

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PASEO PLACE PHASE 1", THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, 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 EACH RESPECTIVELY ON SAID PLAT.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DECLARES ALL TRACTS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS OF LOTS SHOWN ON SAID PLAT, AND, SUBJECT TO THE EASEMENTS AND COVENANTS HEREIN, DEDICATES AND CONVEYS TO THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, TRACTS A-K INCLUSIVE AND TRACTS R, T, U AND V AS SHOWN ON SAID PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICT IONS.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E.") IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR ANT ITS PERMITTEES; ENTERING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR 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.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, J, T, AND U INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") ARE FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER OF TRACTS A, J, T, AND U, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING OR CAUSING THE CONSTRUCTION OR INSTALLATION OF THE DRAINAGE FACILITIES; AND FOR 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 OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT, IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM ITS OBLIGATIONS UNDER THESE DRAINAGE EASEMENTS. 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, J, T, AND U.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, J, T, AND U INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; 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 GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR AND REPLACEMENT OF ALL DRAINAGE FACILITIES INSTALLED WITHIN THE DRAINAGE EASEMENT AREAS.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

THE CITY OF GOODYEAR AGREES TO ALLOW THE CONSTRUCTION OF ENHANCED PAVEMENT OVER THE AREA DESIGNATED AS ENHANCED PAVEMENT AREA, WITHIN W. YAVAPAI STREET, WHICH IS CONVEYED TO THE CITY OF GOODYEAR HEREIN SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN. THE ENHANCED PAVEMENT SHALL BE INSTALLED AT OWNER'S/DEVELOPER'S SOLE COST IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER. UPON COMPLETION OF THE ENHANCED PAVEMENT AND ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER FOLLOWING THE EXPIRATION OF A TWO-YEAR WARRANTY PERIOD, VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ("HOA") AGREES, AT ITS SOLE COST TO MAINTAIN, REPAIR AND REPLACE THE ENHANCED PAVEMENT SO THAT THE ENHANCED PAVEMENT IMPROVEMENTS REMAIN IN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. ALL PERMITS REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN THE CITY STREETS/RIGHTS-OF-WAY SHALL BE OBTAINED. HOA 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 ENHANCED PAVEMENT, INCLUDING THE FAILURE TO MAINTAIN THE ENHANCED PAVEMENT AS REQUIRED HEREIN. EXCEPT AS PROVIDED HEREIN, HOA SHALL REPAIR, REPLACE AND/OR MAINTAIN THE ENHANCED PAVEMENT IMPROVEMENTS WITHIN SIXTY (60) CALENDAR DAYS OF A REQUEST FROM THE CITY OF GOODYEAR TO UNDERTAKE REPAIRS, REPLACEMENT AND/OR MAINTENANCE OF THE ENHANCED PAVEMENT IMPROVEMENTS. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL HAVE THE ABILITY TO MAKE REPAIRS TO ITS ROADS, INCLUDING WITHIN THE ROAD WITHIN THE ENHANCED PAVEMENT AREA IN ANY FASHION IT DEEMS NECESSARY WITHOUT NOTICE TO THE HOA WHEN THE CITY OF GOODYEAR ENGINEER OR HIS/HER DESIGNEE DETERMINES THE CONDITIONS OF THE ENHANCED PAVEMENT IMPROVEMENTS PRESENT A SAFETY RISK TO THE TRAVELING PUBLIC AND REQUIRE REPAIRS SOONER THAN THE SIXTY (60) CALENDAR DAY TIME FRAME REFERRED TO HEREIN. IN SUCH CASES, THE REPAIRS OR REPLACEMENTS THE CITY MAKES WILL BE LIMITED TO REPAIRS TO PRESERVE THE INTEGRITY OF THE ROAD, NOT THE ENHANCED PAVEMENT IMPROVEMENTS, AND FOLLOWING SUCH IMPROVEMENTS, THE CITY SHALL NOTIFY THE HOA OF THE NEED FOR REPAIRS, REPLACEMENTS AND/OR MAINTENANCE SO THAT THE ENHANCED PAVEMENT IMPROVEMENTS REMAIN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF THE HOA FAILS TO COMPLETE SUCH REPAIRS WITHIN THE SIXTY (60) CALENDAR DAYS OF A REQUEST FROM THE CITY ENGINEER OR HIS/HER DESIGNEE TO UNDERTAKE SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE; AND IF THE CITY UNDERTAKES SUCH WORK, THE HOA SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER.

SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN, THE CITY OF GOODYEAR AGREES TO ALLOW THE INSTALLATION OF DECORATIVE STREET LIGHTS (I.E. STREET LIGHTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OR HIS/HER DESIGNEE) THAT DEVIATE FROM APPLICABLE STANDARDS IN THE ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL) SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN. OWNER'S/DEVELOPER'S SHALL INSTALL THE DECORATIVE STREET LIGHTS IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER AT OWNER'S DEVELOPER'S SOLE COST. THE DECORATIVE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ("HOA"). VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AGREES, AT ITS SOLE COST TO MAINTAIN, REPAIR AND REPLACE DECORATIVE STREET LIGHTS SO THEY REMAIN IN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN FIRST COMPLETED. HOA SHALL PROMPTLY REPLACE BURNED OUT LIGHT BULBS. ALL PERMITS REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN THE CITY STREETS/RIGHTS-OF-WAY SHALL BE OBTAINED. HOA 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 DECORATIVE STREET LIGHTING INSTALLED WITHIN THE PREMISES DESCRIBED HEREIN, INCLUDING THE FAILURE TO MAINTAIN THE DECORATIVE STREET LIGHTS AND TO REPLACE LIGHT BULBS AS THEY BURN-OUT. EXCEPT AS PROVIDED HEREIN, HOA SHALL REPAIR, REPLACE AND/OR MAINTAIN THE DECORATIVE STREET LIGHTS WITHIN THIRTY (30) CALENDAR DAYS OF A REQUEST FROM THE CITY OF GOODYEAR TO UNDERTAKE REPAIRS, REPLACEMENT AND/OR MAINTENANCE OF THE DECORATIVE STREET LIGHTS. THE HOA SHALL REPLACE BURNED OUT LIGHT BULBS IN THE DECORATIVE STREET LIGHTS WITHIN THREE (3) BUSINESS DAYS OF DISCOVERY A BULB IS BURNED OUT. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL HAVE THE ABILITY TO MAKE TAKE ACTION IT DEEMS NECESSARY WITHOUT NOTICE TO THE HOA WHEN THE CITY OF GOODYEAR ENGINEER OR HIS/HER DESIGNEE DETERMINES THE CONDITIONS OF THE DECORATIVE STREET LIGHT(S) PRESENT A SAFETY RISK TO THE TRAVELING PUBLIC AND REQUIRE REPAIRS SOONER THAN THE THIRTY (30) CALENDAR DAY TIME FRAME REFERRED TO HEREIN. IN SUCH CASES, THE REPAIRS OR REPLACEMENTS THE CITY MAKES WILL BE LIMITED TO REPAIRS TO PRESERVE THE INTEGRITY AND SAFETY OF THE STREETS. THE CITY SHALL NOTIFY THE HOA OF THE ACTIONS TAKEN AND THE HOA SHALL, WITHIN THIRTY (30) DAYS OF THE RECEIPT OF SUCH NOTICE, COMPLETE WHATEVER REPAIRS, REPLACEMENTS AND/OR MAINTENANCE IS REQUIRED SO THAT THE DECORATIVE STREET LIGHT REMAIN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN FIRST COMPLETED. IF THE HOA FAILS TO COMPLETE ANY OF THE WORK REQUIRED HEREIN WITHIN THE REQUIRED TIME FRAMES AFTER A REQUEST FROM THE CITY ENGINEER OR HIS/HER DESIGNEE TO UNDERTAKE SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE; AND IF THE CITY UNDERTAKES SUCH WORK, THE HOA SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT OVER, ACROSS, AND THROUGH THE AREA WITHIN TRACT T IDENTIFIED AS E.V.A.E AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "EMERGENCY ACCESS AREA") FOR USE BY EMERGENCY SERVICE PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES AND TO ALLOW THE CITY OF GOODYEAR AND ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACEMENT IMPROVEMENTS WITHIN THE EMERGENCY ACCESS AREA TO PROVIDE EMERGENCY ACCESS. OWNER SHALL CONSTRUCT OR CAUSE TO BE CONSTRUCTED ACCESS IMPROVEMENTS WITHIN THE EASEMENT AREA REQUIRED BY APPLICABLE DEVELOPMENT REGULATIONS AND PURSUANT TO IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE AND SHALL MAINTAIN THE ACCESS IMPROVEMENTS IN GOOD WORKING CONDITION. THE CITY OF GOODYEAR SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE OR REPAIR OF THE ACCESS IMPROVEMENTS. IF OWNER FAILS TO MAINTAIN THE ACCESS IMPROVEMENTS AS REQUIRED HEREIN AFTER RECEIVING NOTICE FROM THE CITY OF GOODYEAR OF THE NEED FOR REPAIRS, THE CITY SHALL HAVE THE RIGHT TO UNDERTAKE SUCH REPAIRS. IF THE CITY UNDERTAKES SUCH WORK, OWNER SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE OBLIGATIONS HEREUNDER. THIS EASEMENT SHALL TERMINATE IF AN ALTERNATIVE IMPROVED SECONDARY POINT OF ACCESS THAT WILL ALLOW ACCESS TO THE PREMISES DESCRIBED HEREIN BY EMERGENCY SERVICE PROVIDERS. UPON OWNER'S REQUEST, THE CITY OF GOODYEAR SHALL EXECUTE AND RECORD TERMINATION DOCUMENTS PROVIDED BY OWNER AND IN A FORM APPROVED BY THE CITY ATTORNEY OR HIS/HER DESIGNEE. THE TEMPORARY EMERGENCY ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE EMERGENCY ACCESS EASEMENT AREA.

KB HOMES PHOENIX, INC., AN ARIZONA CORPORATION, AS OWNER, DEDICATES TO THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FOR THE BENEFIT OF THE MEMBERS OF THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND THE GENERAL PUBLIC A PERPETUAL, NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENT ON, OVER AND ACROSS THE AREA WITHIN TRACT R IDENTIFIED AS "P.A.E." AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "P.A.E. ACCESS AREA") FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, AND REPLACING ACCESS IMPROVEMENTS AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER THE P.A.E. ACCESS AREA. THE PEDESTRIAN ACCESS EASEMENT DEDICATED HEREON RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGN IN INTEREST OF TITLE TOT ALL OR PART OF THE P.A.E. ACCESS EASEMENT AREA.

SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

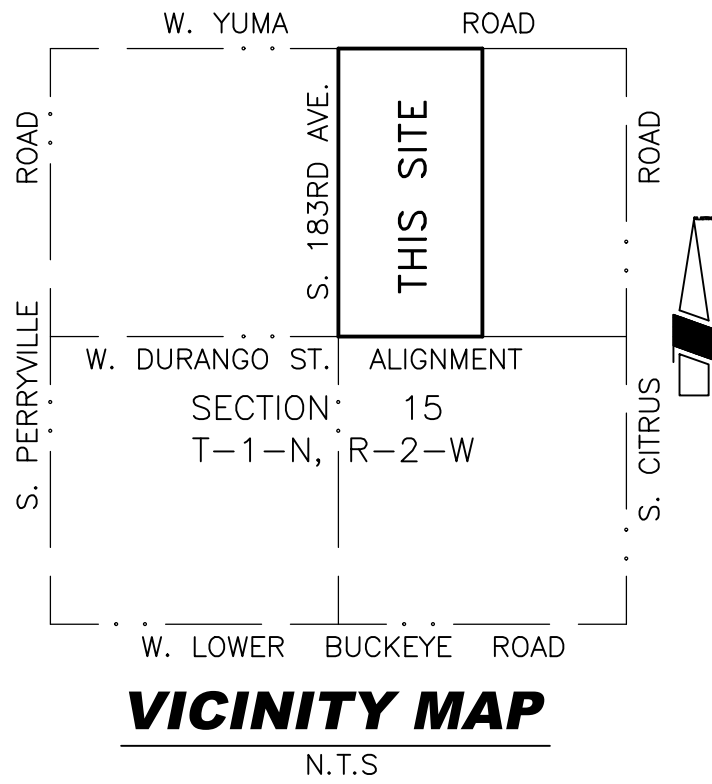
BY: KB HOME PHOENIX INC., AN ARIZONA CORPORATION

DATE:

ITS:

FINAL PLAT OF
PASEO PLACE PHASE 1

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



HOMEOWNER'S ASSOCIATION RATIFICATION:

BY THIS RATIFICATION AND CONSENT, VENTANA DE ESTRELLAS COMMUNITY 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, R, T, U, AND V REFLECTED HEREIN, THE DEDICATION OF THE DRAINAGE EASEMENTS REFLECTED HEREIN, THE RESTRICTIVE COVENANTS APPLICABLE TO TRACTS A, J, T, AND U REFLECTED HEREIN, THE RESTRICTIVE COVENANTS, AND THE MAINTENANCE RESPONSIBILITY AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE DAY OF 2021
VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY:

ITS:

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

ON THIS DAY OF 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE OF VENTANA DE ESTRELLAS COMMUNITY 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 2021

BY: MAYOR, GEORGIA LORD ATTEST: CLERK, DARCIE MCCracken

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

THIS DAY OF 2021

BY: CITY ENGINEER, SUMEET MOHAN

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

ON THIS DAY OF 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE OF KB HOME PHOENIX INC., AN ARIZONA 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

SHEET INDEX

SHEET 1: COVER
SHEET 2: KEY MAP SHEET, TRACT SUMMARY TABLE, INDEX LOT SUMMARY TABLE, NOTES, LEGEND AND DETAILS
SHEETS 3-4: TYPICAL PLAT PLAN SHEETS, LEGEND
SHEET 5: CURVE AND LINE TABLES, SECTION TIES & ADJACENT PHASE

OWNER

KB HOME PHOENIX INC., AN ARIZONA CORPORATION
10429 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
CONTACT: JANELLE SPEAKE
PH: 480-758-3045
EMAIL: JSPEAKE@KBHOME.COM

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 15 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS SOUTH 89 DEGREES 30 MINUTES 34 SECONDS EAST, A DISTANCE OF 2645.95 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1,322.97 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 30 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1,219.16 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 246.13 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 1.20 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 836.69 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 15.87 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,204.14 FEET TO THE POINT OF BEGINNING.

AREA

PHASE 1: 1,695,324 SQ. FT. OR 38.919 ACRES MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS S89°30'34"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, T-1-N, R-2-W.

FLOOD PLAIN

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (DOTTED) PER "F.E.M.A." FLOOD CONTROL MAP NO. 04013C2140L, DATED: OCTOBER 16, 2013. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

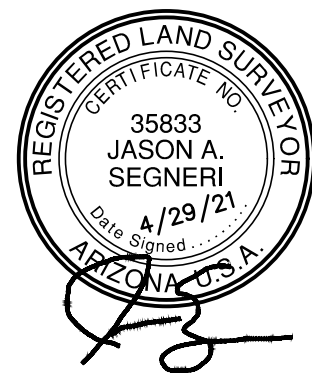
UTILITY SERVICES

WATER: CITY OF GOODYEAR
SEWER: CITY OF GOODYEAR
ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
GAS: SOUTHWEST GAS COMPANY
TELEPHONE: CENTURY LINK COMMUNICATIONS AND COX COMMUNICATIONS
SOLID WASTE DISPOSAL: CITY OF GOODYEAR
POLICE PROTECTION: CITY OF GOODYEAR
(AND A PRIVATE PATROL)
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH: CITY OF GOODYEAR
CABLE TELEVISION: COX COMMUNICATIONS

SURVEYOR'S STATEMENT

I, JASON A. SEGNERI, 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 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND 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: JASON A. SEGNERI, R.L.S.
ARIZONA NO. 35833
22415 N. 16TH STREET
PHOENIX, ARIZONA, 85024
JSEGNERI@RICKENGINEERING.COM



PASEO PLACE PHASE 1

COVER SHEET		 RICK ENGINEERING COMPANY Phoenix Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield rickengineering.com	
SHEET 1 OF 5		JOB NUMBER 4548N	PREPARED BY: DSR DATE PREPARED: APR 2021

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 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 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 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. ALL LANDSCAPING WITHIN THE STREET RIGHTS-OF-WAY FOR SOUTH 183RD AVENUE, YUMA ROAD, AND DURANGO STREET SHALL BE MAINTAINED BY THE PASEO PLACE COMMUNITY ASSOCIATION.
6. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS 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 BE PLACED LESS THAN EIGHT (8) FEET APART.
7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
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 PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR AND THE DEVELOPER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY AND COMPLAINTS OF ANY KIND THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
9. THE DEVELOPMENT IS IN PROXIMITY TO THE INTERSTATE 10 FREEWAY AND THE PROPOSED LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION OF THEREOF.
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 DEVELOPMENT.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
15. MAINTENANCE OF LANDSCAPING THAT LIES BETWEEN THE SIDEWALK AND BACK OF CURB OF ALL LOCAL STREETS WITHIN THE FRONT OF A SINGLE FAMILY RESIDENCE SHALL BE THE MAINTAINED BY THE HOA.
16. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES UNLESS SEPARATED BY A 35' LANDSCAPE SETBACK.
17. NO MORE THAN THREE TWO-STORY HOMES MUST BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO ONE-STORY HOMES.
18. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
19. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 10, 11, 44, 45, 60, 61, 74, 75, 89, 90, 102, 117, 118, 133, 134, 149.
20. 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 1, 6, 7, 30, 31, 101, 106.
21. SIGNAGE SHALL BE POSTED WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZS). 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS SUGGESTED IN GENERAL PLAN 2003-2013 (POLICY B-3 E OF SECTION 92) THIS DISPLAY SHALL INCLUDE A TWENTY-FOUR INCH BY THIRTY-SIX INCH (24" X 36") 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. (THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR).
22. 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.
23. ADJACENT DWELLING UNITS ARE PROHIBITED FROM HAVING IDENTICAL BUILDING ELEVATIONS AND EXTERIOR COLORS.
24. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
25. THIS DEVELOPMENT IS WITHIN THE VICINITY OF AN EXISTING 230 KV OVERHEAD ELECTRIC LINE ALONG THE WEST SIDE OF PERRYVILLE ROAD.
26. NO GROWING OF PRODUCTION CROPS WITHIN 50 FEET OF ANY OCCUPIED RESIDENTIAL DWELLING UNIT SHALL BE PERMITTED ON THE GROUND OWNED BY THE PROPERTY OWNER.
27. EACH HOMEBUYER TO SIGN AN ACKNOWLEDGEMENT STATEMENT ACCEPTING MAINTENANCE RESPONSIBILITY FOR LANDSCAPING BETWEEN SIDEWALK AND CURB IN FRONT OF THEIR HOME, AND THE HOA.
28. ALL DECORATIVE STREET LIGHT POLES ARE TO BE OWNED AND MAINTAINED BY THE HOA.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,000	0.138
2	6,000	0.138
3	6,000	0.138
4	6,000	0.138
5	6,000	0.138
6	6,000	0.138
7	6,018	0.138
8	6,301	0.145
9	6,569	0.151
10	6,475	0.149
11	5,888	0.135
12	6,000	0.138
13	6,000	0.138
14	6,000	0.138
15	7,196	0.165
16	7,587	0.174
17	7,587	0.174
18	7,587	0.174
19	6,559	0.151
20	6,558	0.151
21	5,916	0.136
22	5,400	0.124
23	5,400	0.124
24	5,400	0.124
25	5,400	0.124
26	5,400	0.124
27	5,400	0.124
28	5,400	0.124
29	5,400	0.124
30	5,400	0.124
31	5,400	0.124
32	5,400	0.124
33	5,400	0.124
34	5,400	0.124
35	5,400	0.124
36	5,400	0.124
37	5,382	0.124
38	5,978	0.137
39	6,000	0.138
40	6,000	0.138
41	6,000	0.138
42	6,000	0.138
43	6,000	0.138
44	6,355	0.146
45	5,350	0.123
46	5,400	0.124
47	5,400	0.124
48	5,400	0.124
49	5,400	0.124
50	5,400	0.124

