

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

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 2", 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 THE STREETS, IN FEE, 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 THE LOTS SHOWN ON SAID PLAT AND THE MEMBERS OF THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION; AND SUBJECT TO THE EASEMENTS AND COVENANTS HEREIN, DEDICATES AND CONVEYS TO THE VENTANA DE ESTRELLAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, TRACTS I-T INCLUSIVE AND TRACT 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 RESTRICTIONS.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("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 AND ITS PERMITTEES; ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR 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 J, L, S, AND T 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"). OWNER OF TRACTS J, L, S, AND T, 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 J, L, S, AND T.

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 J, L, S AND T 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 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. HE 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.

THE CITY OF GOODYEAR AGREES TO ALLOW THE CONSTRUCTION OF ENHANCED PAVEMENT OVER THE AREA DESIGNATED AS ENHANCED PAVEMENT AREA, WITHIN W. HUALAPAI 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 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. OWNERS/DEVELOPERS SHALL INSTALL THE DECORATIVE STREET LIGHTS IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER AT OWNERS' DEVELOPERS' 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 PERPETUAL SEWER AND ACCESS FACILITIES EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT T DESIGNATED AS "SEWER EASEMENT" (THE "SEWER EASEMENT AREA") FOR THE PURPOSES OF ENTERING UPON, CONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING UNDERGROUND WASTEWATER/SEWER LINES, APPURTENANCES TO SUCH WASTEWATER/SEWER LINES AND ACCESS FACILITIES OVER THE SEWER EASEMENT AREA THAT WILL SUPPORT HE HEAVIEST SERVICE VEHICLES USED BY THE CITY TO SERVICE THE UNDERGROUND WASTEWATER/SEWER LINES OR REPAIRING SEWER LINES AND APPURTENANCES. OTHER THAN THE WASTEWATER/SEWER LINES CONSTRUCTED WITHIN THE SEWER EASEMENT AREA, NO OTHER UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE SEWER EASEMENT AREA EXCEPT AS MAY BE NEEDED FOR OTHER UNDERGROUND UTILITIES TO CROSS THE SEWER EASEMENT AREA AND ONLY UPON THE CONSENT OF THE CITY. NO BUILDINGS, STRUCTURES OR WELL SHALL BE CONSTRUCTED WITHIN THE SEWER EASEMENT AREA. THE SEWER 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 SEWER 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

BY: DATE:

ITS:

FINAL PLAT OF
PASEO PLACE PHASE 2

A SUBDIVISION SITUATED IN 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 I, J, K, L, M, N, O, P, Q, R, S, T AND V REFLECTED HEREIN, THE DEDICATION OF THE DRAINAGE EASEMENTS REFLECTED HEREIN, THE RESTRICTIVE COVENANTS APPLICABLE TO TRACTS J, L, S AND T 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)SS

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, DARCI MCCRACKEN

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

THIS DAY OF , 2021

BY: CITY ENGINEER, SUMEET MOHAN

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

SHEET INDEX

SHEET 1:	COVER, KEY MAP SHEET INDEX
SHEET 2:	LOT SUMMARY TABLE, TRACT SUMMARY TABLE NOTES, LEGEND AND DETAILS.
SHEETS 3:	TYPICAL PLAT PLAN SHEET, CURVE TABLE
SHEETS 4:	TYPICAL PLAT PLAN SHEET, LINE TABLE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

