

FINAL PLAT
OF
"MONTECITO - PARCEL 9.41"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
THE SOUTHEAST QUARTER OF SECTION 28,
AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA

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 9.41", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA, 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS 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, AS OWNER, HEREBY DECLARES TRACTS A THROUGH H INCLUSIVE, AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A THROUGH H 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, AS 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 TRACTS A, B, C, D, E, F, G, AND H 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, 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 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 (THE "CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A AND B ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORMWATER 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 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 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 A CCUMULATING 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

DEDICATION CONT...

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 AND B.

SUBJECT TO THE TERMS SET FORTH HEREIN, THE CITY OF GOODYEAR GRANTS ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MEDIAN AND LANDSCAPE EASEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED M/L/E GRANTED HEREON. IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") GRANTING THIS EASEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING, ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN, PREPAIR, AND REPLACE LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS "MLE" GRANTED HEREON, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. ESTRELLA FOOTHILLS 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 THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS "MLE" GRANTED HEREON, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN. ESTRELLA FOOTHILLS 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 THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS "MLE" GRANTED HEREON 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, ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FAIL TO MAINTAIN THE LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS "MLE" GRANTED HEREON AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING OR REMOVE THE LANDSCAPING AND MEDIAN, AND ESTRELLA FOOTHILLS 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, 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: _____

TITLE: _____

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, G AND H 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 _____

H.O.A. NOTE

THE PROJECT WILL BE INCORPORATED INTO THE EXISTING ESTRELLA FOOTHILLS ASSOCIATION

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

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2625M, DATED NOVEMBER 4, 2015, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "A" DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

