

DEDICATION

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 9.21", A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

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

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH 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 PERMITTEES; 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 PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACTS I AND J DESIGNATED AS "SE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE EASEMENT AREAS"). THE WASTEWATER LINE EASEMENTS DEDICATED HEREON ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WASTEWATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN THE WASTEWATER LINE EASEMENT AREAS AND THE WASTEWATER LINE EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WASTEWATER LINE 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 WASTEWATER LINE EASEMENT AREAS.

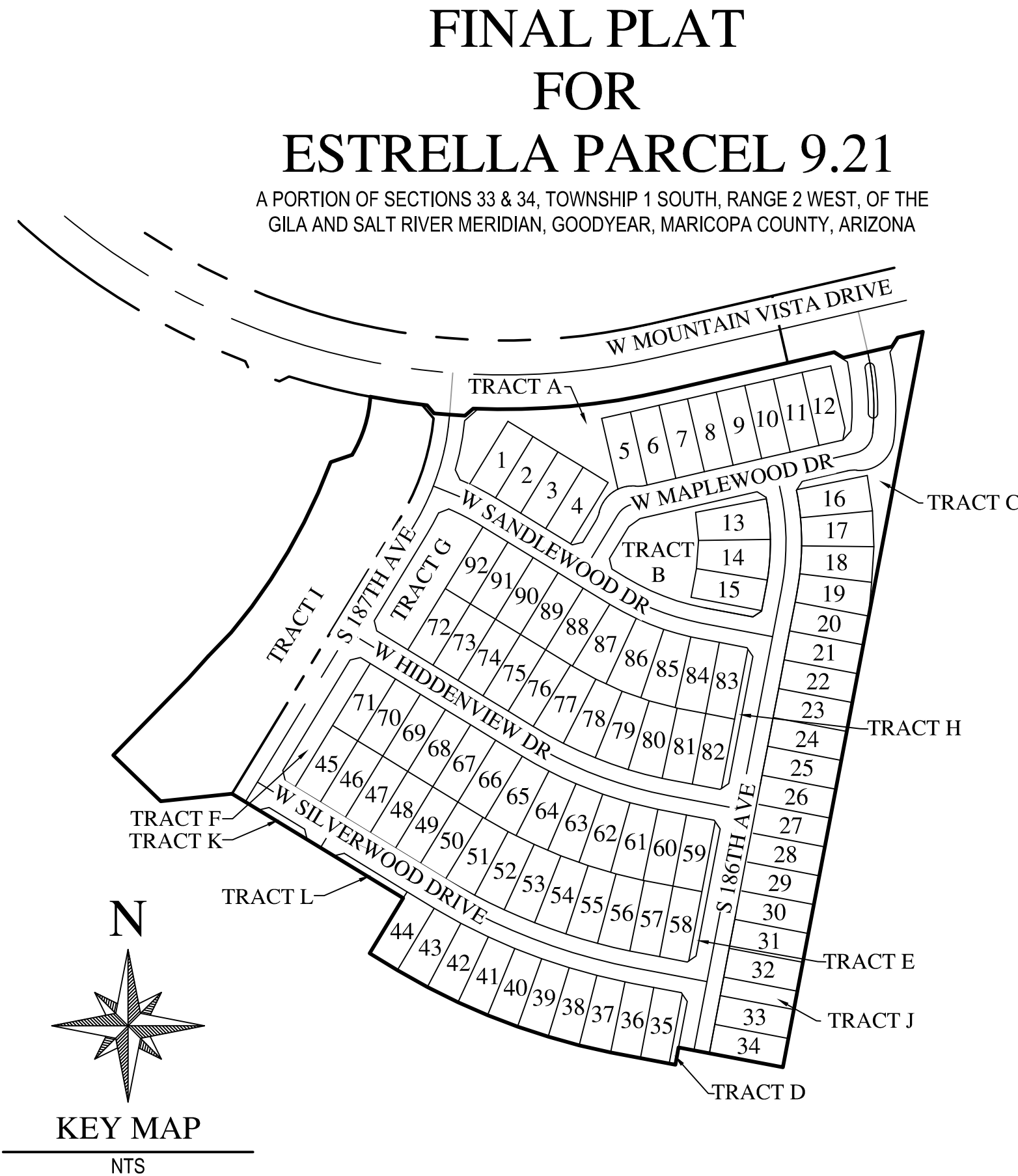
OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION ("ASSOCIATION"), NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "VNAE" AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B AND I 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 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 D, H AND I.

OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENT AREAS, THE STREETS AND WITHIN PORTIONS OF THE TRACTS NOT BURDENED BY THE WATER AND ACCESS EASEMENTS GRANTED HEREIN, FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS, CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD, CONDITIONED OR DELAYED.

OWNER HEREBY DECLARES TRACTS A THROUGH L, 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 ASSOCIATION, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE ASSOCIATION, TRACTS A THROUGH I, INCLUSIVE, FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SUBJECT TO THE TERMS SET FORTH HEREIN, THE CITY OF GOODYEAR GRANTS TO OWNER A MEDIAN AND LANDSCAPE EASEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN, MONUMENT SIGNAGE, AND LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED M/L/E GRANTED HEREON. IN CONSIDERATION OF THE CITY GRANTING THIS EASEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF MONUMENT SIGNAGE AND LANDSCAPING, THE ASSOCIATION EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN, REPAIR, AND REPLACE MONUMENT SIGNAGE AND LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS M/L/E GRANTED HEREON, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE ASSOCIATION 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 MONUMENT SIGNAGE AND LANDSCAPING INSTALLED WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS M/L/E GRANTED HEREON, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING WITHIN. THE ASSOCIATION 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 IDENTIFIED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE MONUMENT SIGNAGE AND LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS M/L/E 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. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE ASSOCIATION FAIL TO MAINTAIN THE MONUMENT SIGNAGE AND LANDSCAPING WITHIN THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS M/L/E GRANTED HEREON AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE MONUMENT SIGNAGE AND LANDSCAPING OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE ASSOCIATION 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.



FINAL PLAT

ESTRELLA PARCEL 9.21
GOODYEAR, MARICOPA COUNTY, ARIZONA



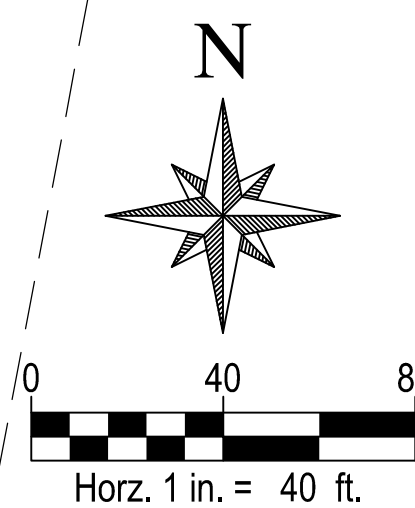
CHECKED BY GSR
CAD TECHNICIAN RWK/JKK
SCALE 1" = 40'
DATE 05/07/2024
JOB NUMBER WP# 205204
SHEET 3 OF 5

NORTH 1/4 CORNER
SECTION 34, T1S, R2W
FOUND 2" MC AC STAMPED
T1S R2W 1/4 S27 S34 2003
RLS 36563

NORTHWEST CORNER SECTION 34, T1S, R2W
FOUND 2 1/2" GLO BC STAMPED T1S R2W S27 S28 S33 S34 1931
POINT OF COMMENCEMENT

ESTRELLA NORTH LLC
APN 400-58-328B
DOC 2021-1136594.MCR

ESTRELLA NORTH LLC
APN 400-58-328B
DOC 2021-1136594.MCR

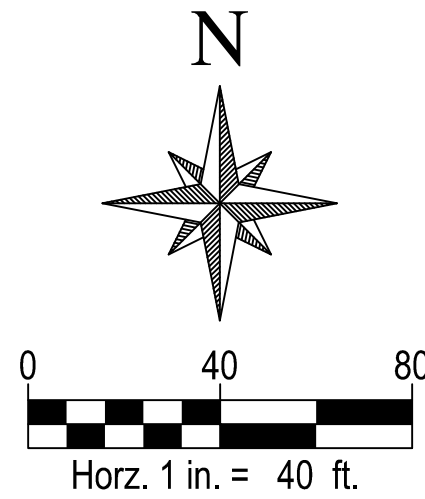


FINAL PLAT

ESTRELLA PARCEL 9.21
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY GSR
CAD TECHNICIAN RWK/JKK
SCALE 1" = 40'
DATE 05/07/2024
JOB NUMBER WP# 205204
SHEET 4 OF 5



