

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°42'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN OF MARICOPA COUNTY, ARIZONA.

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, _____, DULY AUTHORIZED AGENT OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A THROUGH T, INCLUSIVE, REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, THE MAINTENANCE RESPONSIBILITIES OF TRACTS A THROUGH U, AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

NAME: _____
TITLE: _____ DATE: _____

HOMEOWNER'S ASSOCIATION RATIFICATION
ACKNOWLEDGEMENT

STATE OF ARIZONA)
JSS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2022, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____ DATE
NOTARY PUBLIC

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DATED MAY 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *Richard G. Alcocer* 5-12-2022
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

ACKNOWLEDGEMENT

STATE OF ARIZONA)
JSS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2022, BEFORE ME

PERSONALLY APPEARED _____ AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____ DATE
NOTARY PUBLIC

FINAL PLAT APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.
BY: _____ MAYOR (JOE PIZZILLO)
ATTEST: _____ CITY CLERK (DARCIE McCracken)

FINAL PLAT APPROVAL
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.
BY: _____ CITY ENGINEER (SUMEET MOHAN)

UTILITY PROVIDERS

SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
FIRE	CITY OF GOODYEAR

FINAL PLAT FOR
LAS VENTANAS PARCEL 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

MATTAMY ARIZONA, LLC
9200 EAST PIMA CENTER PARKWAY,
SUITE 160 PHOENIX, AZ. 85016
PHONE: (480) 302-6080
CONTACT: KEVIN RUST

ENGINEER/SURVEYOR

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: HEIDI TILSON P.E.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, , AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAS VENTANAS PARCEL 1" A PORTION OF THE NORTHWEST 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, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS AND TRACT U, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN PREMISES DESCRIBED HEREIN.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH T INCLUSIVE, AND IN LOTS DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL 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 UTILITY IMPROVEMENTS WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, MODIFYING, REPAIRING, AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY 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 PUBLIC UTILITY EASEMENT AREAS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL 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 THE 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.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES A PERPETUAL WATER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT G DESIGNATED AS "WATER EASEMENT" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREA"). THE WATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING WATERLINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER FACILITIES") WITHIN, ON, OVER, ACROSS ABOVE, AND UNDER THE WATER EASEMENT AREA, NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREA EXCEPT UPON THE CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERCTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS AND THE WATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WATER 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 WATER EASEMENT AREA.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITEES, A PERPETUAL WATER METER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT O DESIGNATED AS "WATER METER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER METER EASEMENT AREA"). THE WATER METER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING WATER METERS, APPURTENANCES, AND UNDERGROUND WATER LINES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER METER FACILITIES") WITHIN, UPON, OVER, ACROSS, ABOVE AND UNDER THE WATER METER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN THE WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER METER EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERCTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER METER EASEMENT AREA. THE WATER METER EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WATER METER EASEMENT AREA.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES A PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT N DESIGNATED AS "SEWER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"), THE SEWER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") WITHIN, ON, OVER, ACROSS ABOVE, AND UNDER THE SEWER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE SEWER EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERCTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER EASEMENT AREA AND THE SEWER EASEMENT AREA SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. 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 AND ACCESS EASEMENT AREA.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A THROUGH T INCLUSIVE INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A THROUGH T INCLUSIVE WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS E, G, H, J, N, O AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENTS PLANS FOR THE PLATTED PROPERTY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS"); AND THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APPROVED GRADING AND DRAINAGE PLANS (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FORM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT, IF THE CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM, ALLEGED TO HAVE ARISEN FROM, OR RELATED TO OWNER'S FAILURE TO PREFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. 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 E, G, H, J, N, O, AND P.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT U, LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, MAINTAIN AND REPLACE LANDSCAPING INSTALLED WITHIN MEDIANS CONSTRUCTED WITHIN TRACT U, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY OF GOODYEAR (THE "CITY") FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING INSTALLED WITHIN TRACT U, INCLUDING THE FAILURE TO MAINTAIN THE LANDSCAPING, WITHIN TRACT U. LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION CAUSED BY LANDSCAPING WITHIN TRACT U ("UNSAFE CONDITION") IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION FAILS TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY, THE CITY SHALL BE ENTITLED TO REMEDY SUCH UNSAFE CONDITION. NOTWITHSTANDING THE FOREGOING, I IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT AN UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY; THE CITY SHALL BE ENTITLED TO IMMEDIATELY REMEDY SUCH UNSAFE CONDITION. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION FAIL TO MAINTAIN THE LANDSCAPING INSTALLED WITHIN TRACT U PROVIDED HEREIN OR FAIL TO REIMBURSE THE CITY FOR COSTS THE CITY INCURS IN REMEDYING UNSAFE CONDITIONS, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS _____ DAY OF _____, 2022

