

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 I-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. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 10, 11, 30, 32, 43, 44, 81, 82, 86, AND 87).
- O. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 10, 11, 30, 32, 43, 44, 81, 82, 86, AND 87).
- 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 6, 14, 22, 36, 65, 70 AND 84).
- 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.
- Q. LAS VENTANAS IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

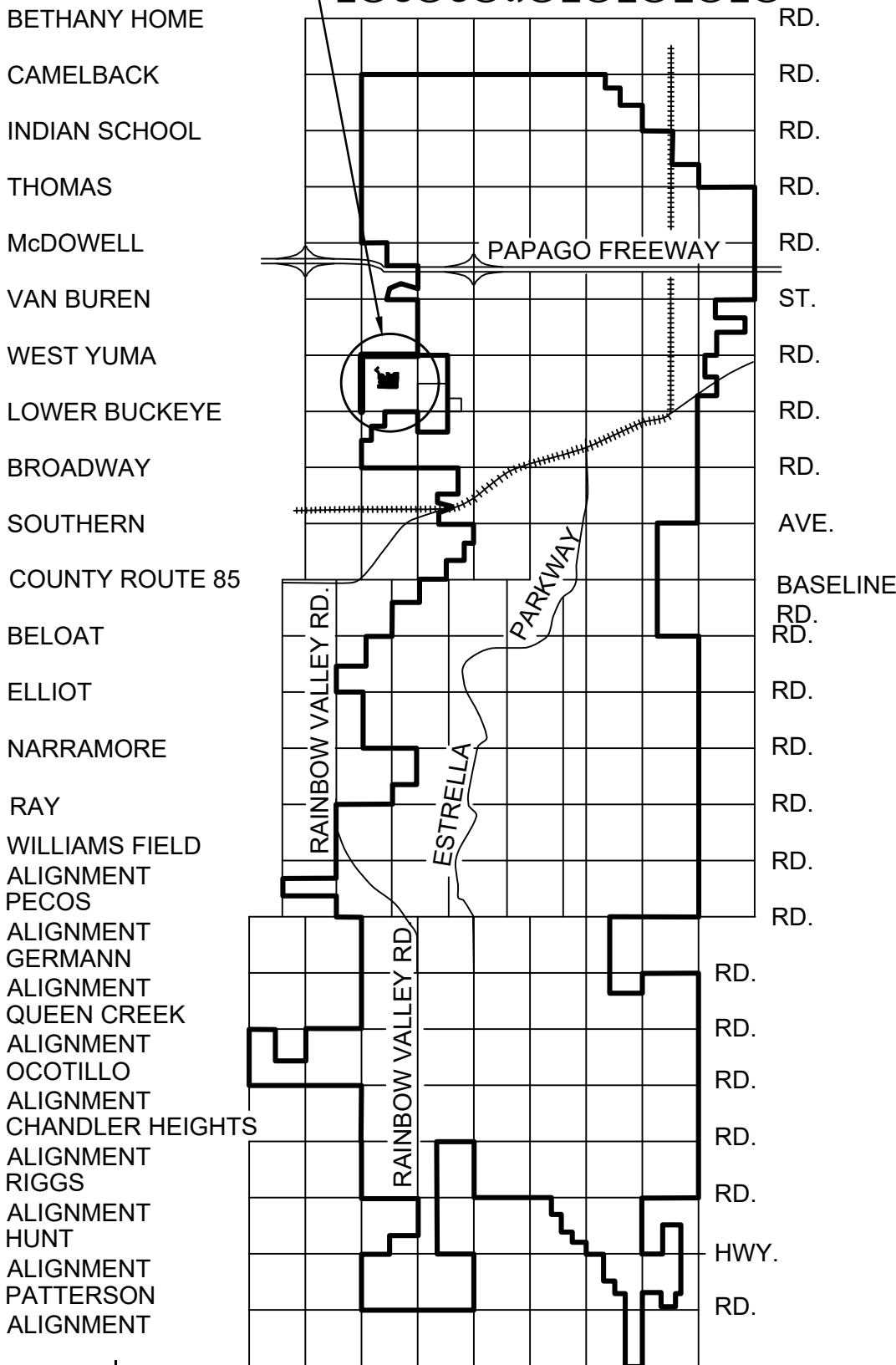
OWNER/DEVELOPER

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

ENGINEER

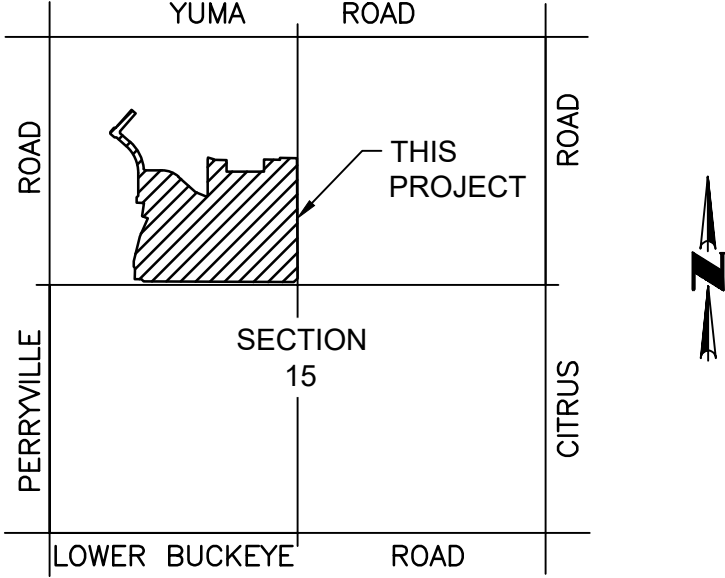
CVL CONSULTANTS  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-6831  
CONTACT: HEIDI TILSON P.E.

THIS PROJECT



VICINITY MAP

(NOT-TO-SCALE)



VICINITY MAP

(NOT-TO-SCALE)

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       |

SITE SUMMARY

| PARCEL             | AREA      |
|--------------------|-----------|
| GROSS AREA         | 33.991 AC |
| NET AREA           | 26.180 AC |
| ACTIVE OPEN SPACE  | 5.353 AC  |
| PASSIVE OPEN SPACE | 2.513 AC  |
| PERCENT OPEN SPACE | 21.72%    |

FINAL PLAT FOR  
LAS VENTANAS PARCEL 2

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

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 H, INCLUSIVE, REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN. THE MAINTENANCE RESPONSIBILITIES OF TRACTS A THROUGH H AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

HOMEOWNER'S ASSOCIATION RATIFICATION  
ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 )SS  
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: \_\_\_\_\_ 5-12-2022  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCL.COM

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)

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )

)SS

COUNTY OF \_\_\_\_\_ )

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

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAS VENTANAS PARCEL 2" 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, IN FEE, ALL STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE 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 PERMITTEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A-H 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 UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; 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 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 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 DECLARES TRACTS A THROUGH H AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF 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 H 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 A, D, E AND H 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 OF IMPROVEMENT 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 A, D, E, AND H.

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 = 36.213 ACRES  
NET AREA = 26.180 ACRES

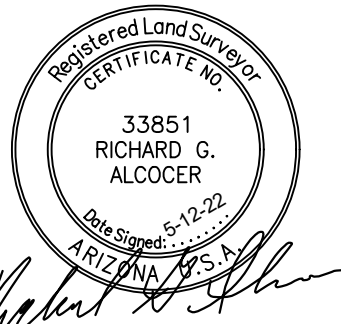
SEE SHEET 2 FOR CURVE AND  
LINE TABLE AND LOT AREA  
TABLE



| DATE | REVISION | NO. |
|------|----------|-----|
|      |          |     |
|      |          |     |
|      |          |     |
|      |          |     |

Coe & Van Loo Consultants, Inc.

