

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°07'05" WEST (BASIS OF BEARINGS), A DISTANCE OF 2661.38 FEET;

THENCE SOUTH 00°07'05" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2606.38 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°52'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°07'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2526.26 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 44°57'51" WEST, A DISTANCE OF 56.49 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°57'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 44°57'51" EAST, A DISTANCE OF 63.55 FEET TO THE WEST LINE OF THE EAST 75 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°07'05" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2476.15 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 45°07'31" WEST, A DISTANCE OF 63.63 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°52'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 2495.43 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

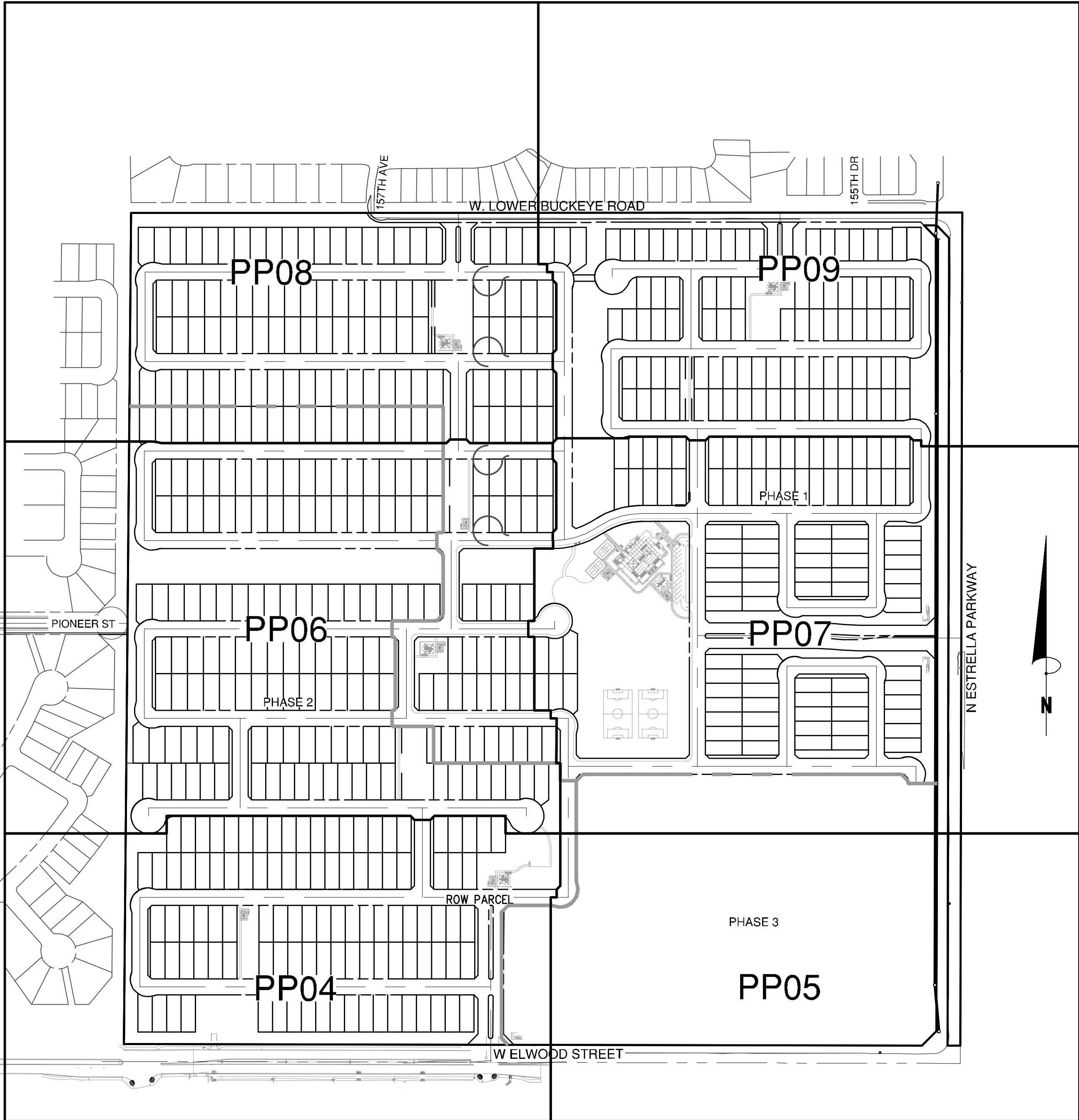
THENCE NORTH 00°29'22" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2598.33 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19;

THENCE NORTH 89°57'14" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2598.60 FEET TO THE POINT OF BEGINNING.

LEGEND

	BOUNDARY LINE
	CENTER LINE
	EASEMENT
	LOT LINE
	MATCHLINE
	RIGHT-OF-WAY
	SURVEY MARKER
AC	ACRES
AM	AMENITIES
APN	ASSESSOR'S PARCEL NUMBER
B/C	BACK OF CURB
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BSL	BUILDING SETBACK LINE
CL	CENTER LINE
COG	CITY OF GOODYEAR
C1	CURVE TABLE NUMBER
DR	DRAINAGE RETENTION
ESMT	EASEMENT
EX	EXISTING
OF	GARAGE FACE
CL	GARAGE LEFT
GR	GARAGE RIGHT
HOA	HOMEOWNER'S ASSOCIATION
IRR	IRRIGATION
LS	LANDSCAPE
L1	LINE TABLE NUMBER
MCR	MARICOPA COUNTY RECORDS
NTS	NOT TO SCALE
OS	OPEN SPACE
PP	PRELIMINARY PLAT
PUE	PUBLIC UTILITY EASEMENT
RET	RETENTION
R	RADIUS
R.I.D.	ROOSEVELT IRRIGATION DISTRICT
R/W	RIGHT-OF-WAY
SB	SETBACK
SE	SEWER EASEMENT
S/W	SIDEWALK
SVT	SIGHT VISIBILITY TRIANGLE
SF	SQUARE FEET
TEAE	TEMPORARY EMERGENCY ACCESS EASEMENT
TEMP	TEMPORARY
TYP	TYPICAL
WE	WATER EASEMENT