BY: _____ ITS: _____

GROSS AREA = 60.599 ACRES
NET AREA = 45.928 ACRES

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

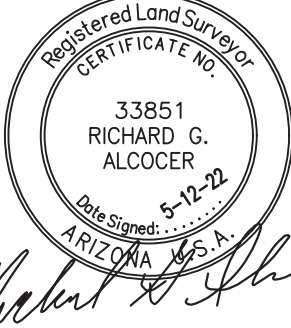


DATE	REVISION	NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA



1 SHEET OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204
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NOTES

- A. 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.
- B. 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.
- C. NO STRUCTURE 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.
- D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
- 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.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
 - d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
 - e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- F. 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 NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- H. THIS PARCEL 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.
- I. LAS VENTANAS IS IN PROXIMITY TO THE PROPOSED LOOP 303 AND INTERSTATE 10 RELIEVER FREEWAYS AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV OR LARGER.
- L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- N. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
- O. ALL CORNER LOTS, LOTS ABUTTING AN ARTERIAL STREET AND LOTS ADJACENT TO A COMMERCIAL PARCEL ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1-13, 19, 25, 26, 34, 35, 42, 43, 52, 53, 62, 83, 84, 99, 100, 115, 116, 128, AND 129-137).
- P. 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. (LOTS 1, 24, 25, 27, 31, 32, 48, 56, 58, 66, 88, 112, 135 AND 136).
- Q. NO MORE THAN THREE (3) TWO-STORY HOMES SHALL BE PERMITTED SIDE BY SIDE AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO (2) SINGLE-STORY HOMES.
- R. DWELLING UNITS WITH THE SAME ELEVATION OR COLOR SCHEME WITHIN THE LAS VENTANAS PAD SHALL NOT BE PLACED SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER, UNLESS THE ELEVATION IS FUNDAMENTALLY DIFFERENT AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- S. LAS VENTANAS IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

COUNTY RECORDER



NO.

REVISION

DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

2 SHEET OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°17'35"E	28.28'
L2	S45°18'13"W	28.29'
L3	S00°17'35"W	15.07'
L4	N00°17'35"E	5.50'
L5	S47°24'15"W	16.33'
L6	N47°04'28"W	17.66'
L7	N03°24'36"W	16.97'
L8	N03°24'36"W	16.97'
L9	N22°31'38"E	11.67'
L10	S44°42'25"E	28.28'
L11	S00°17'35"W	25.00'
L12	S00°17'35"W	35.00'
L13	S15°42'38"W	18.06'
L14	S89°42'25"E	11.54'
L15	S41°35'24"W	37.00'
L16	N44°42'25"W	16.97'
L17	N89°15'11"W	18.16'
L18	N01°18'17"E	15.52'
L19	N44°42'25"W	16.97'
L20	N45°17'35"E	16.97'
L21	N45°17'35"E	16.97'
L22	N44°42'25"W	16.97'
L23	S44°42'25"E	14.14'
L24	S52°57'00"W	16.60'
L25	S28°46'44"E	18.63'
L26	N86°35'24"E	16.97'
L27	S86°35'24"W	14.14'
L28	S45°17'35"W	16.97'
L29	N45°17'35"E	16.97'
L30	S44°42'25"E	16.97'
L31	S45°17'35"W	16.97'
L32	N44°42'25"W	16.97'
L33	S44°42'25"E	16.97'
L34	S44°42'25"E	16.97'
L35	S45°17'35"W	16.97'
L36	S45°17'35"W	16.97'
L37	N03°24'36"W	16.97'
L38	N45°17'35"E	16.97'
L39	N47°19'17"E	16.36'
L40	S44°42'25"E	16.97'
L41	S45°17'35"W	16.97'
L42	N31°15'16"W	20.45'
L43	N48°33'30"W	27.00'
L44	S45°18'13"W	22.63'
L45	S44°42'25"E	22.63'
L46	S89°42'25"E	24.66'
L47	S48°24'36"E	31.58'
L48	S44°42'25"E	5.86'
L49	S02°28'52"W	18.99'
L50	S89°42'25"E	18.49'
L51	S89°42'25"E	25.91'
L52	S48°24'36"E	7.00'
L53	S41°35'24"W	10.00'
L54	N48°24'36"W	7.00'
L55	N41°35'24"E	10.00'