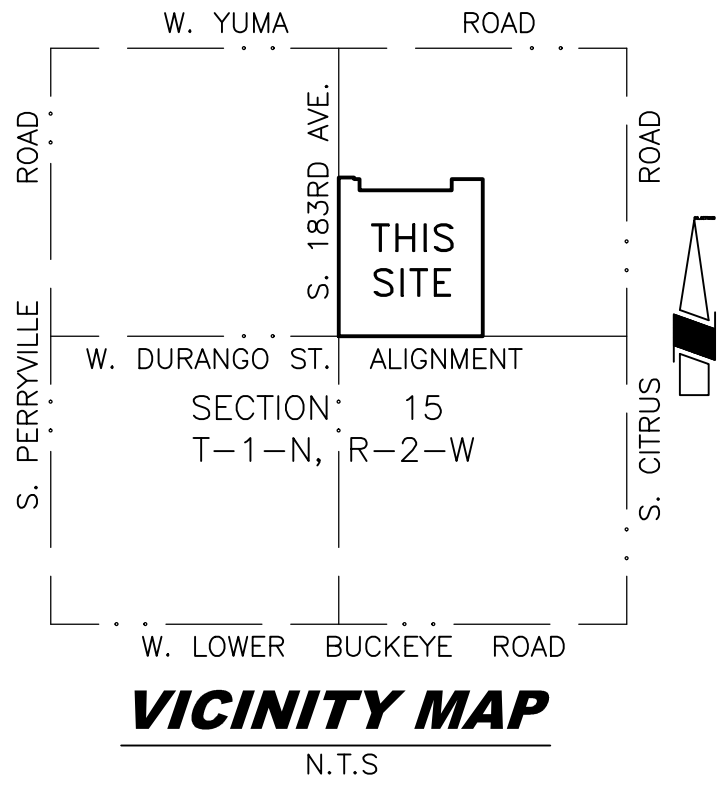
KNOW ALL MEN BY THESE PRESENTS:

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



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:

COMMENCING 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 00 DEGREES 30 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1,204.14 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 15.87 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 50.00 FEET;

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

THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 836.69 FEET;

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

THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 1.20 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 246.13 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF;

THENCE SOUTH 00 DEGREES 30 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,427.54 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 1,322.63 FEET TO THE CENTER OF SAID SECTION 15;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 1,441.25 FEET TO THE POINT OF BEGINNING.

AREA

PHASE 2: 1,804,860 SQ. FT. OR 41.434 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

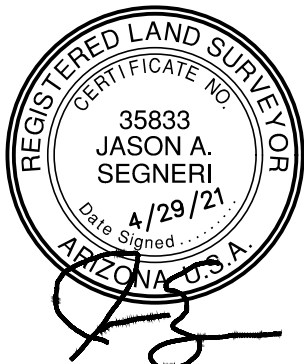
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (DOTTED) PER "F.E.M.A." FLOOD CONTROL MAP NO. 04013C2140L, DATED: OCTOBER 16, 2013. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN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

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.

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22415 N. 16TH STREET
PHOENIX, ARIZONA, 85024
PH: 480-922-0780
JSEGNER@RICKENGINEERING.COM



PASEO PLACE PHASE 2

COVER SHEET		RICK ENGINEERING COMPANY Phoenix		22415 NORTH 16TH STREET PHOENIX, AZ 85024 602.957.3350	
SHEET 1 OF 4		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. THIS 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 150, 165, 166, 190, 191, 201, 202, 212, 213, 276.
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 242, ★★ 253.
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. SECONDARY ACCESS FOR PHASE 2 WILL BE THE CONNECTION TO PASEO PLACE PHASE 1. PHASE 2 TO BE CONSTRUCTED CONCURRENTLY OR AFTER PHASE 1.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
150	6,000	0.138
151	5,400	0.124
152	5,400	0.124
153	5,400	0.124
154	5,400	0.124
155	5,400	0.124
156	5,400	0.124
157	5,400	0.124
158	5,400	0.124
159	5,400	0.124
160	6,000	0.138
161	6,000	0.138
162	6,000	0.138
163	6,000	0.138
164	6,000	0.138
165	6,506	0.149
166	6,200	0.142
167	6,250	0.143
168	6,250	0.143
169	6,250	0.143
170	6,829	0.157
171	5,625	0.129
172	5,625	0.129
173	5,625	0.129
174	5,625	0.129
175	5,625	0.129
176	5,625	0.129
177	5,625	0.129
178	5,625	0.129
179	5,625	0.129
180	10,431	0.239
181	6,656	0.153
182	5,625	0.129
183	5,625	0.129
184	5,625	0.129
185	5,625	0.129
186	6,829	0.157
187	6,250	0.143
188	6,250	0.143
189	6,250	0.143
190	6,200	0.142
191	5,913	0.136
192	5,400	0.124
193	5,400	0.124
194	5,760	0.132
195	5,400	0.124
196	5,760	0.132
197	5,400	0.124
198	5,760	0.132
199	5,400	0.124

