

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of 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) - 2634.80 feet;

THENCE South 40 deg. 27 min. 01 sec. East departing said Section line, a distance of 1,270.48 feet to the terminus line of West Mountain Vista Drive as shown in the Map of Dedication recorded in Book 1059 of Maps, Page 15 of the Records of Maricopa County, Arizona, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 12 deg. 57 min. 00 sec. East along said terminus line, a distance of 110.00 feet;

THENCE South 77 deg. 03 min. 00 sec. West departing said terminus line, a distance of 200.32 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,155.00 feet, a central angle of 15 deg. 23 min. 36 sec., and being subtended by a chord which bears South 84 deg. 44 min. 48 sec. West - 309.37 feet;

THENCE in a westerly direction along said curve to the right, a distance of 310.31 feet;

THENCE South 48 deg. 43 min. 21 sec. West non-tangent to said curve, a distance of 17.13 feet;

THENCE North 85 deg. 43 min. 16 sec. West, a distance of 50.00 feet;

THENCE North 40 deg. 09 min. 53 sec. West, a distance of 17.13 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,155.00 feet, a central angle of 11 deg. 12 min. 21 sec., and being subtended by a chord which bears North 78 deg. 16 min. 58 sec. West - 225.53 feet;

THENCE in a westerly direction along said curve to the right, a distance of 225.89 feet;

THENCE South 63 deg. 23 min. 49 sec. West non-tangent to said curve, a distance of 17.20 feet;

THENCE North 70 deg. 50 min. 39 sec. West, a distance of 50.00 feet;

THENCE North 25 deg. 05 min. 06 sec. West, a distance of 17.20 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,155.00 feet, a central angle of 22 deg. 44 min. 24 sec., and being subtended by a chord which bears North 57 deg. 38 min. 18 sec. West - 455.40 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 458.41 feet;

THENCE North 89 deg. 57 min. 13 sec. West non-tangent to said curve, a distance of 17.27 feet;

THENCE North 44 deg. 07 min. 59 sec. West, a distance of 70.00 feet;

THENCE North 01 deg. 20 min. 51 sec. East, a distance of 17.05 feet;

THENCE North 43 deg. 22 min. 07 sec. West, a distance of 417.60 feet;

THENCE North 88 deg. 22 min. 07 sec. West, a distance of 16.97 feet;

THENCE North 43 deg. 00 min. 46 sec. West, a distance of 70.00 feet;

THENCE North 02 deg. 45 min. 50 sec. East, a distance of 17.32 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 962.50 feet, a central angle of 29 deg. 18 min. 45 sec., and being subtended by a chord which bears North 26 deg. 12 min. 31 sec. West - 487.06 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 492.42 feet;

THENCE North 54 deg. 58 min. 04 sec. West, a distance of 17.34 feet;

THENCE North 08 deg. 45 min. 13 sec. West, a distance of 70.00 feet;

THENCE North 37 deg. 27 min. 35 sec. East, a distance of 17.34 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 962.50 feet, a central angle of 02 deg. 34 min. 43 sec., and being subtended by a chord which bears North 04 deg. 39 min. 55 sec. West - 43.31 feet;

THENCE in a northerly direction along said curve to the right, a distance of 43.32 feet;

THENCE North 03 deg. 22 min. 34 sec. West tangent to said curve, a distance of 641.79 feet;

THENCE North 86 deg. 37 min. 26 sec. East, a distance of 110.00 feet;

THENCE South 47 deg. 14 min. 35 sec. East, a distance of 17.32 feet;

THENCE South 03 deg. 22 min. 34 sec. East, a distance of 70.05 feet;

THENCE South 42 deg. 45 min. 25 sec. West, a distance of 16.64 feet;

THENCE South 03 deg. 22 min. 34 sec. East, a distance of 547.71 feet to a Point of Curvature of a circular curve to the left, having a radius of 852.50 feet, a central angle of 37 deg. 09 min. 59 sec., and being subtended by a chord which bears South 21 deg. 57 min. 33 sec. East - 543.35 feet;

