

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

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 9.18", 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 I, 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 TRACT H 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 ERECTED, 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 D, H 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.

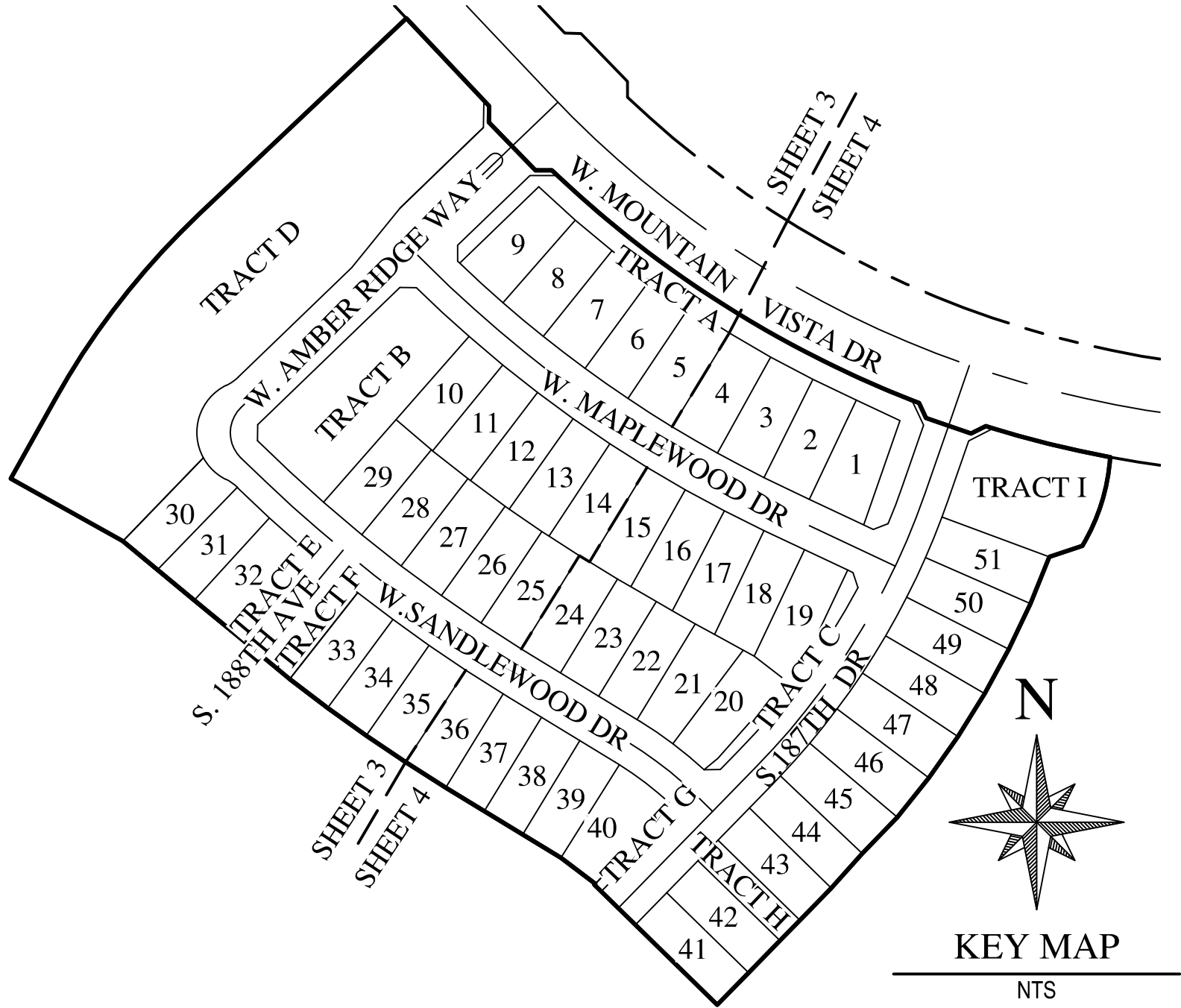
OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENT AREAS, THE STREETS AND WITHIN PORTIONS OF THE TRACTS NOT BURDENED BY THE WATER AND ACCESS EASEMENTS GRANTED HEREIN, FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY 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 I, 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
FOR
ESTRELLA PARCEL 9.18

A PORTION OF SECTIONS 33 & 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER MERIDIAN, GOODYEAR, MARICOPA COUNTY, ARIZONA



DEDICATION (CONTINUED)

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 OFFICER THEREUNTO DULY AUTHORIZED.