ESTRELLA NORTH LLC
APN 400-58-069
DOC 2021-1136594.MCR

ESTRELLA NORTH LLC
APN 400-58-328B
DOC 2021-1136594.MCR

WEST 1/4 CORNER
SECTION 34, T1S, R2W
FD 2 1/2' GLO BC
STAMPED 1/4 S33 S34 1931

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°57'44"E	17.20'
L2	S85°43'16"E	25.00'
L3	S85°43'16"E	25.00'
L4	N48°31'11"E	17.20'
L5	S57°57'00"E	16.97'
L6	N77°03'00"E	40.00'
L7	N77°03'00"E	40.00'
L8	N32°03'00"E	16.97'
L9	N77°02'57"E	41.36'
L10	S10°45'59"W	28.06'
L11	N79°14'01"W	57.00'
L12	N79°29'11"W	48.25'
L13	N77°09'11"W	51.56'
L14	N74°27'39"W	51.56'
L15	N71°46'06"W	51.56'
L16	N69°07'13"W	51.56'
L17	N66°23'01"W	51.56'
L18	N63°36'18"W	54.85'
L19	N60°44'27"W	54.85'
L20	N58°36'01"W	52.20'
L21	N31°23'59"E	103.26'
L22	S83°59'57"W	114.66'
L23	N45°59'05"W	105.67'
L24	N41°51'32"E	48.55'
L25	N43°58'37"E	52.87'
L26	N38°31'37"E	52.89'
L27	N35°13'57"E	52.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N31°56'17"E	52.89'
L29	N28°38'37"E	52.89'
L30	N25°20'56"E	52.89'
L31	N22°03'16"E	52.89'
L32	N71°26'13"E	36.35'
L33	N39°59'51"W	28.78'
L34	S34°14'01"E	16.97'
L35	N76°23'59"E	16.97'
L36	S13°36'01"E	16.97'
L37	N76°23'59"E	16.97'
L38	N77°03'00"E	3.30'
L39	S68°49'16"E	25.00'
L40	S31°23'59"W	37.00'
L41	N48°17'19"E	28.64'
L42	S34°14'01"E	2.83'
L43	N25°33'25"W	17.68'
L44	S76°23'59"W	16.97'
L45	S41°50'37"W	19.61'
L46	S55°45'59"W	2.83'
L47	S57°49'30"E	28.22'
L48	N12°57'00"W	25.00'
L49	N32°09'21"E	28.34'
L50	N32°27'16"E	15.83'
L51	S57°29'30"E	16.83'
L52	S34°14'01"E	2.83'
L53	S10°45'59"W	0.38'
L54	S55°45'59"W	16.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	N13°36'01"W	16.97'
L56	N54°13'30"E	22.12'
L57	S10°39'04"W	46.74'
L58	S04°13'55"W	45.25'
L59	S05°45'12"E	45.25'
L60	S34°14'01"E	16.97'
L61	S55°45'59"W	16.97'
L62	N13°36'01"W	16.97'
L63	N68°40'18"E	17.46'
L64	S34°14'01"E	16.97'
L65	S55°45'59"W	16.97'
L66	N13°36'01"W	16.97'
L67	N76°23'59"E	16.97'
L68	N60°38'13"W	46.22'
L69	N65°33'14"W	46.14'
L70	N70°29'17"W	46.14'
L71	N75°25'19"W	46.14'
L72	N79°03'10"W	46.77'
L73	S79°14'01"E	47.00'
L74	S60°26'00"E	46.43'
L75	S63°41'24"E	46.43'
L76	S66°56'49"E	46.43'
L77	S70°12'14"E	46.43'
L78	S73°27'38"E	46.43'
L79	S76°43'03"E	46.43'
L80	S79°06'49"E	46.85'
L81	S79°14'01"E	47.00'

AREA TABLE		
LOT NO.	AREA SQUARE FEET	AREA ACRES
LOT 1	5,448	0.1251
LOT 2	5,405	0.1241
LOT 3	5,405	0.1241
LOT 4	5,405	0.1241
LOT 5	5,505	0.1264
LOT 6	5,640	0.1295
LOT 7	5,640	0.1295
LOT 8	5,640	0.1295
LOT 9	5,640	0.1295
LOT 10	5,640	0.1295
LOT 11	5,640	0.1295
LOT 12	5,571	0.1279
LOT 13	6,393	0.1468
LOT 14	6,393	0.1468
LOT 15	5,556	0.1275
LOT 16	5,897	0.1354
LOT 17	5,897	0.1354
LOT 18	5,896	0.1354
LOT 19	5,856	0.1344
LOT 20	5,640	0.1295
LOT 21	5,640	0.1295
LOT 22	5,640	0.1295
LOT 23	5,640	0.1295
LOT 24	5,640	0.1295
LOT 25	5,640	0.1295