THENCE in a southerly direction along said curve to the left, a distance of 553.00 feet;

THENCE South 87 deg. 09 min. 26 sec. East non-tangent to said curve, a distance of 16.61 feet;

THENCE South 42 deg. 56 min. 07 sec. East, a distance of 70.00 feet;

THENCE South 01 deg. 37 min. 53 sec. West, a distance of 16.97 feet;

THENCE South 43 deg. 22 min. 07 sec. East, a distance of 416.52 feet;

THENCE South 88 deg. 39 min. 09 sec. East, a distance of 16.89 feet;

THENCE South 44 deg. 10 min. 28 sec. East, a distance of 70.00 feet;

THENCE South 00 deg. 03 min. 38 sec. East, a distance of 16.63 feet to a Point of Curvature of a non-tangent circular curve to the left, 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 South 74 deg. 43 min. 55 sec. East - 988.21 feet;

THENCE in an easterly direction along said curve to the left, a distance of 1,029.32 feet;

THENCE North 77 deg. 03 min. 00 sec. East tangent to said curve, a distance of 200.32 feet to the **POINT OF BEGINNING**, containing 351,043 square feet or 8.059 acres of land, more or less.

DEDICATION

STATE OF ARIZONA §
COUNTY OF MARICOPA §

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

IN WITNESS WHEREOF:

THAT 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: TIMOTHY P. BRISLIN
TITLE: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

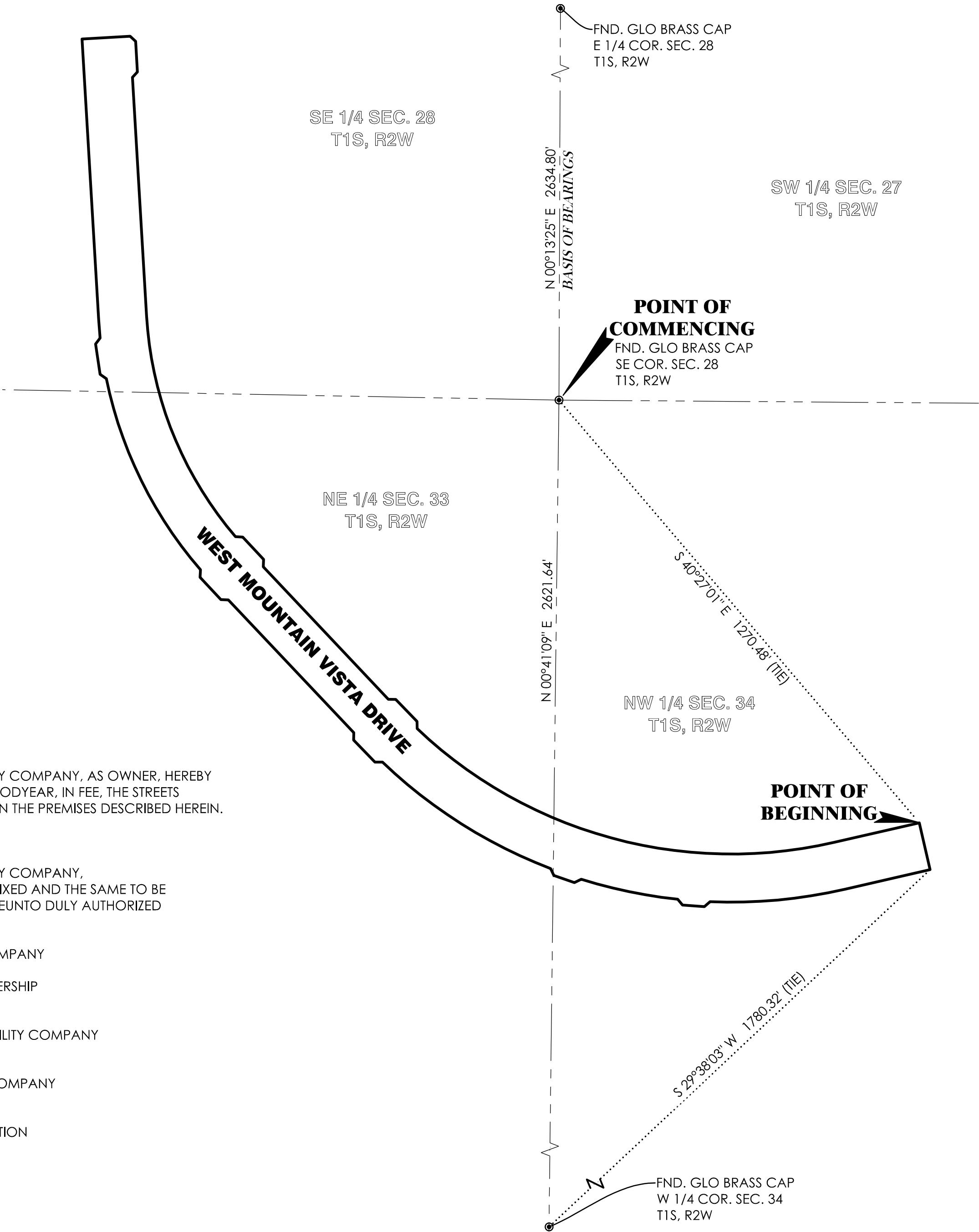
ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TIMOTHY P. BRISLIN, AS AUTHORIZED REPRESENTATIVE OF HARVARD INVESTMENTS, INC., A NEVADA CORPORATION, AS MANAGER OF EMR HARVARD LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE MEMBER OF GOODYEAR EMR GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF ESTRELLA PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP, AS SOLE MEMBER AND MANAGER OF ESTRELLA NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING MAP OF DEDICATION FOR THE PURPOSES THEREIN CONTAINED..