THIS _____ DAY OF _____, 2024.

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: _____

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY _____, THE

_____ OF HARVARD INVESTMENTS, INC. A NEVADA CORPORATION, THE MANAGER OF EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPANY. THE ADMINISTRATIVE MEMBER OF GOODYEAR EMR GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP, THE SOLE MEMBER MANAGER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON THEIR BEHALF.

NOTARY PUBLIC, _____

MY COMMISSION EXPIRES, _____

HOMEOWNER'S ASSOCIATION
RATIFICATION

BY THIS RATIFICATION AND CONSENT, ESTRELLA FOOTHILLS ASSOCIATION HEREBY: (I) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE EASEMENTS DEDICATED TO ESTRELLA FOOTHILLS ASSOCIATION IN THIS PLAT; (II) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) ACCEPTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS REFLECTED IN THIS FINAL PLAT, OWNERSHIP OF TRACTS A THROUGH I AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

RATIFICATION AND CONSENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF ESTRELLA FOOTHILLS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "ESTRELLA PARCEL 9.18" AND RATIFIES, ACKNOWLEDGES, AFFIRMS AND RESPONSIBILITIES SET FORTH THEREIN.

IN WITNESS WHEREOF, ESTRELLA FOOTHILLS ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

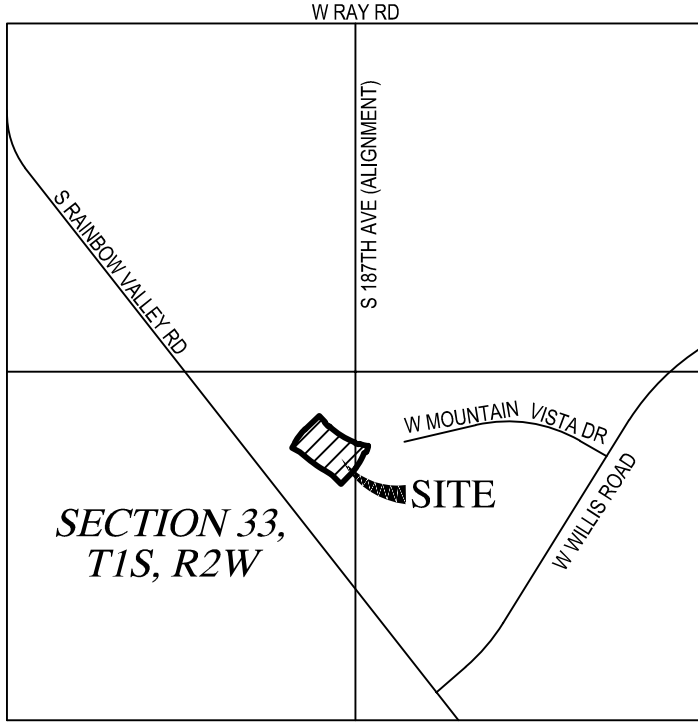
THIS _____ DAY OF _____, 2024

ESTRELLA FOOTHILLS ASSOCIATION

BY: _____

NAME: _____

TITLE: _____



OWNER/DEVELOPER

ESTRELLA NORTH LLC
17700 NORTH PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 348-1118
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM
CONTACT: TIMOTHY P. BRISLIN

LAND SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
EMAIL: GRIOS@WOODPATEL.COM
CONTACT: GABRIEL RIOS, R.L.S.

PUBLIC UTILITIES

WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
ELECTRIC APS
TELEPHONE CENTURY LINK
GAS SOUTHWEST GAS
CABLE TV COX COMMUNICATIONS
RECLAIMED WATER NNP NON-POTABLE DISTRIBUTION CO, LLC

CIVIL ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
EMAIL: EBOYLE@WOODPATEL.COM
CONTACT: ETHAN BOYLE, P.E.

BASIS OF BEARING

EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST.

BENCHMARKS

3-INCH CITY OF GOODYEAR BRASS CAP FLUSH LOCATED AT THE INTERSECTION OF ESTRELLA PARKWAY AND SAN MIGUEL DRIVE, HAVING AN ELEVATION OF 1026.73'; OLD CITY OF GOODYEAR NGVD 29 DATUM, (TO CONVERT ELEVATIONS TO NEW CITY OF GOODYEAR NAVD 88 DATUM, ADD 1.64')

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 2024, BY _____, THE _____ OF ESTRELLA FOOTHILLS ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS _____ DAY

OF _____, 2024.