CURVE TABLE							
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING	
C1	2.38'	75.00'	001°49'14"	1.19	2.38	N01°12'13"E	
C2	15.82'	125.00'	007°14'59"	7.92	15.81	S03°55'05"W	
C3	107.24'	175.00'	035°06'37"	55.36	105.57	N65°57'54"W	
C4	162.17'	225.00'	041°17'49"	84.79	158.68	N69°03'30"W	
C5	281.77'	375.00'	043°03'05"	147.91	275.19	N26°53'03"W	
C6	108.11'	150.00'	041°17'49"	56.53	105.79	N69°03'30"W	
C7	309.47'	400.00'	044°19'43"	162.95	301.81	S68°07'44"W	
C8	108.11'	150.00'	041°17'49"	56.53	105.79	S69°03'30"E	
C9	180.19'	250.00'	041°17'49"	94.21	176.32	S69°03'30"E	
C10	17.79'	100.00'	010°11'32"	8.92	17.77	S10°36'52"W	
C11	216.23'	300.00'	041°17'49"	113.05	211.58	S69°03'30"E	
C12	72.08'	100.00'	041°17'49"	37.68	70.53	N69°03'30"W	
C13	216.23'	300.00'	041°17'49"	113.05	211.58	N69°03'30"W	
C14	72.08'	100.00'	041°17'49"	37.68	70.53	S69°03'30"E	
C15	144.15'	200.00'	041°17'49"	75.37	141.05	S69°03'30"E	
C16	108.11'	150.00'	041°17'49"	56.53	105.79	N69°03'30"W	
C17	144.15'	200.00'	041°17'49"	75.37	141.05	N20°56'30"E	
C18	126.13'	175.00'	041°17'49"	65.95	123.42	N69°03'30"W	
C19	293.59'	425.00'	039°34'49"	152.93	287.79	S70°30'11"W	
C20	42.30'	50.00'	048°28'25"	22.51	41.05	N54°31'48"E	
C21	209.44'	50.00'	240°00'00"	-86.60	86.60	N29°42'25"W	
C22	251.05'	375.00'	038°21'25"	130.43	246.38	S71°06'53"W	
C23	90.10'	125.00'	041°17'49"	47.11	88.16	S69°03'30"E	
C24	15.49'	50.00'	017°45'10"	7.81	15.43	N81°25'00"E	
C25	120.48'	55.00'	125°30'20"	106.80	97.79	N44°42'25"W	
C26	15.49'	50.00'	017°45'10"	7.81	15.43	S09°10'10"W	
C27	15.49'	50.00'	017°45'10"	7.81	15.43	S08°35'00"E	
C28	120.48'	55.00'	125°30'20"	106.80	97.79	N45°17'35"E	
C29	15.49'	50.00'	017°45'10"	7.81	15.43	N80°49'50"W	
C30	15.49'	50.00'	017°45'10"	7.81	15.43	N81°25'00"E	
C31	98.36'	55.00'	102°27'52"	68.49	85.77	N56°13'39"W	
C32	36.74'	275.00'	007°39'16"	18.40	36.71	S85°52'47"E	
C33	87.31'	275.00'	018°11'30"	44.03	86.95	S57°30'21"E	
C34	54.06'	75.00'	041°17'49"	28.26	52.89	N69°03'30"W	
C35	90.10'	125.00'	041°17'49"	47.11	88.16	S69°03'30"E	
C36	126.13'	175.00'	041°17'49"	65.95	123.42	N20°56'30"E	
C37	15.49'	50.00'	017°45'10"	7.81	15.43	N08°35'00"W	
C38	120.48'	55.00'	125°30'20"	106.80	97.79	S45°17'35"W	
C39	15.49'	50.00'	017°45'10"	7.81	15.43	S80°49'50"E	
C40	90.10'	125.00'	041°17'49"	47.11	88.16	N69°03'30"W	
C41	126.13'	175.00'	041°17'49"	65.95	123.42	S69°03'30"E	
C42	126.13'	175.00'	041°17'49"	65.95	123.42	S69°03'30"E	
C43	126.13'	175.00'	041°17'49"	65.95	123.42	N69°03'30"W	
C44	15.49'	50.00'	017°45'10"	7.81	15.43	N09°10'10"E	
C45	120.48'	55.00'	125°30'20"	106.80	97.79	S44°42'25"E	
C46	15.49'	50.00'	017°45'10"	7.81	15.43	S81°25'00"W	
C47	90.10'	125.00'	041°17'49"	47.11	88.16	N69°03'30"W	
C48	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E	
C49	198.21'	275.00'	041°17'49"	103.63	193.95	S69°03'30"E	
C50	185.92'	325.00'	032°46'34"	95.58	183.39	N64°47'53"W	
C51	13.19'	50.00'	015°07'00"	6.63	13.15	S73°37'40"E	
C52	126.13'	55.00'	131°23'25"	121.78	100.25	S48°14'07"W	
C53	15.49'	50.00'	017°45'10"	7.81	15.43	N08°35'00"W	
C54	54.06'	75.00'	041°17'49"	28.26	52.89	S69°03'30"E	
C55	162.17'	225.00'	041°17'49"	84.79	158.69	N20°56'30"E	
C56	172.74'	275.00'	035°59'25"	89.33	169.92	N66°24'19"W	
C57	234.25'	325.00'	041°17'49"	122.47	229.21	S69°03'30"E	
C58	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E	
C59	25.40'	125.00'	011°38'28"	12.74	25.35	N54°13'50"W	
C60	178.70'	365.00'	028°03'03"	91.18	176.92	S64°39'41"W	
C61	46.85'	65.00'	041°17'49"	24.49	45.84	S69°03'30"E	
C62	11.00'	7.00'	090°00'00"	7.00	9.90	S45°17'35"W	

