

FINAL PLAT
OF
"MONTECITO - PARCEL 9.42"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27
AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND 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 OF "MONTECITO - PARCEL 9.42", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY DECLARES THAT SAID FINAL 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.

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

ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), HEREBY DECLARES ALL TRACTS A, B, C, D, E, F, AND G INCLUSIVE AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN 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, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A, B, C, D, E, F, AND G INCLUSIVE FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR ("THE CITY") FOR USE BY THE CITY AND ITS PERMITEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN "PUE" IN TRACTS A, B, C, D, E, F, AND G INCLUSIVE, AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, INSPECTING, 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/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES; 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, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA Foothills ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENTS 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 ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, AND G ON THIS FINAL PLAT AND 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 PREMISES DESCRIBED HEREIN 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 SCUCCERS, 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 OPERATING, 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, AND G.

BASIS OF BEARINGS

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

H.O.A. NOTE

THE PROJECT WILL BE INCORPORATED INTO THE EXISTING ESTRELLA FOOTHILLS ASSOCIATION

DEDICATION CONT...

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 _____ DAY OF _____, 20____.

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: _____

TITLE: _____

By: _____

NAME: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20____ BY _____, THE _____ OF HARVARD INSTRUMENTS, INC. A NEVADA CORPORATION, THE MANAGER OF EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE ADMINISTRATIVE MEMBER OF GOODYEAR EMR FP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF ESTRELLA PARTNERSHIP, THE SOLE MEMBER MANAGER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, E, F, AND G REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE _____ DAY OF _____, 20____

ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

By: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED APRIL 8, 2022, RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2022-0404493, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED TO THE CITY HEREIN AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

By: _____
AUTHORIZED REPRESENTATIVE

DATE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 20____

By: _____ ATTEST: _____
JOE PIZZILLO, MAYOR DARCIE MCCrackEN, CLERK

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 20____

By: _____
STEVE SCINTO, CITY ENGINEER

LEGAL DESCRIPTION

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

COMMENCING at a found GLO brass cap for the Southeast corner of said Section 28, the Southwest corner of said Section 27, the Northeast corner of Section 33, Township 1 South, Range 2 West, and the Northwest corner of Section 34, Township 1 South, Range 2 West, from which a found GLO brass cap for the East Quarter corner of said Section 28 bears North 00 deg. 13 min. 25 sec. East (Basis of Bearings) - 2,634.80 feet;

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

THENCE North 21 deg. 17 min. 22 sec. East, a distance of 452.46 feet to a Point of Curvature of a circular curve to the left, having a radius of 132.00 feet, a central angle of 22 deg. 23 min. 59 sec., and being subtended by a chord which bears North 10 deg. 05 min. 22 sec. East - 51.28 feet;

THENCE in a northerly direction along said curve to the left, a distance of 51.61 feet;

THENCE North 01 deg. 06 min. 37 sec. West tangent to said curve, a distance of 128.32 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 84.48 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 66.00 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 92.88 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 336.90 feet to the most southerly Southwest corner of Estrella Parcel 9.43 as recorded in Book 1549 of Maps, Page 30 of Maricopa County Records (MCR);

THENCE North 89 deg. 35 min. 33 sec. East along the South line of said Parcel 9.43, a distance of 824.14 feet;

THENCE South 61 deg. 55 min. 15 sec. East along said South line, a distance of 422.79 feet;

THENCE South 37 deg. 43 min. 06 sec. East along said South line, a distance of 45.89 feet to the Southeast corner of said Parcel 9.43;

THENCE South 52 deg. 16 min. 54 sec. West, a distance of 6.78 feet;

THENCE South 24 deg. 36 min. 35 sec. East, a distance of 121.07 feet;

THENCE South 14 deg. 34 min. 39 sec. West, a distance of 54.10 feet;

THENCE South 24 deg. 18 min. 42 sec. West, a distance of 75.73 feet;

THENCE South 31 deg. 41 min. 56 sec. West, a distance of 47.09 feet;

THENCE South 28 deg. 04 min. 45 sec. West, a distance of 470.00 feet;

THENCE South 06 deg. 30 min. 26 sec. West, a distance of 184.37 feet;

THENCE North 79 deg. 14 min. 01 sec. West, a distance of 590.30 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 550.17 feet to the **POINT OF BEGINNING**, containing 1,184,276 square feet or 27.187 acres of land, more or less.

