

FINAL PLAT
OF
"MONTECITO - PARCEL 9.39 & 9.40"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
THE SOUTHEAST QUARTER OF SECTION 28,
THE NORTHEAST QUARTER OF SECTION 33, AND
THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME OF "MONTECITO - PARCEL 9.39 & 9.40", A PORTION OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA, AS SHOWN PLATTED HEREON 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, G, H, I, J, K, AND L, 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 ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT 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, B, C, D, E, F, G, H, I, J, K, AND L 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 TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L 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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, K AND L 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 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 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

DEDICATION CONT...

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, K and L.

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, H, I, J, K AND L, 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 _____

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

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)
COUNTY OF MARICOPA) ss

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: _____

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

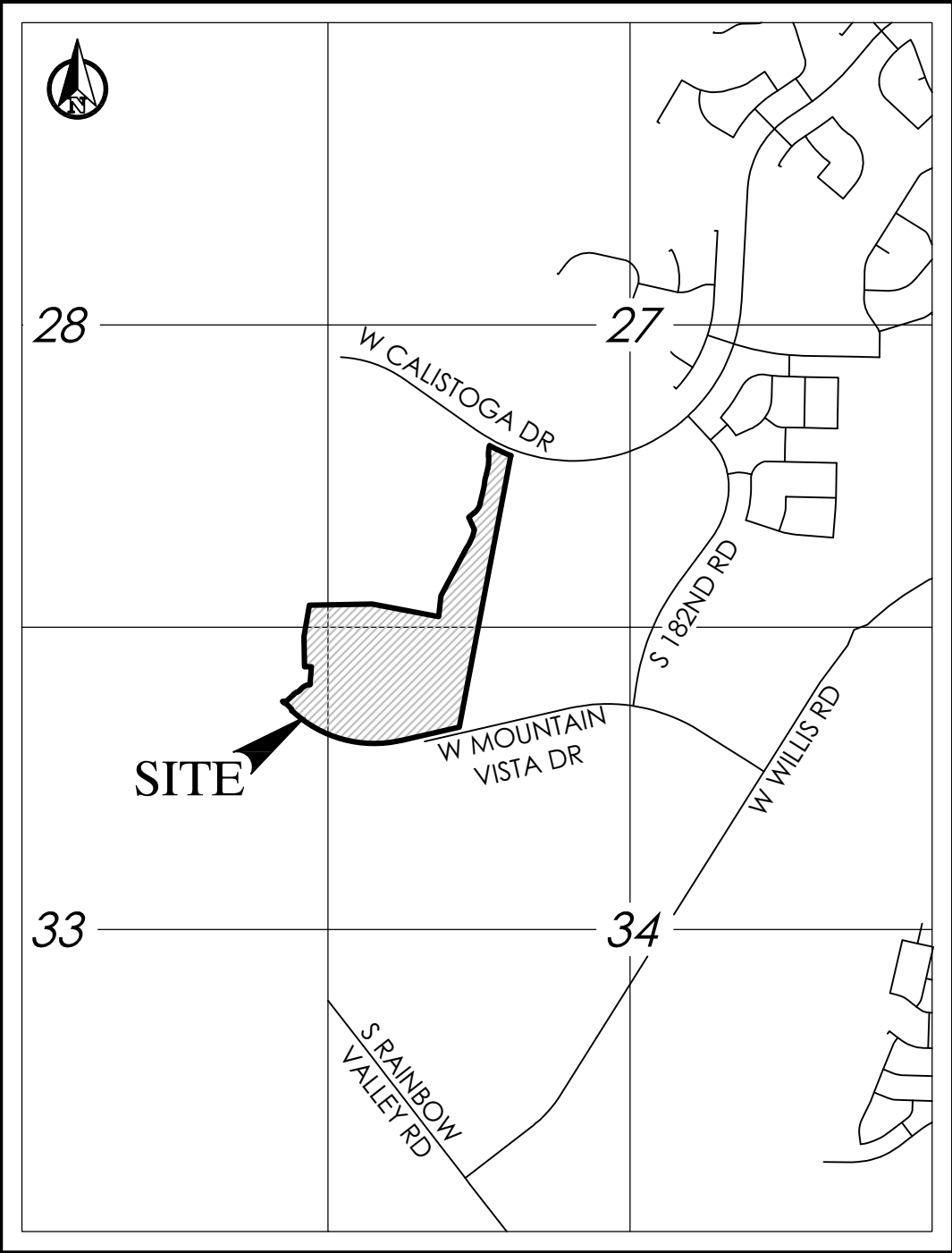
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2625M, DATED NOVEMBER 4, 2015, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1%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

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 4-7 FINAL PLAT SHEETS

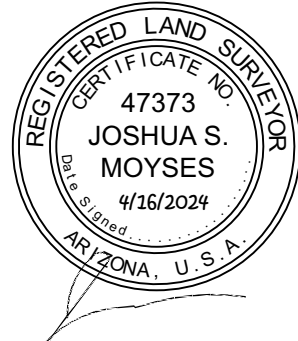


VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

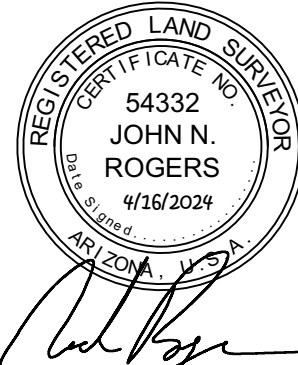
I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN 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, Colistoga Drive Phase 4, and Wash I-66 Channelization plans are to be constructed concurrently.

DATE PREPARED: MARCH 2024

SHEET 1 OF 7

PREPARED BY:



SURVEYED BY:



STRATEGIC
SURVEYING, LLC

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

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 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.

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	OWNER/MAINTENANCE RESPONSIBILITY	PASSIVE/ACTIVE
TRACT A	34490	0.792	DRAINAGE, PUE, LS, OS	H.O.A.	PASSIVE
TRACT B	324956	7.460	DRAINAGE, PUE, LS, OS	H.O.A.	PASSIVE
TRACT C	38887	0.893	PUE, LS, OS, PARK	H.O.A.	ACTIVE
TRACT D	2628	0.060	PUE, LS, OS	H.O.A.	PASSIVE
TRACT E	2628	0.060	PUE, LS, OS	H.O.A.	PASSIVE
TRACT F	2260	0.052	PUE, LS, OS	H.O.A.	PASSIVE
TRACT G	5170	0.119	PUE, LS, OS	H.O.A.	PASSIVE
TRACT H	7147	0.164	PUE, LS, OS	H.O.A.	PASSIVE
TRACT I	2260	0.052	PUE, LS, OS	H.O.A.	PASSIVE
TRACT J	1130	0.026	PUE, LS, OS	H.O.A.	PASSIVE
TRACT K	433785	9.958	DRAINAGE, PUE, LS, OS, GE, SE	H.O.A.	PASSIVE
TRACT L	16393	0.376	DRAINAGE, PUE, LS, OS	H.O.A.	PASSIVE

NOTES CONT...