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
51	5,400	0.124
52	5,400	0.124
53	5,617	0.129
54	5,400	0.124
55	5,400	0.124
56	5,400	0.124
57	5,400	0.124
58	5,400	0.124
59	5,400	0.124
60	5,350	0.123
61	6,355	0.146
62	6,000	0.138
63	6,000	0.138
64	6,000	0.138
65	6,000	0.138
66	6,000	0.138
67	6,104	0.140
68	9,443	0.217
69	6,892	0.158
70	7,388	0.170
71	7,000	0.161
72	7,000	0.161
73	7,000	0.161
74	6,571	0.151
75	6,250	0.143
76	6,300	0.145
77	6,300	0.145
78	6,300	0.145
79	6,300	0.145
80	6,119	0.140
81	5,400	0.124
82	5,400	0.124
83	5,400	0.124
84	6,300	0.145
85	6,300	0.145
86	6,300	0.145
87	6,300	0.145
88	6,300	0.145
89	6,250	0.143
90	6,571	0.151
91	7,000	0.161
92	7,000	0.161
93	6,993	0.161
94	8,521	0.196
95	11,625	0.267
96	8,369	0.192
97	5,984	0.137
98	6,000	0.138
99	6,000	0.138
100	6,000	0.138

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
101	6,000	0.138
102	6,506	0.149
103	6,000	0.138
104	6,000	0.138
105	6,000	0.138
106	6,000	0.138
107	6,247	0.143
108	5,400	0.124
109	5,400	0.124
110	5,400	0.124
111	5,400	0.124
112	5,400	0.124
113	5,400	0.124
114	5,400	0.124
115	6,000	0.138
116	6,000	0.138
117	5,950	0.137
118	5,950	0.137
119	6,000	0.138
120	6,000	0.138
121	5,400	0.124
122	5,400	0.124
123	5,400	0.124
124	5,400	0.124
125	5,400	0.124
126	5,400	0.124
127	5,400	0.124
128	6,247	0.143
129	6,000	0.138
130	6,000	0.138
131	6,000	0.138
132	6,000	0.138
133	6,506	0.149
134	6,506	0.149
135	6,000	0.138
136	6,000	0.138
137	6,000	0.138
138	6,000	0.138
139	6,000	0.138
140	5,400	0.124
141	5,400	0.124
142	5,400	0.124
143	5,400	0.124
144	5,400	0.124
145	5,400	0.124
146	5,400	0.124
147	5,400	0.124
148	5,400	0.124
149	6,000	0.138