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

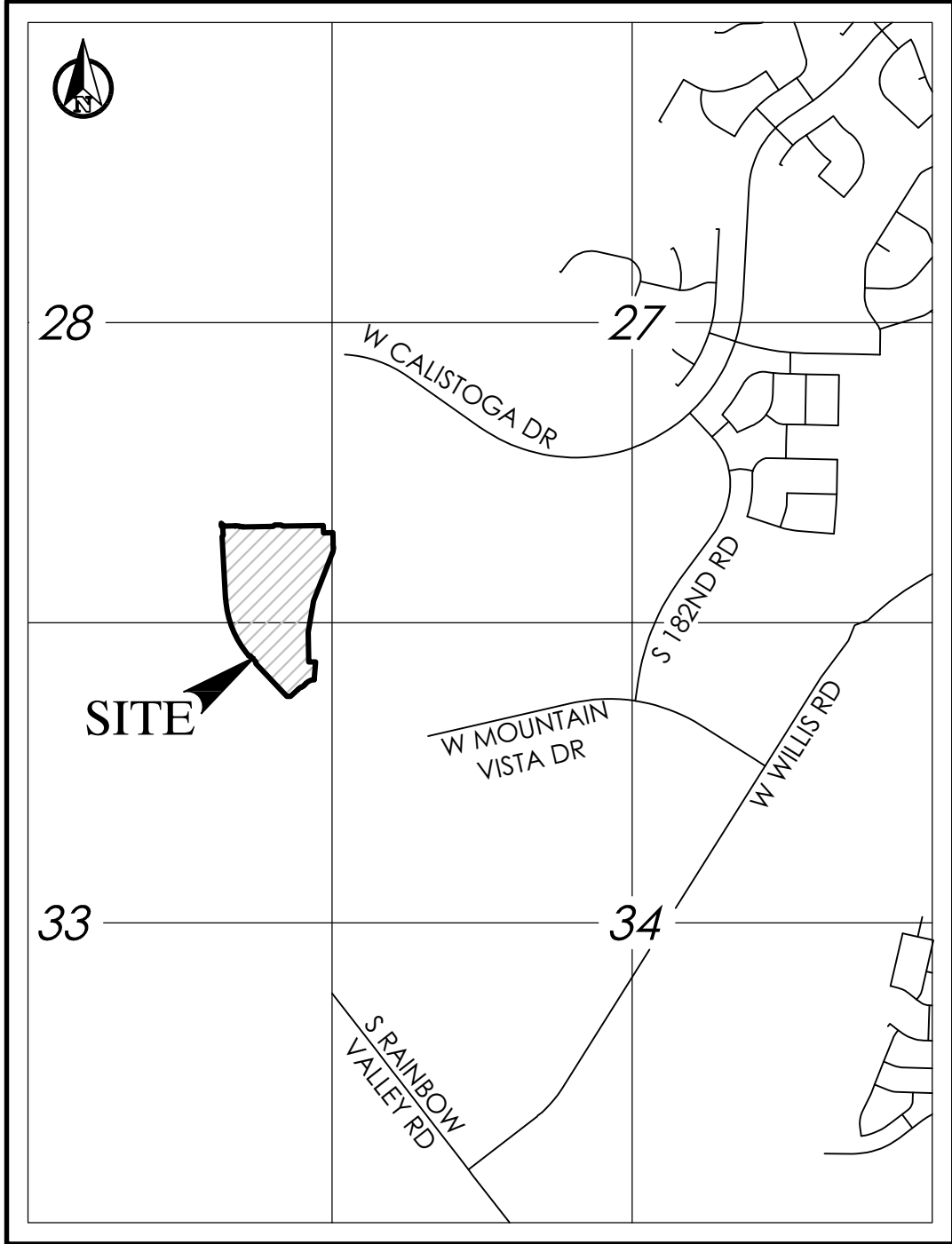
UTILITY SERVICES

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

SHEET INDEX

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

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

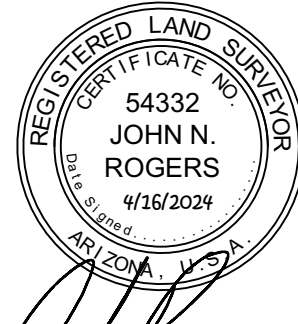
I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. ALL MONUMENTS SHOWN 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: FEBRUARY 2024

SHEET 1 OF 5

PREPARED BY:



SURVEYED BY:



STRATEGIC
SURVEYING, LLC

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

"FINAL PLAT OF MONTECITO - PARCEL 9.41"

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 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 AREAS. 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 HOMEOWNER 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 1, 9, 17, 26, 27, 34, 39, 40, 45 AND 46.
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 13 AND 14.
18. THE ESTRELLA FOOTHILLS 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 (AP2A), 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, G, AND H 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 9.41 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.

TRACT USAGE LEGEND

PUE PUBLIC UTILITY EASEMENT
LS LANDSCAPE
OS OPEN SPACE

MAINTENANCE LEGEND

H.O.A. ESTRELLA FOOTHILLS ASSOCIATION

TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	OWNER/MAINTENANCE RESPONSIBILITY	PASSIVE/ACTIVE
TRACT A	327253	7.513	DRAINAGE, PUE, LS, OS	H.O.A.	PASSIVE
TRACT B	75046	1.723	DRAINAGE, PUE, LS, OS	H.O.A.	PASSIVE
TRACT C	2590	0.059	PUE, LS, OS	H.O.A.	PASSIVE
TRACT D	2260	0.052	PUE, LS, OS	H.O.A.	PASSIVE
TRACT E	2260	0.052	PUE, LS, OS	H.O.A.	PASSIVE
TRACT F	14787	0.339	PUE, LS, OS	H.O.A.	ACTIVE
TRACT G	4173	0.096	PUE, LS, OS	H.O.A.	PASSIVE
TRACT H	3031	0.070	PUE, LS, OS	H.O.A.	PASSIVE

LOT AREA TABLE

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

LOT AREA TABLE

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

LOT AREA TABLE

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

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.88
PLUS AREA SUBDIVIDED INTO LOTS	9.10
AREA SUBTOTAL	13.98
APPLY 1.5% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	16.45

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	52
DIVIDED BY ADJUSTED GROSS AREA	16.45
ADJUSTED GROSS DENSITY	3.16

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

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,040,299	23.882
STREET ROW	212,691	4.883
NET AREA	827,608	18.999
LOT SIZE (TYP.)	60' x 120'	
TOTAL LOTS	52	
AREA SUBDIVIDED INTO LOTS	396,208	9.096
GROSS DENSITY	2.18	
OPEN SPACE	431,400	9.904
% OF GROSS AREA IN O.S.	41.469%	
% OF PASSIVE AREA IN O.S.	96.572%	
% OF ACTIVE AREA IN O.S.	3.428%	
EXISTING ZONING	P.A.D.	