SHEET INDEX

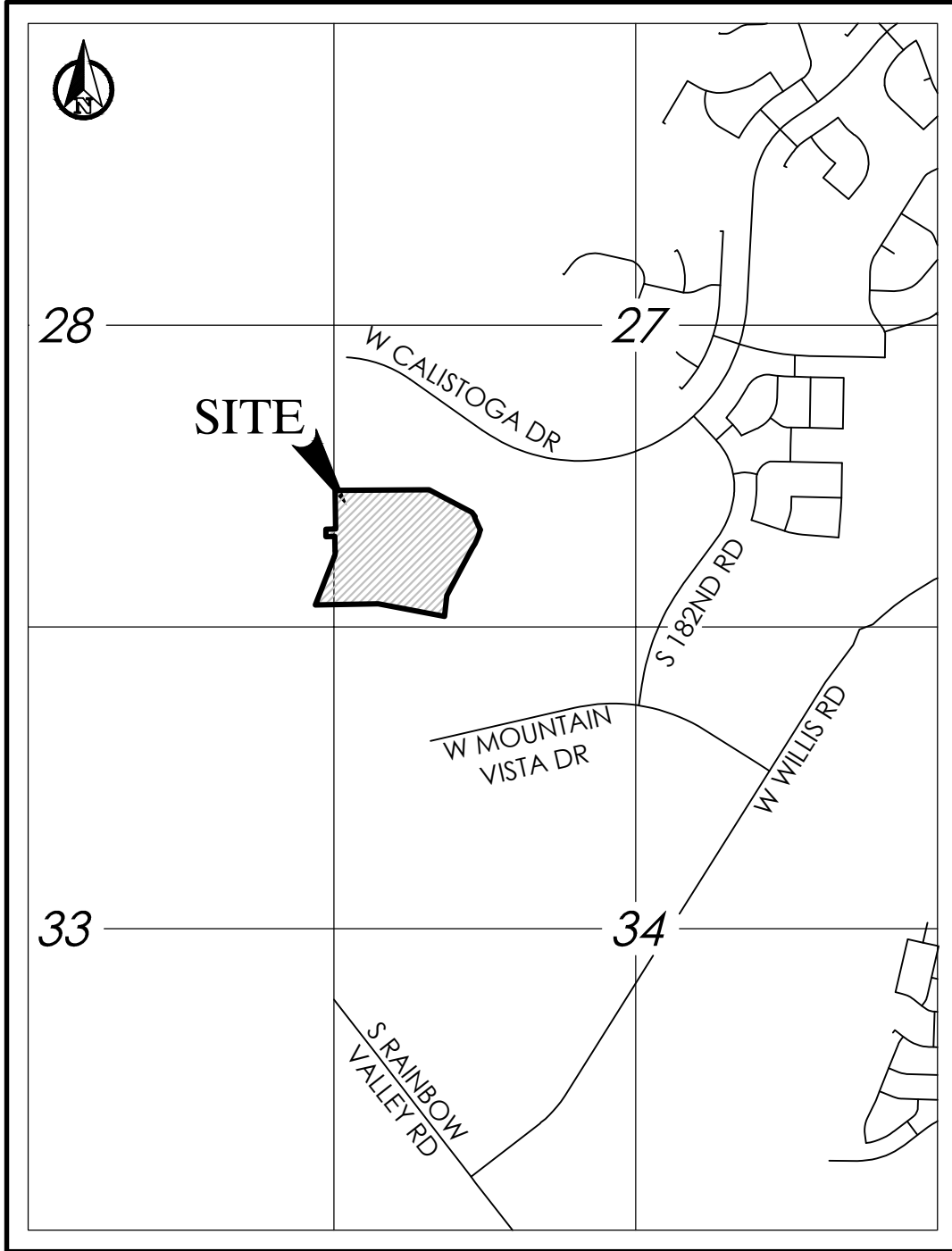
SHEET 1 COVER SHEET
SHEET 2 DETAIL SHEET
SHEET 3 KEY MAP, LEGEND
SHEET 4-5 FINAL PLAT SHEETS

UTILITY SERVICES

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

OWNER/DEVELOPER:

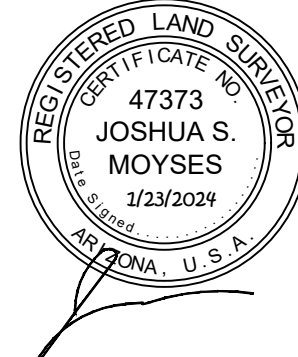
ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
ATTN: TIMOTHY P. BRISLIN
TELEPHONE: (480) 348-1118



VICINITY MAP
N.T.S.

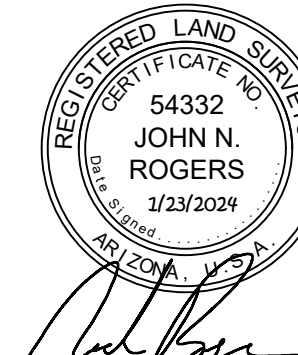
SURVEYOR'S STATEMENT

I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: JOSHUA S. MOYSES, R.L.S. #47373
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE., SUITE 4
TEMPE, ARIZONA 85282
(480) 272-7634

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #54332
Gmcivil
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

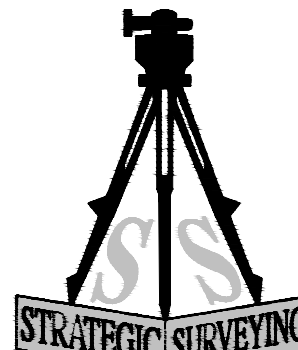
All improvements related to Parcel 9.7, 9.39/9.40, 9.41, 9.42, Mountain Vista Drive Phase 2, Calistoga Drive Phase 4, and Wash I-66 Channelization plans are to be constructed concurrently.

DATE PREPARED: JANUARY 2024

PREPARED BY:



SURVEYED BY:



STRATEGIC
SURVEYING, LLC

1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

SHEET 1 OF 5

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. 45-574 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART 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 STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY 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 A 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, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
- D) WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND 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 AREA SHALL BE LIVE, 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 UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN THE UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
7. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER 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, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. 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. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

NOTES CONT...