BY: _____
MAYOR JOE PIZZILLO

ATTEST: _____
CITY CLERK DARCI McCracken

CITY ENGINEER STEVE SCINTO

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF FIVE (5) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2022 AND THAT IT MEETS ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
(602) 335-8500
SURVEYOR@WOODPATEL.COM

WOOD
PATEL

Wood, Patel & Associates, Inc.

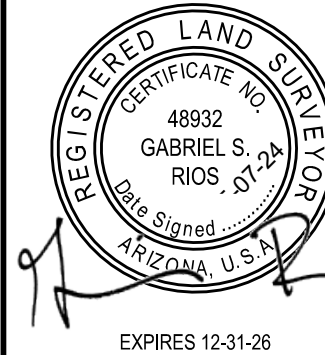
Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT

ESTRELLA PARCEL 9.18
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY	GSR / BJD
CAD TECHNICIAN	WSB/JKK
SCALE	NTS
DATE	05/07/2024
JOB NUMBER	WP# 205203
SHEET	1 OF 5

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST 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

_____, 2024, BY _____, AS

_____ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 33 AND SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, A 2 1/2-INCH GENERAL LAND OFFICE (GLO) BRASS CAP STAMPED T1S R2W S27 S28 S33 S34 1931, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 33, A 2 1/2-INCH GLO BRASS CAP STAMPED 1/4 S28 S33 1931, BEARS NORTH 88°55'45" WEST (BASIS OF BEARING), A DISTANCE OF 2633.26 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 33, NORTH 88°55'45" WEST, A DISTANCE OF 543.33 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 01°04'15" WEST, A DISTANCE OF 679.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 43°22'07" EAST, A DISTANCE OF 126.31 FEET;

THENCE SOUTH 01°20'51" WEST, A DISTANCE OF 17.06 FEET;

THENCE SOUTH 44°07'45" EAST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 89°56'56" EAST, A DISTANCE OF 17.28 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1155.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 43°43'53" EAST, THROUGH A CENTRAL ANGLE OF 22°44'23", A DISTANCE OF 458.40 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 25°05'06" EAST, A DISTANCE OF 17.20 FEET;

THENCE SOUTH 70°50'39" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 63°23'49" EAST, A DISTANCE OF 17.20 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1155.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 17°19'13" EAST, THROUGH A CENTRAL ANGLE OF 06°39'24", A DISTANCE OF 134.19 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 208.00 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS NORTH 86°07'05" WEST, THROUGH A CENTRAL ANGLE OF 27°02'57", A DISTANCE OF 98.20 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 71°26'13" WEST, A DISTANCE OF 36.35 FEET;

THENCE SOUTH 22°03'16" WEST, A DISTANCE OF 52.89 FEET;

THENCE SOUTH 25°20'56" WEST, A DISTANCE OF 52.89 FEET;

THENCE SOUTH 28°38'37" WEST, A DISTANCE OF 52.89 FEET;

THENCE SOUTH 31°56'17" WEST, A DISTANCE OF 52.89 FEET;

THENCE SOUTH 35°13'57" WEST, A DISTANCE OF 52.89 FEET;

THENCE SOUTH 38°31'37" WEST, A DISTANCE OF 52.89 FEET;

THENCE SOUTH 43°58'37" WEST, A DISTANCE OF 52.87 FEET;

THENCE SOUTH 41°51'32" WEST, A DISTANCE OF 48.55 FEET;

THENCE SOUTH 44°19'49" WEST, A DISTANCE OF 171.00 FEET;

THENCE NORTH 45°40'11" WEST, A DISTANCE OF 180.00 FEET;

THENCE NORTH 44°19'49" EAST, A DISTANCE OF 1.49 FEET;

THENCE NORTH 52°52'00" WEST, A DISTANCE OF 45.25 FEET;

THENCE NORTH 58°36'23" WEST, A DISTANCE OF 46.86 FEET;

THENCE NORTH 58°38'09" WEST, A DISTANCE OF 47.00 FEET;

THENCE NORTH 58°50'23" WEST, A DISTANCE OF 47.32 FEET;