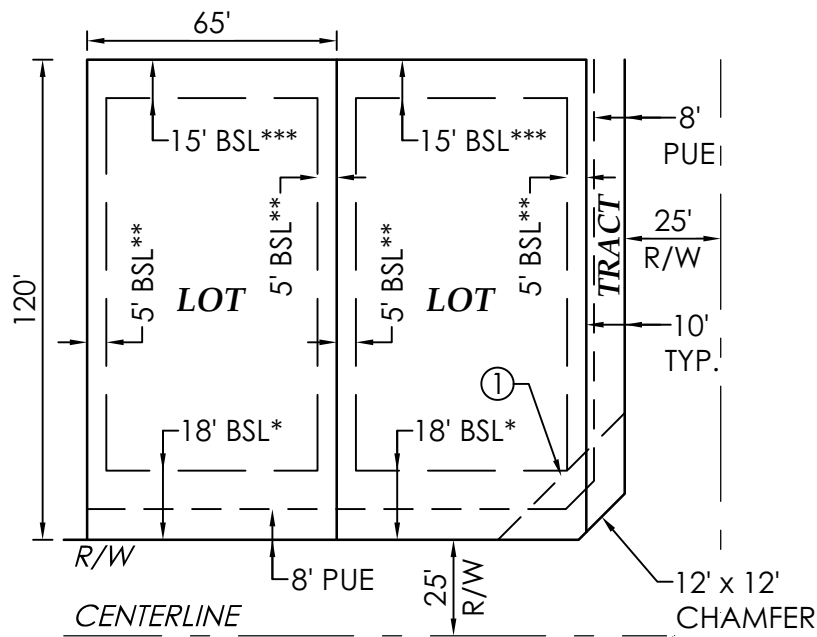
10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.
12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, 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, 17, 31, 43, 49, 50, 61, 62, 72, 73, 80, 81, 88, 92 AND 94.
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 9, 18, 34, 41 AND 71.
18. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE OPPOSITE THE ADJACENT REAR LOT LINE, THIS INCLUDES LOTS 91 AND 95.
19. 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.
20. 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"x26") 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.
21. ESTRELLA NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
22. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
23. COMMON AREAS DECLARED ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
24. 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.
25. 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).
26. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
27. ALL ONSITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
28. TYPICAL SIDE STREET TRACTS ARE 10' WIDE.
29. 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.
30. 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.
31. MONTECITO - PARCEL 9.39 & 9.40 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.
32. 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.
33. 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
GE GAS EASEMENT
SE SEWER EASEMENT

MAINTENANCE LEGEND

H.O.A. ESTRELLA FOOTHILLS ASSOCIATION



TYPICAL 65' x 120' LOT DETAIL

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

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

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

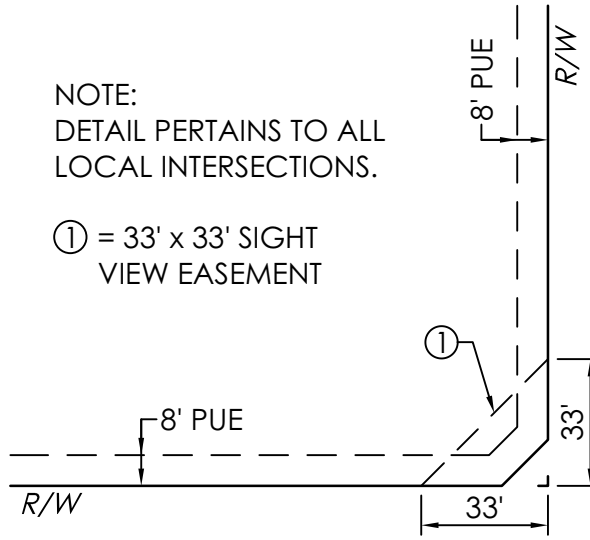
CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	7.57
PLUS AREA SUBDIVIDED INTO LOTS	17.86
AREA SUBTOTAL	25.43
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	29.92

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	97
DIVIDED BY ADJUSTED GROSS AREA	29.92
ADJUSTED GROSS DENSITY	3.24

EDU CALCULATION	
NUMBER OF DWELLING UNITS	97
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDU'S REQUIRED FOR PROJECT (97 X 1.00 =97.00)	97.00

NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

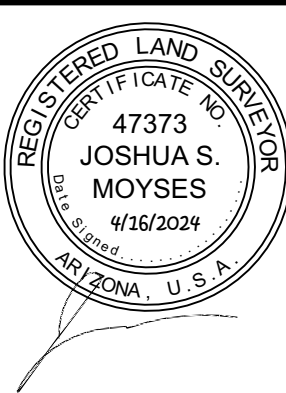
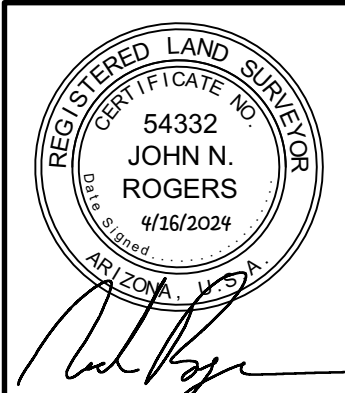
① = 33' x 33' SIGHT VIEW EASEMENT



TYPICAL S.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

SHEET 2 OF 7



DATE PREPARED: MARCH 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 9.39 & 9.40"

W:\10922A - Montecito - 9.39&9.40\10922A-PLAT PH 9.39 & 9.40-SHEETS.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, the Northeast Quarter of Section 33, and the Northwest Quarter of Section 34 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, 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 88 deg. 53 min. 23 sec. East, a distance of 550.17 feet;

THENCE South 79 deg. 14 min. 01 sec. East, a distance of 590.30 feet;

THENCE North 06 deg. 30 min. 26 sec. East, a distance of 184.37 feet;

THENCE North 28 deg. 04 min. 45 sec. East, a distance of 470.00 feet;

THENCE North 31 deg. 41 min. 56 sec. East, a distance of 47.09 feet;

THENCE North 24 deg. 18 min. 42 sec. East, a distance of 75.73 feet;

THENCE North 14 deg. 34 min. 39 sec. East, a distance of 54.10 feet;

THENCE North 24 deg. 36 min. 35 sec. West, a distance of 121.07 feet;

THENCE North 52 deg. 16 min. 54 sec. East, at 6.78 feet pass the Southeast corner of Estrella Parcel 9.43 as recorded in Book 1549 of Maps, Page 30 of Maricopa County Records (MCR), continue a total distance of 59.26 feet to a Point of Curvature of a circular curve to the left, having a radius of 150.00 feet, a central angle of 39 deg. 09 min. 47 sec., and being subtended by a chord which bears North 32 deg. 42 min. 00 sec. East - 100.54 feet;

THENCE in a northeasterly direction along said curve to the left and the East line of said Parcel 9.43, a distance of 102.53 feet;

THENCE North 13 deg. 07 min. 07 sec. East tangent to said curve, a distance of 142.81 feet;

THENCE North 09 deg. 01 min. 59 sec. East along said East line, a distance of 70.18 feet;

THENCE North 13 deg. 07 min. 07 sec. East along said East line, a distance of 102.46 feet to a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 19 deg. 47 min. 54 sec., and being subtended by a chord which bears North 03 deg. 13 min. 10 sec. East - 103.15 feet;

THENCE in a northerly direction along said curve to the left along said East line, a distance of 103.66 feet to a Point of Curvature of a reverse circular curve to the right, having a radius of 225.00 feet, a central angle of 23 deg. 25 min. 02 sec., and being subtended by a chord which bears North 05 deg. 01 min. 44 sec. East - 91.32 feet;