AREA TABLE		
LOT NO.	AREA SQUARE FEET	AREA ACRES
LOT 26	5,640	0.1295
LOT 27	5,640	0.1295
LOT 28	5,640	0.1295
LOT 29	5,640	0.1295
LOT 30	5,640	0.1295
LOT 31	5,640	0.1295
LOT 32	5,640	0.1295
LOT 33	5,640	0.1295
LOT 34	5,640	0.1295
LOT 35	5,403	0.1240
LOT 36	5,469	0.1255
LOT 37	5,623	0.1291
LOT 38	5,623	0.1291
LOT 39	5,623	0.1291
LOT 40	5,624	0.1291
LOT 41	5,625	0.1291
LOT 42	5,983	0.1373
LOT 43	5,982	0.1373
LOT 44	5,935	0.1362
LOT 45	5,405	0.1241
LOT 46	5,405	0.1241
LOT 47	5,405	0.1241
LOT 48	5,405	0.1241
LOT 49	5,405	0.1241
LOT 50	5,425	0.1245

AREA TABLE		
LOT NO.	AREA SQUARE FEET	AREA ACRES
LOT 51	5,727	0.1315
LOT 52	5,727	0.1315
LOT 53	5,727	0.1315
LOT 54	5,727	0.1315
LOT 55	5,727	0.1315
LOT 56	5,727	0.1315
LOT 57	5,492	0.1261
LOT 58	5,403	0.1240
LOT 59	5,450	0.1251
LOT 60	5,533	0.1270
LOT 61	5,743	0.1318
LOT 62	5,741	0.1318
LOT 63	5,741	0.1318
LOT 64	6,014	0.1381
LOT 65	6,109	0.1402
LOT 66	5,838	0.1340
LOT 67	5,452	0.1252
LOT 68	5,452	0.1252
LOT 69	5,452	0.1252
LOT 70	5,452	0.1252
LOT 71	5,452	0.1252
LOT 72	5,405	0.1241
LOT 73	5,405	0.1241
LOT 74	5,405	0.1241
LOT 75	5,405	0.1241

AREA TABLE		
LOT NO.	AREA SQUARE FEET	AREA ACRES
LOT 76	5,405	0.1241
LOT 77	5,850	0.1343
LOT 78	5,893	0.1353
LOT 79	5,893	0.1353
LOT 80	5,893	0.1353
LOT 81	5,536	0.1271
LOT 82	5,403	0.1240
LOT 83	5,450	0.1251
LOT 84	5,583	0.1282
LOT 85	5,921	0.1359
LOT 86	6,206	0.1425
LOT 87	6,285	0.1443
LOT 88	5,789	0.1329
LOT 89	5,437	0.1248
LOT 90	5,437	0.1248
LOT 91	5,437	0.1248
LOT 92	5,437	0.1248

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
RIGHT-OF-WAY	216,919	4.9798
BOUNDARY	930,338	21.3576