AVION AT BALLPARK VILLAGE
PRELIMINARY PLAT
GOODYEAR, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



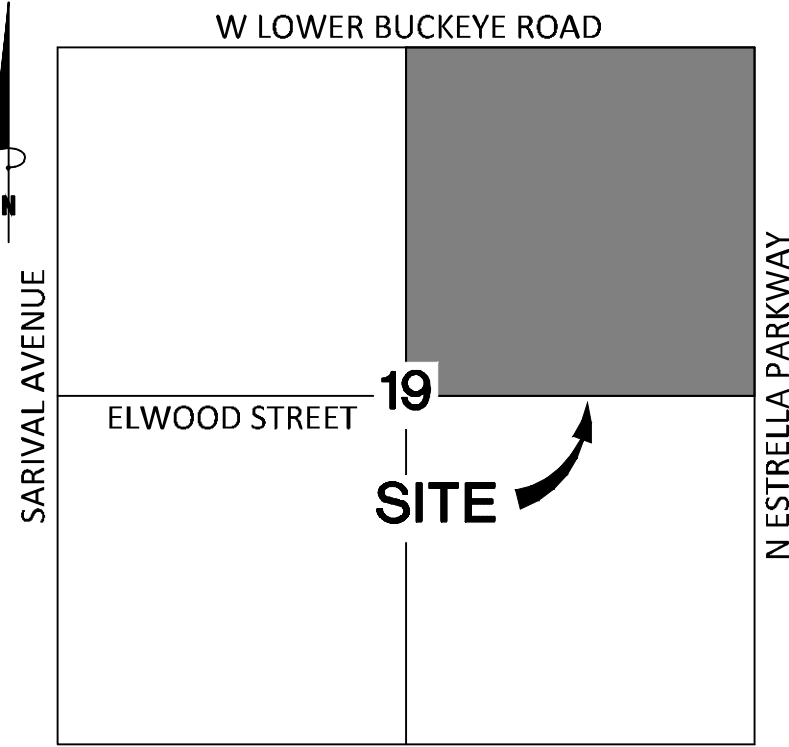
KEY MAP

UTILITY PROVIDERS

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	COX COMMUNICATIONS OR CENTURYLINK
GAS	SOUTHWEST GAS COMPANY
REFUSE	CITY OF GOODYEAR

Sheet List Table

Sheet Number	Sheet Title
PP01	COVER SHEET
PP02	PHASING PLAN & CURVE DATA
PP03	DETAILS AND LOT AREA
PP04	PRELIMINARY PLAT
PP05	PRELIMINARY PLAT
PP06	PRELIMINARY PLAT
PP07	PRELIMINARY PLAT
PP08	PRELIMINARY PLAT
PP09	PRELIMINARY PLAT
PP10	STREET SECTIONS



VICINITY MAP

N.T.S.

ENGINEER

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE: 325
GLENDALE, AZ 85305
PHONE: 480.629.8830
CONTACT: JOE CABLE
EMAIL: jcable@bowmanconsulting.com

OWNERS

GY160 LAND SUB 1 LLC
GY160 LAND SUB 2 LLC
GY160 LAND SUB 3 LLC
GY160 LAND SUB 4 LLC
GY160 LAND SUB 5 LLC
7001 N. SCOTTSDALE ROAD, SUITE 1015
SCOTTSDALE, ARIZONA 85253
PHONE: 480.315.2600
CONTACT: GREG LEHMANN
EMAIL: glehmann@commsw.com

BENCHMARK

PRIMARY BENCHMARK
BRASS CAP IN HAND HOLE @ THE NORTHEAST CORNER OF SECTION 19, T1N, R1W
(ALSO THE INTERSECTION OF ESTRELLA PARKWAY AND BALLPARK VILLAGE BOULEVARD)
ELEV = 995.788 NAVD88

SECONDARY BENCHMARK

BRASS CAP IN HAND HOLE @ THE EAST QUARTER CORNER OF SECTION 19, T1N, R1W
(ALSO THE INTERSECTION OF ESTRELLA PARKWAY AND ELWOOD STREET)
ELEV = 937.68 NAVD88

BASIS OF BEARINGS

SOUTH 00 DEGREES 07 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1351 OF MAPS, PAGE 42, M.C.R.

FLOOD DATA

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2145L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

PHASING NOTES

THIS PROJECT WILL BE CONSTRUCTED IN FOUR ONSITE PHASES AND THREE OFFSITE PHASES. SEE SHEET PP02 FOR PHASING MAP.
PHASE 1A OFFSITE AND PHASE 1A ONSITE WILL BE CONSTRUCTED CONCURRENTLY. PHASE 1B OFFSITE AND ONSITE WILL BE CONSTRUCTED CONCURRENTLY, AND PHASE 2 OFFSITE AND ONSITE WILL BE CONSTRUCTED CONCURRENTLY.

HOMEOWNER'S ASSOCIATION

A HOMEOWNERS ASSOCIATION WILL BE CREATED FOR THIS DEVELOPMENT TO MAINTAIN OPEN SPACE AND TO ENFORCE CC&R'S

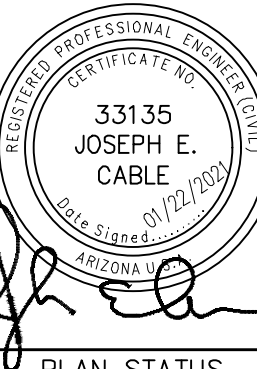
SITE DATA		
EXISTING ZONING	PAD	
GROSS AREA	6,693,224 SF	153.6553 AC
LOT SUMMARY		
LOTS 45' x 100'	107	
LOTS 45' x 115'	240	
LOTS 50' x 115'	228	
LOT TOTAL	575	
MINIMUM LOT SIZE	4,340 SF	
AVERAGE LOT SIZE	5,278 SF	
PROPOSED DENSITY (GROSS)	3.74 DU/AC	
DENSITY EXCLUDING FUTURE PARCEL F		
PARCEL F AREA	1,049,827 SF	24.10 AC
ADJUSTED GROSS AREA	5,643,397 SF	129.55 AC
ADJUSTED DENSITY	4.44 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	1,108,959 SF	25.46 AC
OPEN SPACE %	16.57%	
THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION.		
ACTIVE AREA		
COMMUNITY PARK (PARCEL G AND TRACT M)	307,677 SF	7.06 AC
TRACTS B, H, K, N, T, X, OO	278,332 SF	6.39 AC
TOTAL ACTIVE AREA	586,009 SF	13.45 AC
PASSIVE AREA		
TRACTS A, C, D, E, F, G, I, J, L, M, O, P, Q, R, S, U, V, W, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, PP, QQ, RR	522,950 SF	12.01 AC

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
6751 North Sunset Blvd. Ste 325
Glendale, Arizona 85305
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

- COVER SHEET
AVION AT BALLPARK VILLAGE
SWC ESTRELLA PARKWAY AND BALLPARK VILLAGE BOULEVARD
MARICOPA COUNTY
GOODYEAR, AZ

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION	
DD	MT	JC
DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No. 090568-02-001		
DATE : 01/22/2021		

