Thence North 89°29'43" West, continuing along the South line of said Section 34, a distance of 964.18 feet to a point on the Northeasterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence North 37°50'26" West, along the Northeasterly right-of-way line of said "Rainbow Valley Road," a distance of 2,704.64 feet to a point on the East line of said Section 33;

Thence North 00°21'07" East, along said East line, a distance of 564.43 feet to the East Quarter Corner of said Section 33;

Thence North 89°49'56" West, along the East-West mid-section line of said Section 33, a distance of 442.93 feet to a point on the Northeasterly right-of-way line of said "Rainbow Valley Road";

Thence North 37°50'26" West, along said Northeasterly right-of-way line of "Rainbow Valley Road," a distance of 6,709.50 feet to a point on the East-West mid-section line of said Section 28;

Thence South 89°27'48" East, along said East-West mid-section line, a distance of 4,600.62 feet to the West Quarter Corner of said Section 27;

Thence North 00°28'09" East, along the West line of said Section 27, a distance of 2,657.12 feet to the Southwest Corner of said Section 22;

Thence North 00°14'06" East, along the West line of said Section 22, a distance of 2,630.12 feet to the West Quarter Corner of said Section 22;

Thence South 89°51'29" East, along the East-West mid-section line of said Section 22, a distance of 1,319.81 feet to the Southeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 00°11'40" East, along the East line of the West Half of the Northwest Quarter of said Section 22, a distance of 2,641.50 feet to the Northeast Corner of the West Half of the Northwest Quarter of said Section 22;

Thence North 89°24'39" West, along the North line of the West Half of the Northwest Quarter of said Section 22, a distance of 1,321.54 feet to the Southwest Corner of said Section 15;

Thence North 00°03'52" East, along the West line of said Section 15, a distance of 2,651.85 feet to the West Quarter Corner of said Section 15, said point also being the Southwesterly Boundary Corner of said "Estrella Phase One, Map of Dedication;"

Thence North 01°27'57" East (measured), North 01°27'59" East (record), continuing along the West line of said Section 15, a distance of 2,614.84 feet (measured), 2614.86 feet (record) to the Southwest Corner of said Section 10;

Thence North 02°27'13" East (measured), North 02°27'17" East (record), along the West line of said Section 10, a distance of 2,633.92 feet (measured), 2,633.92 feet (record) to the West Quarter Corner of said Section 10;

Thence North 02°22'18" East (measured), North 02°22'31" East (record), continuing along the West line of said Section 10, a distance of 2,635.09 feet (measured), 2,635.54 feet (record) to the Northwest Corner of said Section 10;

Thence South 89°13'00" East (measured), South 89°12'35" East (record), along the North line of said Section 10, a distance of 2,650.33 feet (measured), 2,650.49 feet (record) to the North Quarter Corner of said Section 10;

Thence South 89°22'02" East (measured), South 89°21'52" East (record), continuing along the North line of said Section 10, a distance of 2,638.74 feet (measured), 2,639.03 feet (record) to the Northwest Corner of said Section 11;

Thence South 89°31'04" East (measured), South 89°31'03" East (record), along the North line of said Section 11, a distance of 2,649.70 feet (measured), 2,649.92 feet (record) to the North Quarter Corner of said Section 11;

Thence South 89°39'41" East (measured), South 89°39'05" East (record), continuing along the North line of said Section 11, a distance of 2,649.36 feet (measured), 2,649.51 feet (record) to the Southwest Corner of said Section 1;

Thence North 00°39'36" East (measured), North 00°39'46" East (record), along the West line of said Section 1, a distance of 2,606.21 feet (measured), 2,606.59 feet (record) to the West Quarter Corner of said Section 1;

Thence North 02°11'20" West (measured), North 02°10'59" West (record), continuing along the West line of said Section 1, a distance of 2,694.65 feet (measured), 2,694.49 feet (record) to the Northwest Corner of said Section 1;

Thence North 89°37'33" East (measured), North 89°37'44" East (record), along the North line of said Section 1, a distance of 2,470.13 feet (measured) to the Southeast Corner of Section 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

Thence North 89°43'37" East (measured), North 89°37'44" East (record), continuing along the North line of said Section 1, a distance of 70.26 feet (measured) to the North Quarter Corner of said Section 1;

Thence North 89°43'37" East (measured), North 89°46'12" East (record), continuing along the North line of said Section 1, a distance of 2,521.98 feet (measured), 2,521.62 feet (record) to the Point of Beginning.

Containing 10,067.869 Acres more or less.

PARCEL 2

That part of the Southwest Quarter of Section 34, 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 Section 34;

Thence North 00°21'07" East, along the West line of said Section 34, a distance of 1,991.83 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of "Rainbow Valley Road," a distance of 2,539.67 feet to a point on the South line of said Section 34;

Thence North 89°29'43" West, along said South line, a distance of 1,570.30 feet to the Point of Beginning.

Containing 35.902 Acres more or less.

PARCEL 3

That part of the Southwest Quarter of Section 28, 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 Section 28;

Thence North 00°08'04" East along the West line of said Section 28, a distance of 2,641.56 feet to the West Quarter Corner of said Section 28;

Thence South 89°27'48" East, along the East-West mid-section line of said Section 28, a distance of 583.08 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road," as recorded in Book 10 of Road Maps, Page 25 & 26, Maricopa County Records;

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road," a distance of 3,329.90 feet to a point on the South line of said Section 28;

Thence South 89°51'39" West, along the South line of said Section 28, a distance of 2,632.04 feet to the Point of Beginning.

Containing 97.276 Acres more or less.

PARCEL 4

That part of the North Half of Section 33 and the South Half of the North Half of Section 32, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 32;

Thence North 89°48'26" West, along the East-West mid-section line of said Section 32, a distance of 5,208.80 feet to a point on the Easterly right-of-way line of "Tuthill Road," as recorded in Book 33 of Road Maps, Page 39 and Instrument #92-109925, Maricopa County Records, said line being parallel with and 40.00 feet Easterly, as measured at right angles, from the West line of said Section 32;

Thence North 01°01'17" West, along the Easterly right-of-way line of said "Tuthill Road," a distance of 1,338.76 feet to point on the North line of the South Half of the North Half of said Section 32;

Thence South 89°39'25" East, along the North line of the South Half of the North Half of said Section 32, a distance of 5,241.38 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Section 33;

Thence South 89°59'09" East, along the North line of the South Half of the Northwest Quarter of said Section 33, a distance of 2,644.85 feet to a point on the North-South mid-section line of said Section 33;

Thence North 00°31'52" East, along said North-South mid-section line, a distance of 1,310.78 feet to a point on the Southwesterly right-of-way line of "Rainbow Valley Road";

Thence South 37°50'26" East, along the Southwesterly right-of-way line of said "Rainbow Valley Road,", a distance of 3,353.83 feet to a point on the East-West mid-section line of said Section 33;

Thence North 89°49'56" West, along said East-West mid-section line, a distance of 4,723.13 feet to the Point of Beginning.

Containing 303.465 Acres more or less.

Containing 10,504.512 Acres total more or less.

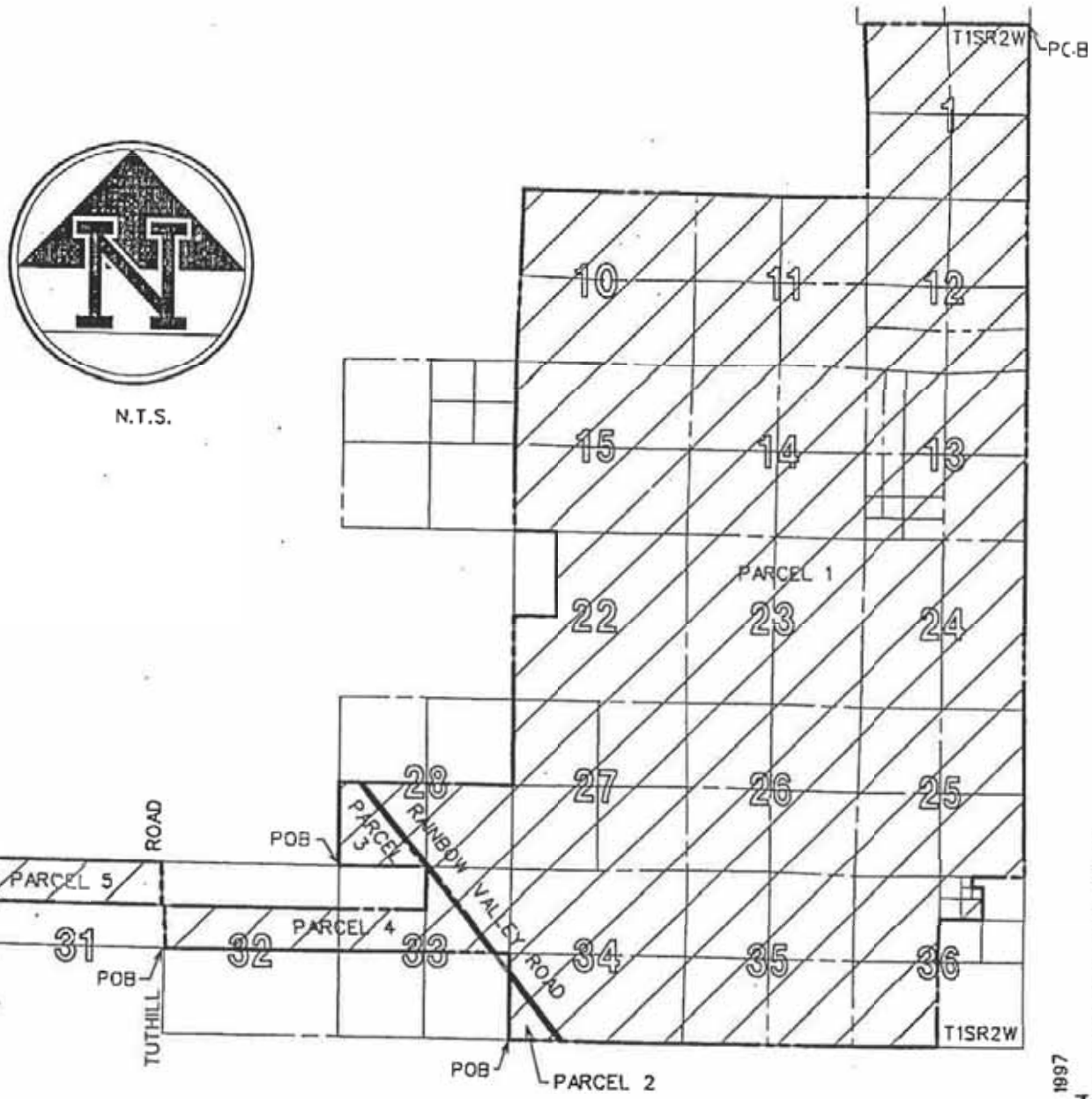


EXHIBIT	ESTRELLA - LEGAL 3	JOB NO 46002501
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE	SHEET 1 OF 1

EXCEPT the following parcels, legally described as follows:

a) Estrella Parcel 8, according to Book 318 of Maps, Page 39, Records of Maricopa County, Arizona.

b) Lots 22, 23, 24, 28 – 32, 38, 39, 75, and Tracts A, B, C and D of Estrella Parcel 9, according to Book 318 of Maps, Page 40, Records of Maricopa County, Arizona.

c) SunChase at Estrella Parcel 33, according to 451 of Maps, Page 21, Instrument No. 97-0697454, Records of Maricopa County, Arizona.

d) Estrella Parcel 34, according to Book 329 of Maps, Page 34, Records of Maricopa County, Arizona.

e) Estrella Mountain Ranch Parcel 43, according to Book 482 of Maps, Page 50, Instrument No. 98-0938131, Records of Maricopa County, Arizona.

f) Estrella Parcel 51, according to Book 325 of Maps, Page 41; and Affidavit of Correction recorded in Instrument No. 90-387749, Records of Maricopa County, Arizona.

g) Estrella Parcel 55, according to Book 325 of Maps, Page 42, and Affidavit of Correction recorded in Instrument No. 89-475003, Records of Maricopa County, Arizona.

h) Estrella Parcel 56, according to Book 329 of Maps, Page 33, Records of Maricopa County, Arizona.

i) Estrella Parcel 56A, according to Book 419 of Maps, Page 42 in Instrument No. 96-0488725, Records of Maricopa County, Arizona.

j) Estrella Parcel 57 amended, according to Book 329 of Maps, Page 12, Records of Maricopa County, Arizona.

k) Estrella Parcel 58, according to Book 321 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 89-303317, Records of Maricopa County, Arizona.

l) Estrella Parcel 60, according to Book 321 of Maps, Page 30; and Affidavit of Correction recorded in Instrument No. 89-336248, Records of Maricopa County, Arizona.

m) SunChase at Estrella Parcels 62-64, according to Book 438 of Maps, Page 42 in Instrument No. 97-0236401, Records of Maricopa County, Arizona.

n) SunChase at Estrella Parcel 66, according to Book 442 of Maps, Page 03 in Instrument No. 97-0339182, Records of Maricopa County, Arizona.

o) Parcel 30B, in Instrument No. 89-0098746, Records of Maricopa County, Arizona.

p) Parcel 30B, landscape tract in Instrument No. 94-474763, Records of Maricopa County, Arizona.

q) Parcel 38, in Instrument No. 88-571563, Records of Maricopa County, Arizona.

r) Parcel 38, landscape tract in Instrument No. 94-474764, Records of Maricopa County, Arizona.

s) Parcel 53, in Instrument No. 90-387712, Records of Maricopa County, Arizona.

t) Parcel 53, landscape tract in Instrument No. 94-474765, Records of Maricopa County, Arizona.

u) North Lake and South Lake, in Instrument No. 90-538581, Records of Maricopa County, Arizona.

v) Lakes common area, in Instrument No. 94-474760, Records of Maricopa County, Arizona.

w) Lakes common area, in Instrument No. 94-481850, Records of Maricopa County, Arizona.

x) Parcel 54 (ballfield), in Instrument No. 97-0911325, Records of Maricopa County, Arizona.

y) APS sub-station, in Instrument No. 88-618019, Records of Maricopa County, Arizona.

z) Estrella Parcel 52 amended, according to Book 512 of Maps, Page 31, Instrument No. 99-0878298, Records of Maricopa County, Arizona.

aa) Parcel 26 according to Book 508 of Maps, Page 38, Instrument No. 99-072948, Records of Maricopa County, Arizona.

bb) Land described as tax parcel 400-03-022N and any other real property including rights-of-way owned by the City of Goodyear or any other governmental entity.

cc) Land described as tax parcel 400-52-211R.

EXCEPTION PARCELS:

A) ESTRELLA PARCEL 8, ACCORDING TO BOOK 318 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

B) LOTS 22, 23, 24, 28-32, 38, 39, 75, AND TRACTS A, B, C, & D OF ESTRELLA PARCEL 9, ACCORDING TO BOOK 318 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, AZ.

C) SUNCHASE AT ESTRELLA PARCEL 33, ACCORDING TO 451 OF MAPS, PAGE 21, INSTRUMENT NO. 97-0697454 RECORDS OF, MARICOPA COUNTY, ARIZONA.

D) ESTRELLA PARCEL 34, ACCORDING TO BOOK 329 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

E) ESTRELLA MOUNTAIN RANCH PARCEL 43, ACCORDING TO BOOK 482 OF MAPS, PAGE 50, INSTRUMENT NO. 98-0938131 RECORDS OF MARICOPA COUNTY, ARIZONA.

F) ESTRELLA PARCEL 51, ACCORDING TO BOOK 325 OF MAPS, PAGE 41; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 90-387749 RECORDS OF MARICOPA COUNTY, ARIZONA.

G) ESTRELLA PARCEL 55, ACCORDING TO BOOK 325 OF MAPS, PAGE 42, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-475003 RECORDS OF MARICOPA COUNTY, ARIZONA.

H) ESTRELLA PARCEL 56, ACCORDING TO BOOK 329 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

I) ESTRELLA PARCEL 56A, ACCORDING TO BOOK 419 OF MAPS, PAGE 42 IN INSTRUMENT NO. 96-0488725, RECORDS OF MARICOPA COUNTY, AZ.

J) ESTRELLA PARCEL 57 AMENDED, ACCORDING TO BOOK 329 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

K) ESTRELLA PARCEL 58, ACCORDING TO BOOK 321 OF MAPS, PAGE 31; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-303317, RECORDS OF MARICOPA COUNTY, ARIZONA.

L) ESTRELLA PARCEL 60, ACCORDING TO BOOK 321 OF MAPS, PAGE 30; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 89-336248, RECORDS OF MARICOPA COUNTY, AZ.

M) SUNCHASE AT ESTRELLA PARCELS 62-64, ACCORDING TO BOOK 438 OF MAPS, PAGE 42 IN INSTRUMENT NO. 97-0236401, RECORDS OF MARICOPA COUNTY, ARIZONA.

N) SUNCHASE AT ESTRELLA PARCEL 66, ACCORDING TO BOOK 442 OF MAPS, PAGE 03 IN INSTRUMENT NO. 97-0339182.

O) PARCEL 308, IN INSTRUMENT NO. 89-0098746 RECORDS OF MARICOPA COUNTY, AZ.

P) PARCEL 308, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474763, RECORDS OF MARICOPA COUNTY, AZ.

Q) PARCEL 38, IN INSTRUMENT NO. 88-571563 RECORDS OF MARICOPA COUNTY, AZ.

R) PARCEL 38, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474764, RECORDS OF MARICOPA COUNTY, AZ.

S) PARCEL 53, IN INSTRUMENT NO.90-387712 RECORDS OF MARICOPA COUNTY, AZ.

T) PARCEL 53, LANDSCAPE TRACT IN INSTRUMENT NO. 94-474765, RECORDS OF MARICOPA COUNTY, AZ.

U) NORTH LAKE & SOUTH LAKE, IN INSTRUMENT NO. 90-538581, RECORDS OF MARICOPA COUNTY, AZ.

V) LAKES COMMON AREA, IN INSTRUMENT NO. 94-474760, RECORDS OF MARICOPA COUNTY, AZ.

W) LAKES COMMON AREA, IN INSTRUMENT NO. 94-481850, RECORDS OF MARICOPA COUNTY, AZ.

X) PARCEL 54 (BALLFIELD), IN INSTRUMENT NO. 97-0911325, RECORDS OF MARICOPA COUNTY, AZ.