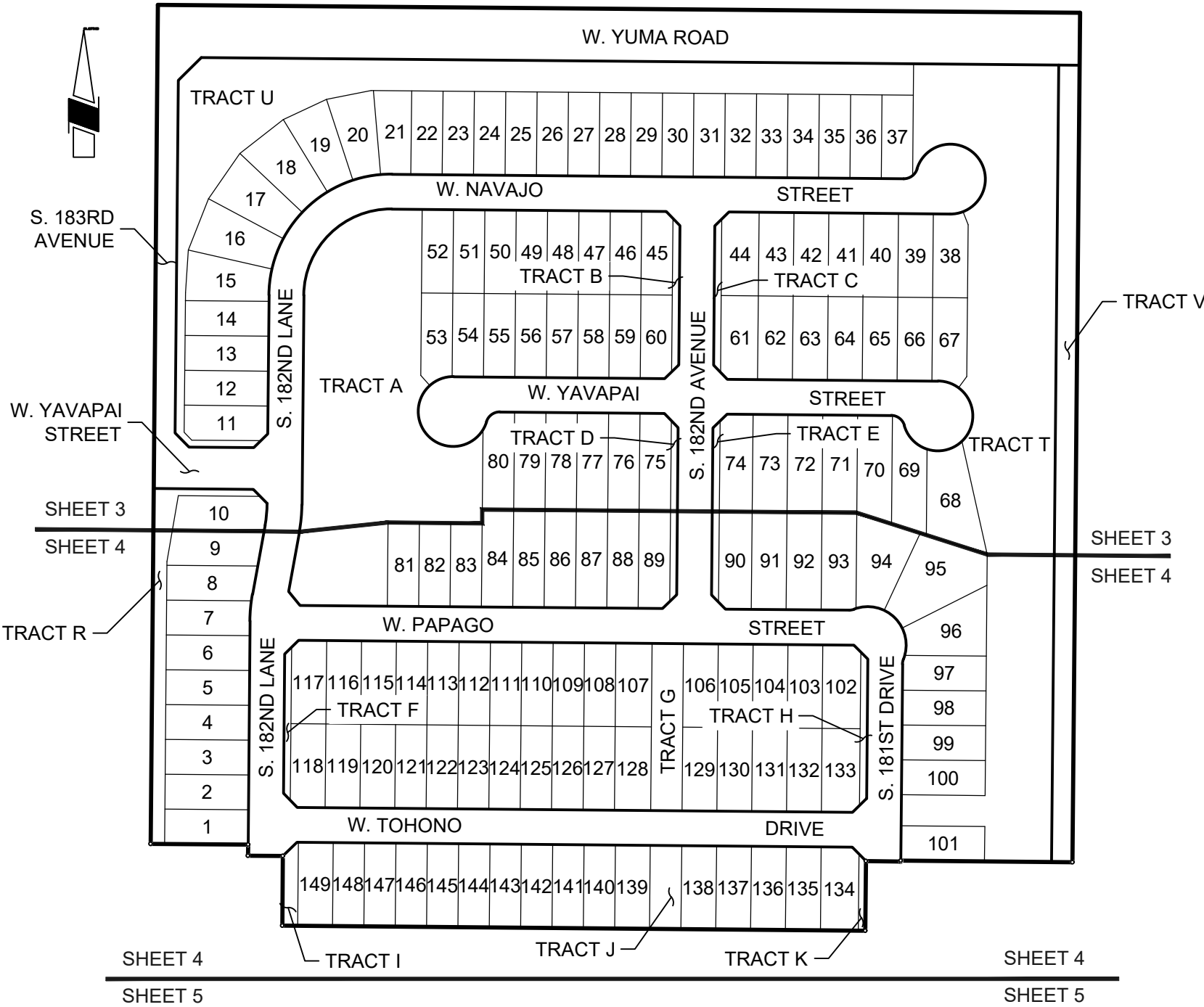
TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER
A	PUE/LANDSCAPE/DRAINAGE/RECREATION/SVT	99,356	2.281	V.E.C.A.
B	PUE/LANDSCAPE/SVT	2,100	0.048	V.E.C.A.
C	PUE/LANDSCAPE/SVT	2,100	0.048	V.E.C.A.
D	PUE/LANDSCAPE/SVT	2,500	0.057	V.E.C.A.
E	PUE/LANDSCAPE/SVT	2,500	0.057	V.E.C.A.
F	PUE/LANDSCAPE/SVT	2,100	0.048	V.E.C.A.
G	PUE/LANDSCAPE/RECREATION	10,800	0.248	V.E.C.A.
H	PUE/LANDSCAPE/SVT	2,100	0.048	V.E.C.A.
I	PUE/LANDSCAPE/SVT	2,447	0.056	V.E.C.A.
J	PUE/LANDSCAPE/RECREATION/DRAINAGE	5,400	0.124	V.E.C.A.
K	PUE/LANDSCAPE/SVT	1,050	0.024	V.E.C.A.
R	PUE/PAE/LANDSCAPE/RECREATION/SVT	12,217	0.280	V.E.C.A.
T	PUE/EVAE/LANDSCAPE/DRAINAGE/RECREATION	144,020	3.306	V.E.C.A.
U	PUE/LANDSCAPE/DRAINAGE/SVT	73,008	1.676	V.E.C.A.
V	RID O&M ROAD	34,325	0.788	V.E.C.A.

V.E.C.A. = VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION

- P.U.E. PUBLIC UTILITY EASEMENT
D. DRAINAGE
L.S. LANDSCAPE AREA
REC. RECREATION
H.O.A. HOME OWNERS ASSOCIATION
S.V.T. SIGHT VISIBILITY TRIANGLE
S.E. SEWER EASEMENT
R.I.D. ROOSEVELT IRRIGATION DISTRICT
V.E.C.A. VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION
E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
P.A.B. PEDESTRIAN ACCESS EASEMENT
O&M OPERATION & MAINTENANCE

DEVELOPMENT STANDARDS	
ZONING	R1-4
MINIMUM LOT AREA (SQ. FT.)	4,500
MINIMUM LOT WIDTH (FT.) (1)	45
MINIMUM LOT DEPTH (FT.)	120
MINIMUM SETBACKS (FT.)	
FRONT (2)	10
FRONT FACING GARAGE	20
SIDE	5
TOTAL BOTH SIDES	10
STREET SIDE (4)	10
REAR	20

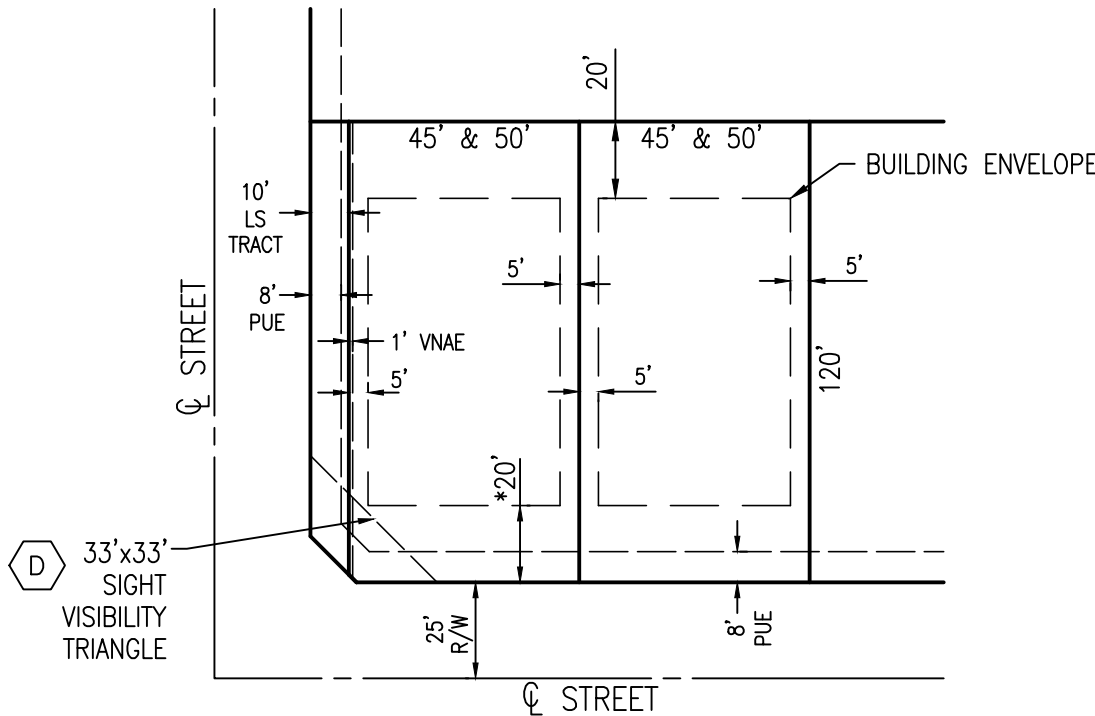
LAND USE TABLE	
EXISTING ZONING	R1-4
GROSS ACREAGE	38.92 ACRES
NET ACREAGE	29.68 ACRES
EXISTING RIGHT-OF-WAY	1.00 ACRE
TOTAL OPEN SPACE PROVIDED	22.18 ACRES
TOTAL OPEN SPACE PROVIDED (%)	27.60%
ACTIVE OPEN SPACE PROVIDED	6.75 ACRES
ACTIVE OPEN SPACE PROVIDED (%)	30%
PASSIVE OPEN SPACE PROVIDED	15.43 ACRES
PASSIVE OPEN SPACE PROVIDED (%)	70%
STREETS PLUS EXISTING R/W	17.167 ACRES
AVERAGE LOT SIZE	9726 S.F.
MINIMUM LOT SIZE	7094 S.F.
MAXIMUM LOT SIZE	12358 S.F.
LOT COUNT	149 EA.
DENSITY (BASED ON NET ACREAGE)	3.72 D.U./AC.