TYPICAL 60' x 120' LOT DETAIL

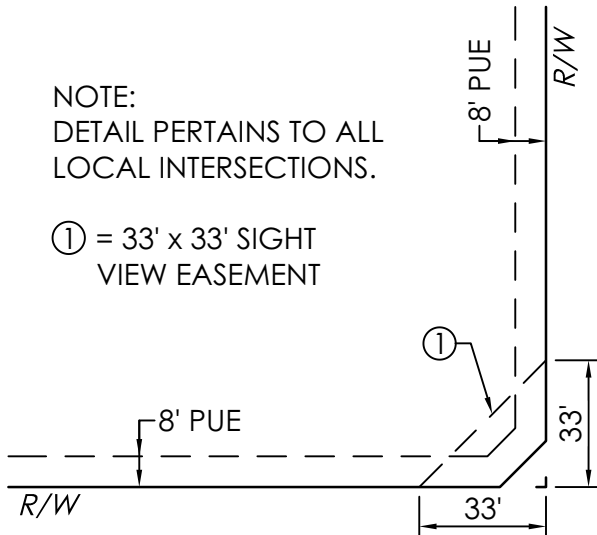
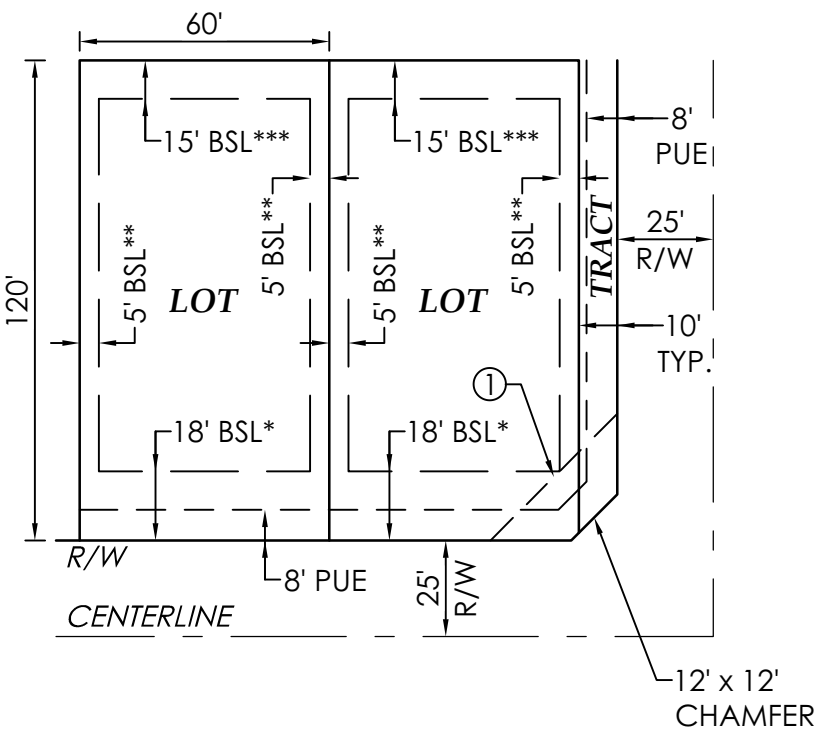
N.T.S.