THENCE in a northerly direction along said curve to the right along said East line, a distance of 91.96 feet to the Northeast corner of said Parcel 9.43 and being in the South right-of-way line of West Calistoga Drive as recorded in Book 966 of Maps, Page 24 (MCR), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,525.00 feet, a central angle of 07 deg. 46 min. 27 sec., and being subtended by a chord which bears South 65 deg. 07 min. 07 sec. East - 206.76 feet;

THENCE in a southeasterly direction along said curve to the left and said South right-of-way line, a distance of 206.92 feet to the West line of Montecito Village at Estrella Mountain Ranch Parcel 9.6 as recorded in Book 1179 of Maps, Page 32 (MCR);

THENCE South 10 deg. 45 min. 59 sec. West non-tangent to said curve and departing said South right-of-way line and continue along the West line of said Parcel 9.6, at 1,351.00 feet pass the Southwest corner of said Parcel 9.6, continue a total distance of 2,413.12 feet to the North right-of-way line of West Mountain Vista Drive as recorded in Book 1059 of Maps, Page 15 (MCR);

THENCE South 77 deg. 03 min. 00 sec. West along said North right-of-way line, at 324.81 feet pass the point of terminus of said right-of-way recorded in Book 1059 of Maps, Page 15 (MCR), continue a total distance of 525.13 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,045.00 feet, a central angle of 56 deg. 26 min. 11 sec., and being subtended by a chord which bears North 74 deg. 43 min. 55 sec. West - 988.21 feet;

THENCE in a westerly direction along said curve to the right, a distance of 1,029.32 feet;

THENCE North 00 deg. 03 min. 38 sec. West non-tangent to said curve, a distance of 16.63 feet;

THENCE North 44 deg. 10 min. 28 sec. West, a distance of 70.00 feet;

THENCE North 88 deg. 39 min. 09 sec. West, a distance of 16.89 feet;

THENCE North 43 deg. 22 min. 07 sec. West, a distance of 22.07 feet;

THENCE South 88 deg. 39 min. 09 sec. East, a distance of 33.87 feet;

THENCE North 46 deg. 03 min. 49 sec. East, a distance of 88.60 feet;

THENCE South 43 deg. 56 min. 11 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 North 54 deg. 44 min. 03 sec. East - 35.58 feet;

LEGAL DESCRIPTION CONT...

THENCE in a northeasterly 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 North 54 deg. 44 min. 03 sec. East - 30.75 feet;

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

THENCE North 46 deg. 03 min. 49 sec. East 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 133.00 feet, a central angle of 36 deg. 26 min. 29 sec., and being subtended by a chord which bears North 64 deg. 17 min. 03 sec. East - 83.17 feet;

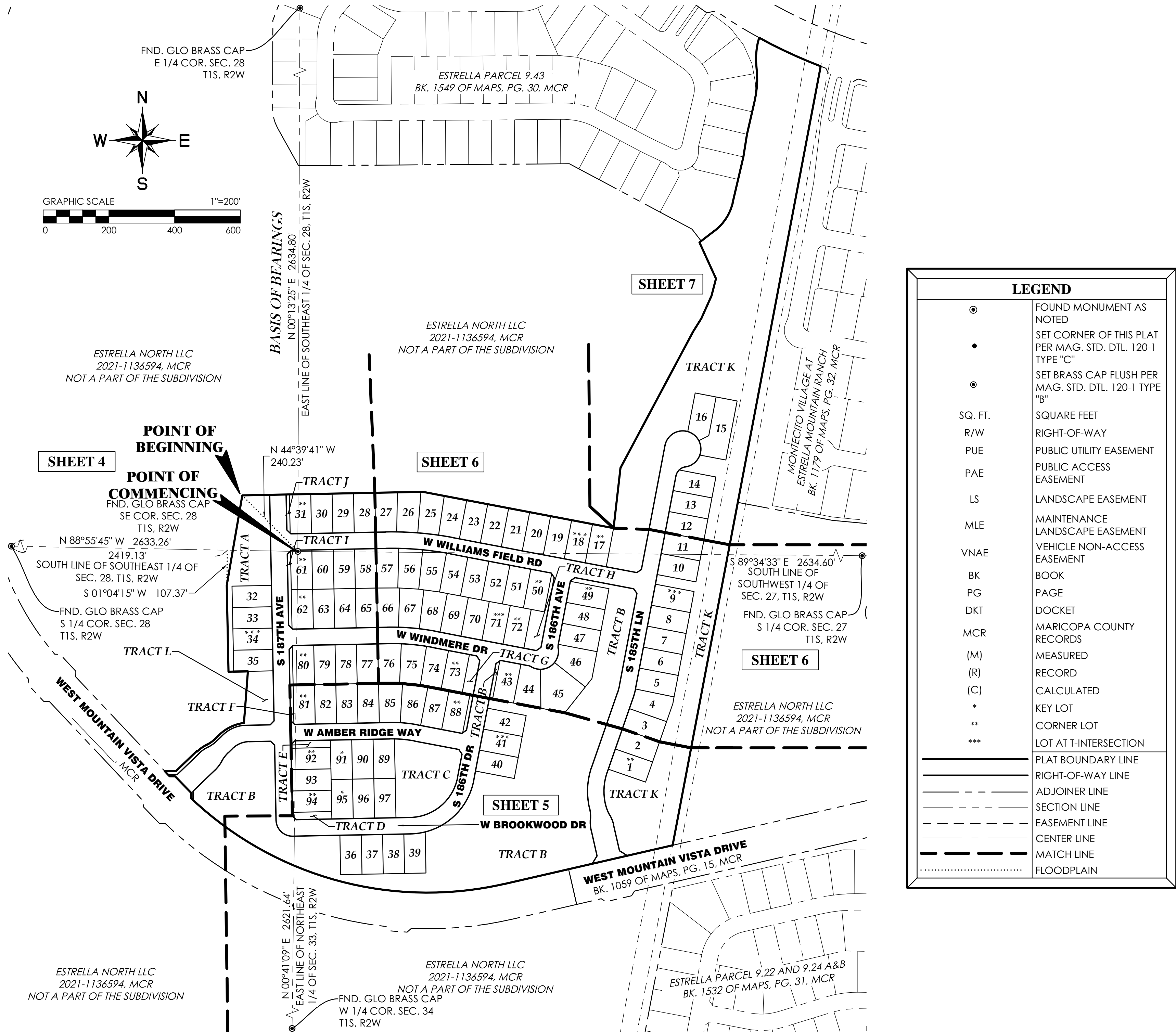
THENCE in a northeasterly direction along said curve to the right, a distance of 84.59 feet;

THENCE North 04 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 157.75 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 59.16 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 262.55 feet;

THENCE North 09 deg. 46 min. 26 sec. East, a distance of 278.26 feet to the **POINT OF BEGINNING**, containing 1,979,504 square feet or 45.443 acres of land, more or less.