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C63	11.00'	7.00'	090°00'00"	7.00	9.90	N44°42'25"W
C64	11.00'	7.00'	090°00'00"	7.00	9.90	N45°17'35"E
C65	11.00'	7.00'	090°00'00"	7.00	9.90	S44°42'25"E
C66	21.50'	50.00'	024°38'09"	10.92	21.33	N20°39'32"E

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	11,050
2	10,400
3	10,400
4	10,402
5	11,208
6	14,915
7	16,692
8	13,148
9	11,027
10	10,456
11	10,400
12	10,400
13	10,397
14	11,501
15	11,142
16	11,142
17	11,142
18	14,326
19	13,808
20	10,400
21	14,604
22	10,400
23	10,317
24	21,404
25	13,381
26	11,050
27	10,660
28	10,660
29	10,660
30	10,660
31	15,819
32	19,726
33	10,439
34	10,398
35	10,398
36	10,551
37	12,478
38	13,090
39	12,248
40	10,400
41	10,962
42	15,061
43	11,855
44	7,800
45	7,800
46	7,800
47	10,218
48	9,958
49	7,800
50	7,800
51	7,800
52	7,798
53	7,798
54	7,800
55	7,646

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
56	19,077
57	8,160
58	8,160
59	8,160
60	8,160
61	8,160
62	10,400
63	10,400
64	10,400
65	15,362
66	10,400
67	10,400
68	10,400
69	12,212
70	10,481
71	10,400
72	10,400
73	10,400
74	10,400
75	10,400
76	12,853
77	10,400
78	10,400
79	10,400
80	11,732
81	14,235
82	11,060
83	10,400
84	11,759
85	10,400
86	10,317
87	21,349
88	14,496
89	13,642
90	13,101
91	11,112
92	10,400
93	12,469
94	13,573
95	10,814
96	10,400
97	10,400
98	10,400
99	10,398
100	10,398
101	10,400
102	10,400
103	10,401
104	13,481
105	13,043
106	10,400
107	10,400
108	10,400
109	15,666
110	10,400

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
111	13,680
112	22,369
113	10,323
114	10,400
115	10,400
116	7,200
117	7,200
118	7,200
119	7,200
120	7,200
121	7,200
122	8,375
123	10,339
124	14,696
125	11,633
126	8,400
127	8,287
128	8,173
129	7,200
130	7,200
131	7,200
132	7,200
133	7,200
134	7,138
135	14,086
136	13,209
137	7,773
TOTAL	1,502,305 SF

TRACT AREA TABLE					
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION	TRACT OWNERSHIP	PARTY RESPONSIBLE FOR MAINTENANCE
TRACT A	7,546	0.173	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT B	4,622	0.106	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT C	5,056	0.116	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT D	1,769	0.041	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT E	25,582	0.587	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT F	6,468	0.148	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT G	47,371	1.087	LANDSCAPE/DRAINAGE/WATER EASEMENT/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT H	39,679	0.911	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT I	2,460	0.056	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT J	15,556	0.357	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT K	2,494	0.057	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT L	1,762	0.040	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT M	1,282	0.029	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT N	17,364	0.399	LANDSCAPE/OPEN SPACE/SEWER EASEMENT/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT O	287,847	6.608	OPEN SPACE/LANDSCAPE/TOT LOT/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT P	23,766	0.546	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE /W.M.E	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT Q	2,360	0.054	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT R	2,360	0.054	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT S	1,130	0.026	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT T	1,855	0.043	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT U	1,470	0.034	LANDSCAPE MEDIAN	CITY OF GOODYEAR	LAS VENTANAS HOA
TOTAL	499,798 SF	11.474 AC			