THENCE NORTH 57°37'28" WEST, A DISTANCE OF 49.78 FEET;

THENCE NORTH 55°59'01" WEST, A DISTANCE OF 49.78 FEET;

THENCE NORTH 54°20'34" WEST, A DISTANCE OF 49.78 FEET;

THENCE NORTH 52°42'06" WEST, A DISTANCE OF 49.78 FEET;

THENCE NORTH 50°10'53" WEST, A DISTANCE OF 17.80 FEET;

THENCE NORTH 50°28'13" WEST, A DISTANCE OF 209.02 FEET;

THENCE NORTH 60°47'21" WEST, A DISTANCE OF 134.45 FEET;

THENCE NORTH 29°12'39" EAST, A DISTANCE OF 95.67 FEET, TO THE BEGINNING OF A CURVE;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 810.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°25'13", A DISTANCE OF 246.28 FEET, TO THE CURVES END;

THENCE NORTH 46°37'53" EAST, A DISTANCE OF 298.45 FEET, TO THE POINT OF BEGINNING.

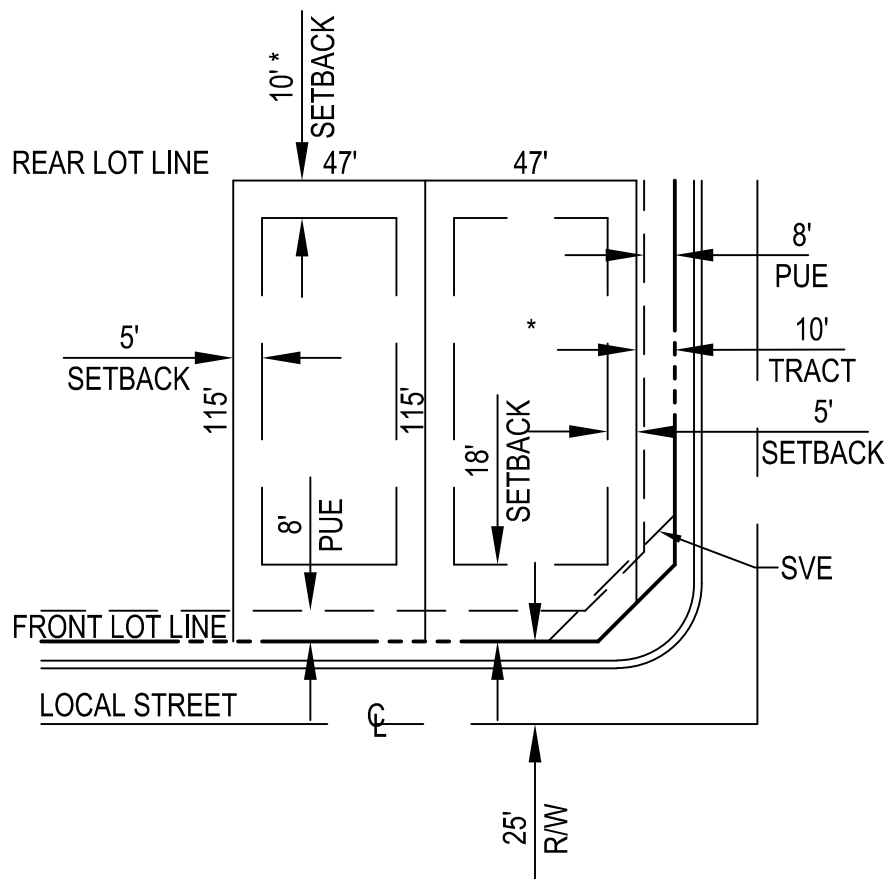
EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

NOTES

- 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 BY 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 CARGD PARTICIPATION.
- 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.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED OR 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.
- 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.
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL CRACKS AND JOINTS AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - 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.
- 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.
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE ALIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - 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.
- STRUCTURES WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (NATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- 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, PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. 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.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
- 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.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 9, 19, 20, 32, 33 AND 40) NOTED WITH A "S".
- 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. (28, 29, 43 AND 50). NOTED WITH AN "***".
- ALL LOTS IN ESTRELLA PARCEL 9.18 ARE MODELED BELOW 80 PSI AND THEREFORE DO NOT ANTICIPATE THE NEED FOR INDIVIDUAL PRV'S. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 9.18 SUBDIVISION IS LOCATED WITHIN THE CITY OF GOODYEAR PRESSURE ZONE 1. PRV'S ARE REQUIRED FOR LOTS WITH PRESSURES IN EXCESS OF 80 PSI, TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED BY THE CUSTOMER.
- EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR MONTECITO, DEVELOPER SHALL CONSTRUCT ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED.