PP01

SHEET 01 OF 10

PHASE LINE 

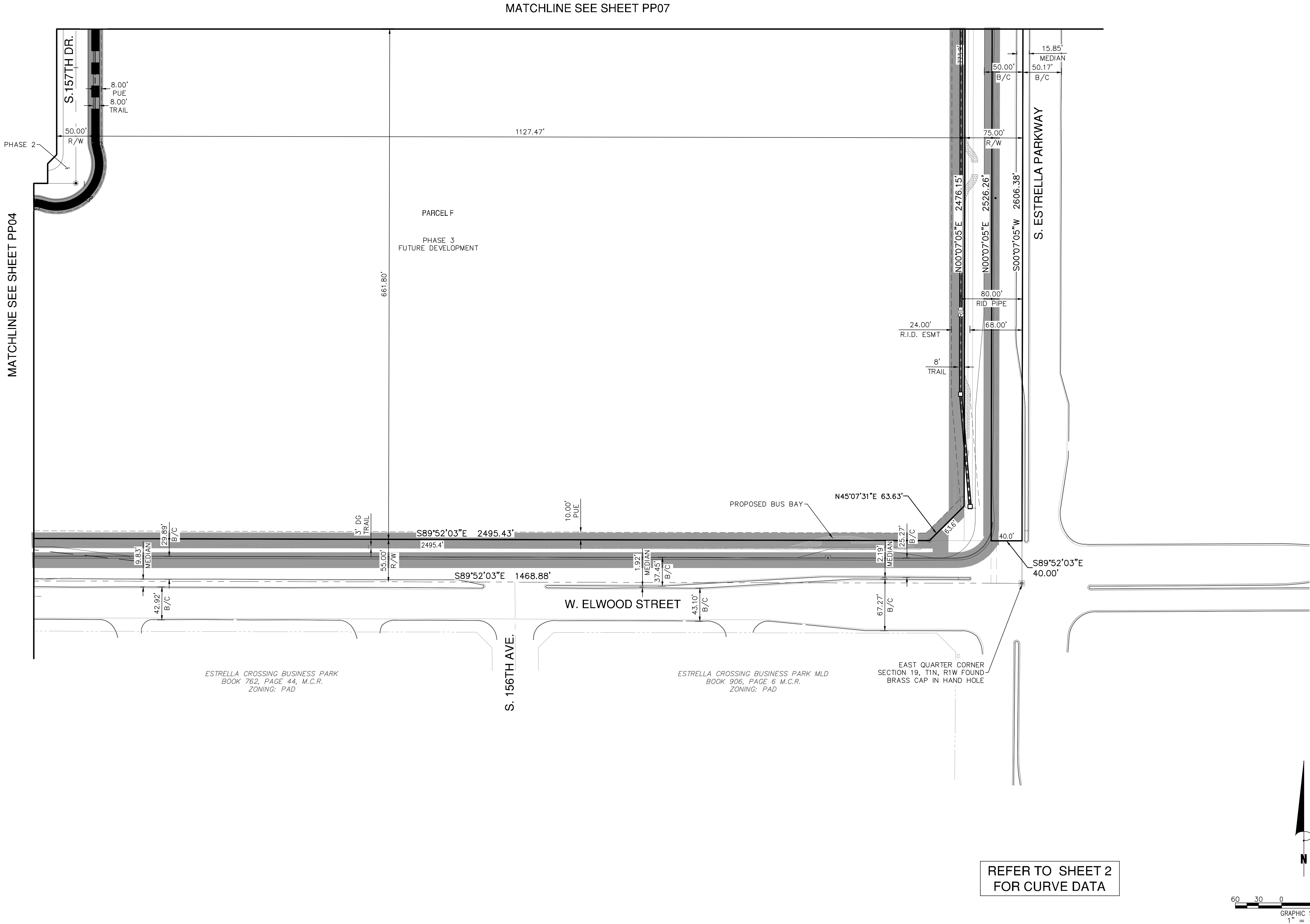
PARCEL LINE 

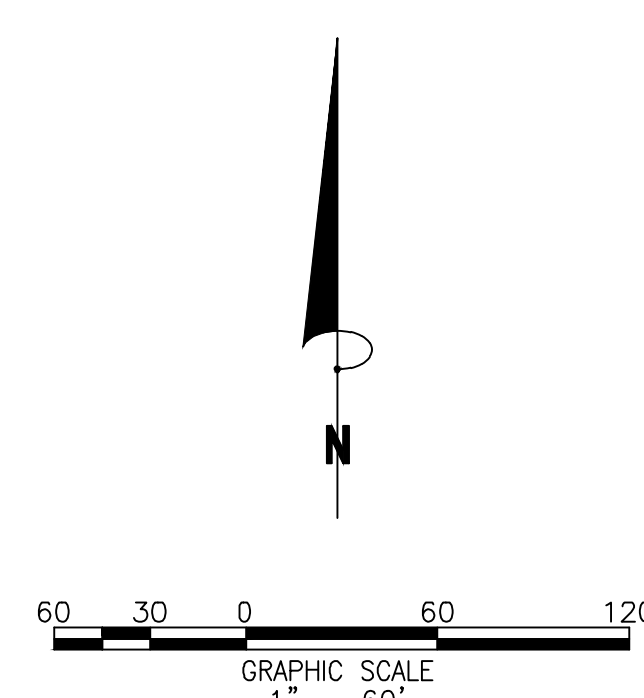


PHASE LINE 

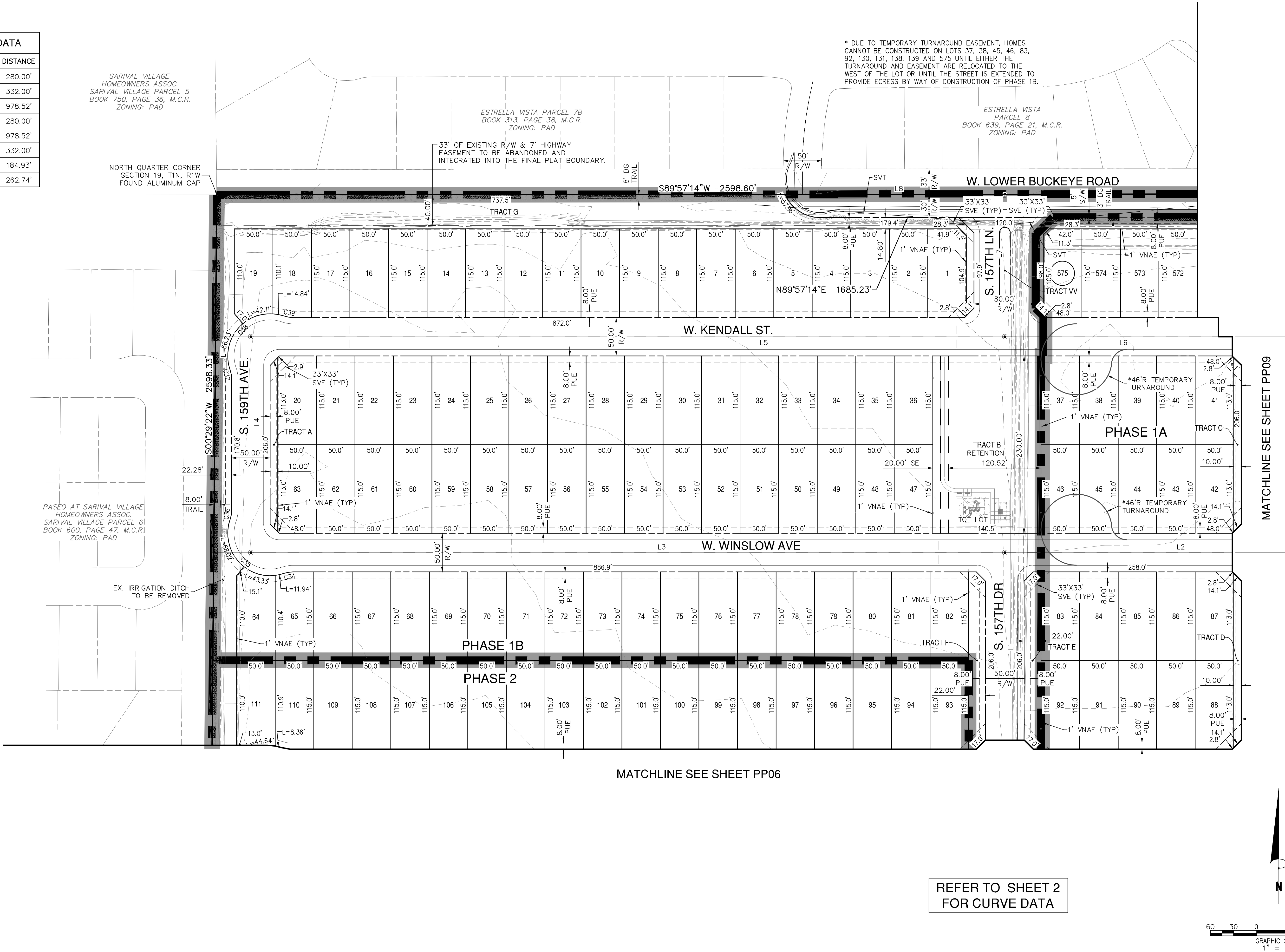
PARCEL LINE 

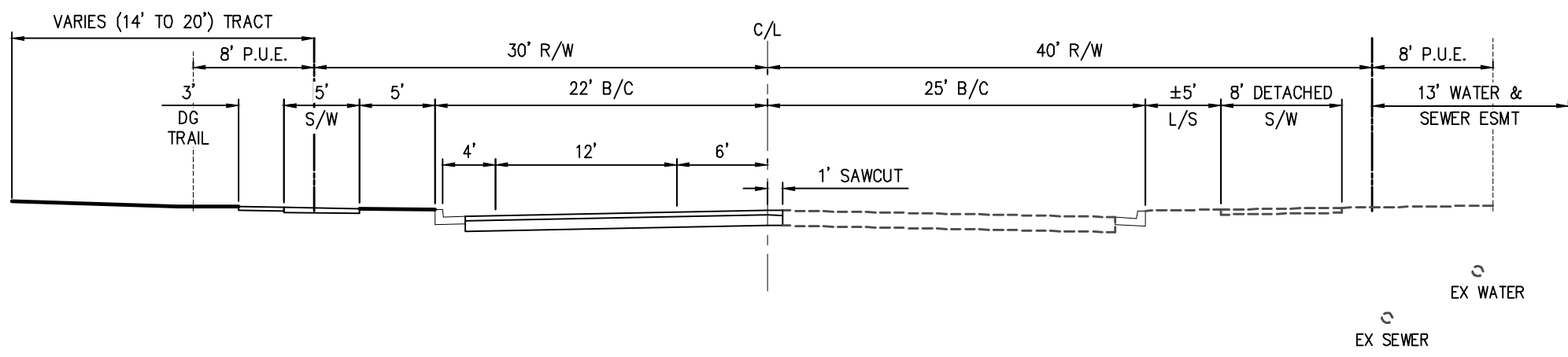
LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA		TRACT AREA				
LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA	TRACT ID	TRACT USE	AREA	OWNER	RESPONSIBLE PARTY
1	5715.06 SF	73	5750.00 SF	145	5750.00 SF	217	5750.00 SF	289	5175.00 SF	361	5175.00 SF	433	5175.00 SF	505	4500.00 SF	A	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
2	5750.00 SF	74	5750.00 SF	146	5750.00 SF	218	5750.00 SF	290	5175.00 SF	362	5175.00 SF	434	5175.00 SF	506	4500.00 SF	AA	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
3	5750.00 SF	75	5750.00 SF	147	5750.00 SF	219	5750.00 SF	291	5175.00 SF	363	5175.00 SF	435	5175.00 SF	507	4500.00 SF	B	AM, OS, LS, DR, SE, PUE	32320.43 SF	AVION HOA	AVON HOA LLC
4	5750.00 SF	76	5750.00 SF	148	5750.00 SF	220	5748.00 SF	292	5175.00 SF	364	5175.00 SF	436	5173.00 SF	508	4500.00 SF	BB	OS, LS, PUE	6000.06 SF	AVION HOA	AVION HOA LLC
5	5750.00 SF	77	5750.00 SF	149	5750.00 SF	221	5170.51 SF	293	5175.00 SF	365	5218.01 SF	437	5099.32 SF	509	4500.00 SF	C	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
6	5750.00 SF	78	5750.00 SF	150	5750.00 SF	222	5170.51 SF	294	5175.00 SF	366	5175.00 SF	438	5120.07 SF	510	4500.00 SF	CC	OS, LS, PUE	2616.00 SF	AVION HOA	AVION HOA LLC
7	5750.00 SF	79	5750.00 SF	151	5750.00 SF	223	5170.51 SF	295	5175.00 SF	367	5175.00 SF	439	5175.00 SF	511	4500.00 SF	D	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
8	5750.00 SF	80	5750.00 SF	152	5750.00 SF	224	5170.51 SF	296	5175.00 SF	368	5175.00 SF	440	5175.00 SF	512	4500.00 SF	DD	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
9	5750.00 SF	81	5750.00 SF	153	5750.00 SF	225	5170.51 SF	297	5175.00 SF	369	5175.00 SF	441	5175.00 SF	513	4500.00 SF	E	OS, LS, PUE	4916.00 SF	AVION HOA	AVION HOA LLC
10	5750.00 SF	82	5750.00 SF	154	5750.00 SF	226	5170.51 SF	298	5175.00 SF	370	5175.00 SF	442	5175.00 SF	514	4500.00 SF	EE	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
11	5750.00 SF	83	5750.00 SF	155	5750.00 SF	227	5170.51 SF	299	5175.00 SF	371	5175.00 SF	443	5175.00 SF	515	4500.00 SF	F	OS, LS, PUE	4916.00 SF	AVION HOA	AVION HOA LLC
12	5750.00 SF	84	5750.00 SF	156	5750.00 SF	228	5170.51 SF	300	5175.00 SF	372	5175.00 SF	444	5175.00 SF	516	4500.00 SF	FF	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
13	5750.00 SF	85	5750.00 SF	157	5748.00 SF	229	5170.70 SF	301	5069.46 SF	373	5175.00 SF	445	5175.00 SF	517	4500.00 SF	G	OS, LS, DR, PUE	51287.77 SF	AVION HOA	AVION HOA, LLC
14	5750.00 SF	86	5750.00 SF	158	5812.17 SF	230	5048.25 SF	302	5038.68 SF	374	5175.00 SF	446	5175.00 SF	518	4467.40 SF	GG	OS, LS, PUE	2010.00 SF	AVION HOA	AVION HOA LLC
15	5750.00 SF	87	5748.00 SF	159	5670.44 SF	231	5318.69 SF	303	5154.55 SF	375	5175.00 SF	447	5175.00 SF	519	4498.00 SF	H	AM, OS, LS, DR, SE, PUE	21620.00 SF	AVION HOA	AVION HOA LLC
16	5750.00 SF	88	5748.00 SF	160	5750.00 SF	232	5175.00 SF	304	5175.00 SF	376	5175.00 SF	448	5175.00 SF	520	4500.00 SF	HH	OS, LS, PUE	2010.00 SF	AVION HOA	AVION HOA LLC
17	5750.00 SF	89	5750.00 SF	161	5750.00 SF	233	5175.00 SF	305	5175.00 SF	377	5175.00 SF	449	5175.00 SF	521	4500.00 SF	I	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