FINAL PLAT  
LAS VENTANAS PARCEL 2  
GOODYEAR, ARIZONA



1 SHEET  
OF 7

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

THENCE NORTH 89°38'43" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2,644.07 FEET TO THE ALUMINUM CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 98.98 FEET;  
THENCE NORTH 44°42'25" WEST, A DISTANCE OF 16.97 FEET  
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 24°16'02" EAST, A DISTANCE OF 181.44 FEET  
THENCE NORTH 70°52'15" WEST, A DISTANCE OF 55.53 FEET;

THENCE NORTH 89°42'25" WEST, A DISTANCE OF 29.10 FEET  
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 50.00 FEET;  
THENCE NORTH 45°17'35" EAST, A DISTANCE OF 16.97 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 118.92 FEET;  
THENCE SOUTH 86°35'24" EAST, A DISTANCE OF 16.97 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 41°35'24" EAST, A DISTANCE OF 50.00 FEET;  
THENCE NORTH 86°35'24" EAST, A DISTANCE OF 16.97 FEET;  
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 216.00 FEET;  
THENCE SOUTH 48°24'36" EAST, A DISTANCE OF 50.00 FEET;  
THENCE SOUTH 41°35'24" WEST, A DISTANCE OF 216.00 FEET;  
THENCE SOUTH 03°24'36" EAST, A DISTANCE OF 16.97 FEET.

THENCE SOUTH 48°24'36" EAST, A DISTANCE OF 210.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 175.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 328.36 FEET TO THE BEGINNING OF A TANGENT CURVE OF 125.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTH 74°25'58" EAST, A DISTANCE OF 50.83 FEET TO A POINT ON A 75.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 87°53'10" EAST;

THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 5.50 FEET;  
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 120.00 FEET;  
THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 104.50 FEET;  
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 340.00 FEET;  
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 110.00 FEET;  
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 145.00 FEET;  
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 15.07 FEET;

THENCE SOUTH 00°18'51" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,155.45 FEET TO THE TRUE POINT OF BEGINNING.

NORTHWEST CORNER SECTION 15  
 TOWNSHIP 1 NORTH, RANGE 2 WEST  
 FOUND ALUMINUM CAP FLUSH

S89°42'25"E 2645.04'

S89°42'25"E 2645.77'  
 (BASIS OF BEARING)

NORTH QUARTER CORNER  
 SECTION 15  
 TOWNSHIP 1 RANGE 2 WEST  
 FOUND BRASS CAP  
 IN HAND HOLE

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

N41°35'24"E 50.00'  
 L16  
 N48°24'36"W 50.00'  
 L15  
 N48°24'36"W 118.92'  
 L14  
 S48°24'36"E 118.92'  
 S41°35'24"W 216.00'  
 N41°35'24"E 216.00'  
 W. PIMA STREET

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

S89°42'25"E 153.56'  
 S. 185TH AVENUE

S89°42'25"E 120.00'  
 S74°25'58"E 50.83'  
 C4  
 C5  
 L4  
 S. 185TH AVENUE

S89°42'25"E 145.00'  
 L5  
 S89°42'25"E 195.35'  
 S00°17'35"W 104.50'  
 N00°17'35"E 110.00'  
 S89°42'25"E 340.00'  
 77  
 78  
 79  
 80  
 81  
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 84  
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 87  
 88  
 89  
 90  
 91  
 40.35'  
 TRACT D  
 APN 502-42-001  
 UNSUBDIVIDED  
 FUTURE PASEO PLACE  
 NOT A PART OF THIS SUBDIVISION  
 REC. NO. 20140300455

N00°17'35"E 50.00'  
 (4)  
 N00°17'35"E 208.53'  
 L13  
 S. 185TH AVENUE

N00°17'35"E 50.00'  
 (5)  
 N07°57'28"E 120.00'  
 L12  
 C8  
 N70°52'15"W 55.53'  
 N24°16'02"E 181.44'  
 N24°16'02"E 50.00'  
 S. 185TH AVENUE

TRACT A  
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W. SONORA STREET  
 TRACT B  
 TRACT C  
 TRACT H  
 TRACT G  
 W. MOHAVE STREET  
 TRACT E

S. 184TH AVENUE  
 S. 183RD DRIVE  
 W. HUALAPAI ST  
 S. 183RD AVENUE

N00°17'35"E 98.98'  
 S89°38'43"E 1118.67'  
 L5  
 W. APACHE ST.  
 TRACT F

S89°42'25"E 45.66'  
 N00°17'35"E 50.00'  
 N00°17'35"E 30.00'  
 WEST QUARTER CORNER  
 SECTION 15  
 TOWNSHIP 1 NORTH, RANGE 2 WEST  
 FOUND ALUMINUM CAP FLUSH