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
200	5,400	0.124
201	5,830	0.134
202	5,830	0.134
203	5,400	0.124
204	5,400	0.124
205	5,760	0.132
206	5,400	0.124
207	5,760	0.132
208	5,400	0.124
209	5,760	0.132
210	5,400	0.124
211	5,400	0.124
212	5,913	0.136
213	6,200	0.142
214	6,250	0.143
215	6,250	0.143
216	6,250	0.143
217	6,250	0.143
218	6,250	0.143
219	6,250	0.143
220	6,250	0.143
221	6,250	0.143
222	6,247	0.143
223	5,993	0.138
224	7,008	0.161
225	6,250	0.143
226	6,250	0.143
227	6,250	0.143
228	6,250	0.143
229	6,250	0.143
230	6,250	0.143
231	6,250	0.143
232	6,250	0.143
233	6,250	0.143
234	6,250	0.143
235	6,250	0.143
236	6,203	0.142
237	6,000	0.138
238	6,000	0.138
239	6,000	0.138
240	6,000	0.138
241	6,000	0.138
242	6,000	0.138
243	6,000	0.138
244	6,000	0.138
245	6,000	0.138
246	6,000	0.138
247	6,000	0.138
248	6,000	0.138
249	6,000	0.138

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
250	6,000	0.138
251	6,000	0.138
252	6,000	0.138
253	6,000	0.138
254	6,000	0.138
255	6,343	0.146
256	7,280	0.167
257	7,292	0.167
258	6,983	0.160
259	7,025	0.161
260	7,718	0.177
261	6,005	0.138
262	6,000	0.138
263	6,000	0.138
264	6,000	0.138
265	6,000	0.138
266	6,000	0.138
267	6,000	0.138
268	6,000	0.138
269	6,000	0.138
270	6,000	0.138
271	6,000	0.138
272	6,000	0.138
273	6,000	0.138
274	6,067	0.139
275	6,866	0.158
276	6,190	0.142
277	6,000	0.138
278	6,000	0.138
279	6,000	0.138
280	6,000	0.138
281	6,000	0.138
282	6,000	0.138
283	6,000	0.138
284	6,000	0.138
285	6,000	0.138
286	6,000	0.138
287	6,000	0.138
288	6,000	0.138
289	5,400	0.124
290	5,400	0.124
291	5,400	0.124
292	5,400	0.124
293	5,400	0.124

LAND USE TABLE	
EXISTING ZONING	R1-4
GROSS ACREAGE	41.43 ACRES
NET ACREAGE	41.43 ACRES
TOTAL OPEN SPACE PROVIDED	13.99 ACRES
TOTAL OPEN SPACE PROVIDED (%)	34.10%
ACTIVE OPEN SPACE PROVIDED	12.62 ACRES
ACTIVE OPEN SPACE PROVIDED (%)	90%
PASSIVE OPEN SPACE PROVIDED	1.37 ACRES
PASSIVE OPEN SPACE PROVIDED (%)	10%
STREETS PLUS EXISTING R/W	7.53 ACRES
AVERAGE LOT SIZE	5967 S.F.
MINIMUM LOT SIZE	5400 S.F.
MAXIMUM LOT SIZE	10431 S.F.
LOT COUNT	144 EA.
DENSITY (BASED ON NET ACREAGE)	3.48 D.U./AC.