"FINAL PLAT OF MONTECITO - PARCEL 9.39 & 9.40"

SHEET 3 OF 7

DATE PREPARED: MARCH 2024

PREPARED BY:

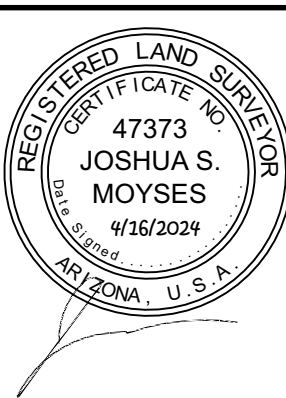
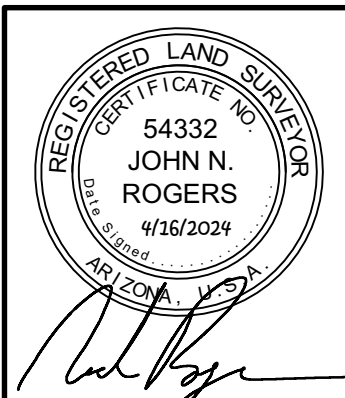


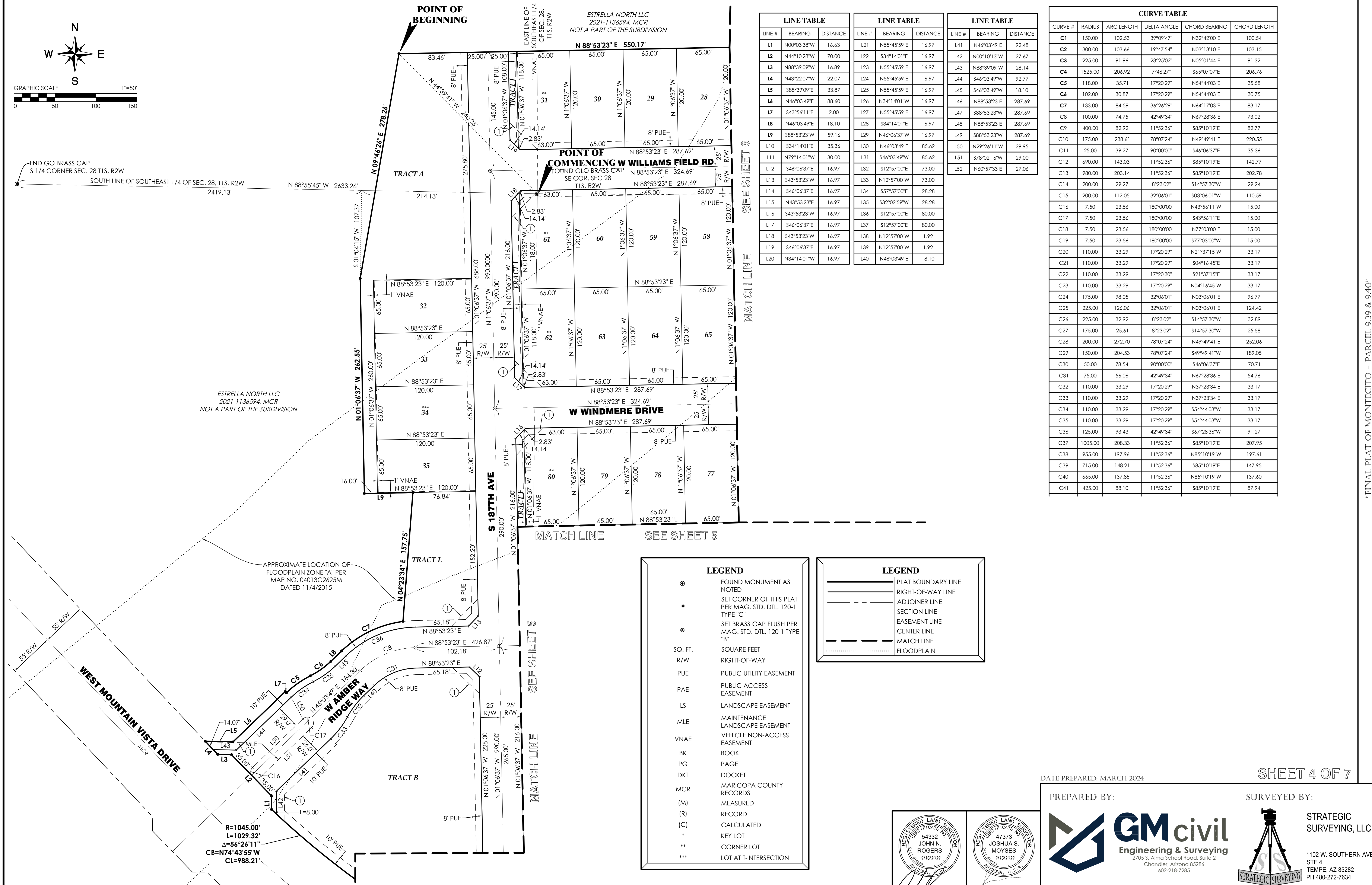
SURVEYED BY:



STRATEGIC SURVEYING, LLC

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





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63
L2	N44°10'28"W	70.00
L3	N88°39'09"W	16.89
L4	N43°22'07"W	22.07
L5	S88°39'09"E	33.87
L6	N46°03'49"E	88.60
L7	S43°56'11"E	2.00
L8	N46°03'49"E	18.10
L9	S88°53'23"W	59.16
L10	S34°14'01"E	35.36
L11	N79°14'01"W	30.00
L12	S46°06'37"E	16.97
L13	S43°53'23"W	16.97
L14	S46°06'37"E	16.97
L15	N43°53'23"E	16.97
L16	S43°53'23"W	16.97
L17	S46°06'37"E	16.97
L18	S43°53'23"W	16.97
L19	S46°06'37"E	16.97
L20	N34°14'01"W	16.97

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N55°45'59"E	16.97
L22	S34°14'01"E	16.97
L23	N55°45'59"E	16.97
L24	N55°45'59"E	16.97
L25	N55°45'59"E	16.97
L26	N34°14'01"W	16.97
L27	N55°45'59"E	16.97
L28	S34°14'01"E	16.97
L29	N46°06'37"W	16.97
L30	N46°03'49"E	85.62
L31	S46°03'49"W	85.62
L32	S12°57'00"E	73.00
L33	N12°57'00"W	73.00
L34	S57°57'00"E	28.28
L35	S32°02'59"W	28.28
L36	S12°57'00"E	80.00
L37	S12°57'00"E	80.00
L38	N12°57'00"W	1.92
L39	N12°57'00"W	1.92
L40	N46°03'49"E	18.10

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N46°03'49"E	92.48
L42	N00°10'13"W	27.67
L43	N88°39'09"W	28.14
L44	S46°03'49"W	92.77
L45	S46°03'49"W	18.10
L46	N88°53'23"E	287.69
L47	S88°53'23"W	287.69
L48	N88°53'23"E	287.69
L49	S88°53'23"W	287.69
L50	N29°26'11"W	29.95
L51	S78°02'16"W	29.00
L52	N60°57'33"E	27.06