18	5688.53 SF	90	5750.00 SF	162	5750.00 SF	234	5175.00 SF	306	5175.00 SF	378	5175.00 SF	450	5175.00 SF	522	4500.00 SF	II	OS, LS, DR, IRR, PUE	40082.65 SF	AVION HOA	AVION HOA LLC
19	5718.55 SF	91	5750.00 SF	163	5750.00 SF	235	5175.00 SF	307	5175.00 SF	379	5175.00 SF	451	5175.00 SF	523	4500.00 SF	J	OS, LS, PUE	2158.49 SF	AVION HOA	AVION HOA LLC
20	5749.43 SF	92	5750.00 SF	164	5750.00 SF	236	5175.00 SF	308	5175.00 SF	380	5175.00 SF	452	5175.00 SF	524	4500.00 SF	JJ	OS, LS, PUE	1879.98 SF	AVION HOA	AVION HOA LLC
21	5751.48 SF	93	5750.00 SF	165	5750.00 SF	237	5175.00 SF	309	5175.00 SF	381	5175.00 SF	453	5175.00 SF	525	4500.00 SF	K	TEAE, OS, LS, DR, WE, PUE	117061.91 SF	AVION HOA	AVION HOA LLC
22	5751.48 SF	94	5750.00 SF	166	5750.00 SF	238	5175.00 SF	310	5175.00 SF	382	5175.00 SF	454	5175.00 SF	526	4500.00 SF	KK	OS, LS, PUE	1860.00 SF	AVION HOA	AVION HOA LLC
23	5751.48 SF	95	5750.00 SF	167	5750.00 SF	239	5175.00 SF	311	5175.00 SF	383	5154.58 SF	455	5175.00 SF	527	4500.00 SF	L	DR, OS, LS, PUE	136583.84 SF	AVION HOA	AVION HOA LLC
24	5751.48 SF	96	5750.00 SF	168	5750.00 SF	240	5175.00 SF	312	5175.00 SF	384	5059.45 SF	456	5173.00 SF	528	4500.00 SF	LL	OS, LS, DR, SE, PUE	9000.00 SF	AVION HOA	AVION HOA LLC
25	5751.48 SF	97	5750.00 SF	169	5750.00 SF	241	5750.00 SF	313	5175.00 SF	385	5173.00 SF	457	5173.00 SF	529	4500.00 SF	M	OS, DR, LS, PUE	27202.44 SF	AVION HOA	AVION HOA LLC
26	5751.48 SF	98	5750.00 SF	170	5750.00 SF	242	5750.00 SF	314	5175.00 SF	386	5175.00 SF	458	5175.00 SF	530	4498.00 SF	MM	OS, LS, PUE	1860.00 SF	AVION HOA	AVION HOA LLC
27	5751.48 SF	99	5750.00 SF	171	5750.00 SF	243	5750.00 SF	315	5175.00 SF	387	5175.00 SF	459	5175.00 SF	531	4498.00 SF	N	AM, OS, LS, PUE	13664.70 SF	AVION HOA	AVION HOA LLC
28	5751.48 SF	100	5750.00 SF	172	5750.00 SF	244	5750.00 SF	316	5175.00 SF	388	5175.00 SF	460	5223.82 SF	532	4500.00 SF	NN	OS, LS, PUE	1860.00 SF	AVION HOA	AVION HOA LLC
29	5751.48 SF	101	5750.00 SF	173	5750.00 SF	245	5750.00 SF	317	5175.00 SF	389	5175.00 SF	461	5547.74 SF	533	4500.00 SF	O	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
30	5751.48 SF	102	5750.00 SF	174	5750.00 SF	246	5750.00 SF	318	5175.00 SF	390	5175.00 SF	462	4355.79 SF	534	4467.40 SF	OO	AM, OS, LS, DR, PUE	26500.00 SF	AVION HOA	AVION HOA LLC
31	5751.48 SF	103	5750.00 SF	175	5750.00 SF	247	5750.00 SF	319	5175.00 SF	391	5175.00 SF	463	4500.00 SF	535	4404.32 SF	P	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
32	5751.48 SF	104	5750.00 SF	176	5748.00 SF	248	5750.00 SF	320	5173.00 SF	392	5352.51 SF	464	4500.00 SF	536	4498.41 SF	PP	OS, LS, PUE	1860.00 SF	AVION HOA	AVION HOA LLC
33	5751.48 SF	105	5750.00 SF	177	5173.00 SF	249	5748.22 SF	321	5173.00 SF	393	5027.29 SF	465	4500.00 SF	537	4500.00 SF	Q	OS, LS, PUE	2159.74 SF	AVION HOA	AVION HOA LLC
34	5751.48 SF	106	5750.00 SF	178	5175.00 SF	250	5747.84 SF	322	5175.00 SF	394	5175.00 SF	466	4498.00 SF	538	4498.00 SF	QQ	OS, LS, DR, IRR, PUE	90242.14 SF	AVION HOA	AVION HOA LLC
35	5751.48 SF	107	5750.00 SF	179	5175.00 SF	251	5750.00 SF	323	5175.00 SF	395	5175.00 SF	467	4498.00 SF	539	4498.00 SF	R	OS, LS, PUE	2167.70 SF	AVION HOA	AVION HOA LLC
36	5751.48 SF	108	5750.00 SF	180	5175.00 SF	252	5750.00 SF	324	5243.25 SF	396	5175.00 SF	468	4500.00 SF	540	4500.00 SF	RR	OS, LS, DR, PUE	100159.98 SF	AVION HOA	AVION HOA LLC