10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.
12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
13. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE DEVELOPMENT.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
15. 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.
16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 54, 55, 69, 70, 85, 86, 102, 103, AND 121.
17. 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, THIS INCLUDES LOTS 32 AND 33.
18. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AREAS, TRAILS, AND OTHER COMMUNITY AMENITIES AND MAINTAIN ALL ARTERIAL AND COLLECTOR ROAD RIGHT-OF-WAY LANDSCAPING EXCEPT FOR ARTERIAL MEDIAN LANDSCAPING.
19. SIGNAGE SHALL BE POSTED WITHIN THE SUBDIVISION SALES OFFICE IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZA), 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS TWENTY-FOUR INCH BY THIRTY-SIX INCH (24"-26") MAP AT THE MAIN ENTRANCE OF SUCH SALES FACILITIES AND SHALL INCLUDE THE APPROXIMATE LOCATION OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED.
20. ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A, B, C, D, E, F, AND G INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
21. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
22. COMMON AREAS DECLARED ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
23. NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER TO THE STREET SIDE OF A CORNER LOT THAN THE FRONT YARD REQUIRED ON A KEY LOT, EXCEPT SUCH SETBACK NEED NOT BE GREATER THAN ONE-HALF THE WIDTH OF THE CORNER LOT.
24. THE SAME STANDARD PLAN AND ELEVATION SHALL NOT BE BUILT NEXT DOOR TO OR ACROSS THE STREET FROM ONE ANOTHER (I.E. PLAN 1 ELEVATION A SHALL NOT BE BUILT NEXT DOOR TO, OR ACROSS THE STREET FROM PLAN 1 ELEVATION A).
25. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
26. ALL ONSITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
27. TYPICAL SIDE STREET TRACTS ARE 10' WIDE.
28. THIS DEVELOPMENT IS IN PROXIMITY TO PROPERTY WITH PERMITTED COMMERCIAL USES AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.
29. THE NEAREST FIRE STATION TO THIS SUBDIVISION IS STATION NO. 182, WHICH IS LOCATED AT THE NORTHEAST CORNER OF S. ESTRELLA PARKWAY AND S. 175TH DRIVE. THIS STATION IS LOCATED APPROXIMATELY 3.8 MILES FROM THE SUBDIVISION.
30. MONTECITO - PARCEL 9.42 IS SUBJECT TO ODOR AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE WATER RECLAMATION FACILITY. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR 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 THE WATER RECLAMATION FACILITY NEAR AND OVER THE AREA.
31. UNLESS AN APPROVED AMENDMENT TO THE RECORDED DOCUMENT 2006-0299531 IS APPROVED, NO CONSTRUCTION PERMITS FOR SINGLE FAMILY RESIDENCES SHALL BE ISSUED WITHIN THE 1,000 FOOT SETBACK FROM THE RAINBOW VALLEY WASTEWATER TREATMENT PLANT IDENTIFIED IN THAT CERTAIN DOCUMENT TITLE LAND USE AGREEMENT AND PERPETUAL EASEMENT RESTRICTING LAND USES ADJACENT TO THE RAINBOW VALLEY WATER RECLAMATION FACILITY AND PROVIDING FOR NOISE AND ODOR SETBACKS RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT INSTRUMENT NUMBER 2006-0299531.
32. NO CONSTRUCTION PERMITS FOR SINGLE FAMILY RESIDENCES SHALL BE ISSUED WITHIN THE 350 FOOT SETBACK FROM THE RAINBOW VALLEY WASTEWATER TREATMENT PLANT IDENTIFIED IN THE CERTAIN DOCUMENT TITLE LAND USE AGREEMENT AND PERPETUAL EASEMENT RESTRICTING LAND USES ADJACENT TO THE RAINBOW VALLEY WATER RECLAMATION FACILITY AND PROVIDING FOR NOISE AND ODOR SETBACKS RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT INSTRUMENT NUMBER 2006-0299531.

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,184,276	27.187
STREET ROW	220,308	5.058
NET AREA	963,968	22.130
LOT SIZE (TYP.)	47' x 120'	
TOTAL LOTS	121	
AREA SUBDIVIDED INTO LOTS	711,181	16.326
GROSS DENSITY	4.45	
OPEN SPACE	252,787	5.803
% OF GROSS AREA IN O.S.	21.345%	
% OF PASSIVE AREA IN O.S.	94.234%	
% OF ACTIVE AREA IN O.S.	5.766%	
EXISTING ZONING	P.A.D.	

TRACT USAGE LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
L.S. LANDSCAPE
O.S. OPEN SPACE

MAINTENANCE LEGEND

H.O.A. ESTRELLA FOOTHILLS ASSOCIATION

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	OWNERS/MAINTENANCE RESPONSIBILITY	PASSIVE/ACTIVE
TRACT A	124397	2.856	DRAINAGE, P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT B	29905	0.687	DRAINAGE, P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT C	6864	0.158	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT D	14576	0.335	P.U.E., L.S., O.S.	H.O.A.	ACTIVE
TRACT E	6078	0.140	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT F	18495	0.425	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT G	52472	1.205	DRAINAGE, P.U.E., L.S., O.S.	H.O.A.	PASSIVE

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	5832	0.134
2	5512	0.127
3	5640	0.129
4	5640	0.129
5	5640	0.129
6	5640	0.129
7	5640	0.129
8	5640	0.129
9	5640	0.129
10	5640	0.129
11	5640	0.129
12	5640	0.129
13	5640	0.129
14	5640	0.129
15	5764	0.132
16	6625	0.152
17	6625	0.152
18	6135	0.141
19	5640	0.129
20	5640	0.129
21	5640	0.129
22	5640	0.129
23	5640	0.129
24	5796	0.133
25	9249	0.212
26	9301	0.214
27	6930	0.159
28	5710	0.131
29	5640	0.129
30	5640	0.129
31	5640	0.129
32	5640	0.129
33	5640	0.129
34	5640	0.129
35	5640	0.129
36	5640	0.129
37	5640	0.129
38	5500	0.126
39	5586	0.128
40	5640	0.129
41	5640	0.129
42	8566	0.197