DEVELOPMENT STANDARDS	
ZONING	R1-4
MINIMUM LOT AREA (SQ FT)	4,500
MINIMUM LOT WIDTH (FT) (1)	40
MINIMUM LOT DEPTH (FT)	100
MINIMUM SETBACKS (FT)	
FRONT (2)	10
FRONT FACING GARAGE	20
SIDE	5
TOTAL BOTH SIDES	10
STREET SIDE (4)	10
REAR	20

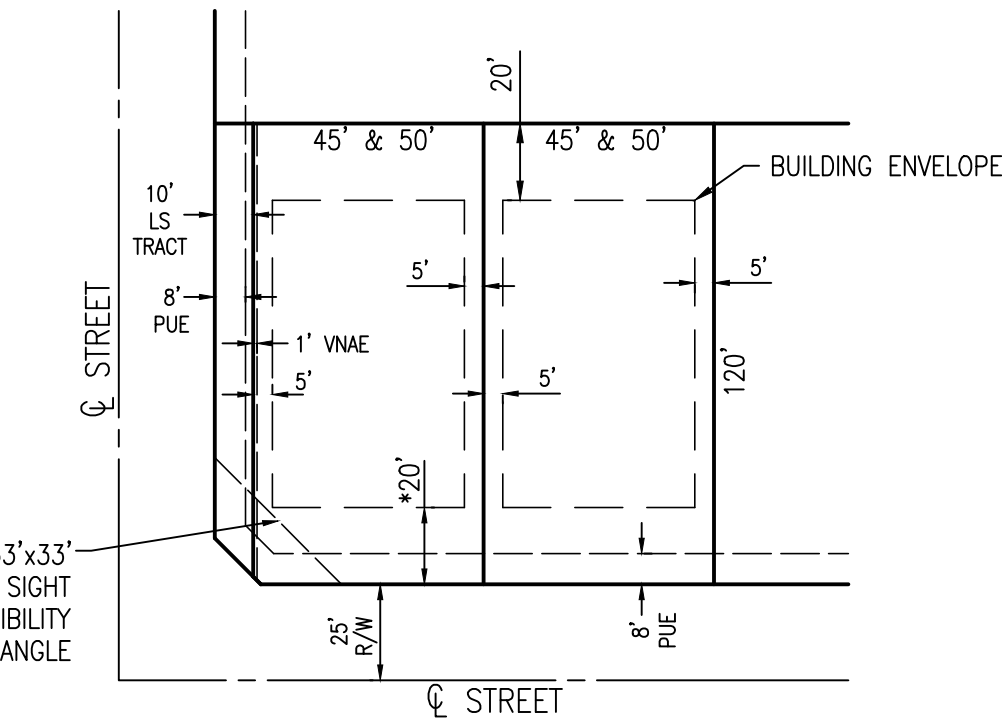
LEGEND

- 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

BOUNDARY LINE
ADJOINING PROPERTY LINE
CENTER LINE
SECTION LINE
EASEMENT LINE

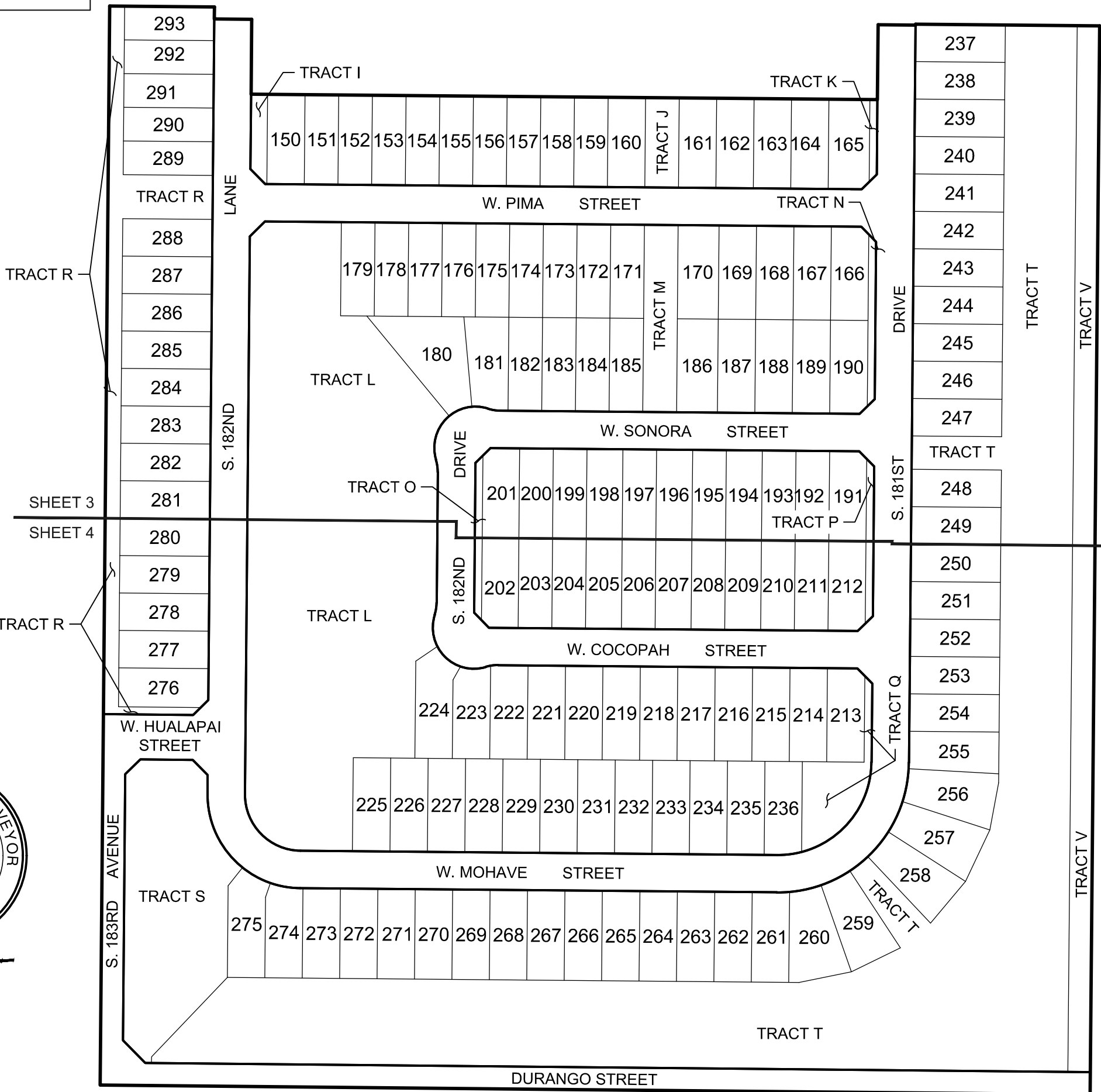
TRACT USE TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	MAINTENANCE
I	PUE, LANDSCAPE, SVT	2,447	0.056	V.E.C.A.	V.E.C.A.
J	PUE, LANDSCAPE, RECREATION, DRAINAGE	5,400	0.124	V.E.C.A.	V.E.C.A.
K	PUE, LANDSCAPE, SVT	1,050	0.024	V.E.C.A.	V.E.C.A.