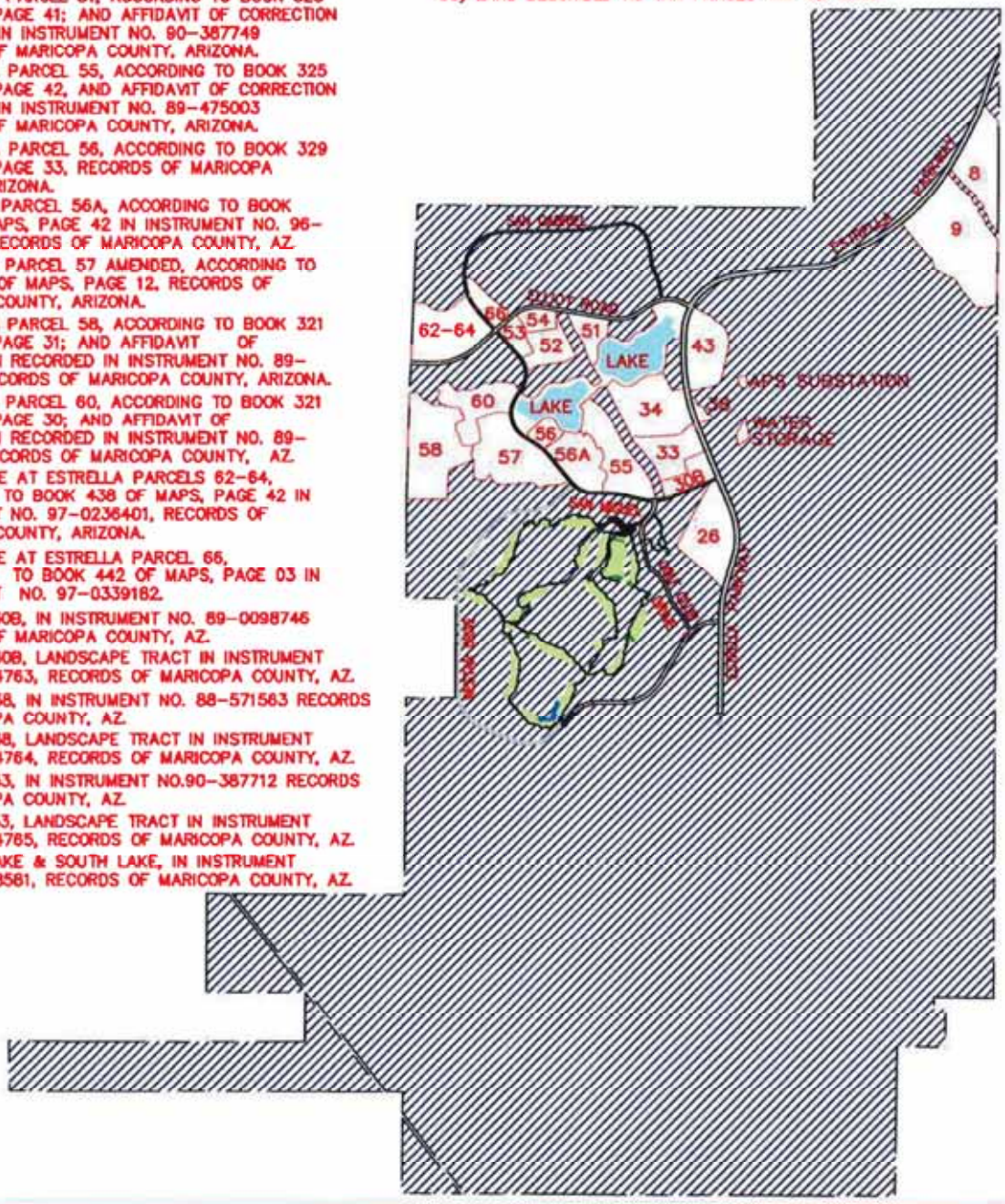
Y) APS SUB-STATION, IN INSTRUMENT NO. 88-618019, RECORDS OF MARICOPA COUNTY, AZ.

Z) ESTRELLA PARCEL 52 AMENDED, ACCORDING TO BOOK 512 OF MAPS, PAGE 31, INSTRUMENT NO. 99-0878298, RECORDS OF MARICOPA COUNTY, ARIZONA.

AA) PARCEL 26 ACCORDING TO BOOK 508 OF MAPS, PAGE 38, INSTRUMENT NO. 99-072948, RECORDS OF MARICOPA COUNTY,ARIZONA.

BB) LAND DESCRIBED AS TAX PARCEL 400-03-022N AND ANY OTHER REAL PROPERTY INCLUDING RIGHTS-OF-WAY OWNED BY THE CITY OF GOODYEAR OR ANY OTHER GOVERNMENTAL AGENCY.

CC) LAND DESCRIBED AS TAX PARCEL 400-52-211R.



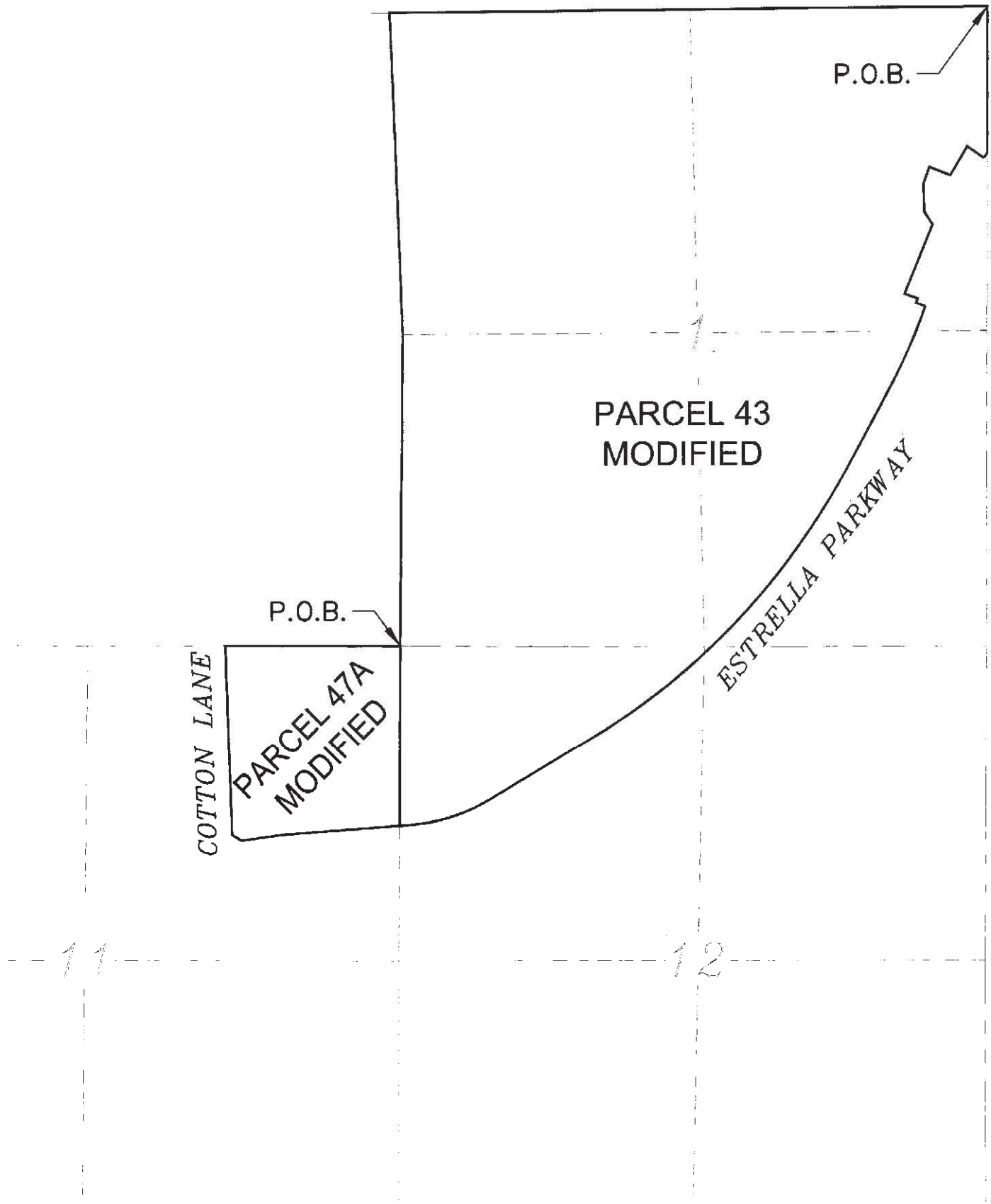
COMMUNITY FACILITIES EXHIBIT B

ESTRELLA MOUNTAIN RANCH

CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436

APPENDIX A-2

LEGAL DESCRIPTION OF THE LUCERO PLANNING AREA


P.O.B.
PARCEL 43
MODIFIED
P.O.B.
PARCEL 47A
MODIFIED
COTTON LANE
ESTRELLA PARKWAY
1
11
12



ESTRELLA PARCEL 43 (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

THAT PORTION OF SECTIONS 1 AND 12 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,708.44 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,222.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS POINT LIES SOUTH 53 DEGREES 36 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 1,665.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 50.00 FEET

THENCE NORTH 55 DEGREES 20 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.11 FEET;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 280.10 FEET;

THENCE NORTH 68 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 190.27 FEET;

THENCE SOUTH 19 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.91 FEET;

THENCE SOUTH 01 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 231.91 FEET;

THENCE SOUTH 32 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.02 FEET;

THENCE SOUTH 22 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 625.30 FEET;

THENCE SOUTH 70 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 118.19 FEET;

THENCE SOUTH 19 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.46 FEET;

THENCE SOUTH 70 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 81.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, AS DEPICTED ON THE MAP OF DEDICATION FOR "ESTRELLA, PHASE ONE", RECORDED IN BOOK 318 ON PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING A THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 70 DEGREES 13 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 4,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 769.28 FEET;



THENCE SOUTH 28 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 748.50 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,935.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 57 SECONDS, A DISTANCE OF 3,169.62 FEET;

THENCE SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 990.25 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 10 SECONDS, A DISTANCE OF 715.39 FEET;

THENCE SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1,510.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, COMMON WITH THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,606.11 FEET TO THE WEST QUARTER CORNER THEREOF;

THENCE NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,470.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF SAID GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,521.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 24,606,870 SQUARE FEET OR 564.896 ACRES, MORE OR LESS.

ESTRELLA PARCEL 47a (MODIFIED)
ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

November 30, 2012
Job No. 2012-057

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 2649.32 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,510.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 86 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 867.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,165.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 305.31 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 171.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COTTON LANE AS DESCRIBED IN DOCUMENT 2006-1679431, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.16 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,588.40 FEET TO THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID NORTH SECTION LINE A DISTANCE OF 1,487.58 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,278,265 SQUARE FEET OR 52.302 ACRES, MORE OR LESS.



APPENDIX A-3

LEGAL DESCRIPTION OF THE ASSESSMENT PARCELS

As recorded in the Maricopa County, Arizona Book of Records:

Parcel	Date	Book	Page	Recording Number
11.E	07/28/22	1685	49	20220604927
11.F1	07/28/22	1686	6	20220606048
11.H	11/30/21	1632	39	20211273397
11.I1	07/28/22	1685	48	20220604835
11.I2	07/28/22	1685	47	20220604806

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA – PARCEL 11.E", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, AND D AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS A, B, C, AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND D.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

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" 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 NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN TRACT A DESIGNATED AS "EMERGENCY ACCESS ESMT" 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

DEDICATION (CONTINUED)

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).

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

RATIFICATION & CONSENT

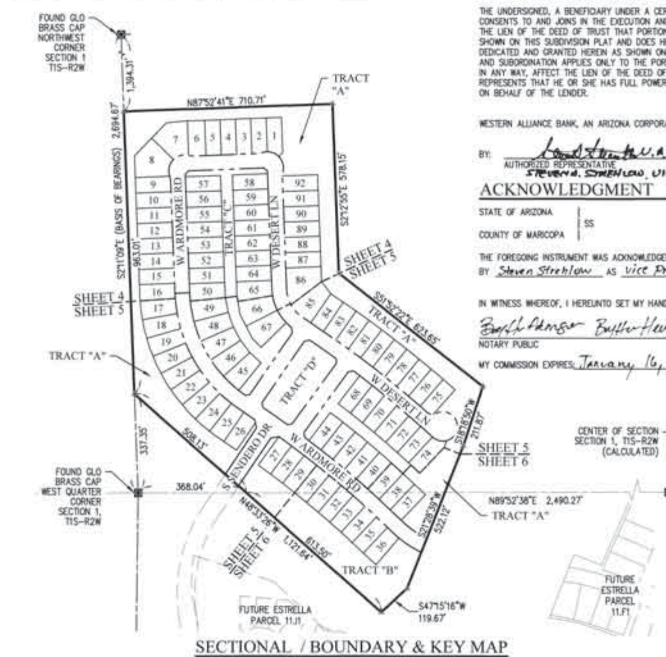
KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.E AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President DATE: 7/18/2022



SECTIONAL / BOUNDARY & KEY MAP

NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR, AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] NOTARY PUBLIC — 07/15/2022 DATE

BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County

MY COMMISSION EXPIRES: JANUARY 16, 2023

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona | SS
COUNTY OF Maricopa |

BEFORE ME THIS 18th DAY OF July, 2022

Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore NOTARY PUBLIC — 7.18.2022 DATE

SANDRA ELMORE, Notary Public - State of Arizona, MARICOPA COUNTY

MY COMMISSION EXPIRES: January 8, 2022

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] AUTHORIZED REPRESENTATIVE — 7/18/22 DATE
STEVEN W. STREHLOW, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2022, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

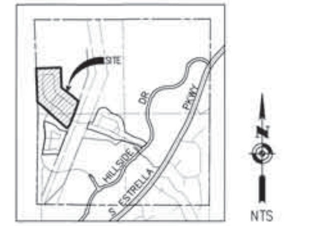
[signature] NOTARY PUBLIC — 07/18/22 DATE

BRYTTANI N HEWSON, Notary Public, State of Arizona, Maricopa County

MY COMMISSION EXPIRES: January 16, 2023

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm



VICINITY MAP

SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP AND APPROVALS
SHEET 2	LOT & TRACT TABLES, SITE DATA, LEGAL DESCRIPTION, NOTES & LEGEND
SHEET 3	CURVE AND LINE TABLES, LOT AND SIGHT VISIBILITY DETAILS
SHEET 4-6	PLAT SHEETS

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 14, T.1S, R.2W,
ELEVATION = 1093.46

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 02°11'09" EAST (BASIS OF BEARINGS), BETWEEN THE FOUND GLO MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 1 AND THE FOUND GLO MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY, 2022.

BY: [signature] MAYOR (JOSEPH PIZZILLO) ATTEST: [signature] CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022

APPROVED BY: [signature] CITY ENGINEER (SUMEET MOHAN) Stephen Suinto — 7/26/22 DATE

CITY OF GOODYEAR ARIZONA, INCORPORATED 1946

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF SIX (6) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] JODY ALLEN STONE, RLS
ARIZONA R.L.S. 37401 — 7-13-22 DATE

REGISTERED LAND SURVEYOR, CERTIFICATE NO. 37401, JODY ALLEN STONE, ARIZONA U.S.A.

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.E		
AREA 28.847 AC	SHEET 1 OF 6	
Job No: 18-004-01	Date: 7/13/2022	

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G:\projects\18\Phoenix\1-18-004 Estrella\01 - Parcel 11E\Survey\DWG's\118004015-FP01.dwg

GENERAL NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH AN " * "
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68). NOTED WITH A "$"
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 1, 7, 8, 25, 27, 81, AND 84). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89). NOTED WITH A "#"
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.E GRADING DESIGN, CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (4-57 AND 62-88). NOTED WITH A "!"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE (GLO) BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND GLO BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 02°11'09" EAST (BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 02°11'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41"EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 02°12'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET, TO A POINT ON THE WEST LINE OF A 20 FEET RIGHT OF WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT #1989-0252752 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE, ALONG THE SAID WEST LINE OF SAID EASEMENT, SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

THENCE DEPARTING SAID WEST LINE OF SAID EASEMENT, SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE, NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW		4.75
PLUS AREA SUBDIVIDED INTO LOTS		14.16
	AREA SUBTOTAL (4.75+14.16 = 18.91)	18.91
APPLY 15% OPEN SPACE FACTOR		0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)		22.26

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	22.26
ADJUSTED GROSS DENSITY (92/22.26 = 4.13)	4.13

EDU CALCULATION

NUMBER OF DWELLING UNITS	92
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (92 X 0.82 = 75.44)	75.44

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594	28.847
STREET ROW	206,938	4.751
NET AREA	1,049,653	24.096
LOT SIZE (MIN)	52'x120'	
TOTAL NUMBER OF LOTS	92	
AREA SUBDIVIDED INTO LOTS	616,811	14.160
AVERAGE LOT SIZE	6,704	0.154
GROSS DENSITY	3.19 DU/ACRE	
OPEN SPACE	432,842	9.937
% OF GROSS AREA IN OPEN SPACE	34.4 %	
EXISTING ZONING	P.A.D.	

TRACT AREA & USE TABLE

TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	266,389	6.115	OPEN SPACE, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS EASEMENT, WATER LINE EASEMENT "WLE", PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	88,315	2.027	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	42,389	0.973	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	35,748	0.821	OPEN SPACE, PARK, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
1 **	6,359	0.146
2	6,268	0.144
3	6,241	0.143
4 # !	6,240	0.143
5 # !	6,240	0.143
6 # !	7,032	0.161
7 ** !	11,129	0.255
8 ** !	12,279	0.282
9 !	6,347	0.146
10 !	6,240	0.143
11 # !	6,240	0.143
12 # !	6,240	0.143
13 # !	6,240	0.143
14 # !	6,240	0.143
15 # !	6,240	0.143
16 # !	6,505	0.149
17 !	7,010	0.161
18 !	7,010	0.161
19 !	7,010	0.161

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
20 !	7,010	0.161
21 !	7,010	0.161
22 !	7,010	0.161
23 !	7,010	0.161
24 !	7,010	0.161
25 ** !	6,685	0.153
26 * $!	6,335	0.145
27 * $ ** !	6,297	0.145
28 !	6,367	0.146
29 !	6,366	0.146
30 !	6,367	0.146
31 !	6,367	0.146
32 # !	6,367	0.146
33 !	6,367	0.146
34 !	6,323	0.145
35 !	6,240	0.143
36 !	6,650	0.153
37 !	6,240	0.143
38 !	6,279	0.144

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
39 !	6,358	0.146
40 # !	6,358	0.146
41 # !	6,358	0.146
42 !	6,358	0.146
43 !	6,358	0.146
44 * $!	6,358	0.146
45 * $!	7,418	0.170
46 !	7,418	0.170
47 !	7,418	0.170
48 !	7,418	0.170
49 !	7,418	0.170
50 # !	6,710	0.154
51 # !	6,240	0.143
52 # !	6,240	0.143
53 # !	6,240	0.143
54 # !	6,240	0.143
55 # !	6,240	0.143
56 !	6,240	0.143
57 * $!	6,240	0.143

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
58 * $	6,240	0.143
59	6,240	0.143
60	6,240	0.143
61 #	6,240	0.143
62 # !	6,240	0.143
63 # !	6,240	0.143
64 # !	6,240	0.143
65 # !	7,151	0.164
66 !	8,578	0.197
67 * $!	8,578	0.197
68 * $!	6,354	0.146
69 !	6,354	0.146
70 !	6,354	0.146
71 !	6,354	0.146
72 !	6,354	0.146
73 !	6,354	0.146
74 !	6,759	0.155
75 !	6,302	0.145
76 !	6,347	0.146

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (ACRE)
77 !	6,347	0.146
78 !	6,347	0.146
79 !	6,347	0.146
80 # !	6,347	0.146
81 ** !	6,347	0.146
82 !	6,347	0.146
83 !	6,315	0.145
84 ** !	6,240	0.143
85 !	9,182	0.211
86 # !	10,876	0.250
87 # !	6,240	0.143
88 # !	6,240	0.143
89 #	6,240	0.143
90	6,240	0.143
91	6,240	0.143
92	6,360	0.146

LEGEND

RIGHT-OF-WAY LINE	
EASEMENT LINE	
CENTERLINE	
BOUNDARY LINE	
MATCH LINE	
LOT LINE	
SURVEY MONUMENT (FOUND, AS NOTED)	
SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401 UNLESS OTHERWISE NOTED	
CENTERLINE MONUMENT	
CALCULATED MONUMENT	
INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)	
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDER
MOD	MAP OF DEDICATION
PAD	PLANNED AREA DEVELOPMENT
PKWY	PARKWAY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
*	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 1, 7, 8, 25, 81 AND 84).
$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 26, 27, 44, 45, 57, 58, 67 AND 68)
#	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. SEE NOTE 17. (4-6, 11-16, 32, 40, 41, 50-55, 61-65, 80 AND 86-89)
!	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (4-57 AND 62-88).