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00	102.53	39°09'47"	N32°42'00"E	100.54
C2	300.00	103.66	19°47'54"	N03°31'01"E	103.15
C3	225.00	91.96	23°25'02"	N05°01'44"E	91.32
C4	1525.00	206.92	7°46'27"	S65°07'07"E	206.76
C5	118.00	35.71	17°20'29"	N54°44'03"E	35.58
C6	102.00	30.87	17°20'29"	N54°44'03"E	30.75
C7	133.00	84.59	36°26'29"	N64°17'03"E	83.17
C8	100.00	74.75	42°49'34"	N67°28'36"E	73.02
C9	400.00	82.92	11°52'36"	S85°10'19"E	82.77
C10	175.00	238.61	78°07'24"	N49°49'41"E	220.55
C11	25.00	39.27	90°00'00"	S46°06'37"E	35.36
C12	690.00	143.03	11°52'36"	S85°10'19"E	142.77
C13	980.00	203.14	11°52'36"	S85°10'19"E	202.78
C14	200.00	29.27	8°23'02"	S14°57'30"W	29.24
C15	200.00	112.05	32°06'01"	S03°06'01"W	110.59
C16	7.50	23.56	180°00'00"	N43°56'11"W	15.00
C17	7.50	23.56	180°00'00"	S43°56'11"E	15.00
C18	7.50	23.56	180°00'00"	N77°03'00"E	15.00
C19	7.50	23.56	180°00'00"	S77°03'00"W	15.00
C20	110.00	33.29	17°20'29"	N21°37'15"W	33.17
C21	110.00	33.29	17°20'29"	S04°16'45"E	33.17
C22	110.00	33.29	17°20'30"	S21°37'15"E	33.17
C23	110.00	33.29	17°20'29"	N04°16'45"W	33.17
C24	175.00	98.05	32°06'01"	N03°06'01"E	96.77
C25	225.00	126.06	32°06'01"	N03°06'01"E	124.42
C26	225.00	32.92	8°23'02"	S14°57'30"W	32.89
C27	175.00	25.61	8°23'02"	S14°57'30"W	25.58
C28	200.00	272.70	78°07'24"	N49°49'41"E	252.06
C29	150.00	204.53	78°07'24"	S49°49'41"W	189.05
C30	50.00	78.54	90°00'00"	S46°06'37"E	70.71
C31	75.00	56.06	42°49'34"	N67°28'36"E	54.76
C32	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C33	110.00	33.29	17°20'29"	N37°23'34"E	33.17
C34	110.00	33.29	17°20'29"	S54°44'03"W	33.17
C35	110.00	33.29	17°20'29"	S54°44'03"W	33.17
C36	125.00	93.43	42°49'34"	S67°28'36"W	91.27
C37	1005.00	208.33	11°52'36"	S85°10'19"E	207.95
C38	955.00	197.96	11°52'36"	N85°10'19"W	197.61
C39	715.00	148.21	11°52'36"	S85°10'19"E	147.95
C40	665.00	137.85	11°52'36"	N85°10'19"W	137.60
C41	425.00	88.10	11°52'36"	S85°10'19"E	87.94

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
MLE	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

LEGEND	
—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJOINER LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTER LINE
—	MATCH LINE
.....	FLOODPLAIN

DATE PREPARED: MARCH 2024

PREPARED BY:

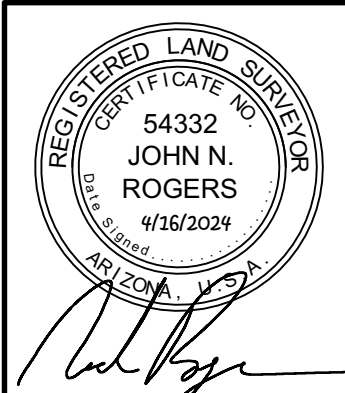


GMcivil
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2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

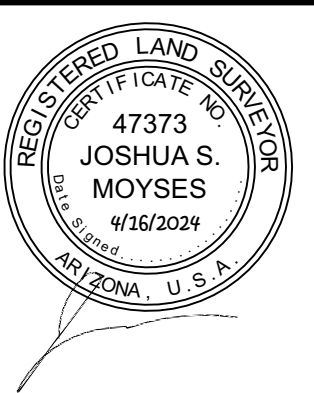
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TEMPE, AZ 85282
PH 480-272-7634



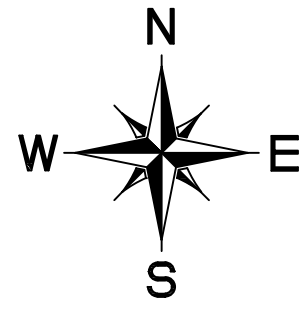
REGISTERED LAND SURVEYOR
47373
JOHN N. ROGERS
4/16/2024
AZ, AZMA, U.S.A.



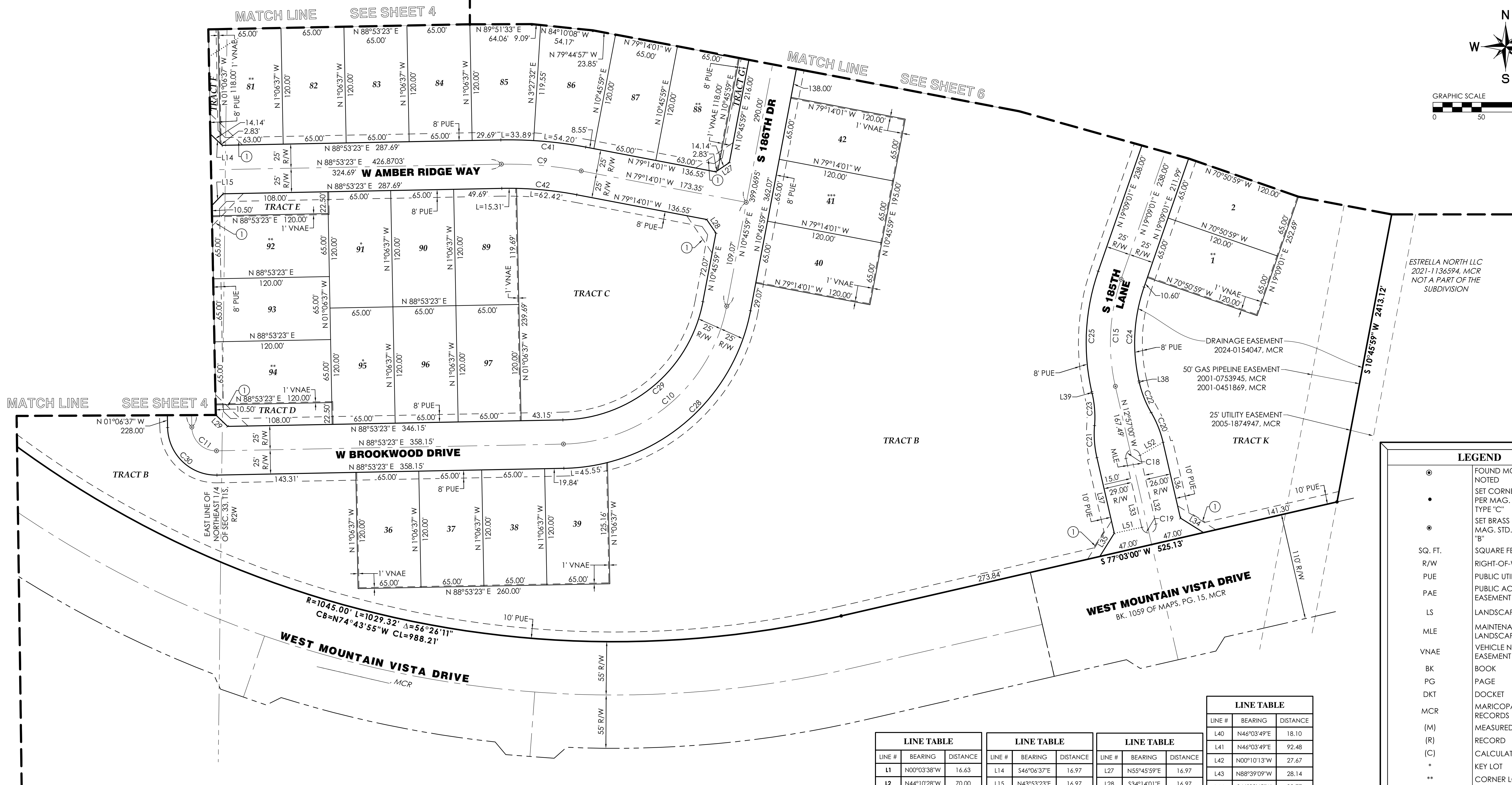
REGISTERED LAND SURVEYOR
47373
JOSHUA S. MOYSES
4/16/2024
AZ, AZMA, U.S.A.