L	PUE, LANDSCAPE, DRAINAGE, RECREATION, SVT	172,307	3.956	V.E.C.A.	V.E.C.A.
M	PUE, LANDSCAPE, RECREATION, SVT	11,250	0.258	V.E.C.A.	V.E.C.A.
N	PUE, LANDSCAPE, SVT	2,200	0.051	V.E.C.A.	V.E.C.A.
O	PUE, LANDSCAPE, SVT	2,100	0.048	V.E.C.A.	V.E.C.A.
P	PUE, LANDSCAPE, SVT	2,100	0.048	V.E.C.A.	V.E.C.A.
Q	PUE, LANDSCAPE, RECREATION, SVT	9,337	0.214	V.E.C.A.	V.E.C.A.
R	PUE, LANDSCAPE, RECREATION, PAE	27,021	0.620	V.E.C.A.	V.E.C.A.
S	PUE, LANDSCAPE, DRAINAGE, SVT	46,716	1.072	V.E.C.A.	V.E.C.A.
T	PUE, LANDSCAPE, DRAINAGE, RECREATION, SEWER EASEMENT	288,171	6.615	V.E.C.A.	V.E.C.A.
V	RID O&M ROAD	41,926	0.962	V.E.C.A.	V.E.C.A.

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



TYPICAL LOT DETAIL

N.T.S.
*10' FOR SIDE LOADED GARAGES, PATIOS, AND LIVABLE SPACE



KEY MAP

N.T.S.