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE 'X' (SHADED) AND ZONE 'A'.

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE 'X' (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS PER CASE #20-09-0448R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37401
JODY ALLEN STONE
ARIZONA, U.S.A.

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND. SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 2 OF 6
Job No. 18-004-01 | Date 7/13/2022

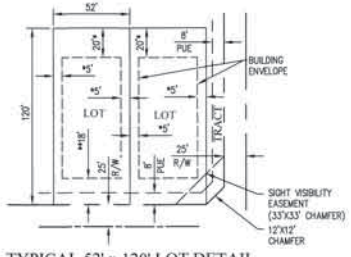
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	3,200.00'	0°14'26"	13.44'	13.44'	N55°23'10"W
C2	475.00'	53°17'29"	441.80'	426.05'	S28°51'39"E
C3	500.00'	53°17'29"	465.05'	448.47'	S28°51'39"E
C4	450.00'	52°23'52"	411.53'	397.34'	S28°24'51"E
C5	145.00'	53°17'29"	134.87'	130.06'	S28°51'39"E
C6	120.00'	53°17'29"	111.61'	107.63'	N28°51'39"W
C7	170.00'	50°37'35"	150.21'	145.37'	S27°31'42"E
C8	3,200.00'	1°46'43"	99.34'	99.34'	N54°37'01"W
C9	3,225.00'	1°07'11"	63.02'	63.02'	N54°56'48"W
C10	3,225.00'	6°10'12"	347.29'	347.12'	N49°59'05"W
C11	3,175.00'	7°27'28"	413.26'	412.97'	N50°37'43"W
C12	3,200.00'	8°21'57"	467.24'	466.83'	N51°04'58"W
C13	350.00'	16°53'03"	103.14'	102.77'	S55°20'31"E
C14	325.00'	16°31'08"	93.70'	93.38'	S55°09'33"E
C15	375.00'	17°12'03"	112.58'	112.16'	N55°30'01"W
C16	3,505.00'	0°28'27"	26.97'	26.97'	N52°54'11"W
C17	50.00'	251°05'51"	219.12'	81.36'	S7°05'08"W
C18	25.00'	69°57'43"	30.53'	28.67'	N83°28'56"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C19	25.00'	47°09'23"	20.58'	20.00'	N72°04'46"W
C20	25.00'	22°48'20"	9.95'	9.89'	S72°56'22"W
C21	3,505.00'	0°02'09"	2.20'	2.20'	N47°23'01"W
C22	3,555.00'	0°32'36"	33.71'	33.71'	N48°46'23"W
C23	3,225.00'	0°18'57"	17.77'	17.77'	N52°54'43"W
C24	3,225.00'	0°18'40"	17.51'	17.51'	N47°03'19"W
C25	375.00'	3°14'23"	21.20'	21.20'	N48°31'11"W
C26	3,175.00'	0°39'07"	36.12'	36.12'	N47°13'33"W
C27	500.00'	3°30'08"	30.56'	30.56'	S53°45'19"E
C28	450.00'	3°32'14"	27.78'	27.78'	S52°50'40"E
C29	500.00'	2°05'50"	18.30'	18.30'	S31°55'50"E
C30	450.00'	3°40'18"	28.84'	28.83'	S4°03'03"E
C31	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C32	50.00'	17°45'10"	15.49'	15.43'	S11°05'30"E
C33	55.00'	0°27'00"	0.43'	0.43'	S19°44'35"E
C34	55.00'	125°35'56"	120.57'	97.84'	S42°49'54"W
C35	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C36	55.00'	2°56'16"	2.82'	2.82'	N75°50'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C37	50.00'	17°45'10"	15.49'	15.43'	N83°14'43"W
C38	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C39	55.00'	125°24'44"	120.39'	97.75'	N47°10'06"W
C40	50.00'	17°45'10"	15.49'	15.43'	N6°39'40"E
C41	50.00'	2°53'04"	2.52'	2.52'	N0°46'23"W
C42	50.00'	14°52'06"	12.98'	12.94'	N8°06'12"E
C43	55.00'	19°39'15"	18.87'	18.77'	S79°57'09"W
C44	50.00'	17°45'10"	15.49'	15.43'	S79°00'07"W
C45	170.00'	7°09'31"	21.24'	21.23'	S5°47'40"E
C46	170.00'	8°16'41"	24.56'	24.54'	S48°42'09"E
C47	3,505.00'	1°10'32"	71.91'	71.91'	N54°55'07"W
C48	3,555.00'	0°35'43"	36.93'	36.93'	N55°12'32"W
C49	3,200.00'	6°49'40"	381.34'	381.12'	N50°18'50"W
C50	3,555.00'	7°00'18"	434.64'	434.37'	N52°00'14"W
C51	3,505.00'	5°45'28"	352.23'	352.09'	N50°14'41"W
C52	3,530.00'	8°08'27"	501.55'	501.13'	N51°26'10"W

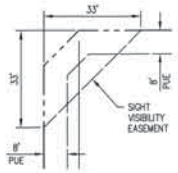


TYPICAL 52' x 120' LOT DETAIL

N.T.S.

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

**18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N10°45'21"W	28.41'
L2	N79°43'42"E	27.92'
L3	N8°15'50"W	17.16'
L4	N80°39'57"E	17.29'
L5	N55°30'23"W	37.35'
L6	S10°33'16"E	16.80'
L7	S81°17'32"W	15.81'
L8	N55°30'23"W	29.51'
L9	S6°52'35"E	18.78'
L10	N79°27'48"E	17.12'
L11	S55°30'23"E	37.14'
L12	S47°10'06"E	16.98'
L13	N81°42'42"E	16.79'
L14	S45°22'57"W	18.00'
L15	S87°52'42"W	19.14'
L16	S2°12'55"E	37.34'
L17	N4°18'45"W	11.35'
L18	N4°18'45"W	32.28'
L19	N10°16'26"W	32.28'
L20	N10°16'26"W	32.28'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N16°14'07"W	32.28'
L22	N16°14'07"W	32.28'
L23	N22°11'49"W	32.28'
L24	N22°11'49"W	32.28'
L25	N28°09'30"W	32.28'
L26	N28°09'30"W	32.28'
L27	N34°07'11"W	32.28'
L28	N34°07'11"W	32.28'
L29	N40°04'52"W	32.28'
L30	N40°04'52"W	32.28'
L31	N46°02'33"W	32.28'
L32	N46°02'33"W	32.28'
L33	N52°00'15"W	32.28'
L34	N52°00'15"W	18.96'
L35	S55°30'23"E	21.45'
L36	N10°45'21"W	9.92'
L37	N10°45'21"W	18.49'
L38	S2°12'55"E	33.70'
L39	N42°49'54"E	16.96'
L40	N2°12'55"W	8.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	N2°12'55"W	30.86'
L42	N46°53'59"W	13.56'
L43	N46°53'59"W	34.49'
L44	N47°12'39"W	9.08'
L45	N47°12'39"W	26.97'
L46	N48°08'05"W	26.97'
L47	N48°08'05"W	26.97'
L48	N49°03'31"W	26.97'
L49	N49°03'31"W	26.97'
L50	N49°58'57"W	26.97'
L51	N49°58'57"W	26.97'
L52	N50°54'23"W	26.97'
L53	N50°54'23"W	26.97'
L54	N51°49'49"W	26.97'
L55	N51°49'49"W	26.97'
L56	N52°45'14"W	26.97'
L57	S9°18'31"E	16.85'
L58	N55°30'23"W	15.07'
L59	N46°53'59"W	17.25'
L60	S47°13'55"E	34.76'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S46°53'59"E	17.25'
L62	S50°08'22"E	14.00'
L63	N46°53'59"W	30.80'
L64	S87°52'42"W	40.81'
L65	N21°28'39"E	50.17'
L66	N46°53'59"W	43.57'
L67	N21°29'39"E	25.82'
L68	S9°22'26"E	18.14'
L69	S2°12'55"E	30.80'
L70	S48°12'24"E	26.88'
L71	S49°02'41"E	26.88'
L72	S49°02'41"E	26.88'
L73	S49°52'58"E	26.88'
L74	S49°52'58"E	26.88'
L75	S50°43'15"E	26.88'
L76	S50°43'15"E	26.88'
L77	S51°33'32"E	26.88'
L78	S51°33'32"E	26.88'
L79	S52°23'49"E	26.88'
L80	S52°23'49"E	26.88'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L81	S53°14'06"E	26.88'
L82	S53°14'06"E	26.88'
L83	S54°04'23"E	26.88'
L84	S54°04'23"E	26.88'
L85	S54°54'41"E	26.88'
L86	S54°54'41"E	19.09'
L87	S55°30'23"E	34.16'
L88	N55°30'23"W	36.67'
L89	S55°30'23"E	29.51'
L90	S3°16'35"E	36.57'
L91	S2°12'55"E	15.43'
L92	S2°12'55"E	7.80'
L93	N4°18'45"W	43.63'
L94	N52°00'15"W	51.24'
L95	S26°58'07"E	44.88'
L96	S44°33'49"E	44.88'
L97	S44°33'49"E	44.88'
L98	S47°02'34"E	52.00'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA, U.S.A.
Date Signed: 7-28-22

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

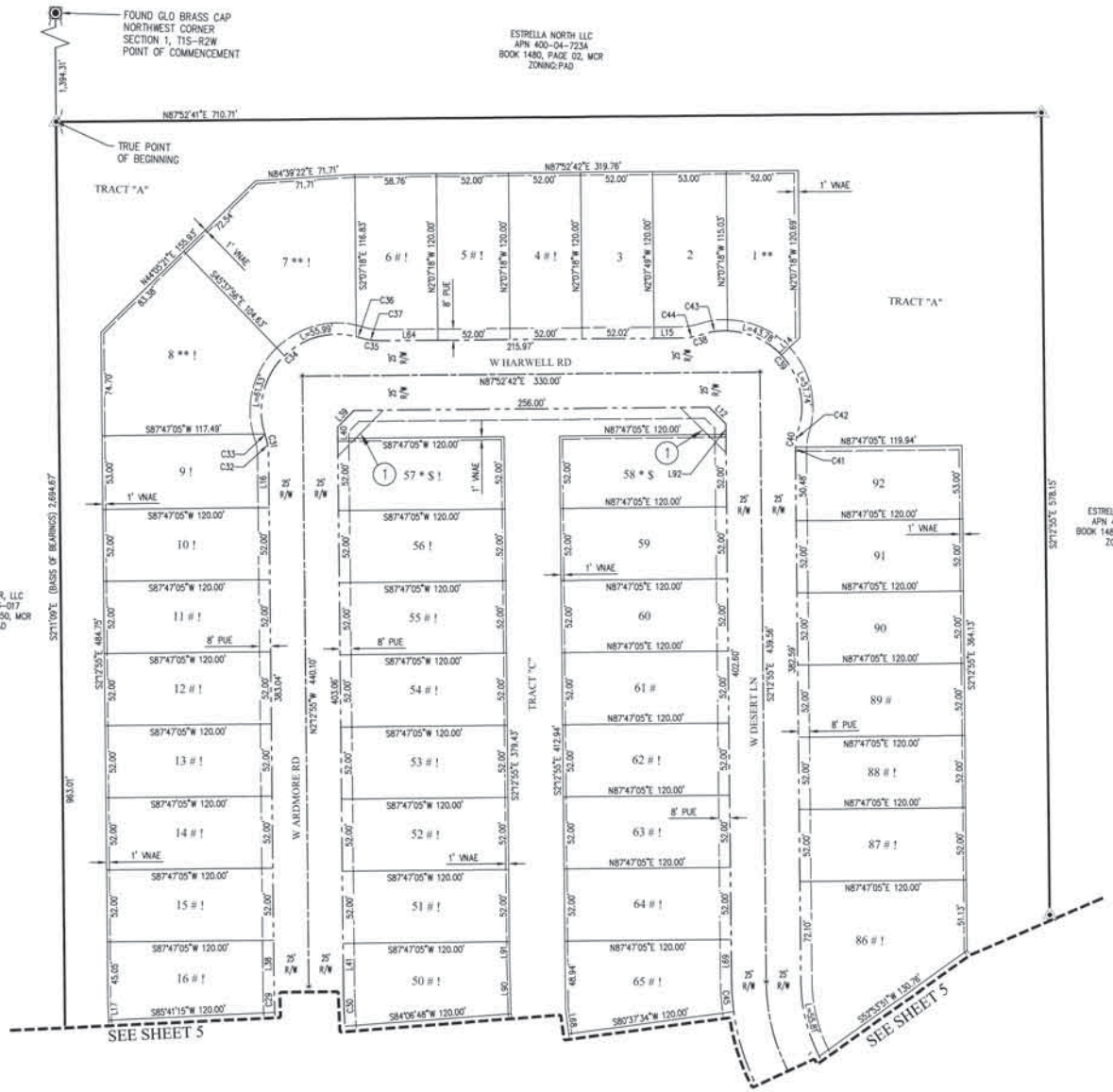
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 3 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING

ESTRELLAPAR11E-6-1-1-M-
yorkm

SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

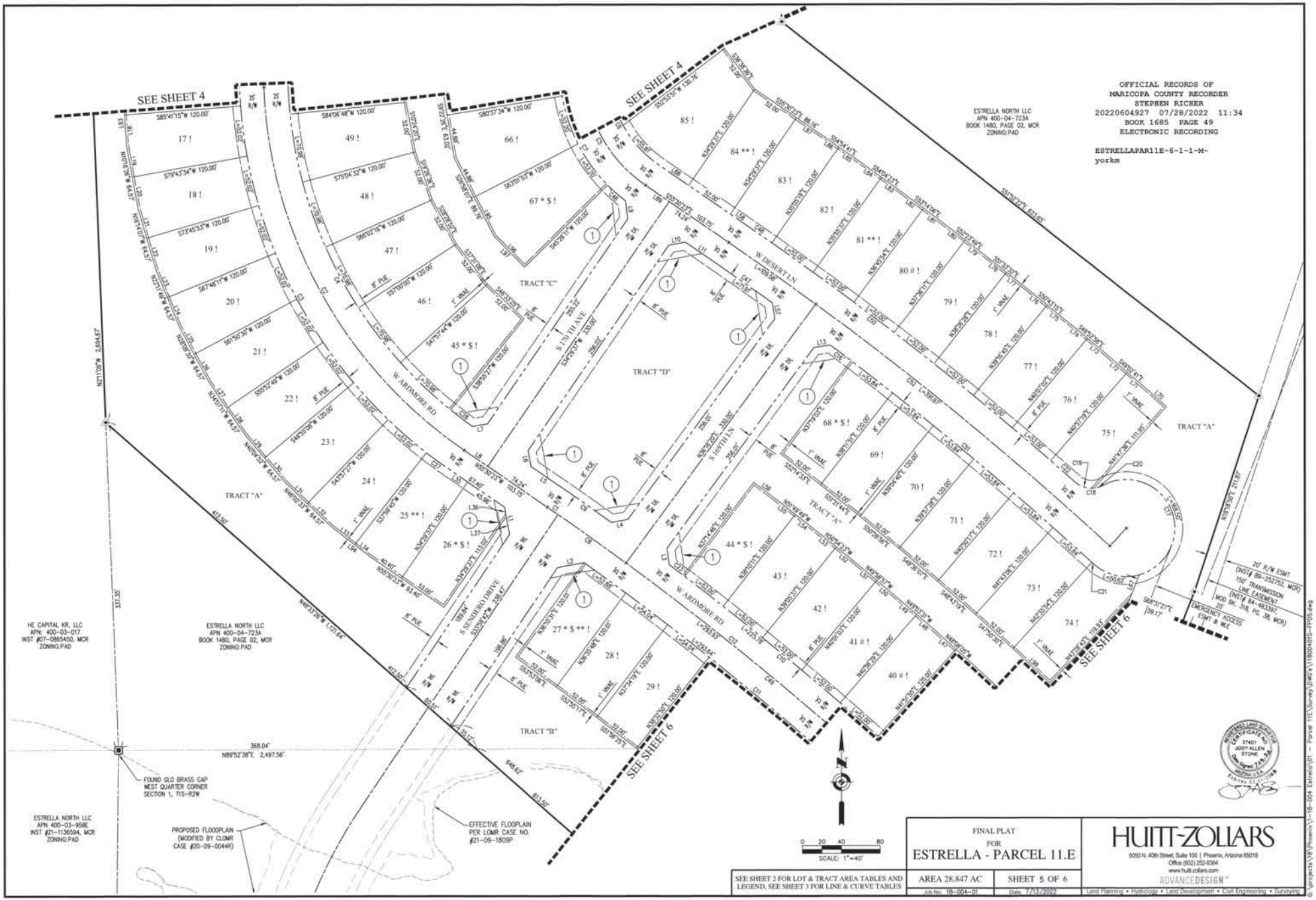
AREA 28.847 AC | SHEET 4 OF 6

Job No: 18-004-01 | Date: 7/13/2022

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN
STONE
ARIZONA U.S.A.
Expires 03-31-2024

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SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES

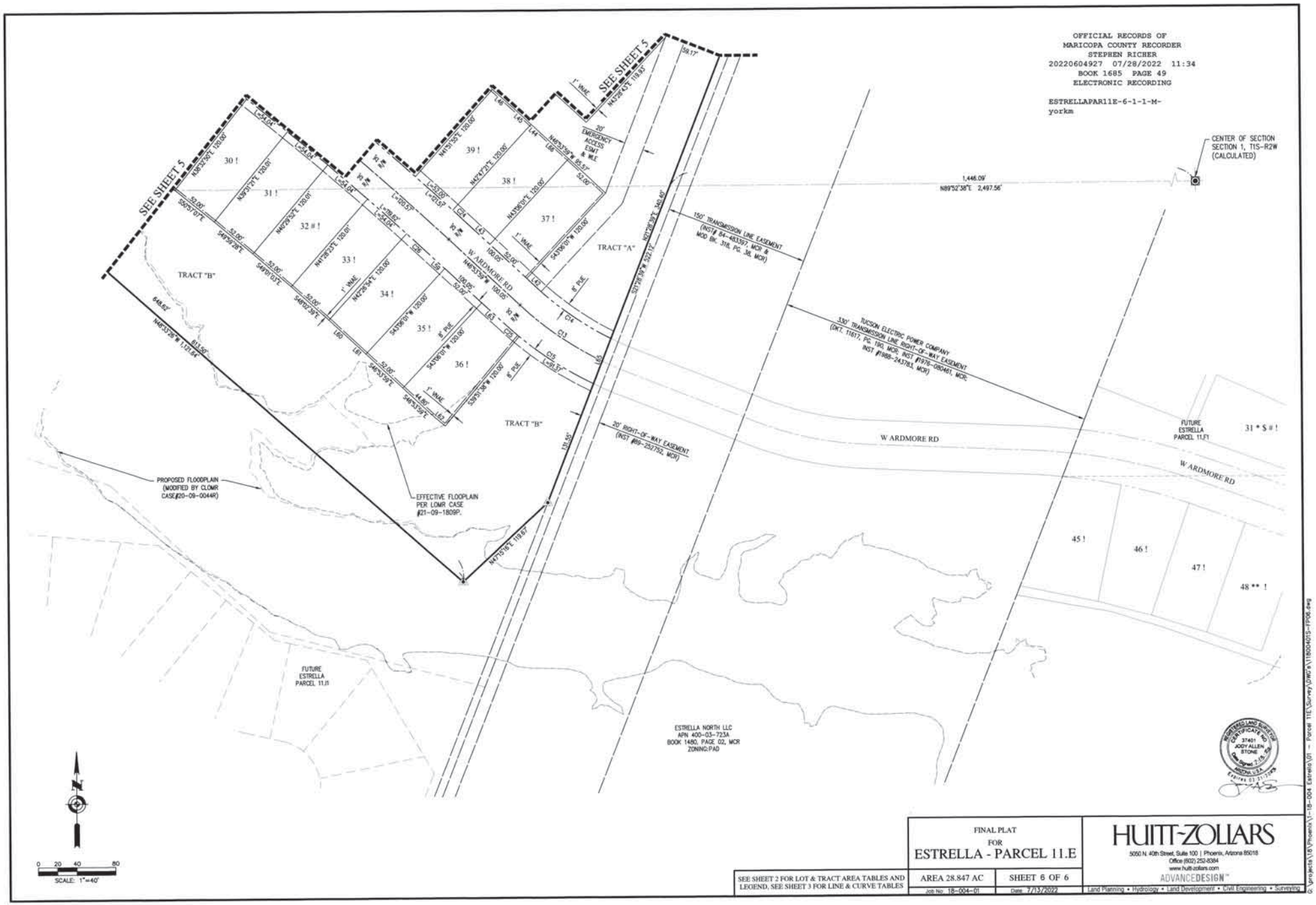
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E