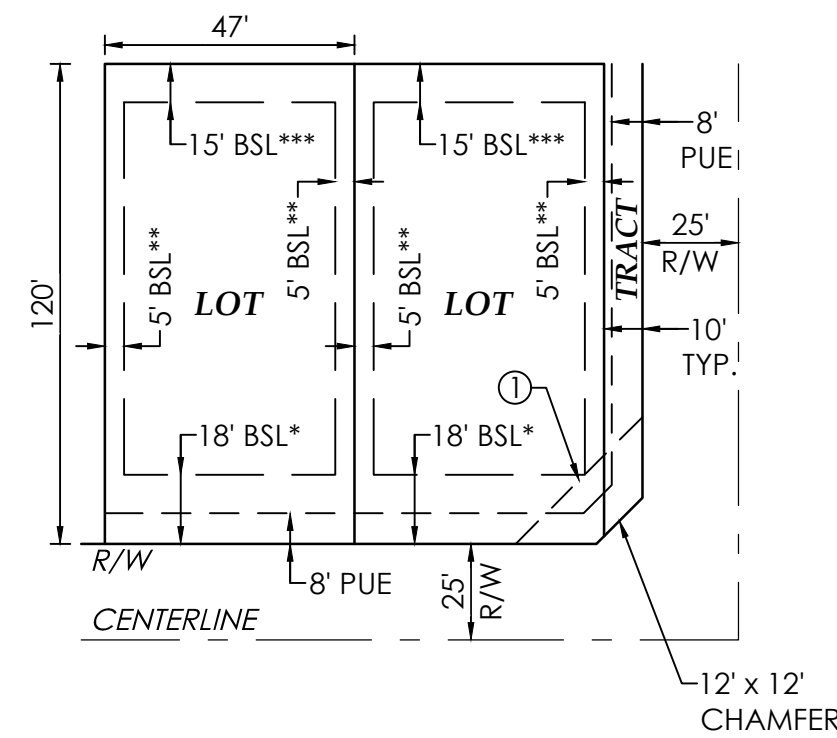
LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
43	5640	0.129
44	5640	0.129
45	5640	0.129
46	5640	0.129
47	5640	0.129
48	5640	0.129
49	5640	0.129
50	5640	0.129
51	5640	0.129
52	5949	0.137
53	7479	0.172
54	5639	0.129
55	5632	0.129
56	5640	0.129
57	5640	0.129
58	5640	0.129
59	5640	0.129
60	5640	0.129
61	5640	0.129
62	5640	0.129
63	5640	0.129
64	5640	0.129
65	6481	0.149
66	7075	0.162
67	6589	0.151
68	5640	0.129
69	5640	0.129
70	5640	0.129
71	5640	0.129
72	5640	0.129
73	8479	0.195
74	5640	0.129
75	5640	0.129
76	5640	0.129
77	5640	0.129
78	5640	0.129
79	5640	0.129
80	5640	0.129
81	5640	0.129
82	5640	0.129
83	5640	0.129
84	5640	0.129

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
85	5638	0.129
86	5640	0.129
87	5640	0.129
88	5640	0.129
89	5640	0.129
90	5640	0.129
91	5640	0.129
92	5640	0.129
93	5640	0.129
94	5640	0.129
95	5640	0.129
96	6269	0.144
97	7099	0.163
98	6851	0.157
99	5640	0.129
100	5640	0.129
101	5640	0.129
102	5640	0.129
103	5638	0.129
104	5640	0.129
105	5640	0.129
106	5640	0.129
107	5640	0.129
108	5640	0.129
109	8712	0.200
110	5640	0.129
111	5640	0.129
112	5640	0.129
113	5640	0.129
114	5640	0.129
115	5640	0.129
116	5640	0.129
117	5640	0.129
118	5640	0.129
119	5640	0.129
120	5640	0.129
121	5640	0.129

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	5.06
PLUS AREA SUBDIVIDED INTO LOTS	16.33
AREA SUBTOTAL	21.38
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	25.16

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	121
DIVIDED BY ADJUSTED GROSS AREA	25.16
ADJUSTED GROSS DENSITY	4.81

EDU CALCULATION	
NUMBER OF DWELLING UNITS	121
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (1.00 PER DU)	0.82
NUMBER OF EDU'S REQUIRED FOR PROJECT (121 X 0.82 =99.22)	99.22

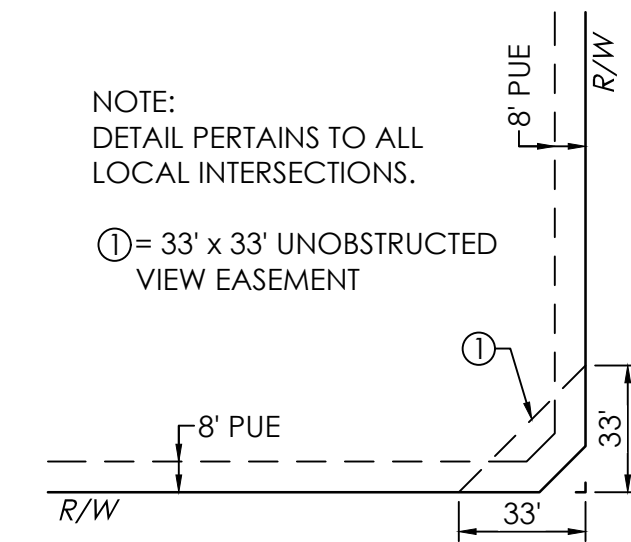


TYPICAL 47' x 120' LOT DETAIL

N.T.S.
SETBACKS AND DEVELOPMENT STANDARDS PER SFD-60 OF THE MONTECITO PAD, AS AMENDED
* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET. FRONT FACING DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM THE BACK OF SIDEWALKS, OR RIGHT-OF-WAY LINE IF NO SIDEWALK IS PROVIDED, TO THE FRONT FACE OF A GARAGE.