PASEO PLACE PHASE 2

COVER SHEET

SHEET 2 OF 4



22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350

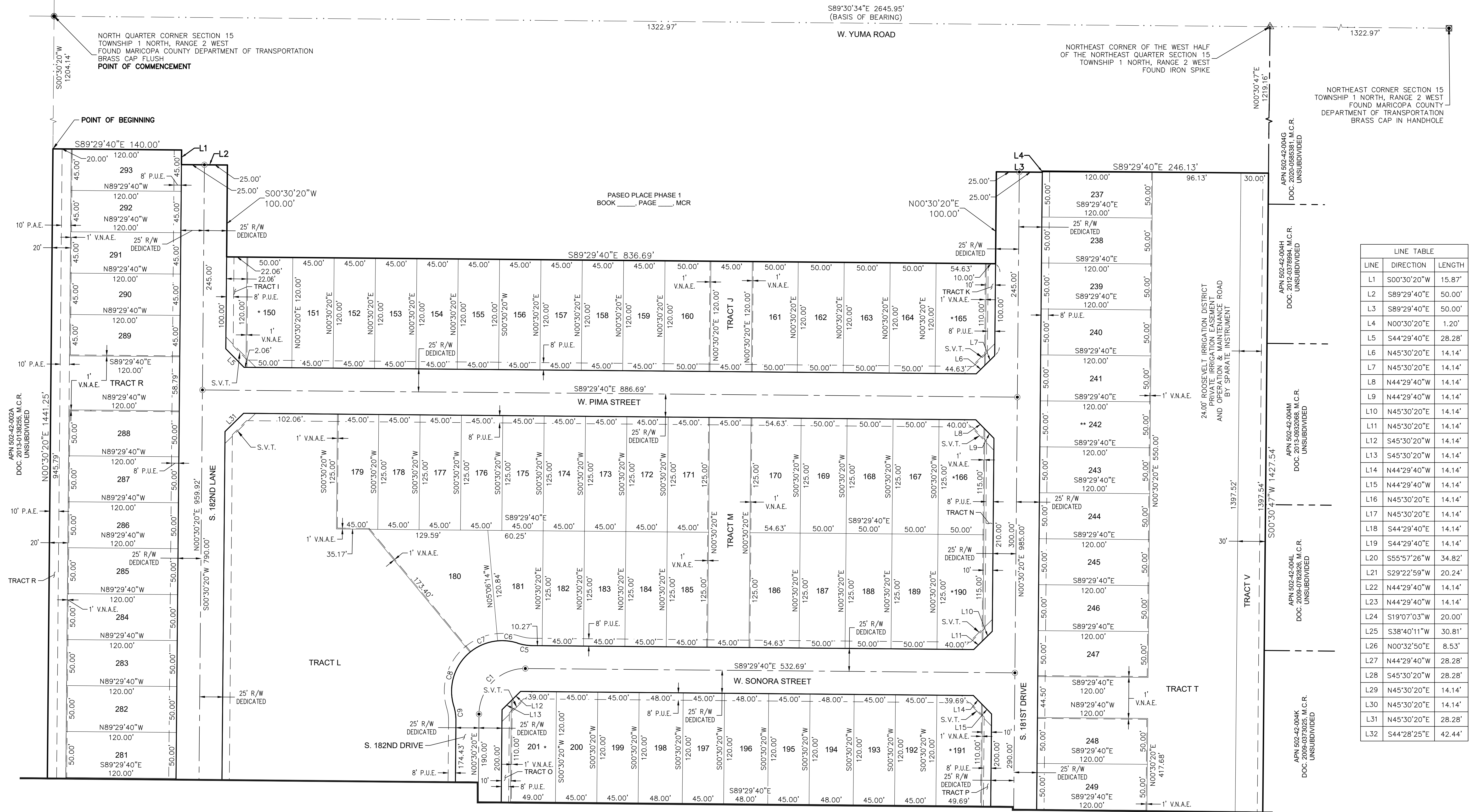
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
Phoenix