AREA 28.847 AC | SHEET 5 OF 6

Job No. 18-004-01 | Date: 7/13/2022

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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20220604927 07/28/2022 11:34
BOOK 1685 PAGE 49
ELECTRONIC RECORDING
ESTRELLAPAR11E-6-1-1-M-
yorkm
SEE SHEET 5
SEE SHEET 5
TRACT "A"
TRACT "B"
TRACT "B"
W ARDMORE RD
W ARDMORE RD
150' TRANSMISSION LINE EASEMENT (INST.# 84-483397, MCR, & MOD BK. 318, PG. 36, MCR)
330' TUCSON ELECTRIC POWER COMPANY (DKT. 11617, PG. 190, MCR, INST. #1976-080461, MCR; INST #1988-243783, MCR)
20' RIGHT-OF-WAY EASEMENT (INST #89-252752, MCR)
20' EMERGENCY ACCESS ESMT & WLE
8' PUE
1' VNAE
CENTER OF SECTION SECTION 1, T1S-R2W (CALCULATED)
1,446.09'
N89°52'38"E 2,497.56'
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R)
EFFECTIVE FLOODPLAIN PER LOMR CASE #21-09-1809P.
FUTURE ESTRELLA PARCEL 11.F1
FUTURE ESTRELLA PARCEL 11.I1
ESTRELLA NORTH LLC
APN 400-03-723A
BOOK 1480, PAGE 02, MCR
ZONING:PAD
30 !
31 !
32 # !
33 !
34 !
35 !
36 !
37 !
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39 !
45 !
46 !
47 !
48 ** !
31 * S # !
SCALE: 1"=40'
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.E
AREA 28.847 AC
SHEET 6 OF 6
Job No. 18-004-01
Date 7/13/2022
SEE SHEET 2 FOR LOT & TRACT AREA TABLES AND LEGEND, SEE SHEET 3 FOR LINE & CURVE TABLES
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37401
JODY ALLEN STONE
ARIZONA U.S.A.
EXPIRES 03/31/2024
G:\projects\18\Phoenix\1-18-004 Estrella\01 - Parcel 11E\Survey\DWG's\118004015-FP06.dwg

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ESTRELLA - PARCEL 11.F1", A PORTION OF 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 FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

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

ESTRELLA NORTH LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS ("PUE") IN TRACTS "A", "B", "C", "D", AND "E" AND IN LOTS AS SHOWN ON THIS FINAL 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 UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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 OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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 AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE VEHICLE NON - ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON 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 PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER AND ACROSS TRACTS "A", "B", "C", AND "E" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALL, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 (COLLECTIVE THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM ANY OF THE MAINTENANCE WORK, BUT IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM ANY OF THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, AND E.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON - POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT B IDENTIFIED AS SEWER ESMT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE AND ACCESS EASEMENT AREAS"). THE WASTEWATER LINE AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREAS AND THE WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER 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 WASTEWATER LINE 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 WASTEWATER LINE AND ACCESS EASEMENT AREA.

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 15 DAY OF JULY, 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: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

FINAL PLAT FOR ESTRELLA - PARCEL 11.F1

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220606048 07/28/2022 02:26
BOOK 1686 PAGE 6
ELECTRONIC RECORDING
ESTRELLAPAR11F1-5-1-1-M-
Sotor

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS 15 DAY OF JULY, 2022, ARTHUR W. MELLOR, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AND ACKNOWLEDGED THE HE/SHE ARTHUR W. MELLOR AS ASST. TREASURER FOR ESTRELLA NORTH LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[signature] NOTARY PUBLIC — 07/15/2022 DATE

MY COMMISSION EXPIRES: January 16, 2025

RATIFICATION & CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED REPRESENTATIVE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT OF "ESTRELLA PARCEL 11.F1 AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

[signature]
NAME: Robert J. Nobis

TITLE: Villages Community Assn - President DATE: July 18, 2022

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

BEFORE ME THIS 18th DAY OF July, 2022, Robert Nobis, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Sandra Elmore — 7.18.2022
NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES: January 8, 2025

LENDERS 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 LENDERS CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [signature] — 7/18/22
AUTHORIZED REPRESENTATIVE — DATE
STEVEN A. STREHLOW
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 20 22, BY Steven Strehlow AS Vice President, OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

[signature] NOTARY PUBLIC — 07/18/22 DATE

MY COMMISSION EXPIRES: January 16, 2023

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 11 DAY OF JULY 2022.

BY: [signature] MAYOR (JOSEPH PIZZILLO) — ATTEST: [signature] CITY CLERK (DARCIE MCCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS 26th DAY OF July, 2022

APPROVED BY: [signature] CITY ENGINEER (SUMEET MOHAN) Stephen Scaife — 7/26/22 DATE



SECTIONAL / BOUNDARY & KEY MAP

NOT TO SCALE

NOTE

PARCEL 11.F1 AND ARDMORE ROAD TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E



VICINITY MAP

SECTION 1, T1S, R2W
NOT TO SCALE

PROPERTY OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

SURVEYOR

HOSKIN RYAN CONSULTANTS/HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: JODY A. STONE, RLS
EMAIL: JSTONE@HUITT-ZOLLARS.COM

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-04-723A

SHEET INDEX

SHEET 1	COVER SHEET, SITE DATA, KEY MAP AND APPROVALS
SHEET 2	GENERAL NOTES, LOT & TRACT TABLES, LEGEND AND LEGAL DESCRIPTION
SHEET 3	ENGINEER'S NOTES, FLOODPLAIN INFO, EDU TABLE, ASSOCIATION NOTE AND LINE & CURVE TABLES
SHEET 4-5	PLAT SHEETS

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	762,880	17.513
STREET ROW	152,321	3.497
NET AREA	610,559	14.016
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	480,765	11.037
AVERAGE LOT SIZE	8,289	0.190
GROSS DENSITY	3.31 DU/ACRE	
OPEN SPACE	129,794	2.980
% OF GROSS AREA IN OPEN SPACE	17.0 %	
EXISTING ZONING	P.A.D.	

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 01°14'06" EAST (BASIS OF BEARING), BETWEEN THE FOUND GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE FOUND GLO BRASS CAP LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 1.

SURVEYOR'S CERTIFICATION

I, JODY A. STONE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON, CONSISTING OF FIVE (5) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY 2019, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE, OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS: ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

[signature] — 7.13.22
JODY ALLEN STONE, RLS — DATE
ARIZONA R.L.S. 37401

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

FINAL PLAT FOR ESTRELLA - PARCEL 11.F1		
AREA 17.513 AC	SHEET 1 OF 5	
Job No: 18-004-08	Date: 7/13/2022	

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GENERAL NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED NOR 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. LANDSCAPED AREAS 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.
   - A. 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.
   - B. 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.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S.
13. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLES OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 11, 31, 32, 37, 39 AND 44). NOTED WITH AN " • ".
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 11, 31, 32, 37, 39, AND 44) NOTED WITH A "$".
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 14, 15, 26, 27, 48, 49, 56, AND 58). NOTED WITH A " ** ".
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOTS. (LOTS 9, 14, 15, 28-31, 39 AND 40). NOTED WITH A "ƒ".
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.F1 GRADING DESIGN, CONTRACTOR TO INSTALL REQUIRED INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. (LOTS 2-16, 28-32, AND 37-58.) NOTED WITH A "I"
19. 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

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1, FROM WHICH A GLO BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 0° 14' 06" EAST, A DISTANCE OF 2,641.01 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, NORTH 0° 14' 06" EAST, A DISTANCE OF 1,764.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89° 45' 54" WEST, A DISTANCE OF 1,798.39 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 465.00 FEET, ALSO BEING THE **TRUE POINT OF BEGINNING;**

FOLLOWING SAID RIGHT-OF-WAY OF HILLSIDE DRIVE THE NEXT FIVE COURSES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 29' 27", AN ARC DISTANCE OF 52.68 FEET, SAID CURVE HAVING A CHORD OF SOUTH 43° 16' 22" WEST, A DISTANCE OF 52.65 FEET;

THENCE SOUTH 46° 31' 05" WEST, A DISTANCE OF 68.56 FEET;

THENCE SOUTH 89° 03' 39" WEST, A DISTANCE OF 29.47 FEET;

THENCE SOUTH 46° 29' 58" WEST, A DISTANCE OF 50.30 FEET;

THENCE SOUTH 1° 11' 53" EAST, A DISTANCE OF 26.91 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 43° 29' 14" WEST, A DISTANCE OF 55.45 FEET;

THENCE NORTH 57° 22' 37" WEST, A DISTANCE OF 97.07 FEET;

THENCE NORTH 71° 16' 18" WEST, A DISTANCE OF 482.50 FEET;

THENCE NORTH 84° 30' 49" WEST, A DISTANCE OF 200.22 FEET;

THENCE NORTH 57° 26' 51" WEST, A DISTANCE OF 130.11 FEET;

THENCE NORTH 58° 44' 22" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 68° 17' 50" WEST, A DISTANCE OF 56.52 FEET;

THENCE NORTH 70° 15' 58" WEST, A DISTANCE OF 479.61 FEET;

THENCE NORTH 72° 46' 49" WEST, A DISTANCE OF 57.07 FEET;

THENCE NORTH 79° 43' 13" WEST, A DISTANCE OF 98.93 FEET, TO A POINT ON THE EAST LINE OF THE TUCSON ELECTRIC POWER COMPANY 330' RIGHT-OF-WAY EASEMENT, AS DESCRIBED AND AS RECORDED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID EAST LINE, NORTH 21° 29' 33" EAST, A DISTANCE OF 230.79 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 68° 30' 27" EAST, A DISTANCE OF 99.02 FEET,

THENCE NORTH 23° 40' 08" EAST, A DISTANCE OF 311.48 FEET;

THENCE NORTH 32° 26' 50" EAST, A DISTANCE OF 78.48 FEET;

THENCE NORTH 44° 39' 56" EAST, A DISTANCE OF 48.90 FEET;

THENCE NORTH 66° 03' 50" EAST, A DISTANCE OF 64.32 FEET;

THENCE NORTH 88° 10' 53" EAST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 69° 59' 25" EAST, A DISTANCE OF 63.60 FEET;

THENCE SOUTH 51° 04' 11" EAST, A DISTANCE OF 42.95 FEET;

THENCE SOUTH 48° 07' 43" EAST, A DISTANCE OF 50.81 FEET;

THENCE SOUTH 38° 04' 53" EAST, A DISTANCE OF 68.67 FEET;

THENCE SOUTH 70° 15' 58" EAST, A DISTANCE OF 219.91 FEET;

THENCE SOUTH 60° 59' 46" EAST, A DISTANCE OF 80.91 FEET;

THENCE SOUTH 35° 50' 50" EAST, A DISTANCE OF 110.42 FEET;

THENCE SOUTH 13° 40' 54" EAST, A DISTANCE OF 149.11 FEET;

THENCE SOUTH 16° 52' 46" EAST, A DISTANCE OF 60.67 FEET;

THENCE SOUTH 7° 08' 37" EAST, A DISTANCE OF 153.65 FEET;

THENCE SOUTH 67° 39' 05" EAST, A DISTANCE OF 44.71 FEET;

THENCE SOUTH 61° 19' 00" EAST, A DISTANCE OF 57.68 FEET;

THENCE SOUTH 57° 43' 10" EAST, A DISTANCE OF 129.43 FEET;

THENCE SOUTH 60° 38' 07" EAST, A DISTANCE OF 34.19 FEET;

THENCE SOUTH 68° 08' 36" EAST, A DISTANCE OF 56.38 FEET;

THENCE SOUTH 71° 16' 18" EAST, A DISTANCE OF 113.56 FEET;

THENCE SOUTH 69° 35' 28" EAST, A DISTANCE OF 46.55 FEET;

THENCE SOUTH 63° 15' 27" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 56° 55' 23" EAST, A DISTANCE OF 73.59 FEET;

THENCE SOUTH 50° 35' 19" EAST, A DISTANCE OF 36.80 FEET;

THENCE SOUTH 49° 58' 23" EAST, A DISTANCE OF 52.39 FEET, TO THE **TRUE POINT OF BEGINNING;**

CONTAINING 762,879.78 SQUARE FEET, OR 17.513 ACRES MORE OR LESS.

HOME OWNERS ASSOCIATION

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

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 04013C2625M, EFFECTIVE DATE OCTOBER 16, 2013, SHOW PORTIONS OF THE SITE TO LIE WITHIN ZONE "X" (SHADED) AND ZONE "A".

A LETTER OF MAP REVISION (LOMR) REQUEST HAS BEEN SUBMITTED PER CASE #21-09-1809P. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

FLOODPLAIN DATA

ZONE "X" (SHADED) IS DEFINED BY FEMA AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD (500 YEAR FLOOD); AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD).

"ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING AND DRAINAGE PLANS, PER CASE #20-09-044R. ONCE CONSTRUCTED AND "AS-BUILT" PLANS HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF MAP REVISION (LOMR) REQUEST.

UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER / SEWER	- CITY OF GOODYEAR
FIRE / POLICE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	3.50
PLUS AREA SUBDIVIDED INTO LOTS	11.04
AREA SUBTOTAL (3.50 + 11.04 = 14.54)	14.54
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.11

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.11
ADJUSTED GROSS DENSITY (58/17.04 = 3.40)	3.39

EDU CALCULATION

NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

LEGEND

Symbol	Description	Abbr.	Description
(dash-dot line)	RIGHT-OF-WAY LINE	SWE	SIDEWALK EASEMENT
(thin line)	EASEMENT LINE	WLE	WATER LINE EASEMENT
(line)	CENTERLINE	VNAE	VEHICULAR NON-ACCESS EASEMENT
(heavy line)	BOUNDARY LINE	•	CORNER LOTS AND LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE- STORY STRUCTURES. SEE NOTE 14. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
(heavy dashed line)	MATCH LINE		
(thin line)	LOT LINE		
(square)	SURVEY MONUMENT (FOUND, AS NOTED)	**	LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. SEE NOTE 16. (LOTS 14, 15, 26, 27, 48, 49, 56, & 58).
(triangle)	SET BOUNDARY MONUMENT WITH 1/2" REBAR W/CAP RLS 37401, UNLESS OTHERWISE NOTED		
(dot)	CENTERLINE MONUMENT		
(circle)	CALCULATED MONUMENT	$	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. SEE NOTE 15. (LOTS 1, 11, 31, 32, 37, 39 AND 44)
(1)	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)		
GLO	GENERAL LAND OFFICE	ƒ	VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. SEE NOTE 17. (9, 14-15, 28-31, 39-40)
MCR	MARICOPA COUNTY RECORDS		
MOD	MAP OF DEDICATION	I	CONTRACTOR TO INSTALL INDIVIDUAL HOME PRESSURE REDUCING VALVES IN LOTS. SEE NOTE 17. (2-16, 28-32, AND 37-58).
PAD	PLANNED AREA DEVELOPMENT		
PKWY	PARKWAY		
PUE	PUBLIC UTILITY EASEMENT		
R	RADIUS		
R/W	RIGHT-OF-WAY		

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SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

AREA 17.513 AC | SHEET 2 OF 5

Job No: 18-004-08 | Date: 7/13/2022

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TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
TRACT "A"	42,451	0.975	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "B"	43,529	0.999	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "C"	10,964	0.252	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "D"	1,542	0.035	OPEN SPACE, LANDSCAPE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION
TRACT "E"	31,307	0.719	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	THE VILLAGES AT ESTRELLA MOUNTAIN COMMUNITY ASSOCIATION

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1 * $	8,504	0.195
2 !	8,504	0.195
3 !	8,504	0.195
4 !	7,982	0.183
5 !	7,800	0.179
6 !	8,637	0.198
7 !	8,410	0.193
8 !	7,800	0.179
9 # !	8,190	0.188
10 !	8,504	0.195
11 * $!	8,458	0.194
12 !	10,347	0.238
13 !	10,236	0.235
14 ** # !	7,913	0.182
15 ** # !	7,801	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
16 !	8,622	0.198
17	10,639	0.244
18	10,638	0.244
19	7,875	0.181
20	7,800	0.179
21	7,800	0.179
22	8,229	0.189
23	10,161	0.233
24	12,530	0.288
25	14,972	0.344
26 **	12,719	0.292
27 **	7,800	0.179
28 # !	7,800	0.179
29 # !	7,800	0.179
30 # !	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
31 * $ # !	8,220	0.189
32 * $!	7,200	0.165
33	7,200	0.165
34	7,200	0.165
35	7,200	0.165
36	7,200	0.165
37 * $!	8,288	0.190
38 !	8,365	0.192
39 * $ # !	7,723	0.177
40 # !	8,248	0.189
41 !	7,200	0.165
42 !	7,200	0.165
43 !	7,200	0.165
44 * $!	7,200	0.165
45 !	8,686	0.199

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
46 !	7,988	0.183
47 !	7,330	0.168
48 ** !	7,200	0.165
49 ** !	7,200	0.165
50 !	7,200	0.165
51 !	7,200	0.165
52 !	7,200	0.165
53 !	7,200	0.165
54 !	7,200	0.165
55 !	7,904	0.181
56 ** !	7,641	0.175
57 !	7,200	0.165
58 ** !	7,200	0.165