37	5750.00 SF	109	5750.00 SF	181	5139.77 SF	253	5750.00 SF	325	5175.25 SF	397	5175.00 SF	469	4500.00 SF	541	4500.00 SF	S	OS, LS, DR, SE, PUE	25184.26 SF	AVION HOA	AVION HOA LLC
38	5750.00 SF	110	5717.40 SF	182	5789.51 SF	254	5623.35 SF	326	5175.25 SF	398	5173.00 SF	470	4500.00 SF	542	4500.00 SF	SS	MED, LS	1872.42 SF	CITY OF GOODYEAR	AVION HOA LLC
39	5750.00 SF	111	5651.99 SF	183	5031.82 SF	255	5972.50 SF	327	5175.25 SF	399	5175.00 SF	471	4500.00 SF	543	4500.00 SF	T	AM, OS, LS, DR, PUE	51532.72 SF	AVION HOA	AVION HOA LLC
40	5750.00 SF	112	5748.00 SF	184	5173.40 SF	256	5021.58 SF	328	5175.25 SF	400	5175.00 SF	472	4500.00 SF	544	4500.00 SF	TT	MED, LS, DR	3206.17 SF	CITY OF GOODYEAR	AVION HOA LLC
41	5748.00 SF	113	5750.00 SF	185	5179.49 SF	257	5174.75 SF	329	5175.25 SF	401	5175.00 SF	473	4500.00 SF	545	4500.00 SF	U	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
42	5748.00 SF	114	5750.00 SF	186	5179.49 SF	258	5175.00 SF	330	5175.25 SF	402	5175.00 SF	474	4500.00 SF	546	4500.00 SF	V	OS, LS, PUE	2160.00 SF	AVION HOA	AVION HOA LLC
43	5750.00 SF	115	5750.00 SF	187	5179.49 SF	259	5175.00 SF	331	5175.25 SF	403	5175.00 SF	475	4500.00 SF	547	4500.00 SF	VV	MED, LS	1531.60 SF	CITY OF GOODYEAR	AVION HOA LLC
44	5750.00 SF	116	5750.00 SF	188	5179.49 SF	260	5175.00 SF	332	5175.25 SF	404	5175.00 SF	476	4500.00 SF	548	4500.00 SF	W	OS, LS, PUE	1711.82 SF	AVION HOA	AVION HOA LLC
45	5750.00 SF	117	5750.00 SF	189	5179.49 SF	261	5173.15 SF	333	5175.25 SF	405	5175.00 SF	477	4500.00 SF	549	4498.00 SF	WW	MED, LS	1616.99 SF	CITY OF GOODYEAR	AVION HOA LLC
46	5750.00 SF	118	5750.00 SF	190	5179.49 SF	262	5172.91 SF	334	5175.25 SF	406	5175.00 SF	478	4500.00 SF	550	4572.89 SF	X	AM, OS, LS, DR, PUE	15632.54 SF	AVION HOA	AVION HOA LLC
47	5748.52 SF	119	5750.00 SF	191	5748.00 SF	263	5175.00 SF	335	5175.05 SF	407	5175.00 SF	479	4500.00 SF	551	4721.19 SF	Y	OS, LS, PUE	1309.47 SF	AVION HOA	AVION HOA LLC
48	5748.52 SF	120	5750.00 SF	192	5750.00 SF	264	5175.00 SF	336	5175.25 SF	408	5175.00 SF	480	4498.00 SF	552	4500.00 SF	Z	OS, LS, PUE	2160.06 SF	AVION HOA	AVION HOA LLC
49	5748.52 SF	121	5750.00 SF	193	5750.00 SF	265	5175.00 SF	337	5175.25 SF	409	5175.00 SF	481	4464.59 SF	553	4500.00 SF	TOTAL OS (TRACTS)		25.78 AC	1,124,049 SF	16.79%
50	5748.52 SF	122	5750.00 SF	194	5750.00 SF	266	5175.00 SF	338	5175.25 SF	410	5175.00 SF	482	4500.00 SF	554	4500.00 SF	PARCEL AREA				
51	5748.52 SF	123	5750.00 SF	195	5750.00 SF	267	5175.00 SF	339	5175.13 SF	411	5175.00 SF	483	4500.00 SF	555	4500.00 SF	TRACT ID	TRACT USE	AREA	OWNER	RESPONSIBLE PARTY
52	5748.52 SF	124	5750.00 SF	196	5750.00 SF	268	5175.00 SF	340	5175.13 SF	412	5175.00 SF	484	4500.00 SF	556	4500.00 SF	PARCEL F	FUTURE DEV.	1049482 SF	GY160 LAND SUB4, LLC	GY160 LAND SUB4, LLC
53	5748.52 SF	125	5750.00 SF	197	5750.00 SF	269	5175.00 SF	341	5175.13 SF	413	5170.76 SF	485	4500.00 SF	557	4500.00 SF	UNLESS EXPRESSLY MODIFIED IN THE DOCUMENT, ALL DEVELOPMENT WITHIN THE PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GOODYEAR ZONING ORDINANCE. THE DEVELOPMENT STANDARDS FOR EACH PARCEL SHALL BE THE DEVELOPMENT STANDARDS FOR THE UNDERLYING ZONING DISTRICT OF THE PARCEL IN ACCORDANCE WITH THE CITY OF GOODYEAR ZONING ORDINANCE, EXCEPT AS MODIFIED BELOW.				
54	5748.52 SF	126	5750.00 SF	198	5750.00 SF	270	5175.00 SF	342	5175.13 SF	414	5023.62 SF	486	4500.00 SF	558	4495.36 SF	STANDARD		R1-6 REDUCED		R1-4 REDUCED