KEY MAP
N.T.S.

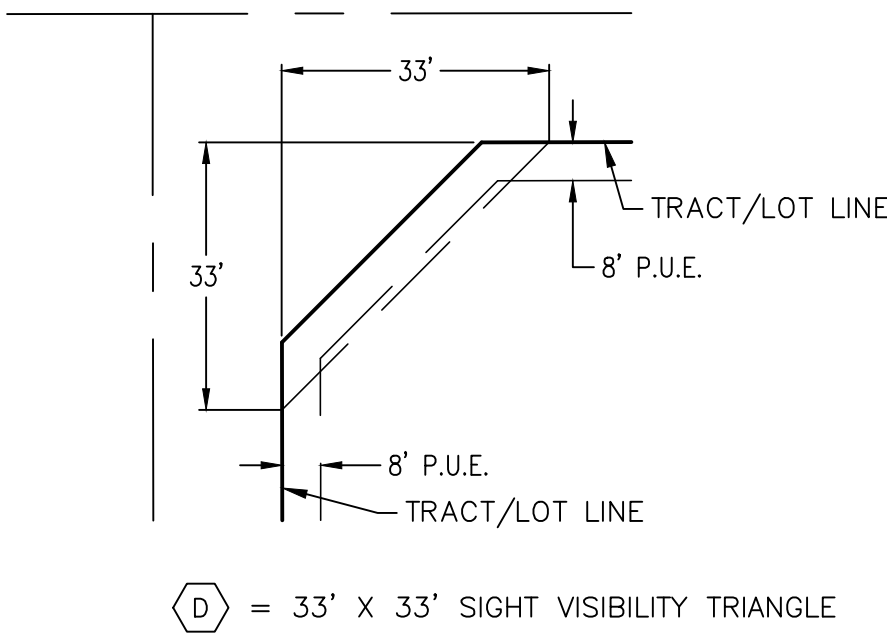
LEGEND

- FOUND BRASS CAP FLUSH UNLESS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD
DETAIL 120 TYPE 'B'
- BCF BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- BK. & PG. BOOK & PAGE
- R/W RIGHT OF WAY DEDICATED BY THIS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
- P.A.E. PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
- S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE



TYPICAL LOT DETAIL

NTS
*10' FOR SIDE LOADED GARAGES, PATIOS, AND LIVABLE SPACE



TYPICAL VISIBILITY RESTRICTION

N.T.S.

PASEO PLACE PHASE 1

COVER SHEET

SHEET 2 OF 5

RICK
ENGINEERING COMPANY
Phoenix

22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350

rickengineering.com
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

JOB NUMBER
4548N

PREPARED BY:
DSR

DATE PREPARED:
APR 2021

APN 502-40-003H
DOC. 2014-0500455, M.C.R.
UNSUBDIVIDED

NORTH QUARTER CORNER SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
BRASS CAP FLUSH
POINT OF BEGINNING

APN 502-42-002A
DOC. 2017-0354489, M.C.R.
UNSUBDIVIDED

NORTHEAST CORNER OF THE WEST HALF
OF THE NORTHQUARTER SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND IRON SPIKE

APN 502-40-045B
DOC. 2003-1137830, M.C.R.
UNSUBDIVIDED

APN 502-40-045A
DOC. 1990-0360651, M.C.R.
UNSUBDIVIDED

NORTHEAST CORNER SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE

APN 502-42-009V
DOC. 2019-0185580, M.C.R.
UNSUBDIVIDED

APN 502-42-009Q
DOC. 2004-1475189, M.C.R.
UNSUBDIVIDED

APN 502-42-009J
DOC. 2015-068976, M.C.R.
UNSUBDIVIDED

APN 502-42-008F
DOC. 2015-068976, M.C.R.
UNSUBDIVIDED

APN 502-42-008N
DOC. 2015-068976, M.C.R.
UNSUBDIVIDED

24' ROOSEVELT IRRIGATION DISTRICT
PRIVATE IRRIGATION EASEMENT
AND OPERATION & MAINTENANCE ROAD
BY SEPARATE INSTRUMENT

S89°30'34"E 2645.95'
(BASIS OF BEARING)

33' COUNTY ROADWAY
BK. 2 OF ROAD MAPS, PG. 13.
(NO WIDTH GIVEN)

33' COUNTY ROADWAY
BK. 1 OF ROAD MAPS, PG. 61.

75' R/W
DEDICATED

1322.97'

S89°30'34"E 1322.97'

W. YUMA ROAD

N89°30'34"W 1259.96'

S89°29'40"E 778.07'

20' E.V.A.E.

1' V.N.A.E.

1' V.N.A.E.

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1' V.N.A.E.

40' EASEMENT FOR ELECTRIC LINES, POWER POLES AND TOWERS
DOC. 2019-0175498 M.C.R.

N89°30'34"W 1259.96'

S89°29'40"E 778.07'

20' E.V.A.E.