RIGHT-OF-WAY AREA TABLE		
ROW	AREA (SF)	AREA (ACRE)
ROW	152,321	3.497

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	465.00'	6°29'27"	52.68'	52.65'	N43°16'22"E
C2	500.00'	21°36'06"	188.51'	187.39'	N60°28'16"W
C3	500.00'	13°33'08"	118.27'	117.99'	S64°29'44"E
C4	500.00'	9°55'55"	86.67'	86.56'	N62°41'07"W
C5	400.00'	10°12'14"	71.24'	71.14'	S62°32'58"E
C6	405.00'	12°49'08"	90.61'	90.42'	N63°51'25"W
C7	600.00'	13°26'15"	140.72'	140.39'	N76°59'06"W
C8	100.00'	56°35'05"	98.76'	94.79'	N41°58'26"W
C9	254.58'	33°57'55"	150.92'	148.72'	S46°32'07"W
C10	100.00'	44°56'46"	78.45'	76.45'	N8°47'29"E
C11	525.00'	21°54'51"	200.80'	199.58'	S60°18'53"E
C12	475.00'	21°36'06"	179.08'	178.02'	S60°28'16"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C13	475.00'	13°33'08"	112.35'	112.09'	S64°29'44"E
C14	525.00'	13°33'08"	124.18'	123.89'	S64°29'44"E
C15	525.00'	9°55'55"	91.01'	90.89'	N62°41'07"W
C16	475.00'	9°55'55"	82.34'	82.24'	N62°41'07"W
C17	375.00'	10°12'14"	66.78'	66.70'	N62°32'58"W
C18	425.00'	10°12'14"	75.69'	75.59'	N62°32'58"W
C19	430.00'	10°23'58"	78.05'	77.94'	N65°03'59"W
C20	380.00'	12°49'08"	85.02'	84.84'	N63°51'25"W
C21	625.00'	12°48'57"	139.80'	139.51'	N76°40'27"W
C22	575.00'	14°06'54"	141.65'	141.30'	N77°19'26"W
C23	55.00'	150°41'16"	144.65'	106.42'	N80°59'14"W
C24	50.00'	64°37'23"	56.39'	53.45'	N37°57'17"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHD LENGTH	CHD BEARING
C25	125.00'	56°35'05"	123.45'	118.49'	N41°58'26"W
C26	75.00'	56°35'05"	74.07'	71.10'	S41°58'26"E
C27	279.58'	27°22'43"	133.60'	132.33'	S43°14'31"W
C28	243.00'	23°21'50"	99.09'	98.40'	N41°14'04"E
C29	20.00'	33°40'41"	11.76'	11.59'	S12°42'49"W
C30	20.00'	36°07'02"	12.61'	12.40'	N49°19'23"E
C31	88.42'	44°56'46"	69.36'	67.60'	S8°47'29"W
C32	125.00'	44°56'46"	98.06'	95.56'	N8°47'29"E
C33	20.42'	113°24'07"	40.42'	34.13'	S70°22'58"E

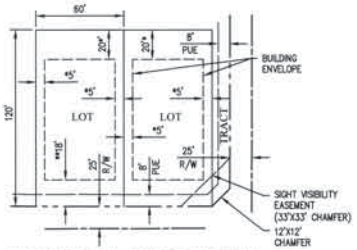
LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	68.56'	S46°31'05"W
L2	29.47'	S89°03'39"W
L3	50.30'	S46°29'58"W
L4	26.91'	S1°11'53"E
L5	55.45'	N43°29'14"W
L6	97.07'	N57°22'37"W
L7	130.11'	N57°26'51"W
L8	57.04'	N58°44'22"W
L9	56.52'	N68°17'50"W
L10	57.07'	N72°46'49"W
L11	98.93'	N79°43'13"W
L12	99.02'	S68°30'27"E
L13	78.48'	N32°26'50"E
L14	48.90'	N44°39'56"E
L15	64.32'	N66°03'50"E
L16	86.30'	N88°10'53"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L17	63.60'	S69°59'25"E
L18	42.95'	S51°04'11"E
L19	50.81'	S48°07'43"E
L20	68.67'	S38°04'53"E
L21	80.91'	S60°59'46"E
L22	110.42'	S35°50'50"E
L23	149.11'	S13°40'54"E
L24	60.67'	S16°52'46"E
L25	153.65'	S7°08'37"E
L26	44.71'	S67°39'05"E
L27	57.68'	S61°19'00"E
L28	129.43'	S57°43'10"E
L29	34.19'	S60°38'07"E
L30	56.38'	S68°08'36"E
L31	113.56'	S71°16'18"E
L32	46.55'	S69°35'28"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L33	73.59'	S63°15'27"E
L34	73.59'	S56°55'23"E
L35	36.80'	S50°35'19"E
L36	52.39'	S49°58'23"E
L37	6.65'	N49°40'13"W
L38	32.25'	N57°26'51"W
L39	20.19'	N57°26'51"W
L40	30.07'	N70°15'56"W
L41	30.07'	S23°40'08"W
L42	66.64'	S29°33'09"W
L43	53.79'	N13°40'54"W
L44	6.48'	N49°21'28"W
L45	3.94'	S48°59'09"E
L46	16.76'	S75°14'34"W
L47	14.46'	N1°24'34"W
L48	17.54'	S66°42'05"W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L49	16.38'	N23°17'55"W
L50	62.85'	N22°20'55"E
L51	64.67'	N22°20'55"E
L52	36.25'	N50°36'05"W
L53	57.31'	N68°08'36"W
L54	35.10'	N60°38'07"W
L55	36.24'	N67°39'05"W
L56	50.79'	N45°51'36"E
L57	78.52'	N46°54'04"E
L58	21.44'	N19°44'02"E
L59	17.54'	N66°42'05"E
L60	19.44'	S22°14'23"W
L61	106.16'	S7°08'37"E
L62	76.65'	N32°26'50"E
L63	77.86'	S61°00'00"E
L64	45.94'	N44°39'56"E

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L65	70.67'	S38°04'53"E
L66	115.10'	S71°16'18"E
L67	56.81'	S81°19'01"E
L68	58.19'	N66°03'50"E
L69	82.41'	N88°10'53"E
L70	49.67'	S48°07'43"E
L71	18.08'	S13°40'54"E
L72	60.00'	S69°59'25"E
L73	45.77'	N69°36'18"W
L74	41.03'	S51°04'11"E

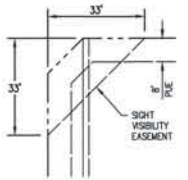


TYPICAL 60' x 120' LOT DETAIL

N.T.S.

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL



SIGHT VISIBILITY EASEMENT

N.T.S.



FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC

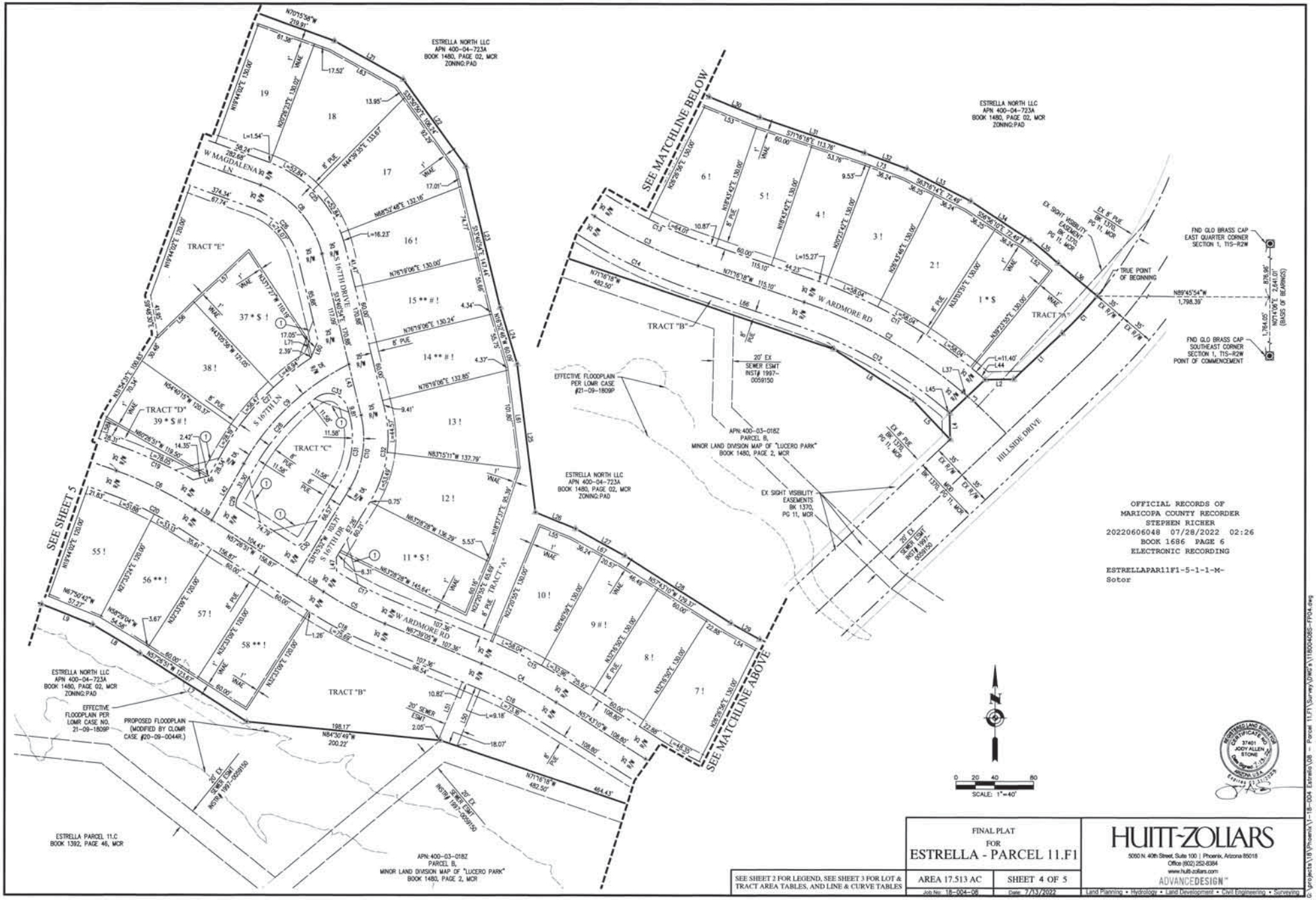
SHEET 3 OF 5

Job No: 18-004-08

Date: 7/13/2022

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MARICOPA COUNTY RECORDER
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BOOK 1686 PAGE 6
ELECTRONIC RECORDING

ESTRELLAPAR11F1-5-1-1-M-
Sotor

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37401
JODY ALLEN STONE
ARIZONA U.S.A.
Expires 9/30/2023

FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1

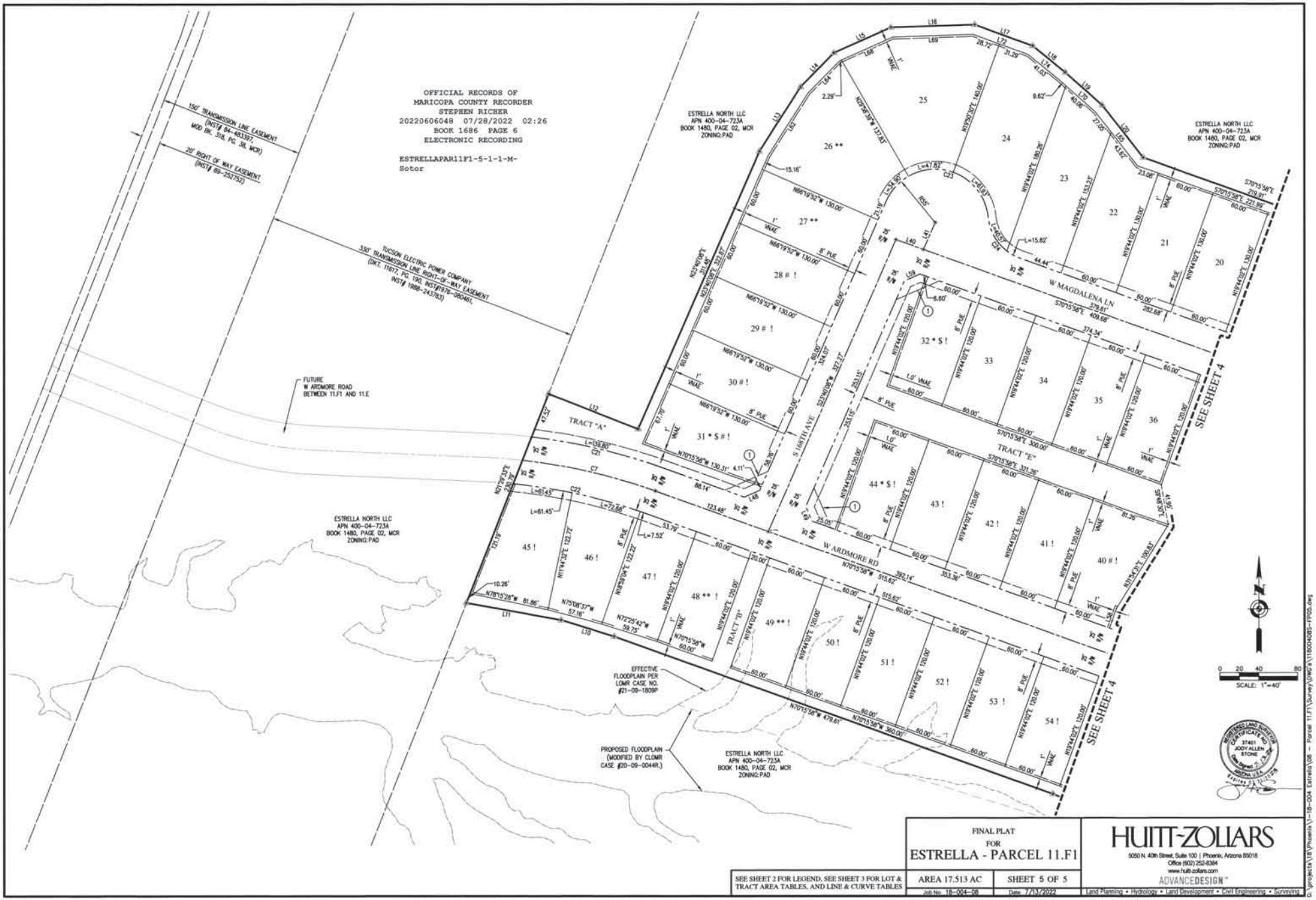
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES

AREA 17.513 AC | SHEET 4 OF 5

Job No. 18-004-08 | Date: 7/13/2022

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1686 PAGE 6
ELECTRONIC RECORDING
ESTRELLAPAR11F1-5-1-1-M-
Sotor
150' TRANSMISSION LINE EASEMENT (INST# 84-483397, MOD BK. 318, PG. 38, MOR)
20' RIGHT OF WAY EASEMENT (INST# 89-252752)
330' TUCSON ELECTRIC POWER COMPANY TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (DKT. 11617, PG. 190, INST#1978-080481, INST# 1986-243783)
FUTURE W ARDMORE ROAD BETWEEN 11.F1 AND 11.E
ESTRELLA NORTH LLC APN 400-04-723A BOOK 1480, PAGE 02, MCR ZONING:PAD
TRACT "A"
TRACT "B"
TRACT "E"
S 168TH AVE
W MAGDALENA LN
W ARDMORE RD
SEE SHEET 4
EFFECTIVE FLOODPLAIN PER LOMR CASE NO. #21-09-1809P
PROPOSED FLOODPLAIN (MODIFIED BY CLOMR CASE #20-09-0044R.)
SCALE: 1"=40'
REGISTERED LAND SURVEYOR CERTIFICATE NO. 37401 JODY ALLEN STONE
SEE SHEET 2 FOR LEGEND, SEE SHEET 3 FOR LOT & TRACT AREA TABLES, AND LINE & CURVE TABLES
FINAL PLAT
FOR
ESTRELLA - PARCEL 11.F1
AREA 17.513 AC
SHEET 5 OF 5
Job No. 18-004-08
Date: 7/13/2022
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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1632 PAGE 39
ELECTRONIC RECORDING

ESTRELLAPAR11H-4-1-1-M-
Yorkm

FINAL PLAT
FOR
ESTRELLA PARCEL 11.H

A PORTION OF THE SOUTH HALF OF SECTION 1 , AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.H", A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY") IN FEE, THE STREETS (R/W) SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D AND E INCLUSIVE, AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON 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.

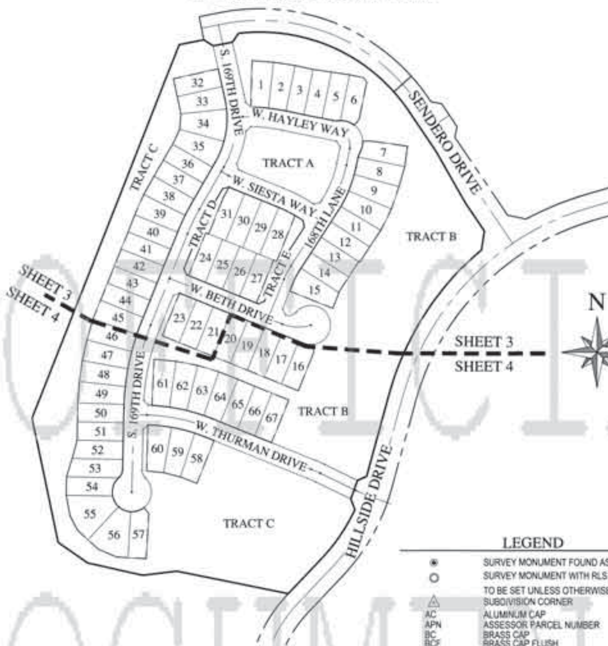
OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (THE "ASSOCIATION") PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE 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 HEREON 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.

OWNER HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND C INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS. 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, & C.

OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, THE ASSOCIATION AND ITS MEMBERS, AND THE ESTRELLA JOINT COMMITTEE, INC. AND ITS MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES, A NON-EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND A NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "SE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE "SEWER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER 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 SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (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 AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. 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. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

OWNER HEREBY DECLARES ALL TRACTS INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES AND CONVEYS TO THE ASSOCIATION ALL SUCH TRACTS, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.



KEY MAP
NTS

DEDICATION (CONTINUED)

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, THEREUNTO DULY AUTHORIZED. THIS 17th DAY OF November 2021.

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: T.P. Brislin
NAME: Timothy P. Brislin
TITLE: Authorized Representative

ACKNOWLEDGMENT OF DEDICATION

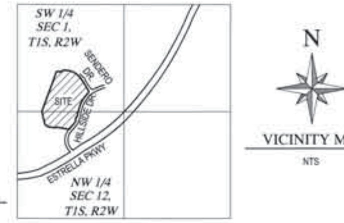
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November 2021, BY Timothy P. Brislin THE Authorized Representative ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES January 8, 2025

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY



VICINITY MAP
NTS

SHEET INDEX

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

OWNER/DEVELOPER

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

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.

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.

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.

PUBLIC UTILITIES

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

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)

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
BCF	BRASS CAP FLUSH
COG	CITY OF GOODYEAR
DOC	DOCUMENT
ESMT	EASEMENT
EX	EXISTING
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SE	SEWER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
*	INDICATES SINGLE STORY STRUCTURE
**	INDICATES NON-LIVING SPACE POSITIONING
$	INDICATES DRIVEWAY POSITIONING
	BOUNDARY LINE
	EASEMENT LINE
	LOT OR TRACT LINES
	RIGHT-OF-WAY LINE
	SECTION LINE

RATIFICATION AND CONSENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, AND E AND THE DEDICATION OF THE EASEMENTS REFLECTED HEREON, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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 17th DAY OF November 2021

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: [signature]
NAME: BRAD KETTELKAMP
ITS: PRESIDENT

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 17th DAY OF November 2021, BY

W.B. Kettelkamp THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY

MY COMMISSION EXPIRES: January 8, 2025

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 13TH DAY OF SEPTEMBER 2021.