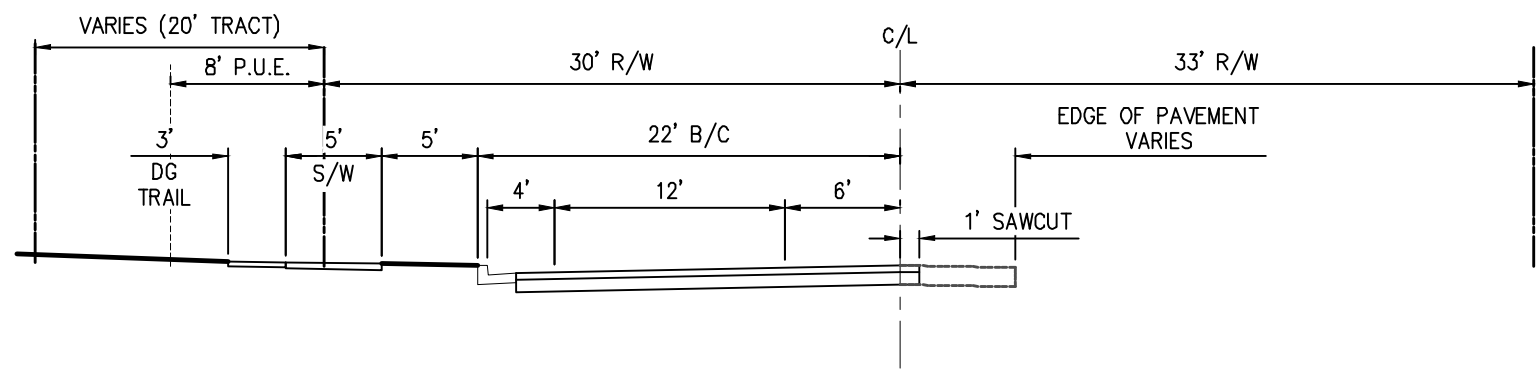


CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	S0°00'00"E	280.00'
L2	N90°00'00"E	332.00'
L3	N90°00'00"E	978.52'
L4	S0°00'00"E	280.00'
L5	N90°00'00"W	978.52'
L6	N90°00'00"W	332.00'
L7	N0°00'00"E	184.93'
L8	N89°57'14"E	262.74'