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

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



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

DATE PREPARED: JANUARY 2024

PREPARED BY:

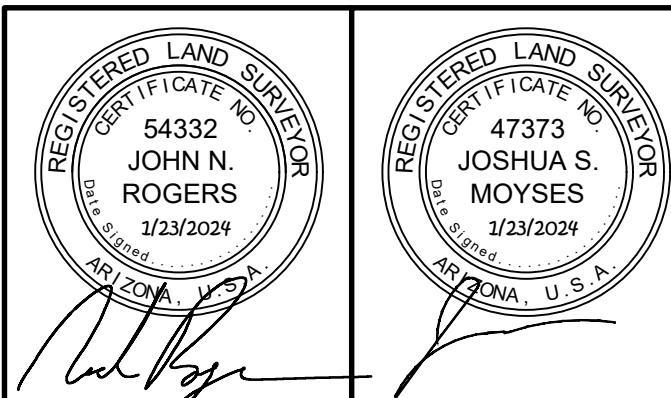


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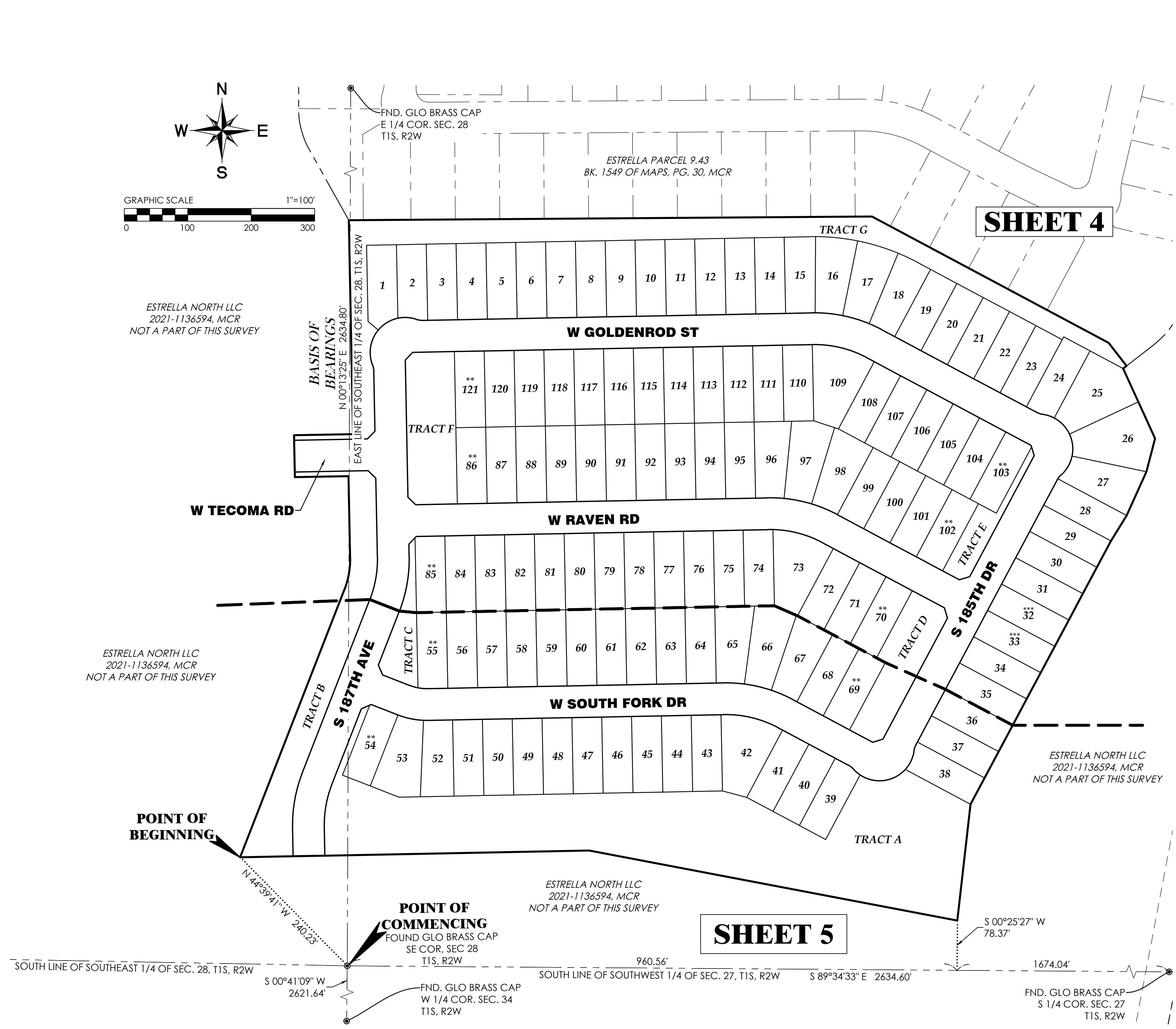
STRATEGIC SURVEYING, LLC

1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634



"FINAL PLAT OF MONTECITO - PARCEL 9.42"

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

"FINAL PLAT OF MONTECITO - PARCEL 9.42"

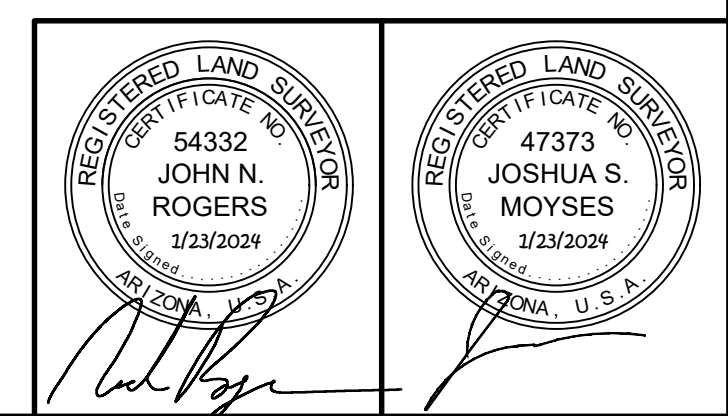
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DATE PREPARED: JANUARY 2024