LEGEND

●	SURVEY MONUMENT FOUND AS NOTED
○	SURVEY MONUMENT WITH RLS TAG OR CAP
△	TO BE SET UNLESS OTHERWISE NOTED
APN	ASSESSOR PARCEL NUMBER
BC	BRASS CAP
BK	BOOK
DOC	DOCUMENT
EX	EXISTING
FD	FOUND
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
MILE	MEDIAN AND LANDSCAPE EASEMENT
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SE	SEWER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
**	INDICATES NON-LIVING SPACE POSITIONING
\$	INDICATES DRIVEWAY POSITIONING
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT OR TRACT LINES
---	RIGHT-OF-WAY LINE
-.-.-	SECTION LINE
---	CENTERLINE





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FINAL PLAT

ESTRELLA PARCEL 9.18

GOODYEAR, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR

48932

GABRIEL S. RIOS, P.E.

One Signed

ARIZONA, U.S.A.

EXPIRES 12-31-26

CHECKED BY

GSR / BJD

CAD TECHNICIAN

WSB/JKK

SCALE

1" = 40'

DATE

05/07/2024

JOB NUMBER

WP# 205203

SHEET

3 OF 5

FINAL PLAT

ESTRELLA PARCEL 9.18
GOODYEAR, MARICOPA COUNTY, ARIZONA

EXPIRES 12-31-28

CHECKED BY	GSR / BJD
CAD TECHNICIAN	WSB/JKK
SCALE	1" = 40'
DATE	05/07/2024
JOB NUMBER	WP# 205203
SHEET	4 OF 5

D:\Estrella\2020\205203\SURVEY\WoodPatel\205203-FIN.dwg

NORTH 1/4 CORNER
SECTION 33, T1S, R2W
FD 2 1/2" GLO BC STAMPED 1/4 S28 S33 1931

N88°55'45"W 2633.26'

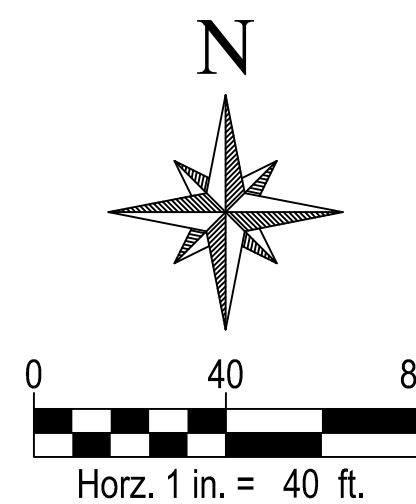
NORTHEAST CORNER SECTION 33 &
NORTHWEST CORNER SECTION 34, T1S, R2W
FD 2 1/2" GLO BC STAMPED T1S R2W S27 S28 S33 S34 1931
POC

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

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

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

EAST 1/4 CORNER
SECTION 33, T1S, R2W
FD 2 1/2" GLO BC STAMPED 1/4 S33 S34 1931



TRACT AREA TABLE					
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE	OWNER	MAINTENANCE RESPONSIBILITY
TRACT A	14,840	0.3407	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT B	22,246	0.5107	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, PARK	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT C	3,052	0.0701	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT D	89,866	2.0630	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SIDEWALK EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT E	1,079	0.0248	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT F	1,811	0.0416	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT G	1,096	0.0252	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT H	3,600	0.0826	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SEWER EASEMENT	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT I	16,177	0.3714	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION	THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

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

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
BOUNDARY	571,884	13.1287
RIGHT-OF-WAY	122,340	2.8085