N89°38'43"W 2644.07'

APN 502-42-005  
 LEISTER FAMILY TRUST  
 LEISTER DWIGHT/LAHR JEAN  
 REC. NO. 20121160475

APN 502-42-005  
 LEISTER FAMILY TRUST  
 LEISTER DWIGHT/LAHR JEAN  
 REC. NO. 20121160475

POINT OF BEGINNING  
 CENTER SECTION 15  
 TOWNSHIP 1 NORTH RANGE 2 WEST

KEY MAP  
 SCALE: 1"=100'



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**LAS VENTANAS PARCEL 2**  
GOOD YEAR, ARIZONA

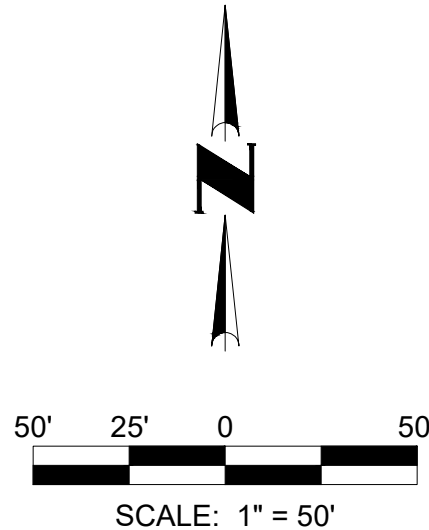
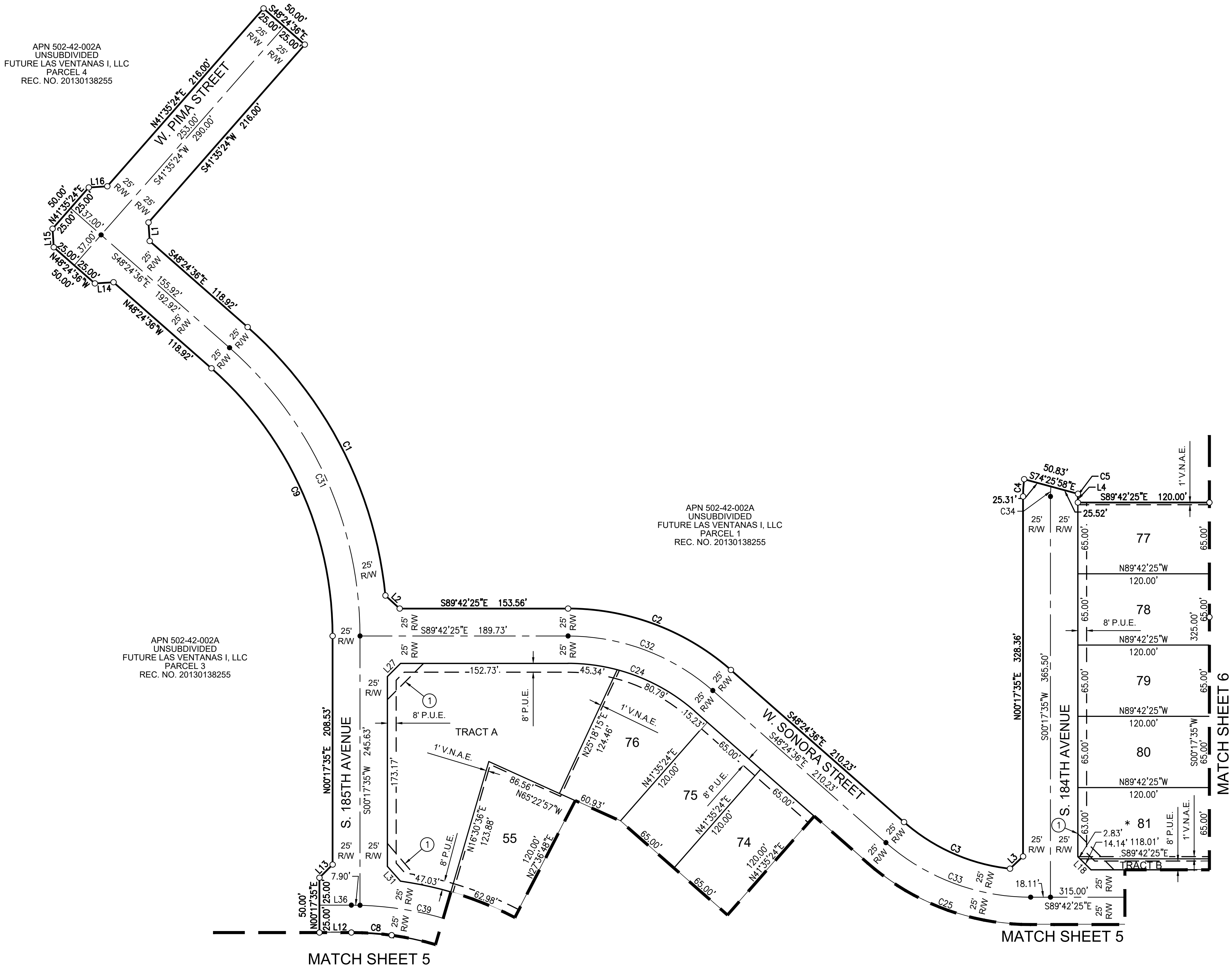
Registered Land Surveyor  
CERTIFICATE NO.  
33851  
RICHARD G.  
ALCOCKER  
(Date Signed: 5-12-22)  
ARIZONA  
*Richard G. Alcocker*