1' V.N.A.E.

1' V.N.A.E.

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40' EASEMENT FOR ELECTRIC LINES, POWER POLES AND TOWERS
DOC. 2019-0175498 M.C.R.

N89°30'34"W 1259.96'

S89°29'40"E 778.07'

20' E.V.A.E.

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DOC. 2019-0175498 M.C.R.

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40' EASEMENT FOR ELECTRIC LINES, POWER POLES AND TOWERS
DOC. 2019-0175498 M.C.R.

N89°30'34"W 1259.96'

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20' E.V.A.E.

1' V.N.A.E.

1' V.N.A.E.

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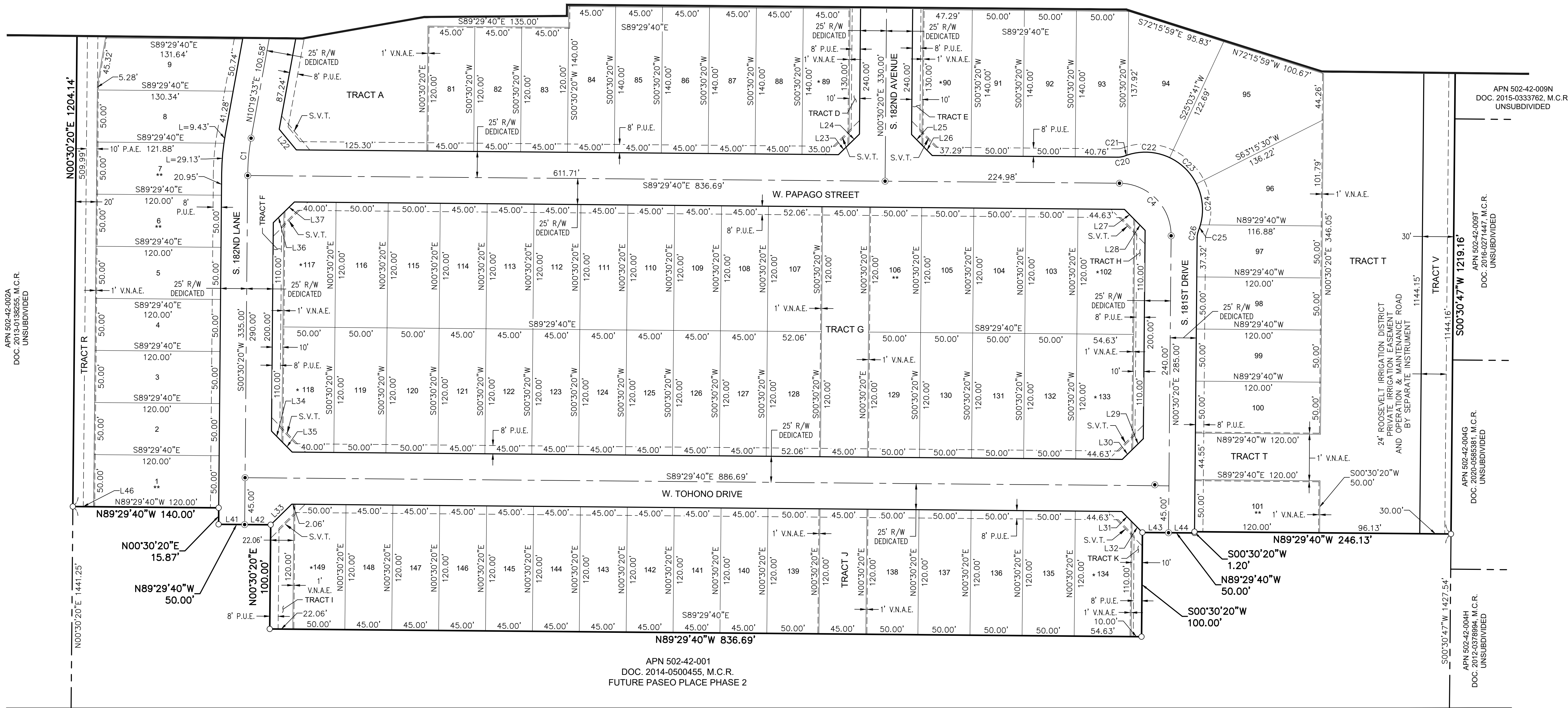
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1' V.N.A.E.

1' V.N.A.E.

1' V.N.A.E.

MATCHLINE - SHEET 3

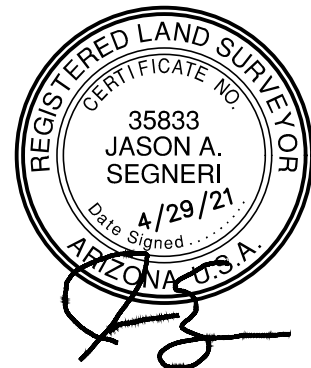


MATCHLINE - SHEET 5

LEGEND

- FOUND BRASS CAP FLUSH UNLESS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD
DETAIL 120 TYPE 'B'
- BCF BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- BK. & PG. BOOK & PAGE
- R/W RIGHT OF WAY DEDICATED BY THIS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
- P.A.E. PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
- S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT

- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE



PASEO PLACE PHASE 1

COVER SHEET

SHEET 4 OF 5

RICK
ENGINEERING COMPANY
Phoenix
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350
rickengineering.com
JOB NUMBER 4548N
PREPARED BY: DSR
DATE PREPARED: APR 2021

LEGEND

- FOUND BRASS CAP FLUSH UNLESS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD
- DETAIL 120 TYPE 'B'
- BCF BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- BK. & PG. BOOK & PAGE
- R/W RIGHT OF WAY DEDICATED BY THIS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
- P.A.E. PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
- S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT

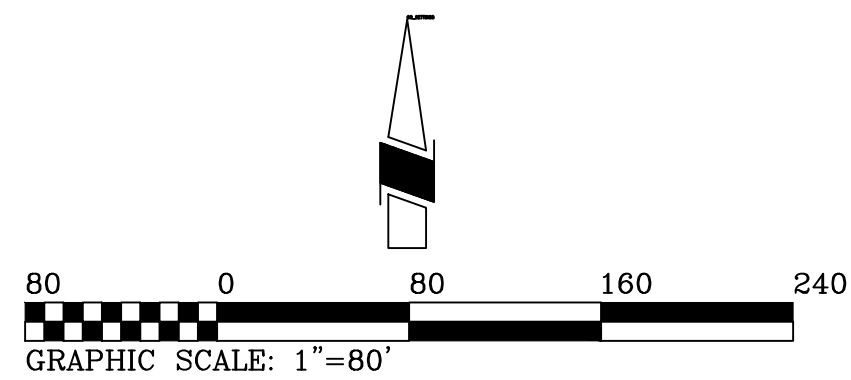
BOUNDARY LINE
ADJOINING PROPERTY LINE
CENTER LINE
SECTION LINE
EASEMENT LINE

MATCHLINE - SHEET 4

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°30'20"W	25.00'
L2	N00°30'20"E	25.00'
L3	N00°30'20"E	25.00'
L4	N45°29'53"E	46.68'
L5	N44°29'40"W	28.28'
L6	S45°30'20"W	14.14'
L7	S45°30'20"W	14.14'
L8	S21°02'40"E	20.00'
L9	N45°30'20"E	14.14'
L10	N45°30'20"E	14.14'
L11	S44°29'40"E	14.14'
L12	S44°29'40"E	14.14'
L13	S45°30'20"W	14.14'
L14	S45°30'20"W	14.14'
L15	S44°29'40"E	14.14'
L16	S44°29'40"E	14.14'
L17	N45°30'20"E	14.14'
L18	N45°30'20"E	14.14'
L19	S36°17'56"W	20.00'
L20	N44°29'40"W	14.14'
L21	N44°29'40"W	14.14'
L22	N39°35'04"W	25.76'
L23	S45°30'20"W	14.14'
L24	S45°30'20"W	14.14'
L25	N44°29'40"W	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	N44°29'40"W	14.14'
L27	S44°29'40"E	14.14'
L28	S44°29'40"E	14.14'
L29	S45°30'20"W	14.14'
L30	S45°30'20"W	14.14'
L31	S44°29'40"E	14.14'
L32	S44°29'40"E	14.14'
L33	N45°30'20"E	28.28'
L34	N44°29'40"W	14.14'
L35	N44°29'40"W	14.14'
L36	N45°30'20"E	14.14'
L37	N45°30'20"E	14.14'
L38	N41°59'43"W	20.00'
L41	S89°29'40"E	25.00'
L42	S89°29'40"E	25.00'
L43	S89°29'40"E	25.00'
L44	S89°29'40"E	25.00'
L46	N89°29'40"W	20.00'
L47	S10°19'33"W	8.51'
L48	S00°30'20"W	0.11'
L49	S44°29'40"E	14.14'
L50	S44°29'40"E	14.14'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	10°19'32"	200.00'	36.04'	S05°09'46"W 35.99'
C2	10°19'33"	200.00'	36.04'	N05°09'47"E 36.00'
C3	90°00'00"	150.00'	235.62'	S45°30'20"W 212.13'
C4	90°00'00"	50.00'	78.54'	N44°29'40"W 70.71'
C5	39°27'27"	20.00'	13.77'	S70°46'37"W 13.50'
C6	33°56'25"	20.00'	11.85'	S34°04'41"W 11.67'
C7	231°50'55"	50.00'	202.33'	N46°58'07"W 89.94'
C8	21°32'59"	50.00'	18.81'	N79°43'50"E 18.69'
C9	2°37'39"	50.00'	2.29'	S89°11'30"W 2.29'
C10	39°52'23"	50.00'	34.80'	S67°56'30"W 34.10'
C11	196°10'00"	50.00'	171.19'	S50°04'42"E 99.01'
C12	14°43'52"	50.00'	12.86'	N24°28'22"E 12.82'
C13	73°23'54"	20.00'	25.62'	N53°48'23"E 23.90'
C14	5°33'44"	20.00'	1.94'	S86°42'48"E 1.94'
C15	67°50'08"	20.00'	23.68'	S50°00'52"E 22.32'
C16	55°46'07"	50.00'	48.67'	S43°58'49"E 46.77'
C17	61°49'40"	50.00'	53.95'	N77°13'17"E 51.37'
C18	100°00'33"	50.00'	87.27'	N03°41'49"W 76.61'
C19	35°47'34"	50.00'	31.23'	N71°35'52"W 30.73'
C20	21°02'22"	20.00'	7.34'	S79°59'09"W 7.30'
C21	2°16'45"	55.00'	2.19'	S70°36'21"W 2.19'
C22	43°18'57"	55.00'	41.58'	N86°35'48"W 40.60'
C23	38°11'50"	55.00'	36.67'	N45°50'25"W 35.99'
C24	42°15'34"	55.00'	40.57'	N05°36'43"W 39.65'
C25	6°01'38"	55.00'	5.79'	N18°31'53"E 5.78'
C26	21°02'22"	20.00'	7.34'	N11°01'31"E 7.30'



WEST QUARTER CORNER SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND 1/2" REBAR, NO ID.

APN 502-42-005
DOC. 2012-1160475, M.C.R.
UNSUBDIVIDED

S00°30'20"W
2646.68'

CENTER OF SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND 1/2" REBAR, NO ID.
ACCEPTED AND TAGGED
RLS #35833

30' WATER & SEWER EASEMENT
DOC. 2017-0413749, M.C.R.

APN 502-42-007D
DOC. 2020-0811127, M.C.R.
UNSUBDIVIDED

SOUTHEAST CORNER OF THE
WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND "P.K." NAIL & WASHER R.L.S. #28236.

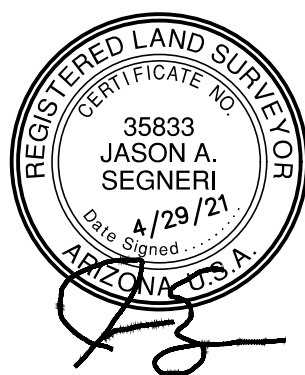
S. 181ST AVENUE

PASEO PLACE PHASE 1

EAST QUARTER CORNER SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY
ALUMINUM CAP IN POTHOLE

W. DURANGO STREET

PHASE ONE OF PRADERA
BK. 1482, PG. 29, M.C.R.



COVER SHEET

SHEET 5 OF 5

RICK
ENGINEERING COMPANY
Phoenix

22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350

rickengineering.com
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

JOB NUMBER
4548N

PREPARED BY:
DSR

DATE PREPARED:
APR 2021