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MAP OF DEDICATION
OF
"WEST MOUNTAIN VISTA DRIVE - PHASE 2"
A PORTION OF 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



APPROVALS

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

THIS _____ DAY OF _____, 20____

BY: _____ ATTEST: _____
MAYOR GEORGIA LORD CLERK

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

THIS _____ DAY OF _____, 20____

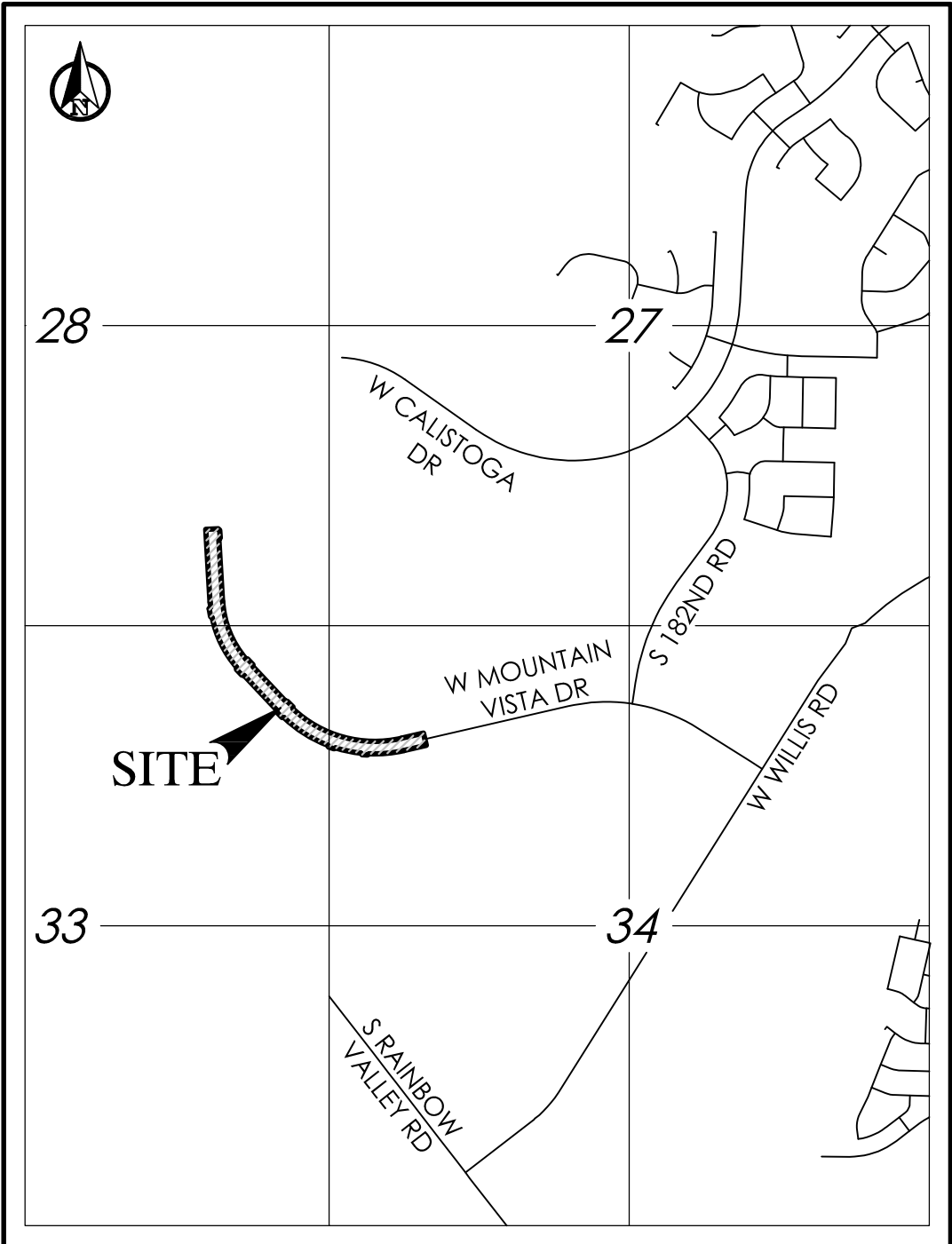
BY: _____
SUMEET MOHAN, CITY ENGINEER

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

OWNER/DEVELOPER:

ESTRELLA NORTH, LLC
17700 N. PACESSETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 348-1118