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CVL Project #: 01-0116204

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COUNTY RECORDER



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FINAL PLAT

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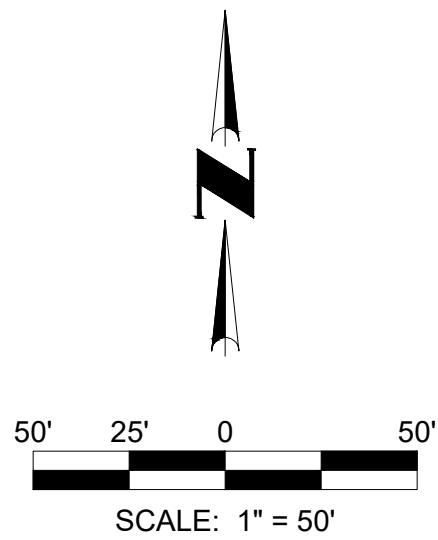
GOODYEAR, ARIZONA

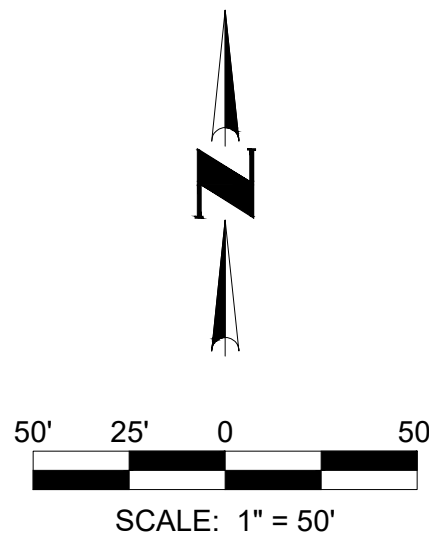
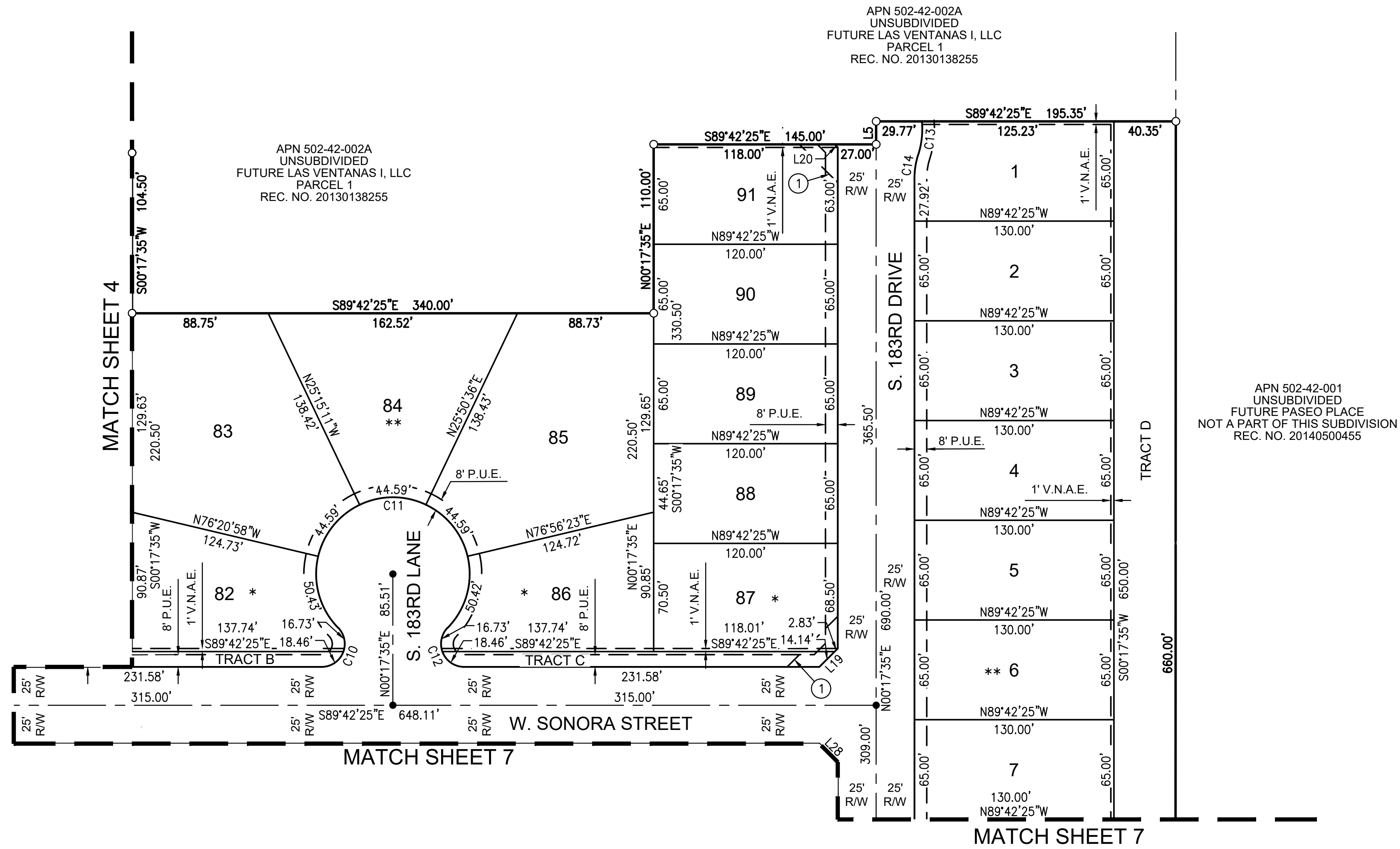
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Registered Land Surveyor  
CERTIFICATE NO.  
33851  
RICHARD G.  
ALCOCER  
Expires 12-22  
ARIZONA, U.S.A.