"FINAL PLAT OF MONTECITO - PARCEL 9.39 & 9.40"

W:\10922A - Montecito - 9.39 & 9.40\10922A-FPLAT PH 9.39 & 9.40-SHEETS.dwg



GRAPHIC SCALE 1"=50'



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
MLE	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

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	150.00	102.53	39°09'47"	N32°42'00"E
C2	300.00	103.66	19°47'54"	N03°13'10"E
C3	225.00	91.96	23°25'02"	N05°01'44"E
C4	1525.00	206.92	7°46'27"	S65°07'07"E
C5	118.00	35.71	17°20'29"	N54°44'03"E
C6	102.00	30.87	17°20'29"	N54°44'03"E
C7	133.00	84.59	36°26'29"	N64°17'03"E
C8	100.00	74.75	42°49'34"	N67°28'36"E
C9	400.00	82.92	11°52'36"	S85°10'19"E
C10	175.00	238.61	78°07'24"	N49°49'41"E
C11	25.00	39.27	90°00'00"	S46°06'37"E
C12	690.00	143.03	11°52'36"	S85°10'19"E
C13	980.00	203.14	11°52'36"	S85°10'19"E
C14	200.00	29.27	8°23'02"	S14°57'30"W
C15	200.00	112.05	32°06'01"	S03°06'01"W

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C16	7.50	23.56	180°00'00"	N43°56'11"W
C17	7.50	23.56	180°00'00"	S43°56'11"E
C18	7.50	23.56	180°00'00"	N77°03'00"E
C19	7.50	23.56	180°00'00"	S77°03'00"W
C20	110.00	33.29	17°20'29"	N21°37'15"W
C21	110.00	33.29	17°20'29"	S04°16'45"E
C22	110.00	33.29	17°20'29"	S21°37'15"E
C23	110.00	33.29	17°20'29"	N04°16'45"W
C24	175.00	98.05	32°06'01"	N03°06'01"E
C25	225.00	126.06	32°06'01"	N03°06'01"E
C26	225.00	32.92	8°23'02"	S14°57'30"W
C27	175.00	25.61	8°23'02"	S14°57'30"W
C28	200.00	272.70	78°07'24"	N49°49'41"E
C29	150.00	204.53	78°07'24"	S49°49'41"W
C30	50.00	78.54	90°00'00"	S46°06'37"E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C31	75.00	56.06	42°49'34"	N67°28'36"E
C32	110.00	33.29	17°20'29"	N37°23'34"E
C33	110.00	33.29	17°20'29"	N37°23'34"E
C34	110.00	33.29	17°20'29"	S54°44'03"W
C35	110.00	33.29	17°20'29"	S54°44'03"W
C36	125.00	93.43	42°49'34"	S67°28'36"W
C37	1005.00	208.33	11°52'36"	S85°10'19"E
C38	955.00	197.96	11°52'36"	N85°10'19"W
C39	715.00	148.21	11°52'36"	S85°10'19"E
C40	665.00	137.85	11°52'36"	N85°10'19"W
C41	425.00	88.10	11°52'36"	S85°10'19"E
C42	375.00	77.73	11°52'36"	S85°10'19"E
C43	35.00	43.08	70°31'44"	S46°01'51"W
C44	35.00	11.72	19°11'17"	N01°10'20"E
C45	35.00	11.72	19°11'17"	S69°38'22"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63
L2	N44°10'28"W	70.00
L3	N88°39'09"W	16.89
L4	N43°22'07"W	22.07
L5	S88°39'09"E	33.87
L6	N46°03'49"E	88.60
L7	S43°56'11"E	2.00
L8	N46°03'49"E	18.10
L9	S88°53'23"W	59.16
L10	S34°14'01"E	35.36
L11	N79°14'01"W	30.00
L12	S46°06'37"E	16.97
L13	S43°53'23"W	16.97

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	S46°06'37"E	16.97
L15	N43°53'23"E	16.97
L16	S43°53'23"W	16.97
L17	S46°06'37"E	16.97
L18	S43°53'23"W	16.97
L19	S46°06'37"E	16.97
L20	N34°14'01"W	16.97
L21	N55°45'59"E	16.97
L22	S34°14'01"E	16.97
L23	N55°45'59"E	16.97
L24	N55°45'59"E	16.97
L25	N55°45'59"E	16.97
L26	N34°14'01"W	16.97

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	N55°45'59"E	16.97
L28	S34°14'01"E	16.97
L29	N46°06'37"W	16.97
L30	N46°03'49"E	85.62
L31	S46°03'49"W	85.62
L32	S12°57'00"E	73.00
L33	N12°57'00"W	73.00
L34	S57°57'00"E	28.28
L35	S32°02'59"W	28.28
L36	S12°57'00"E	80.00
L37	S12°57'00"E	80.00
L38	N12°57'00"W	1.92
L39	N12°57'00"W	1.92

LINE TABLE		
LINE #	BEARING	DISTANCE
L40	N46°03'49"E	18.10
L41	N46°03'49"E	92.48
L42	N00°10'13"W	27.67
L43	N88°39'09"W	28.14
L44	S46°03'49"W	92.77
L45	S46°03'49"W	18.10
L46	N88°53'23"E	287.69
L47	S88°53'23"W	287.69
L48	N88°53'23"E	287.69
L49	S88°53'23"W	287.69
L50	N29°26'11"W	29.95
L51	S78°02'16"W	29.00
L52	N60°57'33"E	27.06

DATE PREPARED: MARCH 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 9.39 & 9.40"

W:\10922A - Montecito - 9.39 & 9.40\COGO\PLAT\PLAT 9.39 & 9.40\10922A-PLAT PH 9.39 & 9.40-SHEETS.dwg