rickengineering.com

JOB NUMBER
4548N

PREPARED BY:
DSR

DATE PREPARED:
APR 2021

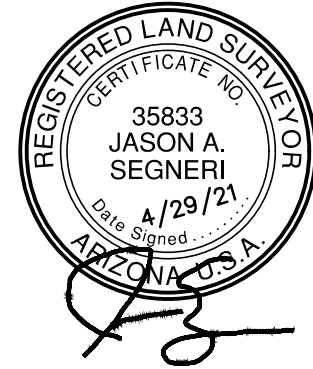
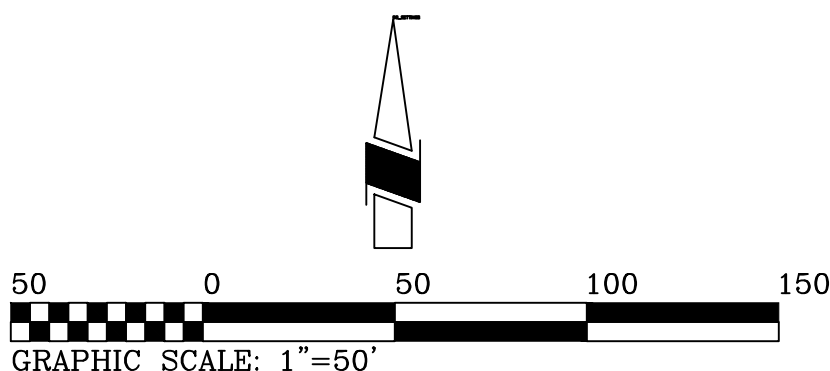


MATCHLINE - SHEET 4

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

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



PASEO PLACE PHASE 2

PLAT SHEET		RICK ENGINEERING COMPANY	
SHEET 3 OF 4		22415 NORTH 16TH STREET PHOENIX, AZ 85024 602.957.3350	
JOB NUMBER	4548N	PREPARED BY:	DSR
		DATE PREPARED:	APR 2021

MATCHLINE - SHEET 3

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
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- S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT

BOUNDARY LINE
ADJOINING PROPERTY LINE
CENTER LINE
SECTION LINE
EASEMENT LINE



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.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	50.00'	78.54'	S45°30'20"W 70.71'
C2	90°00'00"	50.00'	78.54'	S44°29'40"E 70.71'
C3	90°00'00"	100.00'	157.08'	S44°29'40"E 141.42'
C4	90°00'00"	150.00'	235.62'	N45°30'20"E 212.13'
C5	17°20'29"	55.00'	16.65'	S80°49'25"E 16.58'
C6	22°57'04"	55.00'	22.03'	S83°37'43"E 21.88'
C7	34°22'39"	55.00'	33.00'	N67°42'26"E 32.51'
C8	67°21'16"	55.00'	64.66'	S16°50'29"W 61.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C9	17°20'29"	55.00'	16.65'	S08°09'54"E 16.58'
C10	17°20'29"	55.00'	16.65'	S09°10'35"W 16.58'
C11	45°11'36"	55.00'	43.38'	S04°44'59"E 42.27'
C12	43°33'13"	55.00'	41.81'	N49°07'23"W 40.81'
C13	35°56'10"	55.00'	34.50'	N88°52'04"W 33.93'
C14	6°45'40"	55.00'	6.49'	S76°32'41"W 6.49'
C15	10°34'49"	55.00'	10.16'	S85°12'56"W 10.14'