SHEET 3 OF 5

PREPARED BY:

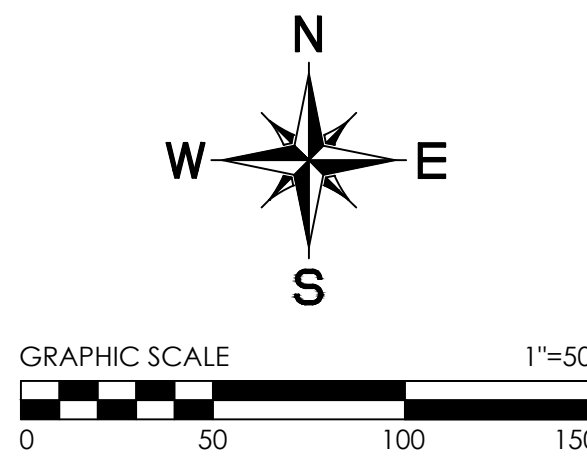
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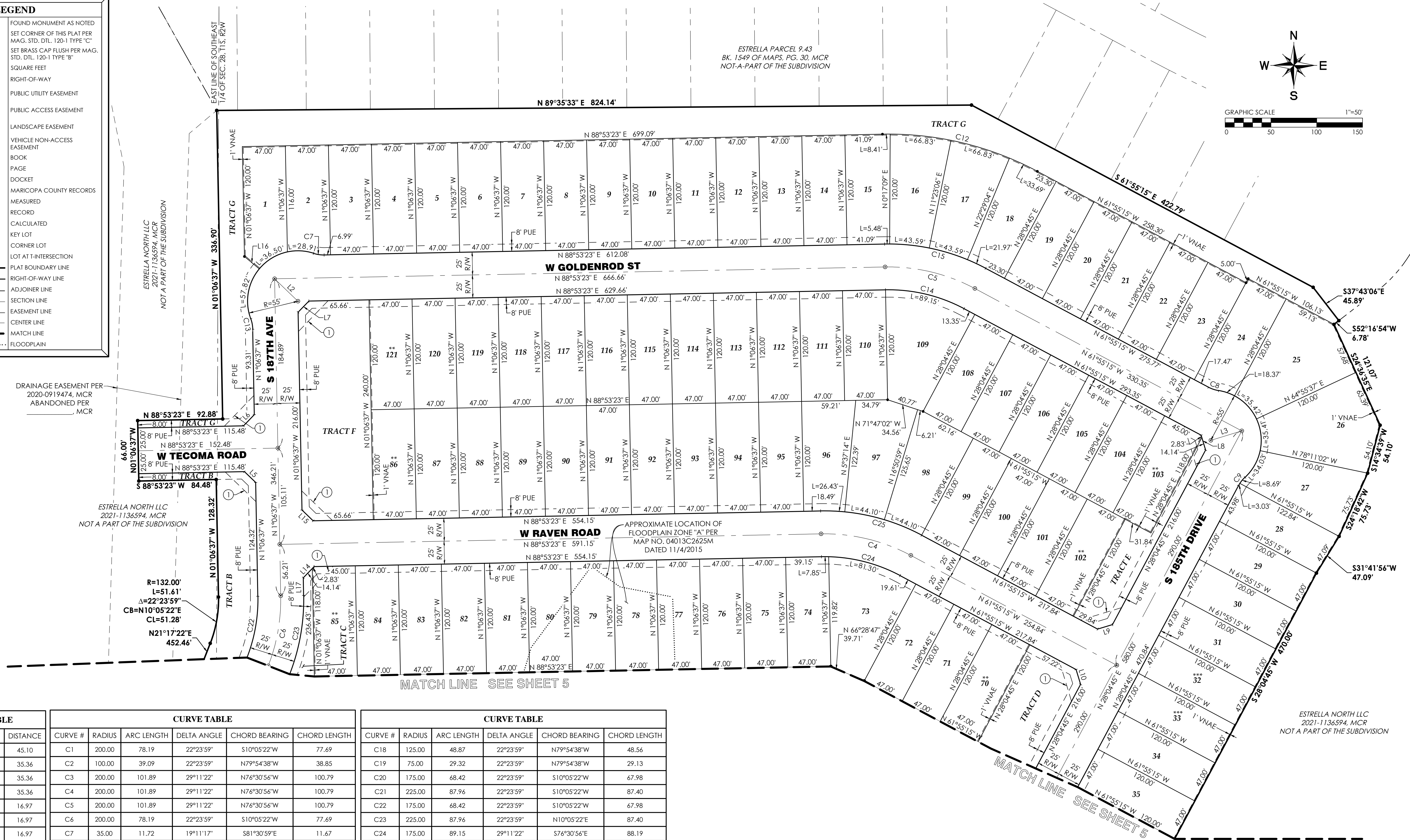
LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
●	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BK	BOOK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

DRAINAGE EASEMENT PER
2020-0919474, MCR
ABANDONED PER
MCR

ESTRELLA NORTH LLC
2021-1136594, MCR
NOT A PART OF THE SUBDIVISION



ESTRELLA PARCEL 9.43
BK. 1549 OF MAPS, PG. 30, MCR
NOT-A-PART OF THE SUBDIVISION



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°06'37"E	45.10
L2	N46°06'37"W	35.36
L3	N73°04'45"E	35.36
L4	S16°55'15"E	35.36
L5	S46°06'37"E	16.97
L6	N43°53'23"E	16.97
L7	N43°53'23"E	16.97
L8	S16°55'15"E	16.97
L9	S73°04'45"W	16.97
L10	S16°55'15"E	16.97
L11	S73°04'45"W	16.97
L12	S66°17'22"W	16.97
L13	N23°42'38"W	16.97
L14	N43°53'23"E	16.97
L15	N46°06'37"W	16.97
L16	S50°04'00"E	21.15
L17	N01°06'37"W	19.21