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE 1/2" REBAR WITH CAP LS#22782 BEARS SOUTH 00°18'51" WEST, A DISTANCE OF 2,645.38 FEET;

THENCE SOUTH 00°18'51" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1,489.93 FEET;

THENCE NORTH 89°42'25" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 195.35 FEET;

THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 15.07 FEET;
THENCE NORTH 89°42'25" WEST, A DISTANCE OF 145.00 FEET;
THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 110.00 FEET;
THENCE NORTH 89°42'25" WEST, A DISTANCE OF 340.00 FEET;
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 104.50 FEET;
THENCE NORTH 89°42'25" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 5.50 FEET TO THE BEGINNING OF A TANGENT CURVE OF 75.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'14", A DISTANCE OF 2.38 FEET;

THENCE NORTH 74°25'58" WEST, A DISTANCE OF 50.83 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 82°27'25" EAST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°14'59", A DISTANCE OF 15.82 FEET;

THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 328.36 FEET;

THENCE SOUTH 47°24'15" WEST, A DISTANCE OF 16.33 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 06°28'47" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°06'37", A DISTANCE OF 107.24 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 210.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 225.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°17'49", A DISTANCE OF 162.17 FEET;

THENCE NORTH 89°42'25" WEST, A DISTANCE OF 153.56 FEET;

THENCE NORTH 47°04'28" WEST, A DISTANCE OF 17.66 FEET; TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 84°38'29" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°03'05", A DISTANCE OF 281.77 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 118.92 FEET;
THENCE NORTH 03°24'36" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 216.00 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 03°24'36" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 210.92 FEET;
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 171.35 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 161.19 FEET;
THENCE NORTH 22°31'38" EAST, A DISTANCE OF 11.67 FEET;
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 52.10 FEET;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 582.77 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 89°42'25" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 812.00 FEET;

THENCE NORTH 00°12'55" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°42'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,466.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,639,672 SQUARE FEET OR 60.599 ACRES, MORE OR LESS.

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 4
REC. NO. 20130138255

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 5
REC. NO. 20130138255

APN 502-40-003H
MELCOR DEVELOPMENTS ARIZONA INC
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

APN 502-42-001
MELCOR DEVELOPMENTS ARIZONA INC
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 2
REC. NO. 20130138255

CENTER SECTION 15
TOWNSHIP 1 NORTH RANGE 2 WEST
FOUND 1/2" REBAR W/CAP #22782

KEY MAP
SCALE: 1"=100'

COUNTY RECORDER



DATE	
REVISION	
NO.	

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

Coe & Van Loo Consultants, Inc.