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

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

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

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



TYPICAL S.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

DATE PREPARED: FEBRUARY 2024

PREPARED BY:



SURVEYED BY:



STRATEGIC SURVEYING, LLC

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

"FINAL PLAT OF MONTECITO - PARCEL 9.41"

SHEET 2 OF 5

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

LEGAL DESCRIPTION

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

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

THENCE South 22 deg. 36 min. 26 sec. West departing said Section line, a distance of 395.05 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 04 deg. 23 min. 34 sec. West, a distance of 157.75 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 133.00 feet, a central angle of 36 deg. 26 min. 29 sec., and being subtended by a chord which bears South 64 deg. 17 min. 03 sec. West - 83.17 feet;

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

THENCE South 46 deg. 03 min. 49 sec. West tangent to said curve, a distance of 18.10 feet to a Point of Curvature of a circular curve to the right, having a radius of 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 54 deg. 44 min. 03 sec. West - 30.75 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 30.87 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 118.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 54 deg. 44 min. 03 sec. West - 35.58 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE South 01 deg. 06 min. 37 sec. East, a distance of 2.00 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 118.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 82 deg. 26 min. 23 sec. East - 35.58 feet;

THENCE in a easterly direction along said curve to the right, a distance of 35.71 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 102.00 feet, a central angle of 17 deg. 20 min. 29 sec., and being subtended by a chord which bears South 82 deg. 26 min. 23 sec. East - 30.75 feet;

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

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

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

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

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

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 358.56 feet;

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

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 84.48 feet;

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

LEGAL DESCRIPTION CONT...

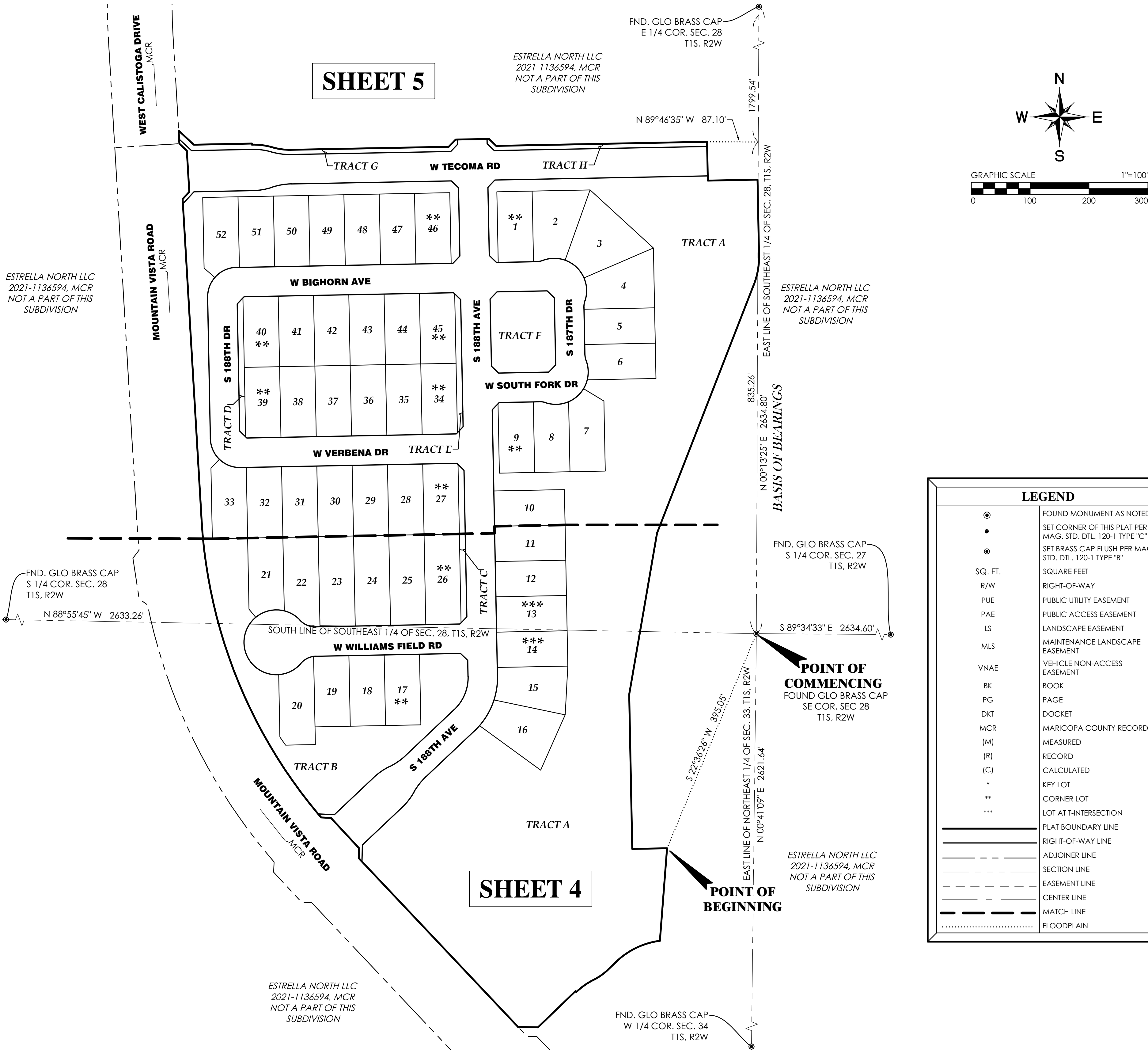
THENCE in a southerly direction along said curve to the right, a distance of 51.61 feet;