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	200.00	78.19	22°23'59"	S10°05'22"W	77.69	
C2	100.00	39.09	22°23'59"	N79°54'38"W	38.85	
C3	200.00	101.89	29°11'22"	N76°30'56"W	100.79	
C4	200.00	101.89	29°11'22"	N76°30'56"W	100.79	
C5	200.00	101.89	29°11'22"	N76°30'56"W	100.79	
C6	200.00	78.19	22°23'59"	S10°05'22"W	77.69	
C7	35.00	11.72	19°11'17"	S81°30'59"E	11.67	
C8	35.00	11.72	19°11'17"	S71°30'54"E	11.67	
C9	35.00	11.72	19°11'17"	S37°40'23"W	11.67	
C10	35.00	11.72	19°11'17"	S18°29'06"W	11.67	
C11	35.00	11.72	19°11'17"	N52°19'37"W	11.67	
C12	345.00	175.76	29°11'22"	N76°30'56"W	173.87	
C13	35.00	11.72	19°11'17"	N10°42'16"W	11.67	
C14	175.00	89.15	29°11'22"	S76°30'56"E	88.19	
C15	225.00	114.63	29°11'22"	S76°30'56"E	113.39	
C16	175.00	89.15	29°11'22"	N76°30'56"W	88.19	
C17	225.00	114.63	29°11'22"	N76°30'56"W	113.39	

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	125.00	48.87	22°23'59"	N79°54'38"W	48.56
C19	75.00	29.32	22°23'59"	N79°54'38"W	29.13
C20	175.00	68.42	22°23'59"	S10°05'22"W	67.98
C21	225.00	87.96	22°23'59"	S10°05'22"W	87.40
C22	175.00	68.42	22°23'59"	S10°05'22"W	67.98
C23	225.00	87.96	22°23'59"	N10°05'22"E	87.40
C24	175.00	89.15	29°11'22"	S76°30'56"E	88.19
C25	225.00	114.63	29°11'22"	N76°30'56"W	113.39

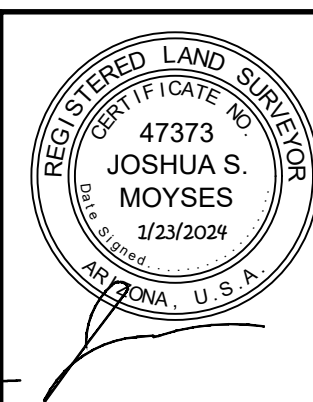
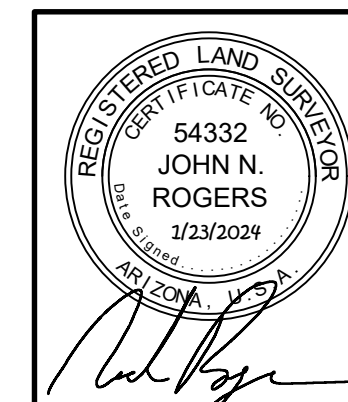
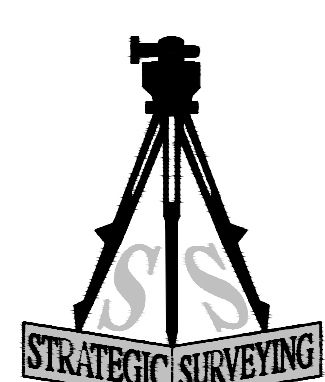
DATE PREPARED: JANUARY 2024

SHEET 4 OF 5

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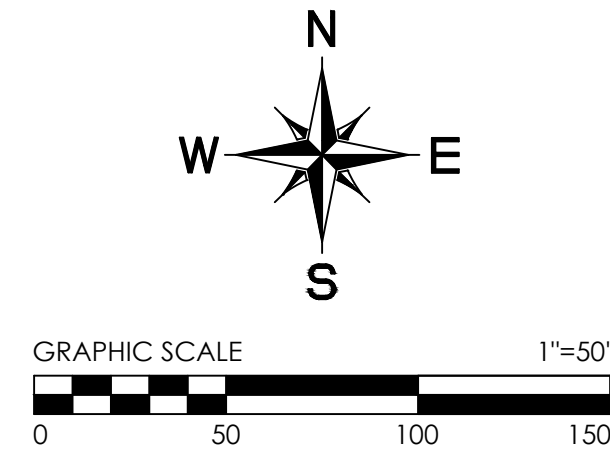
"FINAL PLAT OF MONTECITO - PARCEL 9.42"