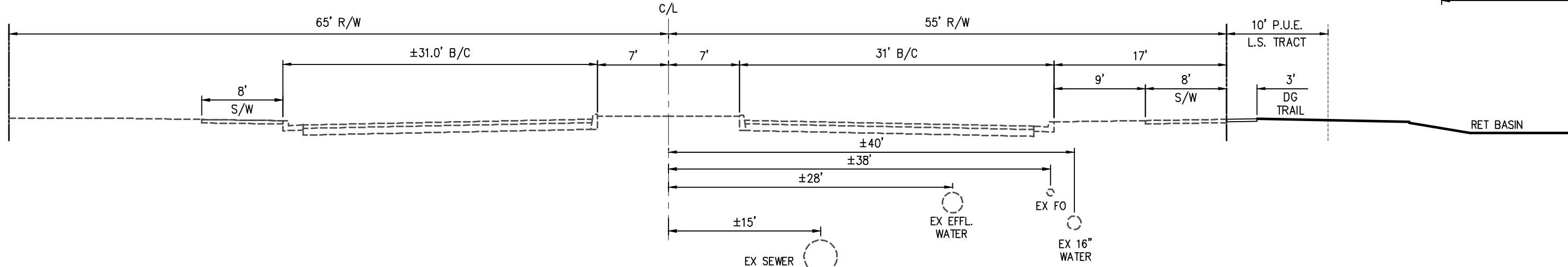




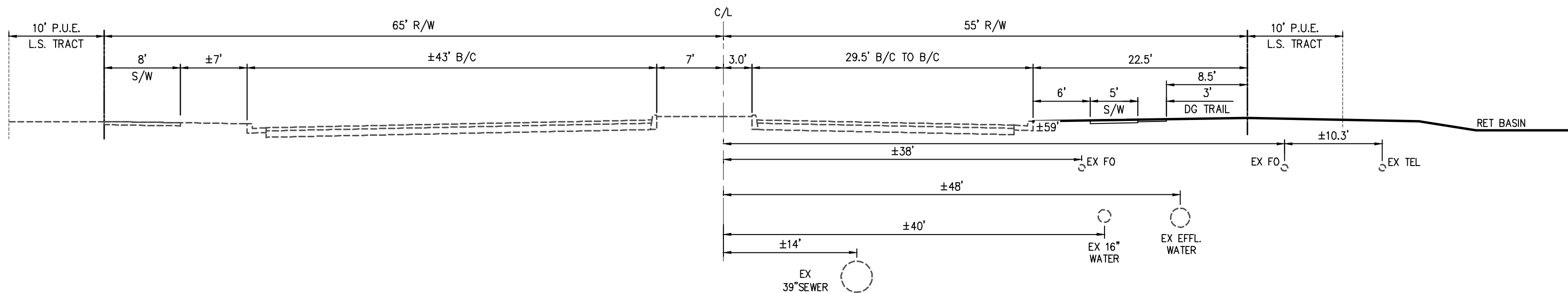
MODIFIED MINOR COLLECTOR STREET (LOOKING WEST)
W. LOWER BUCKEYE ROAD, ADJACENT TO ESTRELLA VISTA PARCEL 8



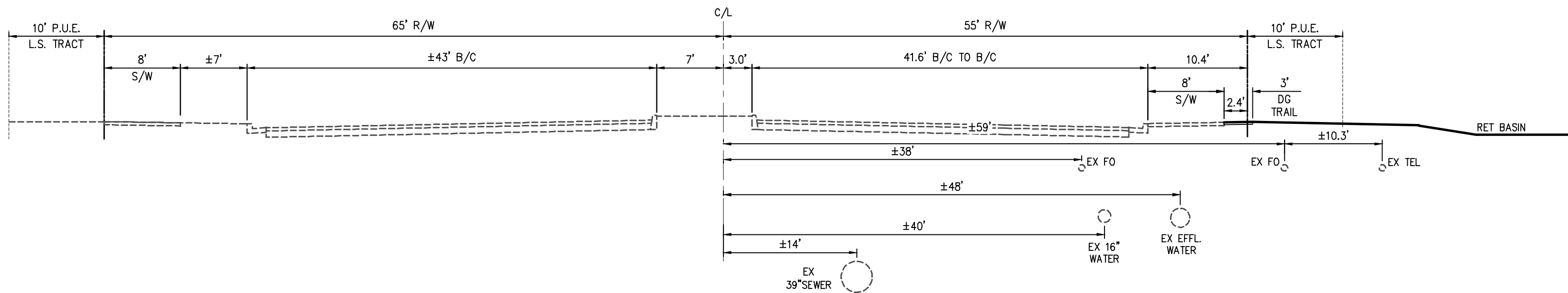
MODIFIED MINOR COLLECTOR STREET (LOOKING WEST)
W. LOWER BUCKEYE ROAD, ADJACENT TO ESTRELLA VISTA PARCEL



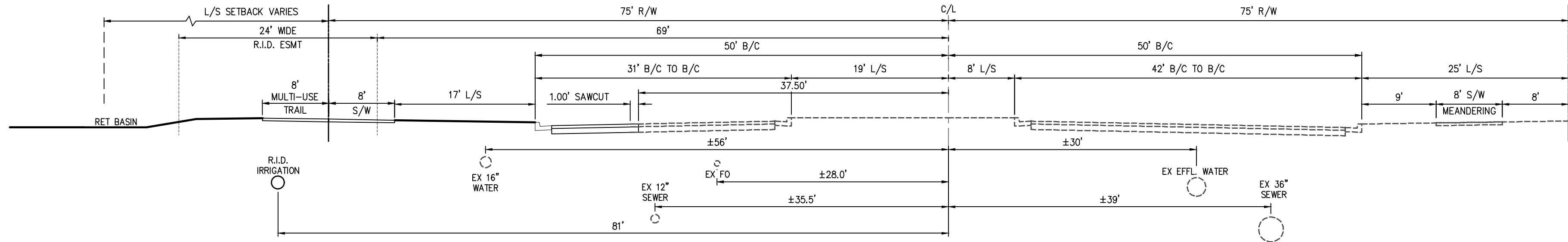
MINOR ARTERIAL STREET (LOOKING WEST)
W. ELWOOD STREET (WEST OF S. 157TH LANE)