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

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

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

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 59.16 feet to the **POINT OF BEGINNING**, containing 1,040,299 square feet or 23.882 acres of land, more or less.



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
MLS	MAINTENANCE 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: FEBRUARY 2024

PREPARED BY:

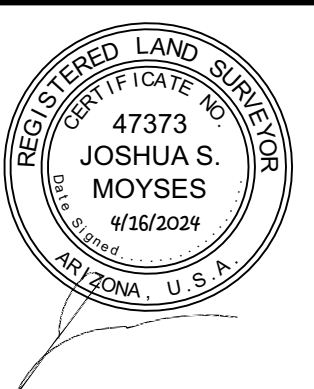
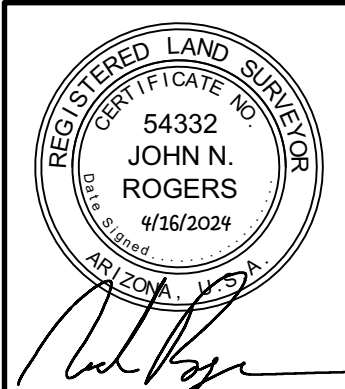


SURVEYED BY:



STRATEGIC SURVEYING, LLC

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



"FINAL PLAT OF MONTECITO - PARCEL 9.41"

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

●

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

MLS

MAINTENANCE 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

N

W

E

S

GRAPHIC SCALE

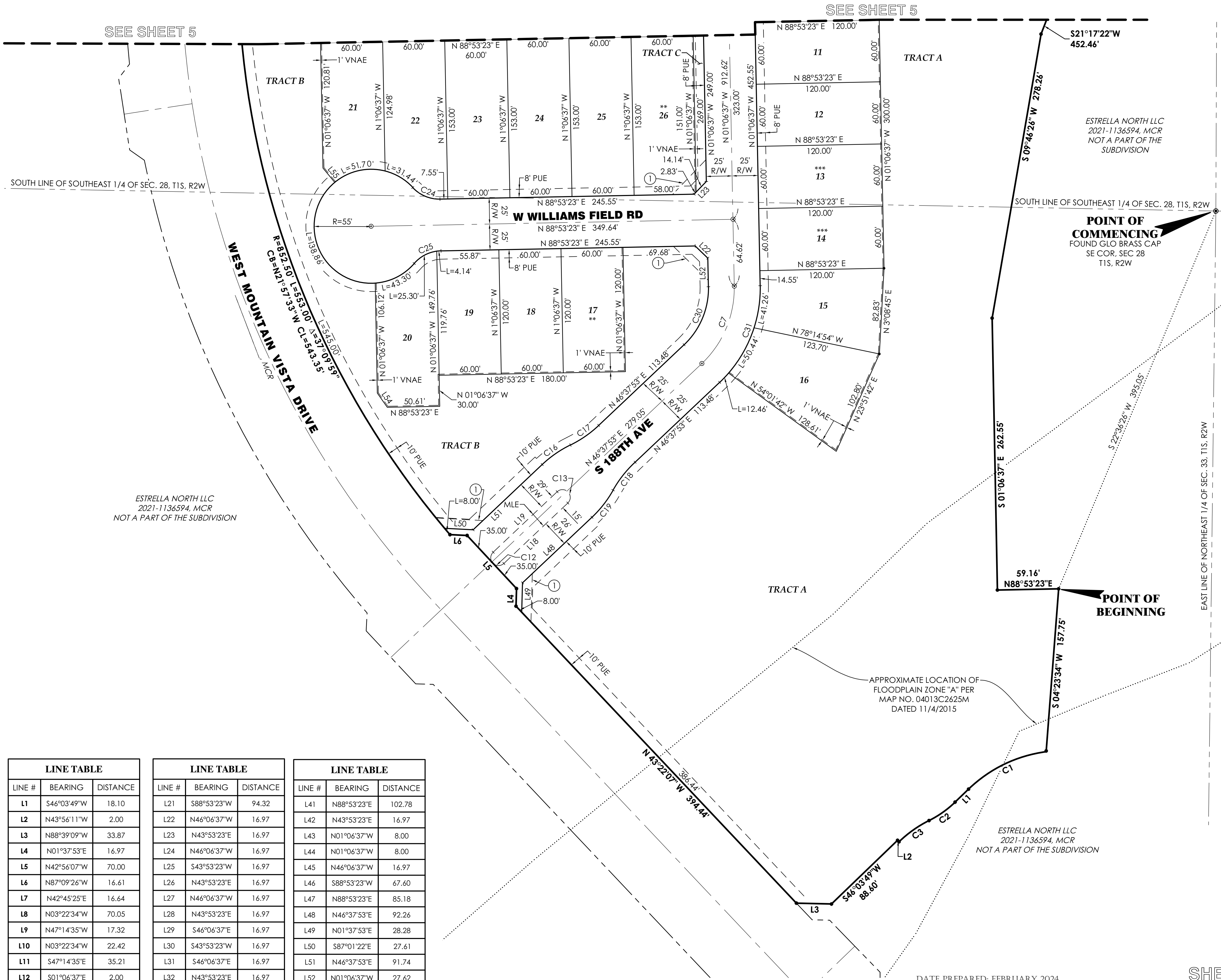
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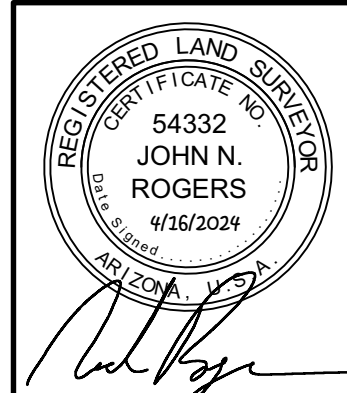


CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.00	84.59	36°26'29"	S64°17'03"W	83.17
C2	102.00	30.87	17°20'29"	S54°44'03"W	30.75
C3	118.00	35.71	17°20'29"	S54°44'03"W	35.58