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°20'51"W	17.06'
L2	S89°56'56"E	17.28'
L3	S25°05'06"E	17.20'
L4	S70°50'39"E	50.00'
L5	N63°23'49"E	17.20'
L6	S71°26'13"W	36.35'
L7	S22°03'16"W	52.89'
L8	S25°20'56"W	52.89'
L9	S28°38'37"W	52.89'
L10	S31°56'17"W	52.89'
L11	S35°13'57"W	52.89'
L12	S38°31'37"W	52.89'
L13	S43°58'37"W	52.87'
L14	S41°51'32"W	48.55'
L15	N44°19'49"E	1.49'
L16	N52°52'00"W	45.25'
L17	N58°36'23"W	46.86'
L18	N58°38'09"W	47.00'
L19	N58°50'23"W	47.32'
L20	N57°37'28"W	49.78'
L21	N55°59'01"W	49.78'
L22	N54°20'34"W	49.78'
L23	N52°42'06"W	49.78'
L24	N50°10'53"W	17.80'
L25	S89°56'49"W	28.83'
L26	S00°09'16"W	16.70'
L27	N69°04'02"E	16.62'
L28	N24°58'32"W	28.71'
L29	N63°17'15"E	28.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	N45°40'11"W	8.00'
L31	N45°40'11"W	10.00'
L32	N01°07'41"W	14.03'
L33	N83°58'57"E	17.13'
L34	N50°28'13"W	25.00'
L35	N50°28'13"W	25.00'
L36	N50°28'13"W	10.00'
L37	N04°55'23"W	14.28'
L38	S01°20'51"W	28.42'
L39	S45°01'27"E	25.00'
L40	S45°40'11"E	25.00'
L41	S89°35'54"E	17.17'
L42	S18°33'52"E	16.62'
L43	N88°55'33"E	17.09'
L44	S00°28'54"W	16.80'
L45	S47°37'44"E	51.67'
L46	S50°06'19"E	50.07'
L47	S52°32'35"E	50.07'
L48	S54°58'51"E	50.07'
L49	S57°25'07"E	50.07'
L50	S59°51'23"E	50.07'
L51	S62°17'39"E	50.07'
L52	S64°26'13"E	50.28'
L53	S64°44'56"E	50.50'
L54	S36°26'47"W	43.27'
L55	N50°26'16"E	18.72'
L56	S49°41'08"E	48.66'
L57	S51°35'53"E	1.72'
L58	S51°35'53"E	48.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L59	S53°30'38"E	3.43'
L60	S53°30'38"E	48.67'
L61	S55°23'03"E	5.15'
L62	S55°23'03"E	46.68'
L63	S57°13'07"E	8.85'
L64	S57°13'07"E	46.68'
L65	S58°34'05"E	12.54'
L66	S58°34'05"E	46.91'
L67	S59°59'31"E	16.02'
L68	S59°59'31"E	47.01'
L69	S59°59'31"E	50.44'
L70	S59°59'31"E	47.01'
L71	S61°24'52"E	23.00'
L72	S61°24'52"E	57.18'
L73	S61°24'52"E	13.23'
L74	S52°28'36"E	42.57'
L75	S51°35'53"E	46.95'
L76	S53°30'38"E	45.23'
L77	S55°23'03"E	41.53'
L78	S57°13'07"E	37.83'
L79	S58°34'05"E	34.37'
L80	S59°59'31"E	50.44'
L81	S59°59'31"E	27.56'
L82	S61°24'52"E	47.40'
L83	N25°15'04"E	89.84'
L84	N41°34'33"E	108.40'
L87	N44°19'49"E	113.03'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL88	N88°13'04"E	34.57'
EL89	N18°09'48"W	33.07'
EL90	S23°30'36"W	64.99'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	22°44'23"	1155.00'	458.40'
C2	6°39'24"	1155.00'	134.19'
C3	27°02'57"	208.00'	98.20'
C4	17°25'13"	810.00'	246.28'
C5	19°43'29"	1317.00'	453.39'
C6	2°26'16"	1292.00'	54.97'
C7	1°58'48"	1342.00'	46.37'
C8	25°10'27"	775.00'	340.51'
C9	3°16'06"	750.00'	42.78'
C10	3°17'40"	800.00'	46.00'

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	6,514	0.1495
LOT 2	5,930	0.1361
LOT 3	6,049	0.1389
LOT 4	6,049	0.1389
LOT 5	6,049	0.1389
LOT 6	6,049	0.1389
LOT 7	6,049	0.1389
LOT 8	6,049	0.1389
LOT 9	6,523	0.1498
LOT 10	5,605	0.1287
LOT 11	5,605	0.1287
LOT 12	5,605	0.1287
LOT 13	5,606	0.1287
LOT 14	5,606	0.1287
LOT 15	5,623	0.1291
LOT 16	5,665	0.1300
LOT 17	5,774	0.1325