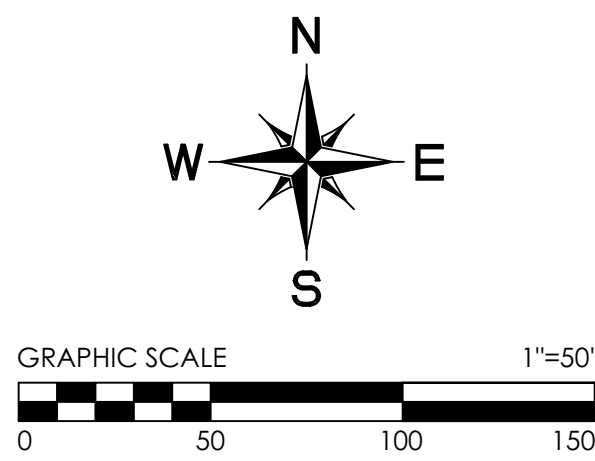
LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
●	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
MLE	MAINTENANCE LANDSCAPE EASEMENT
VNAE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

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63	L21	N55°45'59"E	16.97	L41	N46°03'49"E	92.48
L2	N44°10'28"W	70.00	L22	S34°14'01"E	16.97	L42	N00°10'13"W	27.67
L3	N88°39'09"W	16.89	L23	N55°45'59"E	16.97	L43	N88°39'09"W	28.14
L4	N43°22'07"W	22.07	L24	N55°45'59"E	16.97	L44	S46°03'49"W	92.77
L5	S88°39'09"E	33.87	L25	N55°45'59"E	16.97	L45	S46°03'49"W	18.10
L6	N46°03'49"E	88.60	L26	N34°14'01"W	16.97	L46	N88°53'23"E	287.69
L7	S43°56'11"E	2.00	L27	N55°45'59"E	16.97	L47	S88°53'23"W	287.69
L8	N46°03'49"E	18.10	L28	S34°14'01"E	16.97	L48	N88°53'23"E	287.69
L9	S88°53'23"W	59.16	L29	N46°06'37"W	16.97	L49	S88°53'23"W	287.69
L10	S34°14'01"E	35.36	L30	N46°03'49"E	85.62	L50	N29°26'11"W	29.95
L11	N79°14'01"W	30.00	L31	S46°03'49"W	85.62	L51	S78°02'16"W	29.00
L12	S46°06'37"E	16.97	L32	S12°57'00"E	73.00	L52	N60°57'33"E	27.06
L13	S43°53'23"W	16.97	L33	N12°57'00"W	73.00			
L14	S46°06'37"E	16.97	L34	S57°57'00"E	28.28			
L15	N43°53'23"E	16.97	L35	S32°02'59"W	28.28			
L16	S43°53'23"W	16.97	L36	S12°57'00"E	80.00			
L17	S46°06'37"E	16.97	L37	S12°57'00"E	80.00			
L18	S43°53'23"W	16.97	L38	N12°57'00"W	1.92			
L19	S46°06'37"E	16.97	L39	N12°57'00"W	1.92			
L20	N34°14'01"W	16.97	L40	N46°03'49"E	18.10			

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	150.00	102.53	39°09'47"	N32°42'00"E
C2	300.00	103.66	19°47'54"	N03°13'10"E
C3	225.00	91.96	23°25'02"	N05°01'44"E
C4	1525.00	206.92	7°46'27"	S69°07'07"E
C5	118.00	35.71	17°20'29"	N54°44'03"E
C6	102.00	30.87	17°20'29"	N54°44'03"E
C7	133.00	84.59	36°26'29"	N64°17'03"E
C8	100.00	74.75	42°49'34"	N67°28'36"E
C9	400.00	82.92	11°52'36"	S85°10'19"E
C10	175.00	238.61	78°07'24"	N49°49'41"E
C11	25.00	39.27	90°00'00"	S46°06'37"E
C12	690.00	143.03	11°52'36"	S85°10'19"E
C13	980.00	203.14	11°52'36"	S85°10'19"E
C14	200.00	29.27	8°23'02"	S14°57'30"W
C15	200.00	112.05	32°06'01"	S03°06'01"W

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C16	7.50	23.56	180°00'00"	N43°56'11"W
C17	7.50	23.56	180°00'00"	S43°56'11"E
C18	7.50	23.56	180°00'00"	N77°03'00"E
C19	7.50	23.56	180°00'00"	S77°03'00"W
C20	110.00	33.29	17°20'29"	N21°37'15"W
C21	110.00	33.29	17°20'29"	S04°16'45"E
C22	110.00	33.29	17°20'30"	S21°37'15"E
C23	110.00	33.29	17°20'29"	N04°16'45"W
C24	175.00	98.05	32°06'01"	N03°06'01"E
C25	225.00	126.06	32°06'01"	N03°06'01"E
C26	225.00	32.92	8°23'02"	S14°57'30"W
C27	175.00	25.61	8°23'02"	S14°57'30"W
C28	200.00	272.70	78°07'24"	N49°49'41"E
C29	150.00	204.53	78°07'24"	S49°49'41"W
C30	50.00	78.54	90°00'00"	S46°06'37"E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C31	75.00	56.06	42°49'34"	N67°28'36"E
C32	110.00	33.29	17°20'29"	N37°23'34"E
C33	110.00	33.29	17°20'29"	N37°23'34"E
C34	110.00	33.29	17°20'29"	S54°44'03"W
C35	110.00	33.29	17°20'29"	S54°44'03"W
C36	125.00	93.43	42°49'34"	S67°28'36"W
C37	1005.00	208.33	11°52'36"	S85°10'19"E
C38	955.00	197.96	11°52'36"	N85°10'19"W
C39	715.00	148.21	11°52'36"	S85°10'19"E
C40	665.00	137.85	11°52'36"	N85°10'19"W
C41	425.00	88.10	11°52'36"	S85°10'19"E
C42	375.00	77.73	11°52'36"	S85°10'19"E
C43	35.00	43.08	70°31'44"	S46°01'51"W
C44	35.00	11.72	19°11'17"	N01°10'20"E
C45	35.00	11.72	19°11'17"	S69°38'22"E



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C31	75.00	56.06	42°49'34"	N67°28'36"E
C32	110.00	33.29	17°20'29"	N37°23'34"E
C33	110.00	33.29	17°20'29"	N37°23'34"E
C34	110.00	33.29	17°20'29"	S54°44'03"W
C35	110.00	33.29	17°20'29"	S54°44'03"W
C36	125.00	93.43	42°49'34"	S67°28'36"W
C37	1005.00	208.33	11°52'36"	S85°10'19"E
C38	955.00	197.96	11°52'36"	N85°10'19"W
C39	715.00	148.21	11°52'36"	S85°10'19"E
C40	665.00	137.85	11°52'36"	N85°10'19"W
C41	425.00	88.10	11°52'36"	S85°10'19"E
C42	375.00	77.73	11°52'36"	S85°10'19"E
C43	35.00	43.08	70°31'44"	S46°01'51"W
C44	35.00	11.72	19°11'17"	N01°10'20"E
C45	35.00	11.72	19°11'17"	S69°38'22"E

REGISTERED LAND SURVEYOR
54332
JOHN N. ROGERS
4/16/2024
AZ 2343, U.S.A.

REGISTERED LAND SURVEYOR
47373
JOSHUA S. MOYES
4/16/2024
AZ 2343, U.S.A.