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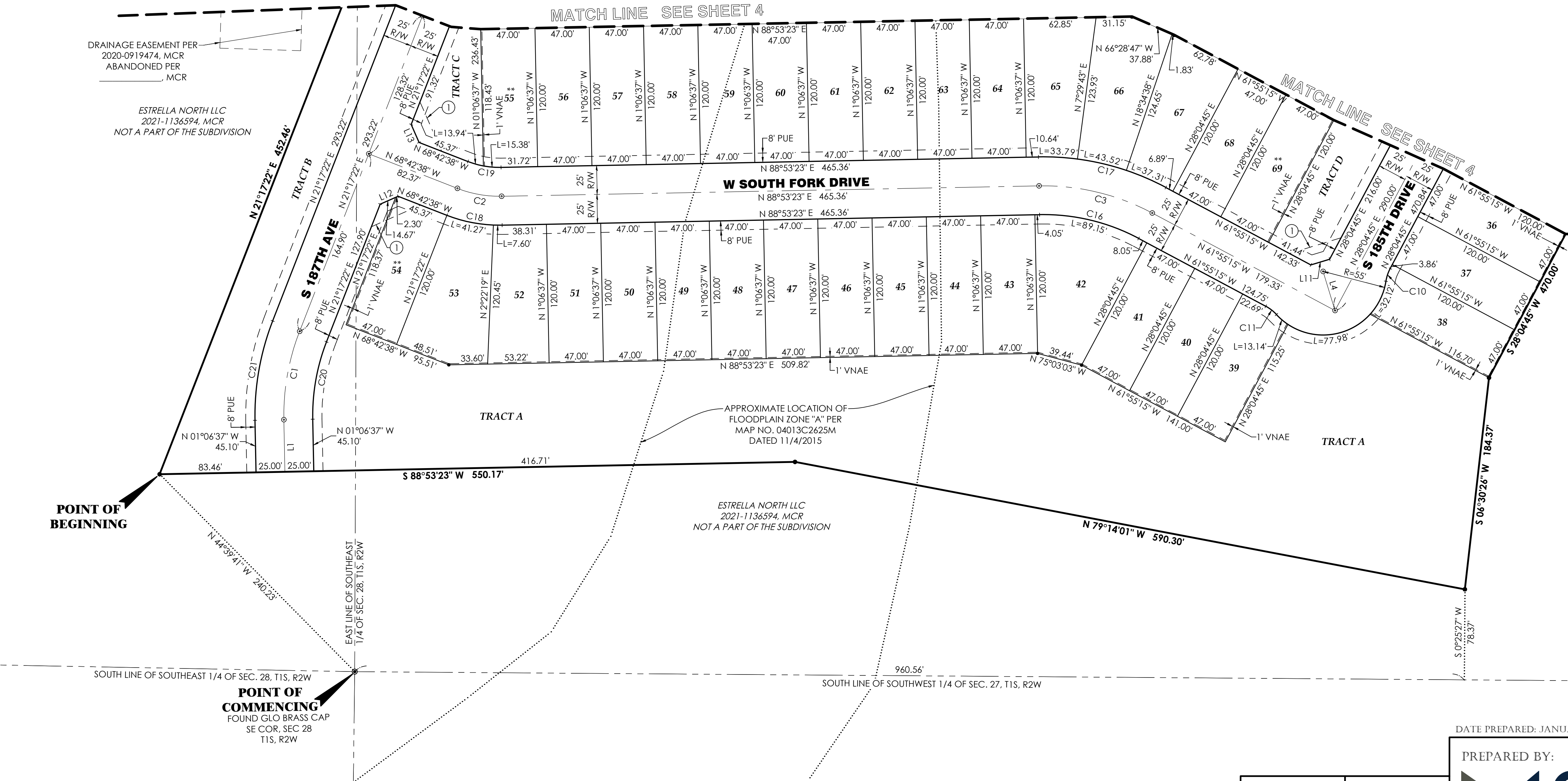
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°06'37"E	45.10
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L3	N73°04'45"E	35.36
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L5	S46°06'37"E	16.97
L6	N43°53'23"E	16.97
L7	N43°53'23"E	16.97
L8	S16°55'15"E	16.97
L9	S73°04'45"W	16.97
L10	S16°55'15"E	16.97
L11	S73°04'45"W	16.97
L12	S66°17'22"W	16.97
L13	N23°42'38"W	16.97
L14	N43°53'23"E	16.97
L15	N46°06'37"W	16.97
L16	S50°04'00"E	21.15
L17	N01°06'37"W	19.21

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C4	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C5	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C6	200.00	78.19	22°23'59"	S10°05'22"W	77.69
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C8	35.00	11.72	19°11'17"	S71°30'54"E	11.67
C9	35.00	11.72	19°11'17"	S37°40'23"W	11.67
C10	35.00	11.72	19°11'17"	S18°29'06"W	11.67
C11	35.00	11.72	19°11'17"	N52°19'37"W	11.67
C12	345.00	175.76	29°11'22"	N76°30'56"W	173.87
C13	35.00	11.72	19°11'17"	N10°42'16"W	11.67
C14	175.00	89.15	29°11'22"	S76°30'56"E	88.19
C15	225.00	114.63	29°11'22"	S76°30'56"E	113.39
C16	175.00	89.15	29°11'22"	N76°30'56"W	88.19
C17	225.00	114.63	29°11'22"	N76°30'56"W	113.39

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C21	225.00	87.96	22°23'59"	S10°05'22"W	87.40
C22	175.00	68.42	22°23'59"	S10°05'22"W	67.98
C23	225.00	87.96	22°23'59"	N10°05'22"E	87.40
C24	175.00	89.15	29°11'22"	S76°30'56"E	88.19
C25	225.00	114.63	29°11'22"	N76°30'56"W	113.39



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



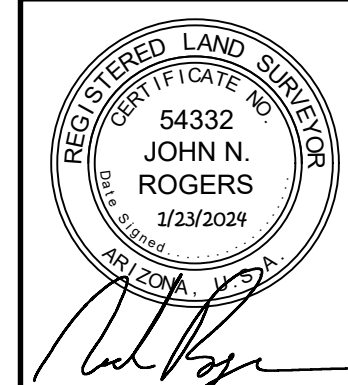
DATE PREPARED: JANUARY 2024

SHEET 5 OF 5

PREPARED BY:



SURVEYED BY:



"FINAL PLAT OF MONTECITO - PARCEL 9.42"

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