C4	118.00	35.71	17°20'29"	S82°26'23"E	35.58
C5	102.00	30.87	17°20'29"	S82°26'23"E	30.75
C6	132.00	51.61	22°23'59"	S10°05'22"W	51.28
C7	100.00	83.32	47°44'30"	N22°45'38"E	80.94
C8	25.00	39.27	90°00'00"	N46°06'37"W	35.36
C9	25.00	39.27	90°00'00"	N43°53'23"E	35.36
C10	110.00	33.29	17°20'29"	N80°13'08"E	33.17
C11	110.00	33.29	17°20'29"	N80°13'08"E	33.17
C12	7.50	23.56	180°00'00"	N43°22'07"W	15.00
C13	7.50	23.56	180°00'00"	S43°22'07"E	15.00
C14	7.50	23.56	180°00'00"	N01°06'37"W	15.00
C15	7.50	23.56	180°00'00"	S01°06'37"E	15.00
C16	110.00	33.29	17°20'29"	N55°18'07"E	33.17
C17	110.00	33.29	17°20'29"	N55°18'07"E	33.17
C18	110.00	33.29	17°20'29"	N37°57'38"E	33.17
C19	110.00	33.29	17°20'29"	N37°57'38"E	33.17
C20	35.00	11.72	19°11'17"	S79°17'44"W	11.67
C21	35.00	11.72	19°11'17"	N08°29'01"E	11.67
C22	35.00	11.72	19°11'17"	N10°42'16"W	11.67
C23	35.00	11.72	19°11'17"	S81°30'59"E	11.67
C24	35.00	29.44	48°11'23"	S67°00'56"E	28.58
C25	35.00	29.44	48°11'23"	S64°47'41"W	28.58
C26	110.00	33.29	17°20'29"	S82°26'23"E	33.17
C27	110.00	33.29	17°20'29"	S82°26'23"E	33.17
C28	50.00	78.54	90°00'00"	N43°53'23"E	70.71
C29	50.00	78.54	90°00'00"	N46°06'37"W	70.71
C30	75.00	62.49	47°44'30"	N22°45'38"E	60.70
C31	125.00	104.16	47°44'30"	N22°45'38"E	101.17