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LAS VENTANAS PARCEL 2

GOODYEAR, ARIZONA

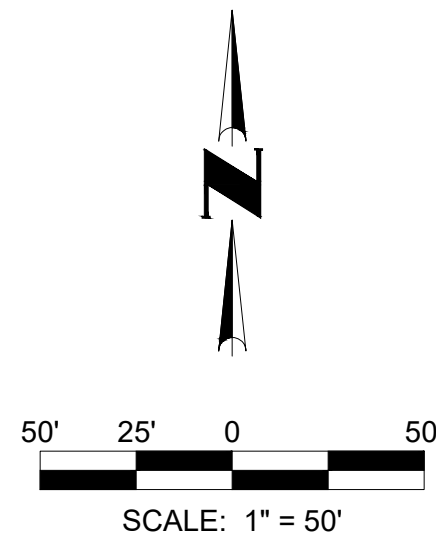
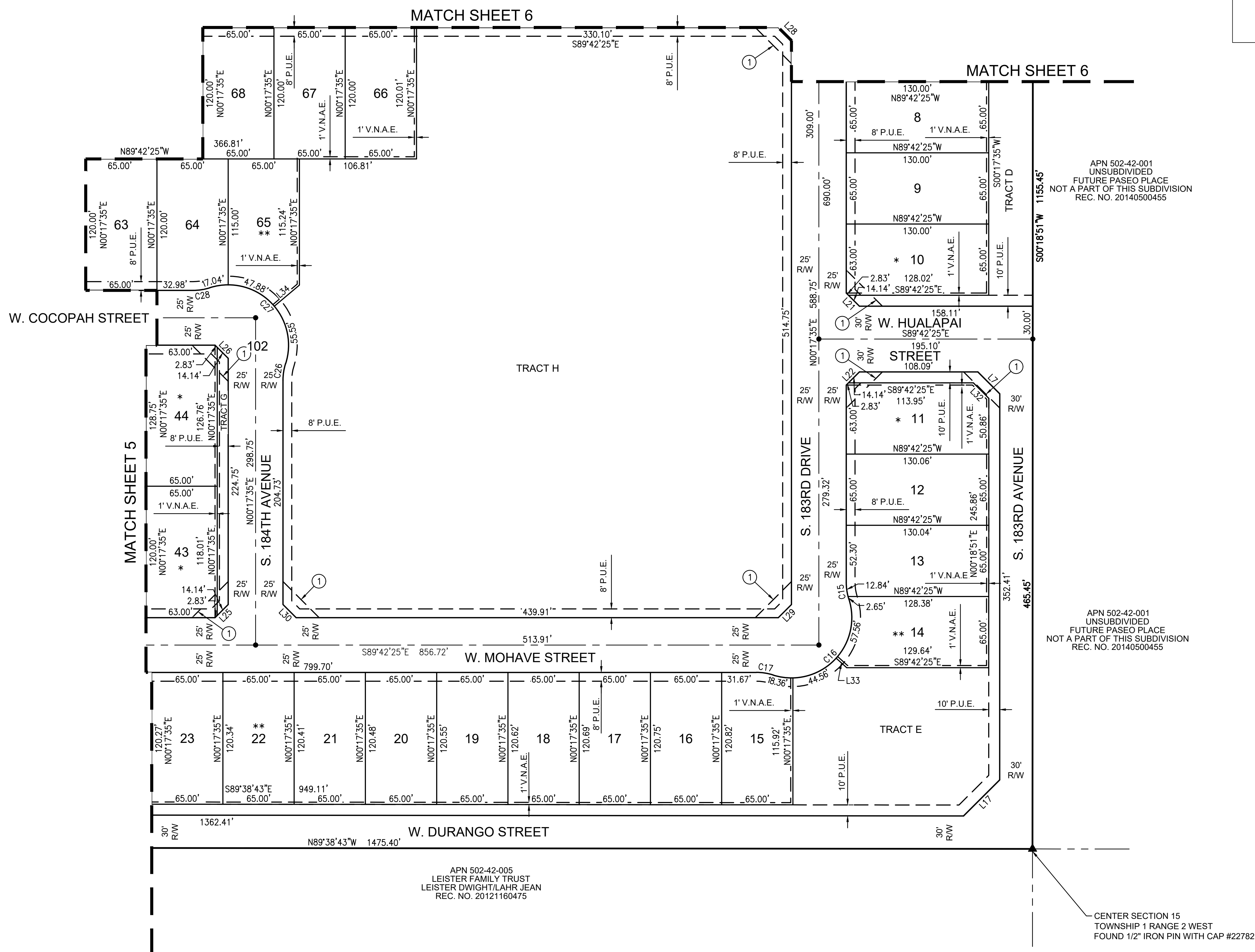
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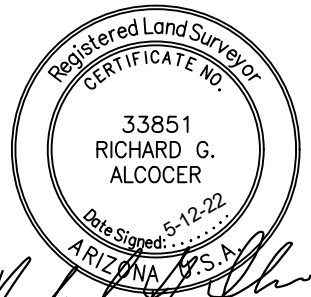


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LAS VENTANAS PARCEL 2  
GOODYEAR, ARIZONA

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