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	4°32'56"	1155.00'	91.70'	S81°36'39"E	91.68'
C2	15°23'35"	1155.00'	310.30'	N84°44'47"E	309.37'
C3	27°02'57"	208.00'	98.20'	N17°24'24"E	97.29'
C4	27°07'16"	400.00'	189.34'	N17°50'22"E	187.58'
C5	10°13'16"	400.00'	71.36'	S63°42'38"E	71.26'
C6	20°38'00"	400.00'	144.05'	S68°55'01"E	143.27'
C7	18°41'02"	400.00'	130.44'	S03°36'29"E	129.86'
C8	71°18'58"	36.58'	45.53'	S41°23'31"W	42.65'
C9	45°39'01"	36.58'	29.14'	S54°13'30"W	28.38'
C10	23°42'59"	400.00'	165.57'	N01°05'31"W	164.39'
C11	20°38'00"	676.00'	243.44'	S68°55'01"E	242.13'
C12	20°38'00"	957.00'	344.64'	S68°55'01"E	342.78'
C13	25°53'09"	375.00'	169.42'	N18°27'25"E	167.98'
C14	20°38'00"	982.00'	353.64'	S68°55'01"E	351.73'
C15	20°38'00"	701.00'	252.45'	S68°55'01"E	251.08'
C16	10°49'08"	425.00'	80.25'	N10°46'46"E	80.13'
C17	2°13'59"	425.00'	16.56'	S66°11'10"E	16.56'
C18	6°21'00"	425.00'	47.10'	S61°53'41"E	47.08'
C19	0°07'10"	425.00'	0.89'	S58°39'36"E	0.89'
C20	20°38'00"	932.00'	335.63'	N68°55'01"W	333.82'
C21	5°13'51"	425.00'	38.80'	N28°47'04"E	38.79'
C22	20°38'00"	651.00'	234.44'	N68°55'01"W	233.17'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C23	20°38'00"	425.00'	153.05'	S68°55'01"E	152.23'
C24	17°45'10"	50.00'	15.49'	S22°31'24"W	15.43'
C25	51°07'58"	55.00'	49.08'	N39°12'49"E	47.47'
C26	30°01'22"	55.00'	28.82'	N79°47'29"E	28.49'
C27	17°45'10"	50.00'	15.49'	S85°55'35"W	15.43'
C28	17°23'23"	365.00'	110.78'	S02°59'58"E	110.36'
C29	18°37'51"	435.00'	141.45'	N02°34'51"W	140.83'
C30	88°04'06"	55.00'	84.54'	N50°46'07"E	76.46'
C31	17°45'10"	50.00'	15.49'	N85°55'35"E	15.43'
C32	8°30'00"	375.00'	55.63'	S62°51'00"E	55.58'
C33	20°38'00"	375.00'	135.05'	N68°55'01"W	134.32'
C34	1°32'31"	375.00'	10.09'	S09°59'44"W	10.09'
C35	22°05'55"	425.00'	163.92'	N00°16'58"W	162.91'
C36	0°22'14"	375.00'	2.43'	N10°55'52"W	2.43'
C37	21°52'58"	375.00'	143.22'	S00°10'30"E	142.35'
C38	2°33'07"	400.00'	17.82'	S11°40'26"E	17.81'
C39	3°30'01"	400.00'	24.44'	S03°59'01"W	24.43'
C40	180°00'00"	7.50'	23.56'	S80°39'24"W	15.00'
C41	10°31'21"	406.00'	74.56'	N04°04'56"W	74.46'
C42	180°00'00"	7.50'	23.56'	S88°49'16"E	15.00'
C43	10°31'21"	391.00'	71.81'	N04°04'56"W	71.71'

TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	29,054	0.6670	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SIDEWALK EASEMENT
TRACT B	17,952	0.4121	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE
TRACT C	11,328	0.2601	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT
TRACT D	1,080	0.0248	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT E	2,170	0.0498	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT F	6,898	0.1584	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT G	16,000	0.3673	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT H	2,170	0.0498	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT I	101,171	2.3226	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SEWER EASEMENT
TRACT J	3,600	0.0826	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT
TRACT K	947	0.0217	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT L	1,488	0.0342	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT

NOTE
*TRACTS "A" THROUGH "L" WILL BE OWNED
AND MAINTAINED BY ESTRELLA FOOTHILLS
ASSOCIATION (HOA).

ESTRELLA - PARCEL 9.21			
SITE DATA TABLE			
TOTAL GROSS AREA	930,337.99	SQ FT	21.36 AC
TOTAL STREET AREA	216,918.99	SQ FT	4.98 AC
TOTAL NET AREA	713,419.00	SQ FT	16.38 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 115'		
MINIMUM LOT SIZE	5,403 SQ FT		
AVERAGE LOT SIZE	5,648 SQ FT		
TOTAL NUMBER OF LOTS	92		
TOTAL AREA SUBDIVIDED INTO LOTS	519,560.89	SQ FT	11.93 AC
DENSITY (GROSS ACREAGE)	4.31	DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	193,858.11	SQ FT	4.45 AC
ACTIVE USABLE OPEN SPACE	0.41 AC	9.21%	
PASSIVE USABLE OPEN SPACE	3.22 AC	72.36%	
PERCENT OPEN SPACE /LANDSCAPE	20.84%		
EXISTING ZONING	PAD		

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	4.98
PLUS AREA SUBDIVIDED INTO LOTS	11.93
AREA SUBTOTAL	16.91
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	19.89
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	19.89
ADJUSTED GROSS DENSITY	4.63
EDU CALCULATION	
NUMBER OF DWELLING UNITS	92
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (92 x 0.82)	75.44



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Land Survey
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FINAL PLAT

ESTRELLA PARCEL 9.21
GOODYEAR, MARICOPA COUNTY, ARIZONA