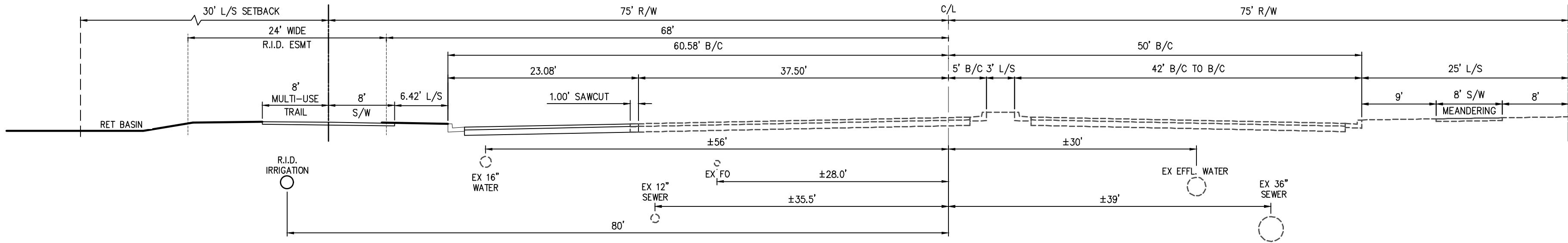
MINOR ARTERIAL STREET (LOOKING WEST)
W. ELWOOD STREET (BETWEEN ESTRELLA PARKWAY & S. 157TH LANE)



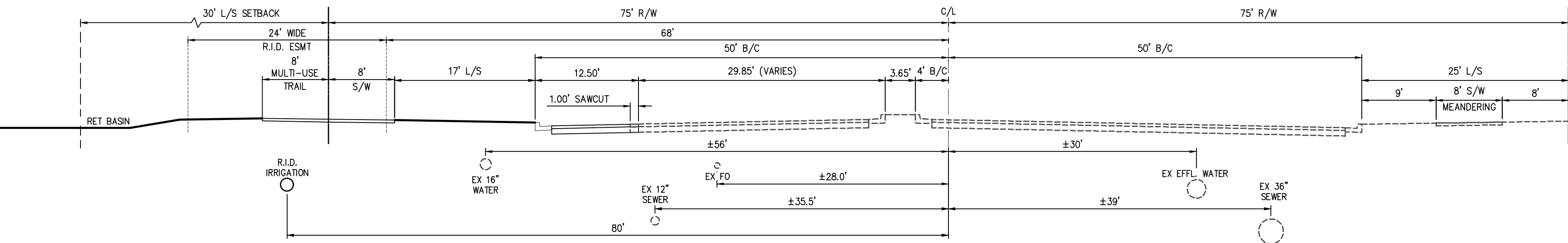
MINOR ARTERIAL STREET WITH RIGHT TURN LANE (LOOKING WEST)
W. ELWOOD STREET (BETWEEN S. ESTRELLA PARKWAY & S. 157TH LANE)



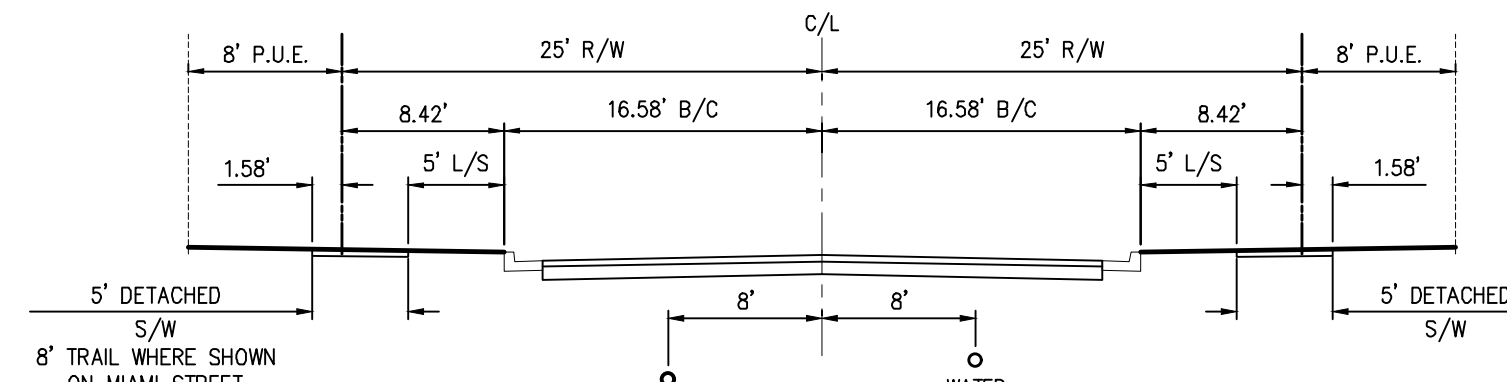
SCENIC ARTERIAL STREET (LOOKING NORTH)
S. ESTRELLA PARKWAY



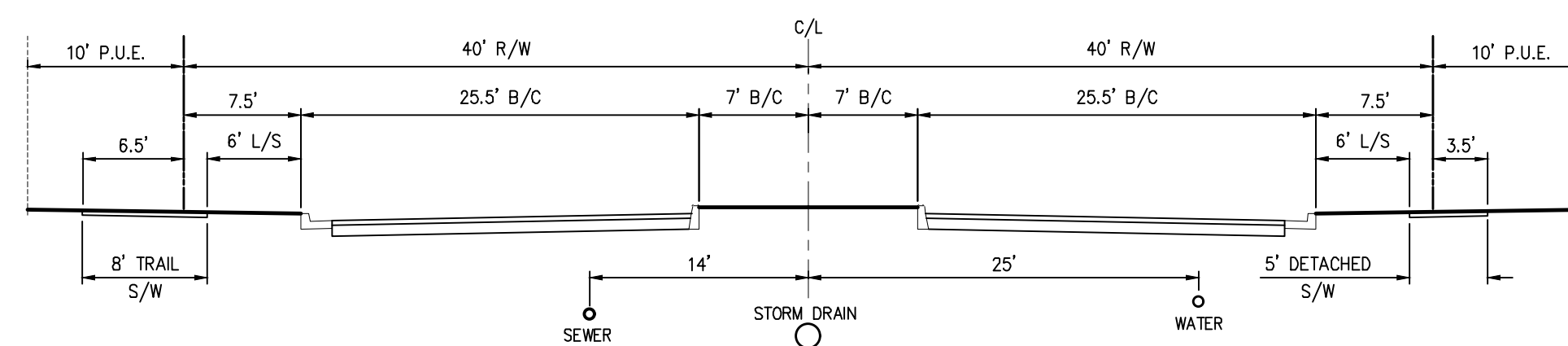
SCENIC ARTERIAL STREET (LOOKING NORTH)
S. ESTRELLA PARKWAY WITH RIGHT TURN LANE



SCENIC ARTERIAL STREET (LOOKING NORTH)
S. ESTRELLA PARKWAY WITH LEFT TURN LANE



LOCAL STREET
(LOOKING NORTH OR WEST)



SPECIAL USE MAJOR COLLECTOR
(LOOKING NORTH OR WEST)