4 SHEET OF 8

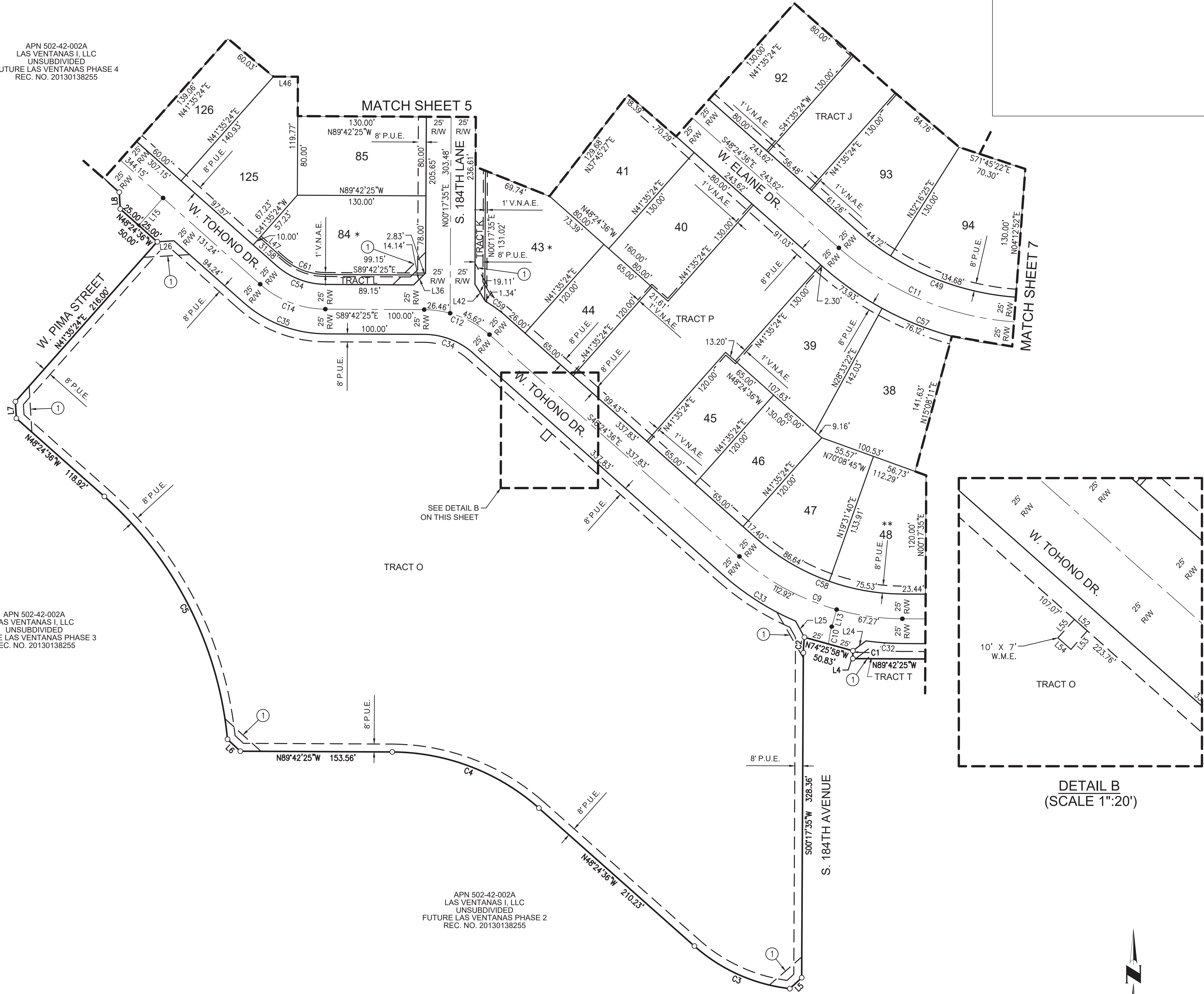
CVL Contact: H. TILSON
CVL Project #: 01-0116204

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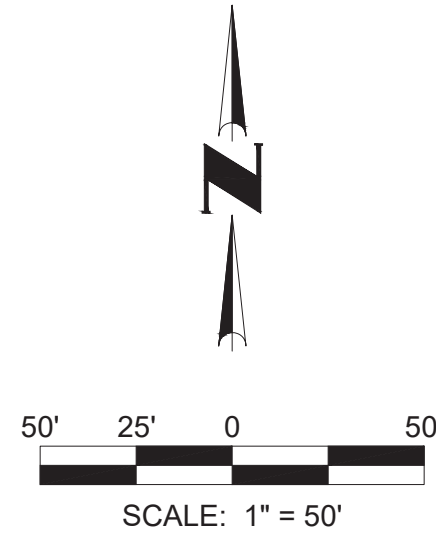
APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 4
REC. NO. 20130138255

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 3
REC. NO. 20130138255

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 2
REC. NO. 20130138255



COUNTY RECORDER



NO.	REVISION	DATE

FINAL PLAT

LAS VENTANAS PARCEL 1

GOODYEAR, ARIZONA

Coe & Van Loo Consultants, Inc.

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
Exp. Date 5-12-28
ARIZONA REG. #