PASEO PLACE PHASE 2

PLAT SHEET

SHEET 4 OF 4

RICK
ENGINEERING COMPANY
Phoenix

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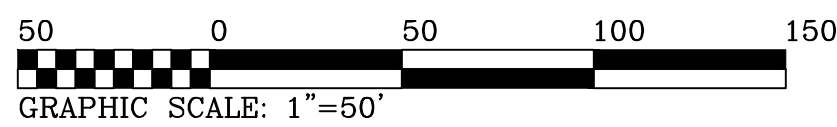
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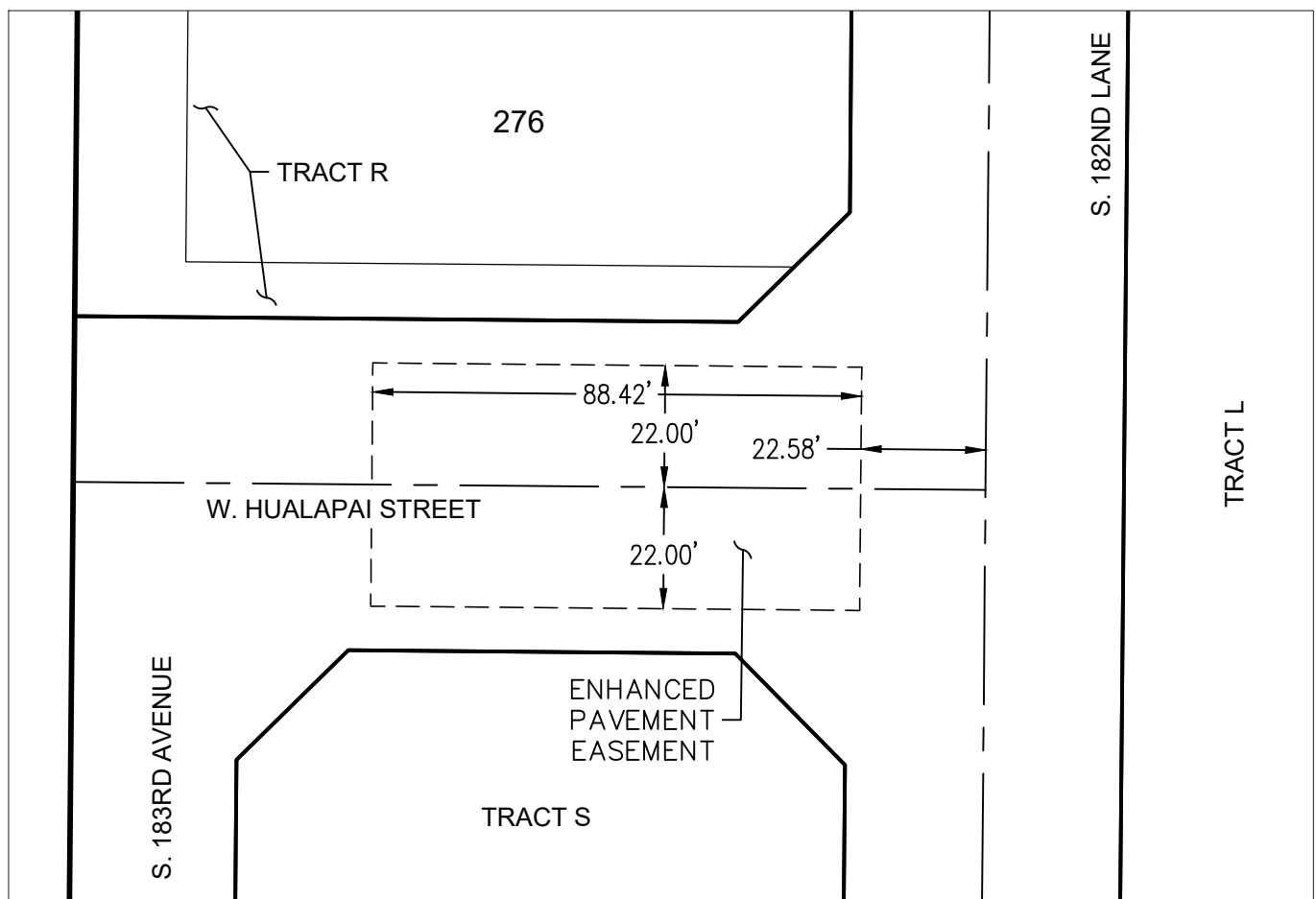
JOB NUMBER
4548N

PREPARED BY
DSR

DATE PREPARED
APR 2021



DETAIL
N.T.S.



APN 502-42-002A
DOC. 2013-032855, M.C.R.
UNSUBDIVIDED

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

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

APN 502-42-004B
DOC. 2006-0629836, M.C.R.
UNSUBDIVIDED

APN 502-42-004J
DOC. 2006-0629836, M.C.R.
UNSUBDIVIDED