DATE PREPARED: MARCH 2024

PREPARED BY:
GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

SURVEYED BY:
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480-272-7634

SHEET 6 OF 7

W\10922A - Montecito - 9.39 & 9.42\COGO\PLAT\PLAT 9.39 & 9.40\22A-PLAT PH 9.39 & 9.40-SHEETS.dwg

WEST CALISTOGA DRIVE
BK. 946 OF MAPS, PG. 24, MCR

MONTECITO VILLAGE AT
ESTRELLA MOUNTAIN RANCH
PARCEL 9.6
BK. 1179 OF MAPS, PG. 32, MCR

DRAINAGE EASEMENT
2024-0154047, MCR

50' GAS PIPELINE EASEMENT-
2001-0753945, MCR
2001-0451869, MCR

25' UTILITY EASEMENT
2005-1874947, MCR

SEWER EASEMENT
2020-0812830, MCR

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

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
MLE	MAINTENANCE LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
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**	CORNER LOT
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—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
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—	EASEMENT LINE
—	CENTER LINE
—	MATCH LINE
.....	FLOODPLAIN

TRACT K

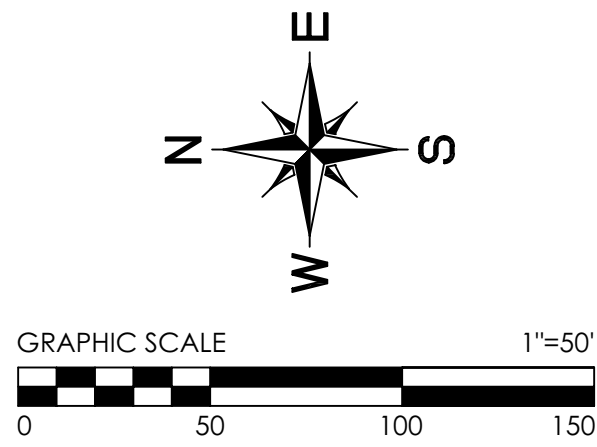
ESTRELLA PARCEL 9.43
BK. 1549 OF MAPS, PG. 30, MCR

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

TRACT K

DRAINAGE EASEMENT
2024-0154047, MCR

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N00°03'38"W	16.63	L19	S46°06'37"E	16.97	L37	S12°57'00"E	80.00
L2	N44°10'28"W	70.00	L20	N34°14'01"W	16.97	L38	N12°57'00"W	1.92
L3	N88°39'09"W	16.89	L21	N55°45'59"E	16.97	L39	N12°57'00"W	1.92
L4	N43°22'07"W	22.07	L22	S34°14'01"E	16.97	L40	N46°03'49"E	18.10
L5	S88°39'09"E	33.87	L23	N55°45'59"E	16.97	L41	N46°03'49"E	92.48
L6	N46°03'49"E	88.60	L24	N55°45'59"E	16.97	L42	N00°10'13"W	27.67
L7	S43°56'11"E	2.00	L25	N55°45'59"E	16.97	L43	N88°39'09"W	28.14
L8	N46°03'49"E	18.10	L26	N34°14'01"W	16.97	L44	S46°03'49"W	92.77
L9	S88°53'23"W	59.16	L27	N55°45'59"E	16.97	L45	S46°03'49"W	18.10
L10	S34°14'01"E	35.36	L28	S34°14'01"E	16.97	L46	N88°53'23"E	287.69
L11	N79°14'01"W	30.00	L29	N46°06'37"W	16.97	L47	S88°53'23"W	287.69
L12	S46°06'37"E	16.97	L30	N46°03'49"E	85.62	L48	N88°53'23"E	287.69
L13	S43°53'23"W	16.97	L31	S46°03'49"W	85.62	L49	S88°53'23"W	287.69
L14	S46°06'37"E	16.97	L32	S12°57'00"E	73.00	L50	N29°26'11"W	29.95
L15	N43°53'23"E	16.97	L33	N12°57'00"W	73.00	L51	S78°02'16"W	29.00
L16	S43°53'23"W	16.97	L34	S57°57'00"E	28.28	L52	N60°57'33"E	27.06
L17	S46°06'37"E	16.97	L35	S32°02'59"W	28.28			
L18	S43°53'23"W	16.97	L36	S12°57'00"E	80.00			



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	150.00	102.53	39°09'47"	N32°42'00"E
C2	300.00	103.66	19°47'54"	N03°13'10"E
C3	225.00	91.96	23°25'02"	N05°01'44"E
C4	1525.00	206.92	7°46'27"	S65°07'07"E
C5	118.00	35.71	17°20'29"	N54°44'03"E
C6	102.00	30.87	17°20'29"	N54°44'03"E
C7	133.00	84.59	36°26'29"	N64°17'03"E
C8	100.00	74.75	42°49'34"	N67°28'36"E
C9	400.00	82.92	11°52'36"	S85°10'19"E
C10	175.00	238.61	78°07'24"	N49°49'41"E
C11	25.00	39.27	90°00'00"	S46°06'37"E
C12	690.00	143.03	11°52'36"	S85°10'19"E
C13	980.00	203.14	11°52'36"	S85°10'19"E
C14	200.00	29.27	8°23'02"	S14°57'30"W
C15	200.00	112.05	32°06'01"	S03°06'01"W

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C16	7.50	23.56	180°00'00"	N43°56'11"W
C17	7.50	23.56	180°00'00"	S43°56'11"E
C18	7.50	23.56	180°00'00"	N77°03'00"E
C19	7.50	23.56	180°00'00"	S77°03'00"W
C20	110.00	33.29	17°20'29"	N21°37'15"W
C21	110.00	33.29	17°20'29"	S04°16'45"E
C22	110.00	33.29	17°20'30"	S21°37'15"E
C23	110.00	33.29	17°20'29"	N04°16'45"W
C24	175.00	98.05	32°06'01"	N03°06'01"E
C25	225.00	126.06	32°06'01"	N03°06'01"E
C26	225.00	32.92	8°23'02"	S14°57'30"W
C27	175.00	25.61	8°23'02"	S14°57'30"W
C28	200.00	272.70	78°07'24"	N49°49'41"E
C29	150.00	204.53	78°07'24"	S49°49'41"W
C30	50.00	78.54	90°00'00"	S46°06'37"E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C31	75.00	56.06	42°49'34"	N67°28'36"E
C32	110.00	33.29	17°20'29"	N37°23'34"E
C33	110.00	33.29	17°20'29"	N37°23'34"E
C34	110.00	33.29	17°20'29"	S54°44'03"W
C35	110.00	33.29	17°20'29"	S54°44'03"W
C36	125.00	93.43	42°49'34"	S67°28'36"W
C37	1005.00	208.33	11°52'36"	S85°10'19"E
C38	955.00	197.96	11°52'36"	N85°10'19"W
C39	715.00	148.21	11°52'36"	S85°10'19"E
C40	665.00	137.85	11°52'36"	N85°10'19"W
C41	425.00	88.10	11°52'36"	S85°10'19"E
C42	375.00	77.73	11°52'36"	S85°10'19"E
C43	35.00	43.08	70°31'44"	S46°01'51"W
C44	35.00	11.72	19°11'17"	N01°10'20"E
C45	35.00	11.72	19°11'17"	S69°38'22"E

"FINAL PLAT OF MONTECITO - PARCEL 9.39 & 9.40"

W:\10922A - Montecito - 9.39 & 9.40\10922A-FPLAT PH 9.39 & 9.40-SHEETS.dwg

SHEET 7 OF 7

DATE PREPARED: MARCH 2024

PREPARED BY:



SURVEYED BY:



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