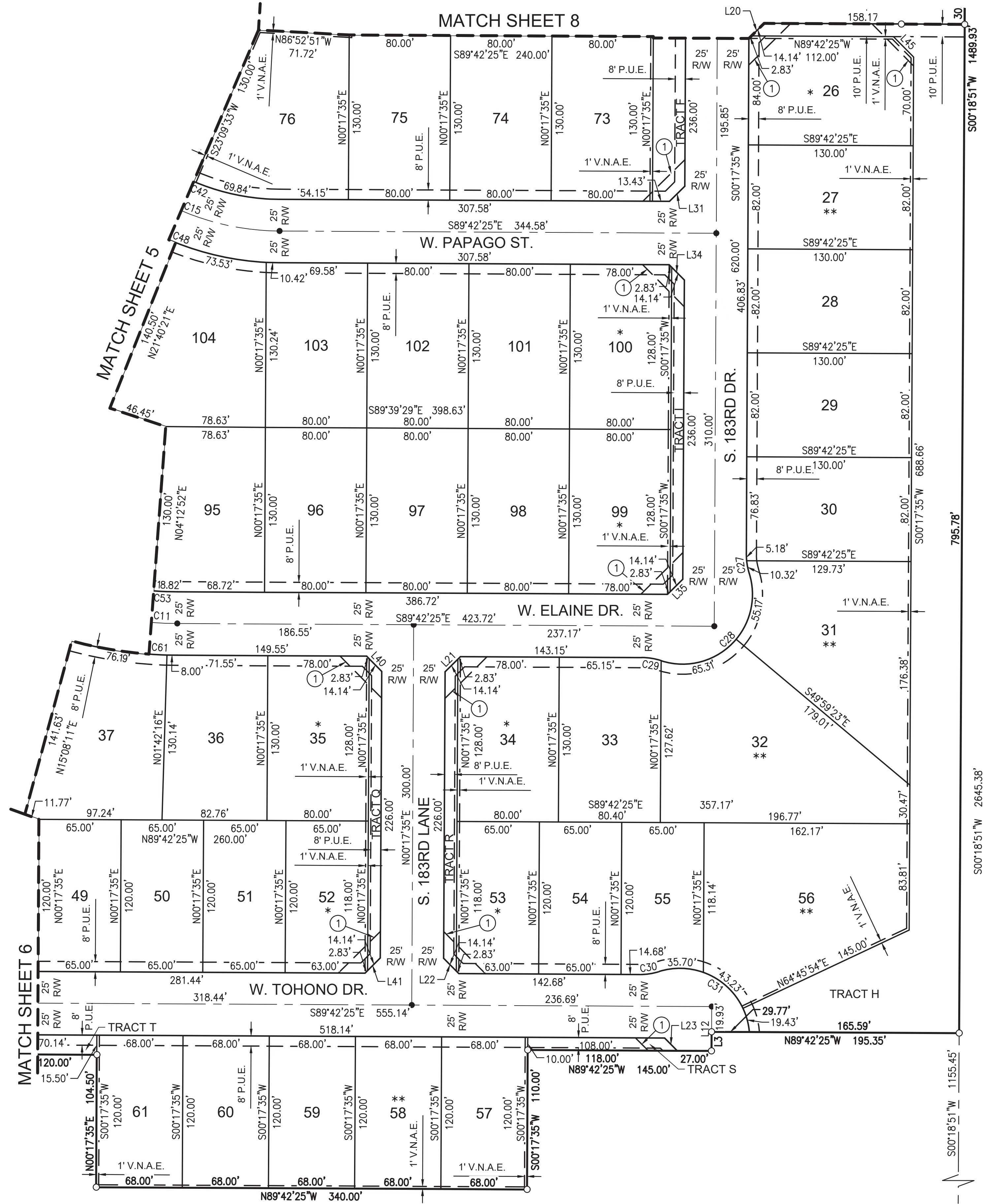
6 SHEET OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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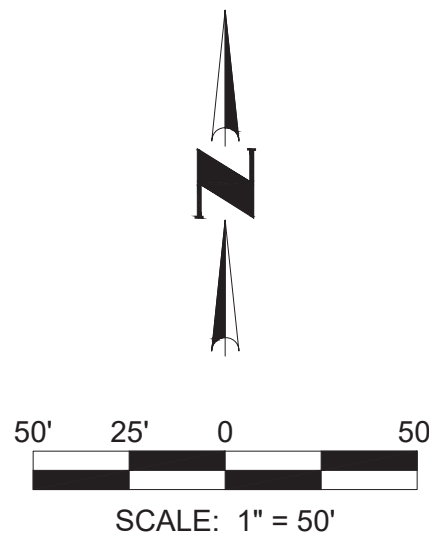


APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 2
REC. NO. 20130138255

CENTER SECTION 15
TOWNSHIP 1 NORTH RANGE 2 WEST
FOUND 1/2" IRON PIN W/CAP #22782

APN 502-42-001
MELCOR DEVELOPMENTS ARIZONA INC
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

COUNTY RECORDER

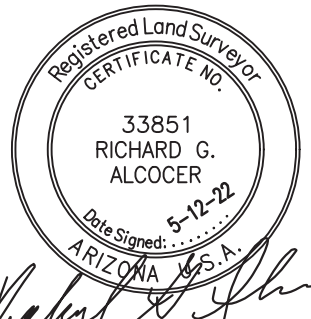


REVISION		DATE
NO.		