CONTACT: TIMOTHY P. BRISLIN



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET 1 COVER
SHEET 2 PLAT

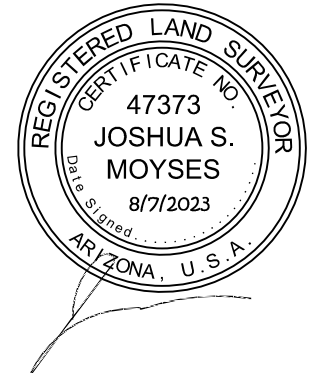
GROSS AREA

351,047 SQ. FT.
8.059 ACRES

SURVEYOR'S STATEMENT

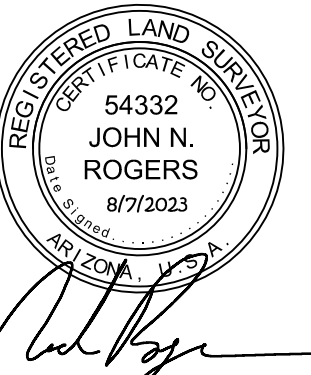
I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN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

PREPARED: August 2023

SHEET 1 OF 2

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

"MAP OF DEDICATION OF WEST MOUNTAIN VISTA DRIVE - PHASE 2"

CASE NO.
21-2096

W:\10841A - Estrella Calistoga\COGO\MOD\WVD2\10841A-MOD-WVD2.dwg