BY: [signature]
FOR MAYOR GEORGIA LORD

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

Sumeet Mohan
CITY ENGINEER SUMEET MOHAN

NOVEMBER 22ND, 2021
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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS ARIZONA

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.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	1 OF 4

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,976	0.1372
LOT 2	5,976	0.1372
LOT 3	5,571	0.1279
LOT 4	5,606	0.1287
LOT 5	5,701	0.1309
LOT 6	5,524	0.1268
LOT 7	5,751	0.1320
LOT 8	5,953	0.1367
LOT 9	6,230	0.1430
LOT 10	6,230	0.1430
LOT 11	5,766	0.1324
LOT 12	5,546	0.1273
LOT 13	5,405	0.1241
LOT 14	5,405	0.1241
LOT 15	6,450	0.1481
LOT 16	5,567	0.1278
LOT 17	5,546	0.1273
LOT 18	5,546	0.1273
LOT 19	5,546	0.1273
LOT 20	5,546	0.1273
LOT 21	5,546	0.1273
LOT 22	5,546	0.1273
LOT 23	5,546	0.1273
LOT 24	5,550	0.1274
LOT 25	5,550	0.1274
LOT 26	5,550	0.1274
LOT 27	5,550	0.1274
LOT 28	6,045	0.1388
LOT 29	6,113	0.1403
LOT 30	6,114	0.1403
LOT 31	6,070	0.1393
LOT 32	5,552	0.1275
LOT 33	6,083	0.1396
LOT 34	7,297	0.1675
LOT 35	6,803	0.1562
LOT 36	5,605	0.1287
LOT 37	5,554	0.1275
LOT 38	5,954	0.1367
LOT 39	6,139	0.1409
LOT 40	5,559	0.1276
LOT 41	5,546	0.1273
LOT 42	5,546	0.1273
LOT 43	5,546	0.1273
LOT 44	5,546	0.1273
LOT 45	5,835	0.1340
LOT 46	5,928	0.1361
LOT 47	5,910	0.1357
LOT 48	5,910	0.1357
LOT 49	5,910	0.1357
LOT 50	5,617	0.1290
LOT 51	5,546	0.1273
LOT 52	5,817	0.1335
LOT 53	6,341	0.1456
LOT 54	5,716	0.1312
LOT 55	9,499	0.2181
LOT 56	8,833	0.2028

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 57	5,745	0.1319
LOT 58	5,869	0.1347
LOT 59	6,235	0.1431
LOT 60	6,235	0.1431
LOT 61	6,020	0.1382
LOT 62	6,020	0.1382
LOT 63	6,020	0.1382
LOT 64	5,799	0.1331
LOT 65	5,552	0.1275
LOT 66	5,546	0.1273
LOT 67	5,546	0.1273

LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°55'01"E	28.57'
L2	N78°58'19"E	50.02'
L3	N34°40'39"E	27.19'
L4	S65°24'15"W	25.75'
L5	S20°53'47"E	28.54'
L6	S89°06'33"W	14.60'
L7	N54°50'30"W	27.04'
L8	N78°43'15"E	16.74'
L9	N60°02'05"W	20.81'
L11	N88°44'50"W	33.94'
L12	N48°16'56"W	18.13'
L13	N33°31'08"W	14.14'
L14	S38°22'00"W	20.00'
L15	S87°12'22"W	20.00'
L16	S48°16'18"W	17.64'
L17	S33°31'08"E	16.97'
L19	S18°34'04"E	17.06'
L20	N73°40'04"E	17.35'
L21	S29°57'55"W	26.48'
L22	S11°10'35"E	17.23'
L23	S66°56'37"W	16.97'
L24	N23°03'23"W	16.97'
L25	N23°03'23"W	16.97'
L26	N06°33'56"W	20.00'
L27	S66°56'37"W	16.97'
L28	N43°04'09"W	16.78'
L29	N38°52'14"W	20.00'
L30	N46°16'45"E	16.96'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°54'34"	460.00'	440.84'	N69°26'29"W	424.16'
C2	7°47'51"	460.00'	62.60'	N38°05'17"W	62.55'
C3	34°37'53"	735.00'	444.26'	S32°38'47"W	437.53'
C4	18°43'11"	465.00'	151.93'	N34°10'52"E	151.25'
C5	42°28'06"	250.00'	185.30'	N08°43'52"E	181.09'
C6	12°22'20"	500.00'	107.97'	N84°42'18"W	107.76'
C7	21°28'08"	300.00'	112.41'	N22°12'56"E	111.76'
C8	13°12'53"	400.00'	92.26'	N61°26'57"W	92.05'
C9	8°01'18"	200.00'	28.00'	S64°02'44"E	27.98'
C10	8°01'18"	500.00'	70.00'	S25°57'16"W	69.95'
C11	11°00'24"	200.00'	38.42'	S27°26'49"W	38.36'
C12	20°41'27"	600.00'	216.67'	S11°35'54"W	215.50'
C13	20°41'27"	450.00'	162.51'	N78°24'06"W	161.62'
C14	3°53'03"	375.00'	25.42'	N66°06'51"W	25.42'
C15	42°28'06"	225.00'	166.77'	N08°43'52"E	162.98'
C16	3°54'46"	275.00'	18.78'	N10°32'48"W	18.78'
C17	10°03'03"	525.00'	92.09'	N83°32'39"W	91.98'
C18	17°45'10"	50.00'	15.49'	S87°23'43"E	15.43'
C19	125°30'20"	55.00'	120.48'	N33°31'08"W	97.79'
C20	17°45'10"	50.00'	15.49'	S20°21'27"W	15.43'
C21	9°48'30"	475.00'	81.31'	N83°25'23"W	81.21'
C22	21°28'08"	275.00'	103.04'	N22°12'56"E	102.44'
C23	21°28'08"	325.00'	121.78'	N22°12'56"E	121.07'
C24	11°44'20"	425.00'	87.07'	N62°11'13"W	86.92'
C25	2°48'37"	175.00'	8.58'	S66°39'04"E	8.58'
C26	18°03'05"	275.00'	86.64'	N15°52'11"E	86.28'
C27	3°53'54"	225.00'	15.31'	S66°06'26"E	15.31'
C28	11°00'24"	225.00'	43.22'	S27°26'49"W	43.16'
C29	11°00'24"	175.00'	33.62'	S27°26'49"W	33.57'
C30	250°31'44"	50.00'	218.63'	N13°19'15"W	81.65'
C31	8°01'18"	475.00'	66.50'	S25°57'16"W	66.45'
C32	8°01'18"	525.00'	73.50'	S25°57'16"W	73.44'
C33	70°31'44"	25.00'	30.77'	N78°40'45"E	28.87'
C34	20°41'27"	625.00'	225.70'	S11°35'54"W	224.48'
C35	18°47'08"	575.00'	188.53'	S12°33'03"W	187.68'
C36	20°18'57"	475.00'	168.43'	N78°12'52"W	167.54'
C37	48°11'23"	25.00'	21.03'	N25°20'52"E	20.41'
C38	276°22'46"	50.00'	241.19'	S88°44'50"E	66.67'
C39	48°11'23"	25.00'	21.03'	S22°50'31"E	20.41'
C40	3°53'03"	350.00'	23.73'	N66°06'51"W	23.72'
C41	3°53'03"	400.00'	27.12'	N66°06'51"W	27.11'
C42	20°16'40"	425.00'	150.41'	N78°11'43"W	149.63'
C43	7°25'17"	400.00'	51.81'	S67°52'58"E	51.77'
C44	90°00'00"	36.58'	57.46'	N33°31'08"W	51.73'
C45	39°37'43"	108.79'	75.24'	S87°52'14"E	73.75'

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET	3.89
PLUS AREA SUBDIVIDED INTO LOTS	9.10
AREA SUBTOTAL	12.99
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	15.28

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	67
DIVIDED BY ADJUSTED GROSS AREA	15.28
ADJUST GROSS DENSITY	4.38

EDU CALCULATION

NUMBER OF DWELLING UNITS	67
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (67 x 0.82)	54.94

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BOUNDARY	1,093,747	25.1090
RIGHT OF WAY	169,336	3.8874

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY	USE
TRACT A	34,463	0.7912	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT B	248,465	5.7040	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT, IRRIGATION AND DRAINAGE
TRACT C	236,293	5.4245	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, IRRIGATION AND DRAINAGE
TRACT D	4,182	0.0960	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION
TRACT E	4,810	0.1104	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND IRRIGATION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 1 AND SECTION 12, 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, A 2.5-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 SOUTH LINE OF SAID SECTION 1, SOUTH 89°30'18" EAST, A DISTANCE OF 568.33 FEET, TO THE EASTERLY LINE OF THAT CERTAIN ELECTRIC EASEMENT, RECORDED AS DOCUMENT NO. 1988-243783, MARICOPA COUNTY RECORDS (MCR) AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 21°29'29" EAST, A DISTANCE OF 1,025.08 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 78°40'08" EAST, A DISTANCE OF 64.23 FEET;

THENCE SOUTH 56°55'01" EAST, A DISTANCE OF 28.57 FEET;

THENCE NORTH 78°58'19" EAST, A DISTANCE OF 50.02 FEET;

THENCE NORTH 34°40'39" EAST, A DISTANCE OF 27.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 06°53'46" EAST, THROUGH A CENTRAL ANGLE OF 54°54'34", A DISTANCE OF 440.84 FEET, TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SENDERO DRIVE, AS SHOWN ON ESTRELLA – HILLSIDE DRIVE & SENDERO DRIVE MAP OF DEDICATION, RECORDED IN BOOK 1370, PAGE 11, MCR, AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SENDERO DRIVE, SOUTHEASTERLY ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 7°47'51", A DISTANCE OF 62.60 FEET, TO THE CURVES END;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 124.70 FEET;

THENCE SOUTH 29°36'55" EAST, A DISTANCE OF 150.48 FEET;

THENCE SOUTH 34°11'21" EAST, A DISTANCE OF 86.82 FEET;

THENCE SOUTH 08°31'47" WEST, A DISTANCE OF 48.49 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE AS SHOWN ON SAID MAP OF DEDICATION, AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SENDARO DRIVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 40°02'16" EAST, THROUGH A CENTRAL ANGLE OF 34°37'53", A DISTANCE OF 444.26 FEET, TO THE CURVES END;

THENCE SOUTH 15°19'51" WEST, A DISTANCE OF 217.85 FEET;

THENCE SOUTH 65°24'15" WEST, A DISTANCE OF 25.75 FEET;

THENCE SOUTH 19°17'40" WEST, A DISTANCE OF 50.39 FEET;

THENCE SOUTH 20°53'47" EAST, A DISTANCE OF 28.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 65°10'44" WEST, THROUGH A CENTRAL ANGLE OF 18°43'11", A DISTANCE OF 151.93 FEET, TO THE CURVES END;

THENCE SOUTH 43°32'27" WEST, A DISTANCE OF 123.95 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 78°39'00" WEST, A DISTANCE OF 290.49 FEET;

THENCE SOUTH 82°55'43" WEST, A DISTANCE OF 87.44 FEET;

THENCE NORTH 77°24'14" WEST, A DISTANCE OF 144.47 FEET;

THENCE NORTH 54°56'42" WEST, A DISTANCE OF 92.26 FEET;

THENCE NORTH 11°55'00" WEST, A DISTANCE OF 323.64 FEET, TO THE POINT OF BEGINNING.

ESTRELLA - PARCEL H
SITE DATA TABLE

TOTAL GROSS AREA	1,093,746.73	SF	25.11
TOTAL STREET AREA	169,335.90	SF	3.89
TOTAL NET AREA	924,410.83	SF	21.22
LOT SIZE, MINIMUM	47' X 115'		
LOT AREA, MINIMUM	5,405 SQ FT		
TOTAL NUMBER OF LOTS	67		
TOTAL AREA SUBDIVIDED INTO LOTS	396,257.31	SF	9.10
DENSITY(GROSS ACREAGE)	2.67		DU/AC
ONSITE OPEN SPACE /LANDSCAPE			12.12
PERCENT OPEN SPACE /LANDSCAPE	48.29%		
EXISTING ZONE	LUCERO PAD		



TYPICAL 47' X 115' LOT DETAIL

NTS

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

** 18' OR 21' SETBACK FOR 3' DIFFERENTIAL

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH AN "✱"
15. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 23, 24, 27, 28, 31, 32, 60 AND 61) NOTED WITH A "$"
16. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (7, 12, 19, 33, 34, 35, 42 AND 50). NOTED WITH AN "✱✱"
17. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (7, 11, 12, 19, 20-27, 58, 63, 64 AND 65). NOTED WITH A "#"
18. PER THE APPROVED ESTRELLA MASTER WATER SYSTEM MODEL UPDATE (H.T.E. # 16-4315) APPROVED ON JULY 26, 2017, ALL HOMES CONSTRUCTED ON BUILDING PADS GRADED BELOW AN ELEVATION OF 987.00 FEET REQUIRE THE INSTALLATION OF AN INDIVIDUAL HOME PRESSURE REDUCING VALVE. BASED ON THE 11.H GRADING DESIGN, THERE ARE NO LOTS THAT REQUIRE INDIVIDUAL HOME PRESSURE REDUCING VALVES.
19. 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.

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.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211273397 11/30/2021 04:35
BOOK 1632 PAGE 39
ELECTRONIC RECORDING

ESTRELLAPAR11H-4-1-1-M-
Yorkm

REGISTERED LAND SURVEYOR CERTIFICATE NO. 46602 GABRIEL S. RICK 11-12-21 ARIZONA, U.S.A.

EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	2 OF 4



WOOD PATEL

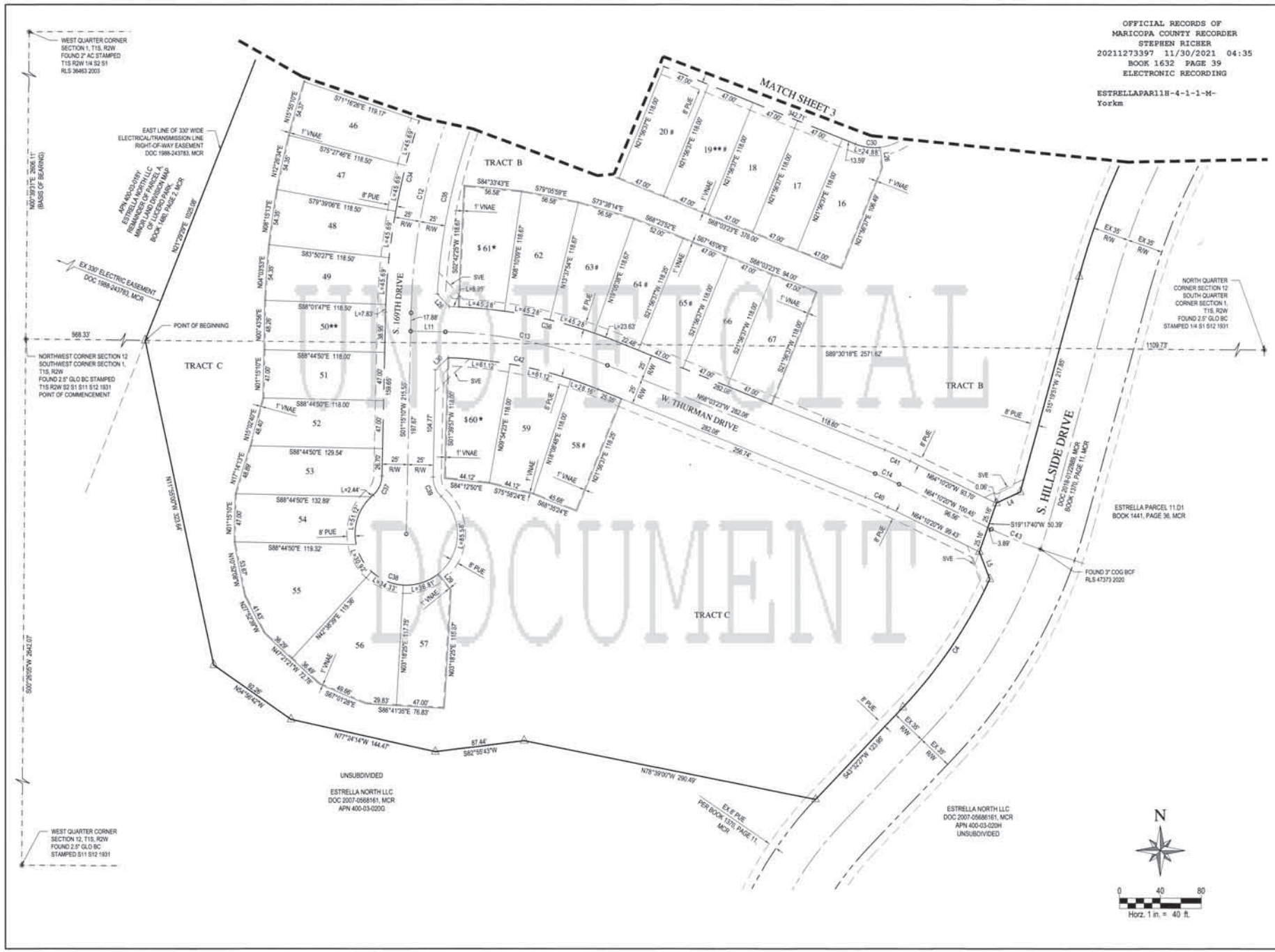
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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE
49932
GABRIEL S. RIOS
ARIZONA U.S.A.
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	3 OF 4



UNOFFICIAL DOCUMENT

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FINAL PLAT

ESTRELLA PARCEL 11.H
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
49932
EXPIRES 10-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	11/12/2021
JOB NUMBER	WP# 195073
SHEET	4 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604835 07/28/2022 11:29
BOOK 1685 PAGE 48
ELECTRONIC RECORDING

ESTRELLAPAR11I1-4-1-1-M-
crocfers

FINAL PLAT
FOR
ESTRELLA PARCEL 11.I1

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

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.I1", 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.I1" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR EXCLUSIVE PUBIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH C INCLUSIVE AND IN LOTS DESIGNATED AS "PUE", AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENTS AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

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

ESTRELLA NORTH LLC, A DELAWARE, LIMITED LIABILITY COMPANY, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS AREAS, THE STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ESTRELLA JOINT COMMITTEE, INC., AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

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

IN WITNESS WHEREOF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS DAY 15th OF July 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

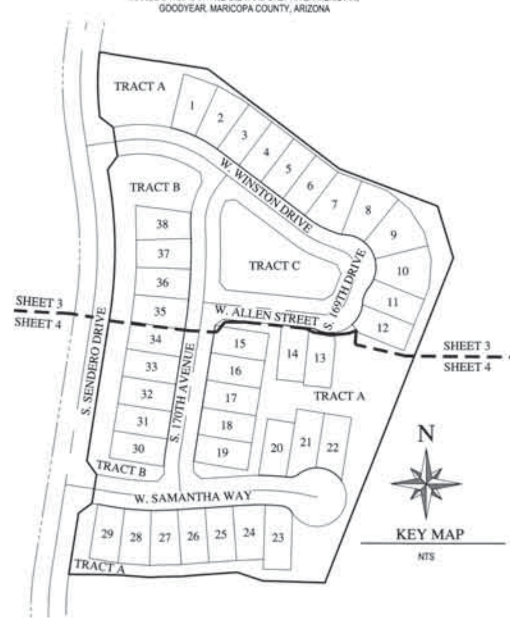
BY: EMR HARVARD LLC, AN ARIZONA LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]

NAME: ARTHUR W. MELLOR

TITLE: ASST. TREASURER



ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY 2022, BY ARTHUR W. MELLOR, THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC Brytt Hewson Brytt Adamson

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON Notary Public, State of Arizona Maricopa County

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.I1" 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 18 DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]

NAME: Robert J. Nobis

TITLE: Villages Community Assn - President

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: [signature] V.P.
AUTHORIZED REPRESENTATIVE
STEVEN A. STRAHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 2022, BY Steven Strahlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Brytt Hewson Brytt Adamson

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON Notary Public, State of Arizona Maricopa County



N

VICINITY MAP
N.T.S.