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

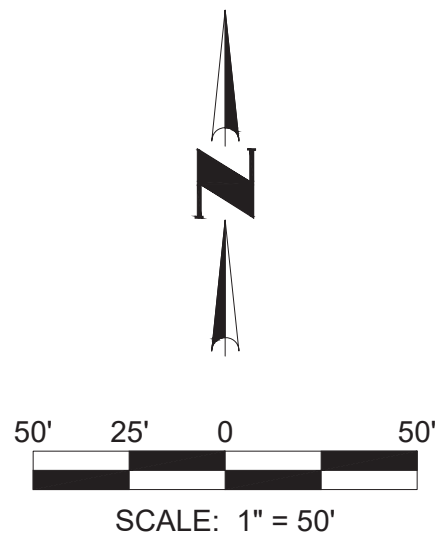
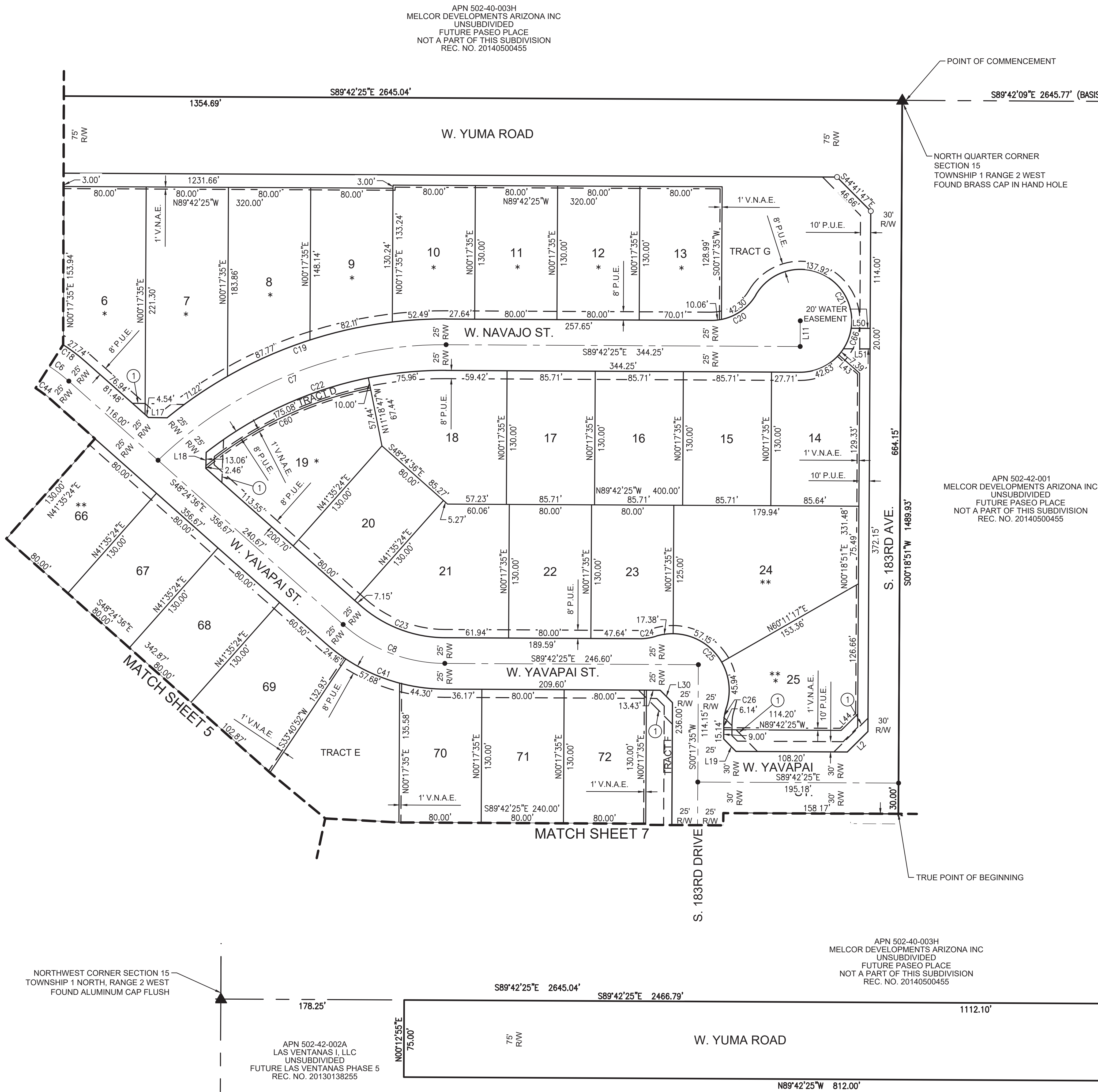
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NO.	REVISION	DATE

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
Exp. Date 5-12-28
ARIZONA REG. #

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CVL Project #: 01-0116204
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