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C11	16°15'07"	750.00'	212.74'
C12	12°57'57"	400.00'	90.52'
C13	10°21'21"	375.00'	67.78'
C14	5°44'57"	425.00'	42.64'
C15	13°21'25"	1598.00'	372.53'
C16	13°21'25"	1598.00'	372.53'
C17	13°21'25"	1598.00'	372.53'
C18	1°38'27"	1623.00'	46.48'
C19	1°54'45"	1573.00'	52.51'
C20	1°37'43"	1623.00'	46.13'

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 18	5,744	0.1319
LOT 19	6,248	0.1434
LOT 20	6,298	0.1446
LOT 21	6,096	0.1400
LOT 22	5,483	0.1259
LOT 23	5,431	0.1247
LOT 24	5,454	0.1252
LOT 25	5,586	0.1282
LOT 26	5,586	0.1282
LOT 27	5,824	0.1337
LOT 28	5,824	0.1337
LOT 29	5,823	0.1337
LOT 30	5,587	0.1283
LOT 31	5,695	0.1307
LOT 32	5,666	0.1301
LOT 33	5,538	0.1271
LOT 34	5,538	0.1271

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C21	16°48'41"	50.00'	14.67'
C22	92°34'29"	55.00'	88.87'
C23	91°20'33"	36.58'	58.32'
C24	17°45'10"	50.00'	15.49'
C25	180°00'00"	7.50'	23.56'
C26	180°00'00"	7.50'	23.56'
C27	19°04'44"	775.00'	258.07'
C28	6°05'43"	775.00'	82.45'
C29	5°54'53"	750.00'	77.42'
C30	5°41'13"	750.00'	74.44'

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 35	5,538	0.1271
LOT 36	5,538	0.1271
LOT 37	5,424	0.1245
LOT 38	5,405	0.1241
LOT 39	5,480	0.1258
LOT 40	6,645	0.1526
LOT 41	5,640	0.1295
LOT 42	5,640	0.1295
LOT 43	5,640	0.1295
LOT 44	5,665	0.1301
LOT 45	5,868	0.1347
LOT 46	5,921	0.1359
LOT 47	5,921	0.1359
LOT 48	5,921	0.1359
LOT 49	5,921	0.1359
LOT 50	5,921	0.1359
LOT 51	5,921	0.1359

ESTRELLA - PARCEL 9.18				
SITE DATA TABLE				
TOTAL GROSS AREA	571,884.14	SQ FT	13.13	AC
TOTAL STREET AREA	122,340.04	SQ FT	2.81	AC
TOTAL NET AREA	449,544.10	SQ FT	10.32	AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 115'			
MINIMUM LOT SIZE	5,405 SQ FT			
AVERAGE LOT SIZE	5,799 SQ FT			
TOTAL NUMBER OF LOTS	51			
TOTAL AREA SUBDIVIDED INTO LOTS	295,778.83	SQ FT	6.79	AC
DENSITY(GROSS ACREAGE)	3.89		DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	153,765.27	SQ FT	3.53	AC
ACTIVE USABLE OPEN SPACE	0.51 AC		14.45%	
PASSIVE USABLE OPEN SPACE	2.41 AC		68.27%	
PERCENT OPEN SPACE /LANDSCAPE	26.89%			
EXISTING ZONING	PAD			

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	2.81
PLUS AREA SUBDIVIDED INTO LOTS	6.79
AREA SUBTOTAL	9.60
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	11.29
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	51
DIVIDED BY ADJUSTED GROSS AREA	11.29
ADJUSTED GROSS DENSITY	4.52
EDU CALCULATION	
NUMBER OF DWELLING UNITS	51
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (51 x 0.82)	41.82

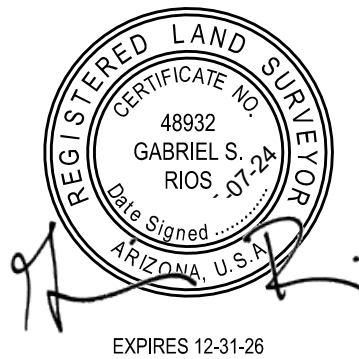
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FINAL PLAT

ESTRELLA PARCEL 9.18

GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY GSR / BJD
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SCALE NTS
DATE 05/07/2024
JOB NUMBER WP# 205203
SHEET 5 OF 5

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