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

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

SHEET INDEX
1 COVER SHEET
2 DESCRIPTION, NOTES, DETAIL AND TABLES
3 PLAN SHEET
4 PLAN SHEET AND LEGEND

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

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.

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July, 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

SANDRA ELMORE Notary Public - State of Arizona MARICOPA COUNTY

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: Darcie McCracken
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto 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.

[signature]

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48932 GABRIEL S. RIOS ARIZONA

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.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	1 OF 4

TRACT AREA TABLE

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

LOT AREA TABLE

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

LOT AREA TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°54'59"E	28.28'
L2	N08°54'59"E	50.00'
L3	N36°05'01"W	28.28'
L4	N08°47'00"W	26.64'
L5	N36°13'00"E	28.28'
L6	N08°47'00"W	50.00'
L7	N53°30'40"W	28.15'
L8	N71°33'56"W	46.29'
L9	S85°51'33"W	46.54'
L10	S85°06'00"W	47.81'
L11	S88°45'45"W	55.62'
L12	N85°53'02"W	55.87'
L17	N42°01'28"W	20.00'
L18	N06°26'41"W	20.00'
L19	S58°35'56"W	19.14'
L20	N40°16'11"W	17.26'
L21	N80°23'46"E	16.47'
L22	N23°55'51"W	16.85'
L23	N51°40'56"E	17.26'
L24	S49°08'27"E	16.97'
L25	S42°36'09"W	16.45'
L26	N09°03'14"W	17.23'

AREA TABLE

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

CURVE TABLE

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

ESTRELLA - PARCEL 1.1
SITE DATA TABLE

TOTAL GROSS AREA	404,462.54 SQ FT	9.29 AC
TOTAL STREET AREA	90,615.63 SQ FT	2.08 AC
TOTAL NET AREA	313,846.91 SQ FT	7.20 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'	
MINIMUM LOT SIZE	4,230 SQ FT	
AVERAGE LOT SIZE	4,645 SQ FT	
TOTAL NUMBER OF LOTS	38	
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69 SQ FT	4.05 AC
DENSITY(GROSS ACREAGE)	4.09	DU/AC
ONSITE OPEN SPACE /LANDSCAPE	137,304.10 SQ FT	3.15 AC
PERCENT OPEN SPACE /LANDSCAPE	33.95%	
ACTIVE OPEN SPACE	21,283.94 SQ FT 0.49 AC	15.50%
PASSIVE OPEN SPACE	116,020.16 SQ FT 2.66 AC	84.50%
EXISTING ZONING	LUCERO PAD	

CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27

EDU CALCULATION

NUMBER OF DWELLING UNITS	38
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

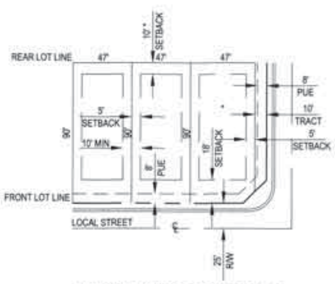
THENCE SOUTH 88°45'45" WEST, A DISTANCE OF 55.62 FEET;

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

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

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TYPICAL 47' X 90' LOT DETAIL

NTS

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

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)

NOTES

1. 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 CAGRD PARTICIPATION.
2. 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.
3. 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.
4. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. 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.
5. 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.
   - A. 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.
   - B. 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.
   - C. 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.
   - D. 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.
   - E. 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.
   - F. 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.
6. 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.
7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
8. 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.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
10. 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.
11. 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.
12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
13. 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.
14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 15, 19, 29, 30 AND 38) NOTED WITH A "$"
15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (4, 26, 27 AND 36). NOTED WITH AN "**"
16. VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTOR IN LOT. (15, 16, 27, 28, 33 AND 34). NOTED WITH A "#"
17. ALL LOTS IN ESTRELLA PARCEL 11.I1 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I1 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.
18. 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.
19. PARCEL 11.E, SENDERO ROAD NORTH AND ARDMORE ROAD ARE TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.I1.

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FINAL PLAT

ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48602
GABRIEL S. RIOS
ARIZONA
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	2 OF 4

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FINAL PLAT

ESTRELLA PARCEL 11.11
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RICE
EXPIRES 10-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	3 OF 4

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LEGEND

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

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FINAL PLAT

ESTRELLA PARCEL 11.I1
GOODYEAR, MARICOPA COUNTY, ARIZONA

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG/ WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195071
SHEET	4 OF 4

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.I2", 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.I2", 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 PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY 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.

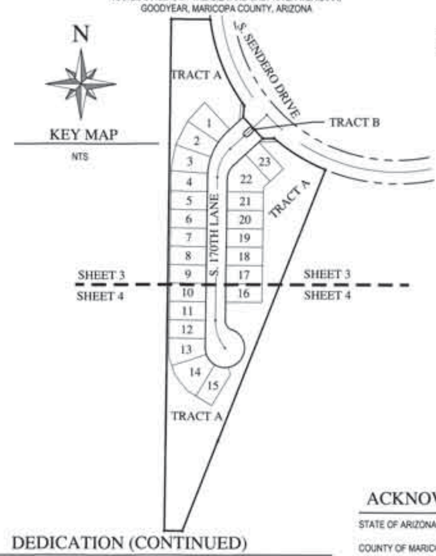
IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT B, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, 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

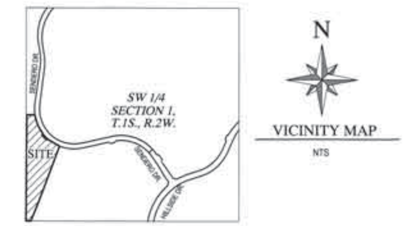
FINAL PLAT
FOR
ESTRELLA PARCEL 11.I2

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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj





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

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

PUBLIC UTILITIES

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

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

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)

SHEET INDEX
1 COVER SHEET
2 DESCRIPTION, NOTES, DETAIL AND TABLES
3 PLAN SHEET
4 PLAN SHEET AND LEGEND

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 15th DAY OF JULY 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 LIMITIED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

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

BY: [signature]
NAME: ARTHUR W. MELLOR
TITLE: ASST. TREASURER

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JULY 2022, BY ARTHUR W. MELLOR THE ASST. TREASURER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC: Brytt Hewson [signature]

MY COMMISSION EXPIRES: January 16, 2023

BRYTTANI N. HEWSON
Notary Public, State of Arizona
Maricopa County
Commission # 558717
My Commission Expires
January 16, 2023

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.I2" 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 18th DAY OF July 2022

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: [signature]
NAME: Robert J. Nibir
TITLE: Villages Community Assn - President

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

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

THIS 18th DAY OF July 2022, BY Robert Nobis THE President OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC: Sandra Elmore

MY COMMISSION EXPIRES: January 8, 2025

SANDRA ELMORE
Notary Public - State of Arizona
MARICOPA COUNTY

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THE 11 DAY OF JULY 2022.

BY: [signature]
MAYOR JOE PIZZILLO

ATTEST: [signature]
CLERK DARCIE McCRACKEN

CITY OF GOODYEAR ARIZONA INCORPORATED 1946

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

[signature] 7/26/22
CITY ENGINEER ~~SUMEET MOHAN~~ Stephen Scinto 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.

[signature]
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.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48932
GABRIEL S. RIOS
7-14-22
ARIZONA, U.S.A.

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	1 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-ramosj

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°16'18"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 SUBDIVIDED 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

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: [signature] U.P.
AUTHORIZED REPRESENTATIVE
STEVEN A. STREHLOW
VICE PRESIDENT

DATE: 7/18/22

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2022, BY Steven Strehlow AS Vice President OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC Bryttani Hewson [signature]

MY COMMISSION EXPIRES January 16, 2023

BRYTTANI N HEWSON
Notary Public State of Arizona
Maricopa County
Commission # [illegible]
My Commission Expires
January 16, 2023

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;

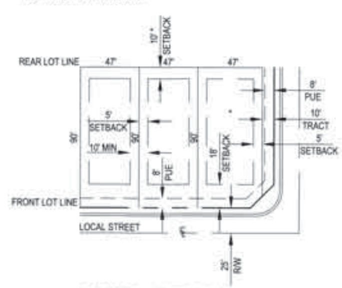
THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

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.



TYPICAL 47' X 90' LOT DETAIL
NTS

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

NOTES

1. 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.

2. 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.

3. 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.

4. 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.
   A. 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.
   B. 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.
   C. 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.
   D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   E. 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.

5. 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.
   A. 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.
   B. 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.
   C. 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.
   D. 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.
   E. 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.
   F. 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.

6. 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.

7. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.

8. 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.

9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).

10. 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.

11. 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.

12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.

13. 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.

14. 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 "$"

15. ALL LOTS IN ESTRELLA PARCEL 11.I2 ARE MODELED ABOVE 80 PSI AND THEREFORE REQUIRE INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 11.I2 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.

16. 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.

17. PARCEL 11.E, 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.I2.

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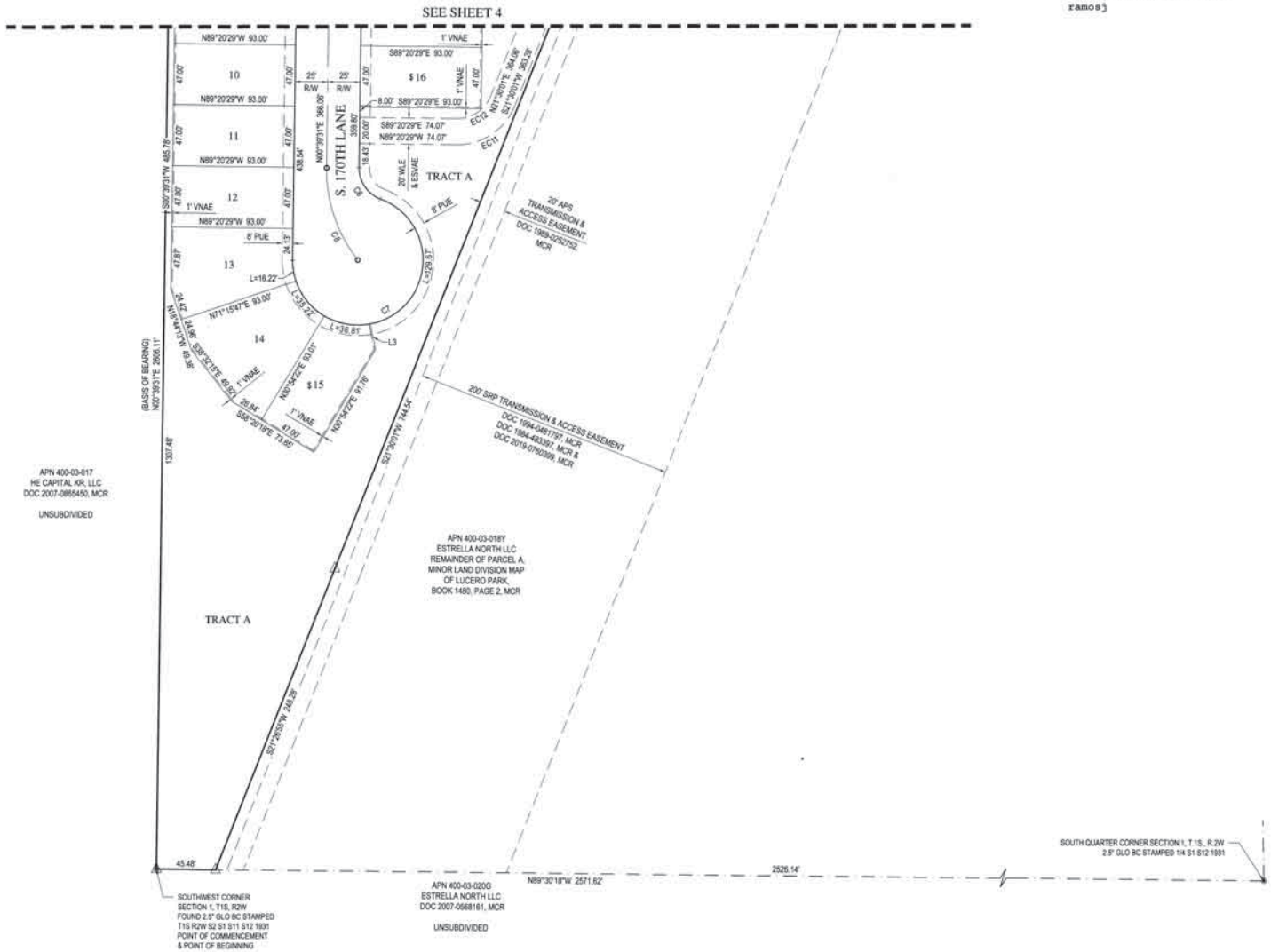
FINAL PLAT
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46932
GABRIEL S. RIOS
ARIZONA, U.S.A.

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	NTS
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220604806 07/28/2022 11:27
BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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602.335.8000
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FINAL PLAT

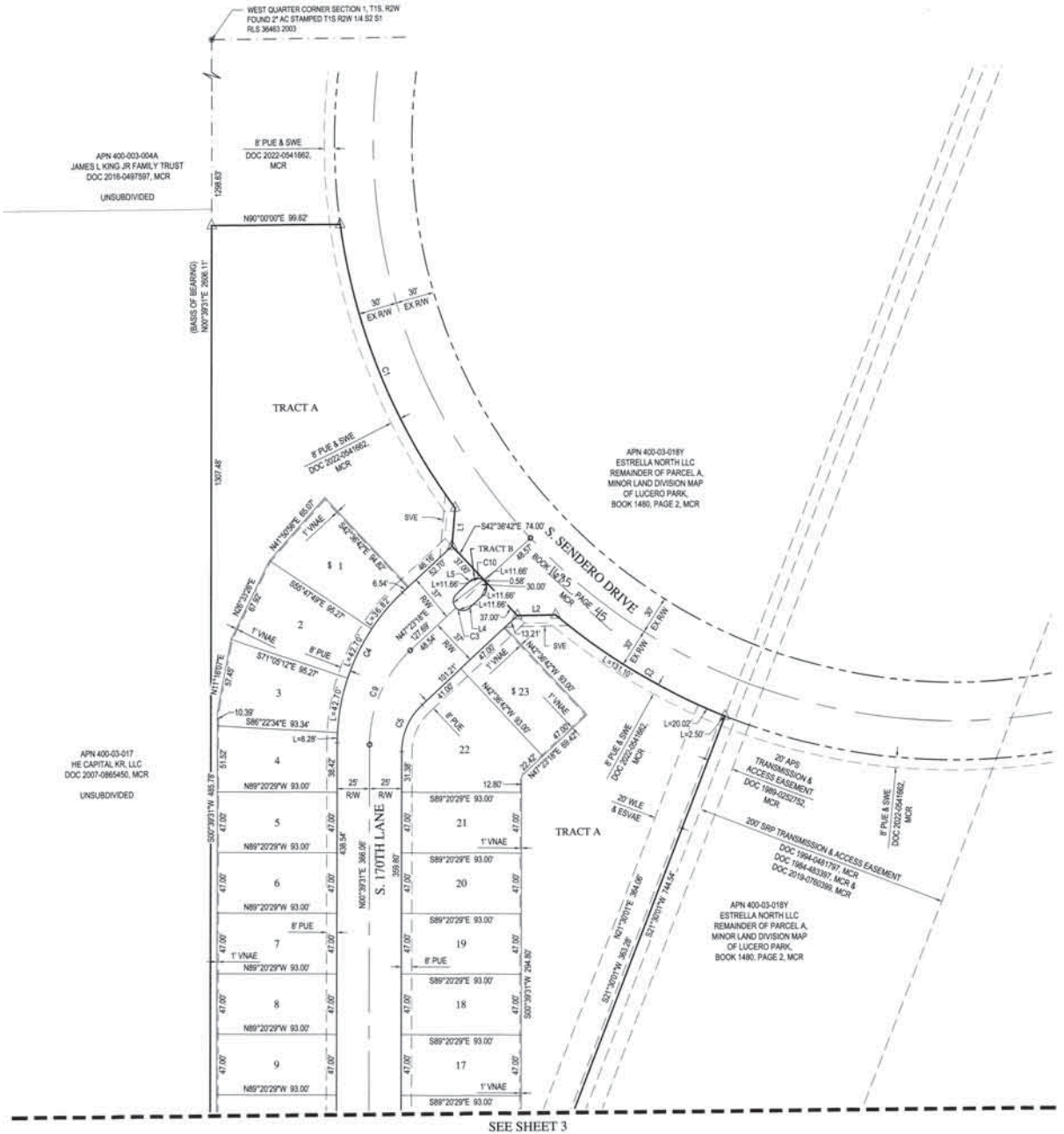
ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48533
GABRIEL S.
RIOS
7-14-22
EXPIRES 12-31-22

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	3 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1685 PAGE 47
ELECTRONIC RECORDING

ESTRELLAPAR11I2-4-1-1-M-
ramosj



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
SWE	SIDEWALK 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

N

0 40 80
Horz. 1 in. = 40 ft.

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FINAL PLAT

ESTRELLA PARCEL 11.I2
GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 46832
GABRIEL S. RIOS
EXPIRES 12-31-23

CHECKED BY	GSR
CAD TECHNICIAN	JKP / CJG / WSB
SCALE	1" = 40'
DATE	7/14/2022
JOB NUMBER	WP# 195072
SHEET	4 OF 4

APPENDIX B

FORM OF DISCLOSURE PAMPHLET

Estrella Mountain Ranch
Community Facilities District
Lucero Assessment District No. 2
Form of Disclosure Pamphlet

Buyer(s):_____

Lot:_____ Parcel:_____

Date of Sale:_____

Homebuilder:_____

General CFD Provisions

The home you are purchasing is within the Estrella Ranch Community Facilities District (the "CFD"). The CFD was formed on November 22, 1999, to finance the acquisition, construction and maintenance of public infrastructure benefiting Estrella Mountain Ranch Community Facilities District. The CFD issues general obligation and/or special assessment bonds to raise funds to pay for acquisition and construction of these improvements and operation and maintenance expenses. The CFD also obtains funds from an ad valorem property tax levied against all property located within the CFD to pay for operation and maintenance expenses.

Ad Valorem Taxes of the CFD

General obligation bonds and the CFD's operation and maintenance expenses are paid from ad valorem property taxes levied against all property within the CFD. Currently, $1.30 is added to the property tax rate; however, such adjustment to the tax rate could vary depending upon factors including the amount financed with general obligation bonds, the terms of financing, and the assessed valuation (i.e., for tax purposes) of property within the CFD. Your share of general obligation bond payments and expenses are included as part of your regular Maricopa County property tax statement and are separately shown in addition to taxes levied by the City of Goodyear and other political subdivisions.

Special Assessments of the CFD

Special assessment bonds are paid from special assessment payments secured by an assessment lien on each benefited lot within a special assessment area. Special assessment areas are formed from time to time based on the public improvements being constructed or acquired with proceeds of the special assessment bonds. The amount of the special assessment liens may vary depending upon the size of the lot within the special assessment area, the benefits estimated to be received by each such lot, the cost of the public improvements to be acquired, and the financing terms of the applicable special assessment bonds. The special assessment payments as well as the applicable administrative charges are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD.

INITIAL FINANCING'S COST TO HOMEOWNER

At the request of _____, a _____, the prior owner of Parcel ____, the CFD has formed a special assessment area (the "Special Assessment Area") that includes Parcel ____ for the construction and/or acquisition of certain public improvements, i.e., construction of _____. The CFD has assessed Lot____ within Parcel____ in the amount of $_____ (the "Assessment").

The following shows the total annual CFD taxes including the CFD operational and maintenance tax, for repayment of expected CFD general obligation bonds as well as the anticipated special assessment obligation.