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S46°03'49"W	18.10
L2	N43°56'11"W	2.00
L3	N88°39'09"W	33.87
L4	N01°37'53"E	16.97
L5	N42°56'07"W	70.00
L6	N87°09'26"W	16.61
L7	N42°45'25"E	16.64
L8	N03°22'34"W	70.05
L9	N47°14'35"W	17.32
L10	N03°22'34"W	22.42
L11	S47°14'35"E	35.21
L12	S01°06'37"E	2.00
L13	N43°53'23"E	16.97
L14	S46°06'37"E	16.97
L15	S01°06'37"E	66.00
L16	N43°53'23"E	35.36
L17	S46°06'37"E	35.36
L18	S46°37'53"W	85.01
L19	N46°37'53"E	85.01
L20	N88°53'23"E	94.32

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S88°53'23"W	94.32
L22	N46°06'37"W	16.97
L23	N43°53'23"E	16.97
L24	N46°06'37"W	16.97
L25	S43°53'23"W	16.97
L26	N43°53'23"E	16.97
L27	N46°06'37"W	16.97
L28	N43°53'23"E	16.97
L29	S46°06'37"E	16.97
L30	S43°53'23"W	16.97
L31	S46°06'37"E	16.97
L32	N43°53'23"E	16.97
L33	N46°06'37"W	16.97
L34	N43°53'23"E	16.97
L35	N46°06'37"W	16.97
L36	N43°53'23"E	16.97
L37	N46°06'37"W	16.97
L38	N88°53'23"E	100.01
L39	N42°45'25"E	27.72
L40	S47°14'35"E	28.84

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N88°53'23"E	102.78
L42	N43°53'23"E	16.97
L43	N01°06'37"W	8.00
L44	N01°06'37"W	8.00
L45	N46°06'37"W	16.97
L46	S88°53'23"W	67.60
L47	N88°53'23"E	85.18
L48	N46°37'53"E	92.26
L49	N01°37'53"E	28.28
L50	S87°01'22"E	27.61
L51	N46°37'53"E	91.74
L52	N01°06'37"W	27.62
L53	N01°06'37"W	249.00
L54	N35°02'49"W	16.82
L55	N39°31'51"W	18.00
L56	N43°53'23"E	20.71
L57	S58°54'07"E	40.51
L58	N48°50'12"W	24.33



PREPARED BY:



SURVEYED BY:



STRATEGIC SURVEYING, LLC

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

DATE PREPARED: FEBRUARY 2024

SHEET 4 OF 5

"FINAL PLAT OF MONTECITO - PARCEL 9.41"

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

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

WEST MOUNTAIN VISTA DRIVE
MCR

R=852.50'
L=553.00'
Δ=37°09'59"W
CB=N21°57'33"W
CL=543.35'

SEE SHEET 4

10' PUE

14.43'

98.75'

N88°53'23"E

L12

C4

C5

8' PUE

N88°53'23"E

272.12'

484.08'

8' PUE

N88°53'23"E

272.12'

8' PUE

N88°53'23"E

368.00'

564.18'

405.00'

N88°53'23"E

356.00'

8' PUE

N88°53'23"E

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