Estimated Home Price	Estimated Annual General Obligations and Expense Payment (1)	Estimated Annual Special Assessment Payment (2)	Estimated Total Annual CFD Tax Payments (3)
$350,000			
$400,000			
$450,000			
$500,000			
$550,000			

Footnotes:

(1) **General obligation bond debt service and operations and maintenance expenses assuming a $1.30 increase in the ad valorem property tax rate per $100 of assessed value. The estimated annual additional tax liability will vary depending upon the final terms of the General Obligation Bonds.**

(2) **All lots located within the boundaries of the Special Assessment District are anticipated to have a special assessment lien.**

(3) **All of the taxes and charges described above are in addition to any taxes, fees and charges imposed by the City of Goodyear or other political subdivisions and are in addition to any assessments or fees imposed by any homeowner's association.**

Homeowner's Acknowledgments

By signing this disclosure statement, you as a contract purchaser of a lot located within the CFD and the Special Assessment Area (i) acknowledge receipt of this Disclosure; (ii) agree that you have been granted an opportunity to review the material contained in this Disclosure; and (iii) agree that you accept an assessment lien estimated to be approximately $_____ against your lot that secures your share of the special assessments due for the Special Assessment Area. The Assessment and any applicable administrative charges will be paid by you, the owner of the assessed lot, and are anticipated to be collected through your regular Maricopa County property tax bill or invoiced semi-annually by the CFD. **If the Assessment is not paid, the CFD has the right to institute proceedings to foreclose the assessment lien and sell your property.** Should there be any questions or concerns regarding special assessments or the District property tax, please contact the Special Districts & Taxation Division for the City of Goodyear at (623) 932-3015.

Your signature below acknowledges that you have received, read and understood this document at the time you have signed our purchase contract and agree to its terms.

_____	_____
[name]	[name]
_____	_____
[address]	[address]
Date:_____,20___	Date:_____,20___

APPENDIX C

ESTIMATED SPECIAL ASSESSMENT LIENS

ESTIMATED SPECIAL ASSESSMENT LIENS

Unit Type	(A) Lucero Assessment District No. 2 Average Sales Price	(B) Estimated Assessor's Limited Property Value Ratio	(C) = (A)·(B) Projected Limited Property Value	(D) = (C)·10% Projected Assessed Value	(E) Estimated Average Assessment Per Unit (a)	(F) Average Annual Assessment Payment (b)	(G) = (F) ÷ [(D) ÷ 100] Estimated Annual Special Assessment Debt Service per $100 of Assessed Value
SFR	$550,000	60%	$330,000	$33,000	$16,000	$1,419	$4.3000

(a) Preliminary estimates based upon initial discussion with the District Assessment Engineer.

(b) Assumes a 23-year amortization period and 7.0% interest rate.

Source: Harvard.

ESTRELLA MOUNTAIN RANCH
COMMUNITY FACILITIES DISTRICT
(CITY OF GOODYEAR, ARIZONA)

SPECIAL ASSESSMENT REVENUE BONDS SERIES 2023
LUCERO ASSESSMENT DISTRICT NO. 2

ASSESSMENT METHODOLOGY

Prepared by:

WILLDAN
1440 East Missouri Ave Suite 170C
Phoenix, Arizona 85014
(602) 870-7600

Dated November 18, 2022

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT No. 2

ASSESSMENT METHODOLOGY

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- Sewer and Water Line Improvements 3

Preliminary Cost Estimate 3

Assessment Methodology 5

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- Roadway Improvements 5
- Sanitary and Potable Water Costs 6
- Project Incidentals and Bond Issuance Costs 6
- Apportionment 7
- Owner Prepayment 7
- Estimated Special Assessment Liens 7
- Conclusion 8

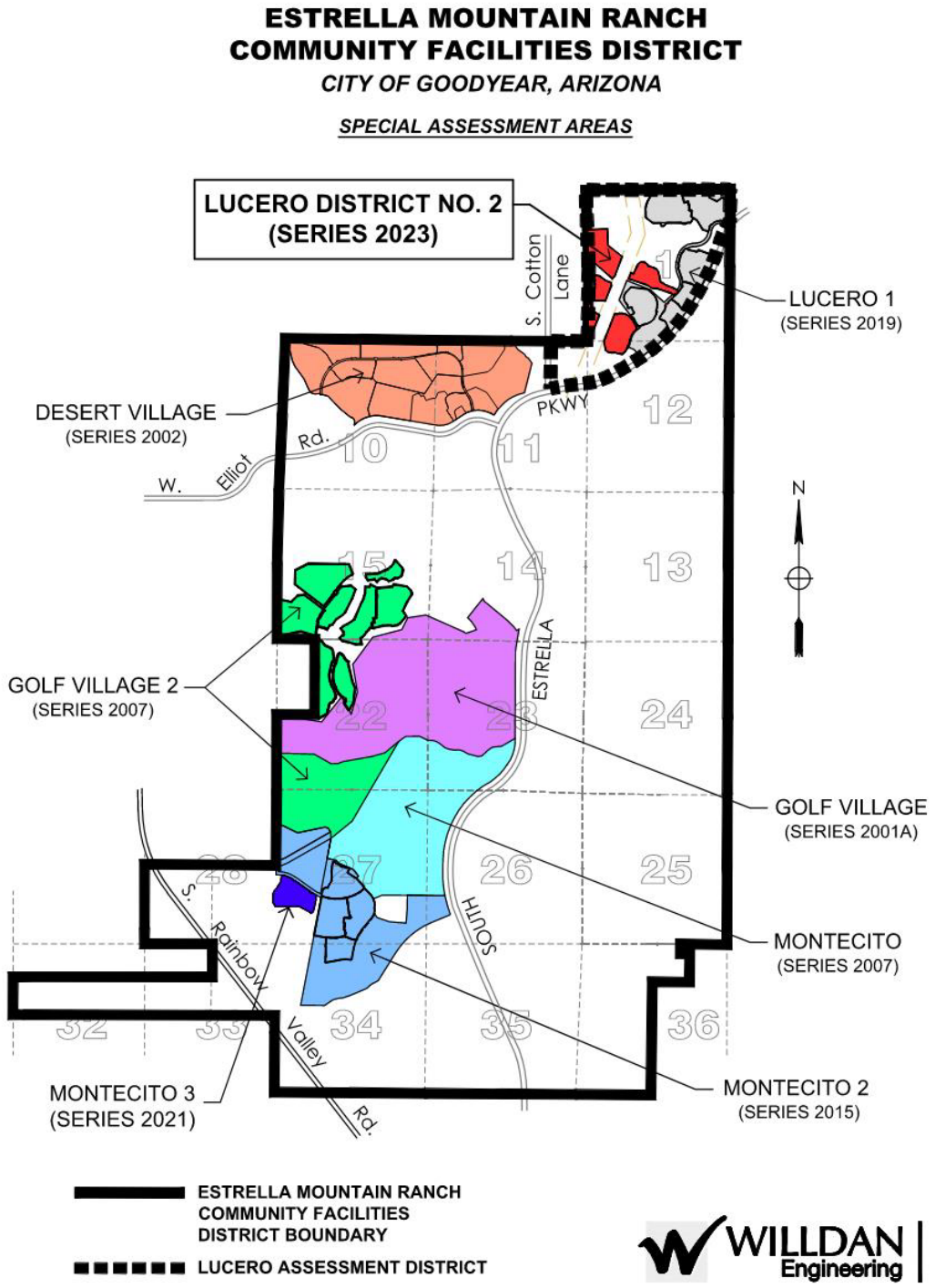
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Willdan, the District Engineer for the Estrella Mountain Ranch Community Facilities District ("Estrella Mountain Ranch CFD" or the "District"), makes this report of benefit as directed by the City of Goodyear, Arizona (the "City") staff in support of the *Feasibility Report for the Issuance of Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds Series 2023 Lucero Assessment District No.2*, prepared by Hilltop Securities Inc. and dated November 14, 2022. ("Feasibility Report").

Project Description

The Estrella Mountain Ranch master planned community ("Development") consists of 9,771 acres and is located in Goodyear, Arizona. On November 22, 1999 the Estrella Mountain Ranch Community Facilities District was established to finance the construction and/or acquisition of public infrastructure that are part of the Development. Lucero Assessment District No. 2 consists of an estimated 87.13 acres within the larger 9,771acre Development. The Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds (Series 2023) Lucero Assessment District No.2 ("Bond Issue") relates to the acquisition of public infrastructure that will benefit development of Lucero Assessment District No. 2. Details related to the project area, infrastructure improvements, costs, and land use can be found in the Feasibility Report.

ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2



ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
CITY OF GOODYEAR, ARIZONA
SPECIAL ASSESSMENT REVENUE BONDS (SERIES 2023)
LUCERO ASSESSMENT DISTRICT NO. 2

Description of Improvements

The improvements that will be funded by the Bond Issue and are the subject of this report will be constructed and acquired public infrastructure that are eligible for funding according to Arizona Revised Statues Title 48, Chapter 4, Article 6, the Community Facilities Act of 1988. The improvements are more fully described in Section 2 of the Feasibility Study. Briefly, the improvements are described as follows:

Street Improvements

The design and construction of certain grading, trenching, staking, paving, concrete, base, intersection work, landscaping, storm drains, street lighting, signing and striping, sidewalks, curbs and gutters, parkways, medians, landscaping, permits and fees, together with appurtenances and appurtenant work and an allowance for contingencies for the following arterial roadways:

- Hillside Drive – approximately 7,550 total lineal feet has been constructed

Sewer and Water Line Improvements

The design and construction of wet utilities have been or being constructed to serve all parcels:

- Water Mains: 16-inch - approximately 3,900 lineal feet and
  12-inch - approximately 130 lineal feet
- Lost Lift Station and Parallel Force Main – approximately 3,250 lineal feet and 4,300 lineal feet, respectively
- Zone 2 Water System Upgrades

Preliminary Cost Estimate

The Bond Issue secured by remaining unpaid assessments is proposed to be issued in accordance with the Arizona Revised Statutes, the City Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts, Development, Financing Participation and Intergovernmental Agreement No. 1 (Estrella Mountain Ranch Community Facilities District), and the Estrella Mountain Ranch Community Facilities District Waiver and Development Agreement Pertaining to Lucero Assessment District No. 2

Following the District's acquisition of Projects, the District will dedicate the Projects to the City. Accordingly, the District will have no operating or maintenance expenses in connection with the projects. Net Bond Proceeds (the estimated par amount of the Bonds of $4,429,000 less the estimated debt service reserve fund of $394,950), plus an assessment prepayment of $19,000 by the property owner prior to delivery of the Bonds, are expected to fund infrastructure improvements.

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A summary of the public infrastructure to be financed through the Bond Issue includes the following:

ESTIMATED COST ESTIMATE

Improvement Projects	**Estimated Costs Funded Through Bond Issue**
STREET IMPROVEMENT	
Hillside Drive	$ 2,765,809
Subtotal Street Improvements	$ 2,765,809
WATER and SEWER IMPROVEMENTS	
16-Inch and 12-Inch Waterline	$ 488,333
Lost Lift Station and Parallel Force Main	$ 593,879
Zone 2 Water System	$ 205,029
Subtotal Wet Utility Improvements	$ 1,287,241
TOTAL IMPROVEMENTS (1)	$ 4,053,050
RESERVE FUND (maximum annual debt service)	$ 394,950
BOND FUND	$ 139,513
COST OF ISSUANCE	$ 236,507
TOTAL COSTS AND INCIDENTALS TO BE REIMBURSED (Total Improvements plus the Reserve Fund)	$ 4,824,020(2)
COSTS OF ISSUANCE	
Underwriter Discount	$ 77,508
Bond Counsel	$ 77,225
Underwriter's Council	$ 30,000
CFD Financial Advisor	$ 35,000
CFD Appraisal	$ N/A
Bond Registrar, Paying Agent	$ 600
Printing Fees	$ 1,750
OS Preparation	$ 10,000
Assessment Billing	$ 700
Miscellaneous/Excess Construction Costs	$ 3,725
Subtotal General Incidental	$ 236,508

Detailed project costs for the infrastructure listed above are included as Section 4 of The Feasibility Report.

Footnotes

(1) The cost estimate excludes private utility installation, entry monumentation, and total lot costs. All costs for construction above $4,448,000 will be at the developer's expense. These costs were allocated to all planning areas based on the following assessment methodology.

(2) The property owner will contribute an amount of $19,000 as a portion of total costs to be reimbursed. The cash payment is a result of comparing the assessment liens to the Wayne Harding, MAI of Harding and Associates, Appraisal, updated November 14, 2022, of the wholesale (bulk) value of each of the Lucero Assessment District No. 2. The Applicant will advance all costs required above and beyond the amount in excess of $5,000,000 required to install the improvements, except that pursuant to the terms of the CFD Development Agreement, the Applicant may seek reimbursement for such funds advanced to the District through subsequent issuances of special assessment and/or general obligation bonds. Any excess proceeds not used for its designated project cost or cost of issuance will be used to reduce the contribution shown above or any amounts advanced in excess of such amount for public improvement.

Assessment Methodology

The State of Arizona Revised Statutes provides that assessments be allocated in proportion to the benefits received by each lot from the improvements. For purposes of the Estrella Mountain Ranch Community Facilities District Special Assessment Revenue Bonds (Series 2023) Lucero Assessment District No. 2, the original assessed amount (prior to cash payments) and consequently the remaining assessments securing the proposed assessment bond amount of $4,448,000 (prior to cash payments) is allocated to the lots within Lucero Special Assessment District 2 based upon the following benefit methodology.

Introduction

The improvements to be financed by the Bond Issue consist of backbone facilities that provide roadway improvements, sanitary sewer, and potable and nonpotable water for the properties within Lucero Assessment District No. 2. The improvements, which are more fully described in Section Two of the Feasibility Report, fall into the following categories:

- Roadway improvements
- Sanitary Sewer and Potable Water facilities and improvements

Roadway Improvements

The street-related improvements perviously installed within Lucero Phase 1 consist of new construction and/or acquisition of the arterial Hillside Drive. These roadways provide access to the residential and multi-family areas located within the Lucero Assessment District No. 2. The roadway improvements provide a direct and special benefit to the developable parcels to be assessed, in that direct ingress and egress is made available to all lots within the Lucero Assessment District No. 2 area. The cost estimate excludes ineligible costs such as dry utilities and monument structures.

The collector roadways provide an area-wide system of streets to serve the developable properties within Lucero Assessment District No. 2 and serve as primary and/or secondary ingress/egress to the parcels providing access for properties within the Lucero Assessment District No. 2 area and allowing travel to areas outside of the Lucero Phase 2 boundaries. The specific alignment of a collector streets has been determined and approved by the City. Therefore, the construction of Hillside Drive is a direct and special benefit to the properties addressed in this report.

The benefit of roadway improvements to properties within Lucero Assessment District No. 2 will be allocated to the respective properties based on a per lot basis.

Apportioning the benefit of roadway improvements to properties within the Lucero Assessment District No. 2 area, was based on a per lot equal benefit Therefore, within each single-family residential tract, each lot will receive an equal assessment.

In the event development occurs differently than currently projected, the assessment liens at the planning area level can be adjusted to meet the intent of this benefit analysis. However, in the event an assessment lien has been allocated to a final residential lot, the lien may not be increased as a result of changes in development.

Sanitary Sewer and Potable Water (Wet Utility)

The wet utility improvements include sanitary sewer mains and potable water line improvements placed in the streets to serve the special assessment area. These improvements provide for an orderly development of infrastructure service to the area by providing sanitary sewer, water and non-potable water service for each developed parcel. The benefit of these improvements is allocated to each property based on the estimated number of lots in each planning area.

In apportioning the benefit of sewer and water improvements to property within Lucero Assessment District No. 2, the assessment of the cost and expenses will be allocated to the planning areas within the Lucero Assessment District No. 2 equally based on the estimated number of lots per planning parcel. Therefore, within a single-family residential tract, each lot will receive an equal assessment.

In the event development occurs differently than currently projected, the assessment liens at the planning area level can be adjusted to meet the intent of this benefit analysis. However, in the event an assessment lien has been allocated to a final residential lot, the lien may not be increased as a result of changes in development.

Project Incidentals and Bond Issuance Costs

These costs increase the assessments for each assessment area in proportion to the special assessments allocated thereto for the improvement construction costs. This is deemed an appropriate charge related to the Community Facilities District. Therefore, Project Incidentals and Bond Issuance Costs are allocated to each parcel based on construction costs.

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Apportionment

87.13 acres within the Lucero Assessment District No. 2 consist of large subdivided acreage, which is expected to be developed in conformance with the Estrella Mountain Ranch Vesting Tentative Tract Maps. Upon recordation of these maps, the initial method of assessing the eligible improvement costs to the properties will be in accordance with the above-described method of assessment.

The assessments for parcels within Lucero Assessment District No. 2 are fixed, but lot assessments can vary if the assumed number of lots differs from the assumed numbers that are based upon zoning allowances. All lots have been approved and plated. Upon recordation of subdivision, parcel or lot line adjustment maps, the assessment for residential parcels will be apportioned equally based on the number of similar assessable lots or multi-family units. Lot line adjustments may occur on areas that currently are defined as part of open space areas. Therefore, these parcels are included within the Assessment Diagram boundaries to allow future modifications to occur in the event that developable lots are created on any portion of these properties.

Owner Prepayment

The Owner has elected to prepay a portion ($19,000) of the assessment attributable to parcel 11.I1 prior to closing on the Bond Issue, leaving $589,000 to be assessed equally for all the lots in this parcel only. After payment of the cash prepayment, the Assessment for this parcel will be reduced to bring it in compliance with the LTV as required by the Feasibility Report.

Estimated Special Assessment Liens

Based upon the information presented above, the estimates of the assessments to be placed upon each of the parcels located within the Lucero Assessment District No. 2 (according to final plats recorded for Parcels 11.E, 11.F.1, 11.H, 11.I1, and 11.I.2 have been allocated as follows:

LUCERO ASSESSMENT DISTRICT NO. 2
ASSESSMENT PER PARCEL/LOT

ASSESSMENT NUMBER	PARCEL NUMBER	NUMBER OF ACRES	NUMBER OF LOTS	ASSESSMENT BY PARCEL	ASSESSMENT BY LOT
11.E	11.E	28.85	92	$ 1,472,000	$ 16,000
11.F.1	11.F1	17.51	58	$ 928,000	$ 16,000
11.H	11.H	25.11	67	$ 1,072,000	$ 16,000
11.I.1	11.I1	9.29	38	$ 589,000	$ 15,500
11.I.2	11.I2	6.37	23	$ 368,000	$ 16,000

Footnotes

(1) Special assessment liens will not be placed upon common areas, areas owned by the homeowner's associations, public rights-of-way, property owned by the District, or other governmental/public entities.
(2) Special assessments per lot are subject to adjustment based upon changes in the number of developable lots ultimately established by the recording of the final subdivision plat. All numbers are rounded. Upon recordation of a plat map, the number of lots will be reviewed. If at that time the appraised value is not four times the lien amount, the amount of lien in excess of one-fourth of the valuation will be pre-paid by the property owner.
(3) Values have been determined per the appraisal completed by Wayne Harding, MAI of Harding and Associates, dated November 14, 2022. Based upon that appraisal, the developer prepayment described above is required to meet the 4:1 value to lien ratio.
(4) All lots have been approved and platted.

CONCLUSION

Based upon the information presented herein, it is our opinion that the special assessment allocation methodology results in assessments being allocated in proportion to the benefits received by each lot or parcel therein for the improvements to be provided thereby.

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Grant I. Anderson, P.E.