

DEDICATION
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOWN ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SILVA TRAILS AT WEST GOODYEAR", A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "SILVA TRAILS AT WEST GOODYEAR", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS "R/W DEDICATED HEREIN" SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (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 B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, W, AND EEE, AND IN LOTS, AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, INSPECTING, 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, INSPECTING, MODIFYING, REMOVING, 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE SILVA TRAILS COMMUNITY ASSOCIATION, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NO-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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS B, M, AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PROPERTY APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS") AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEADWALLS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APPROVED GRADING AND DRAINAGE PLANS (THE "DRAINAGE FACILITIES"). OWNER, AT OWNERS 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, AND PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM 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 CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF 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 OR RELATED TO OWNER'S FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE 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 TRACTS B, M, AND P.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES AN EXCLUSIVE AND PERPETUAL WATER AND WASTEWATER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT A AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER AND WASTEWATER EASEMENT AREAS"). THE WATER AND WASTEWATER 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 WATER AND WASTEWATER EASEMENT AREAS AND FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, WATER METERS, HYDRANTS AND APPURTENANCES THERETO THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER AND WASTEWATER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES AND WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER AND WASTEWATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER AND WASTEWATER EASEMENT AREAS. THE WATER AND WASTEWATER 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 TRACT A.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS FINAL PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER, ACROSS AND THROUGH TRACT A AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, INCLUDING REFUSE COLLECTION, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS FINAL PLAT. THE NON-EXCLUSIVE ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACT A.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE, AND MAINTAIN NON-POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENT AREAS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, SILVA TRAILS COMMUNITY ASSOCIATION AND ITS MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO THE DEDICATIONS AND CONVEYANCES CONTAINED IN THIS FINAL PLAT. THE CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DECLARES TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, W, AND EEE AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE SILVA TRAILS COMMUNITY ASSOCIATION, AND SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS, SET FORTH HEREIN, CONVEYS TO THE SILVA TRAILS COMMUNITY ASSOCIATION, TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, W, AND EEE FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

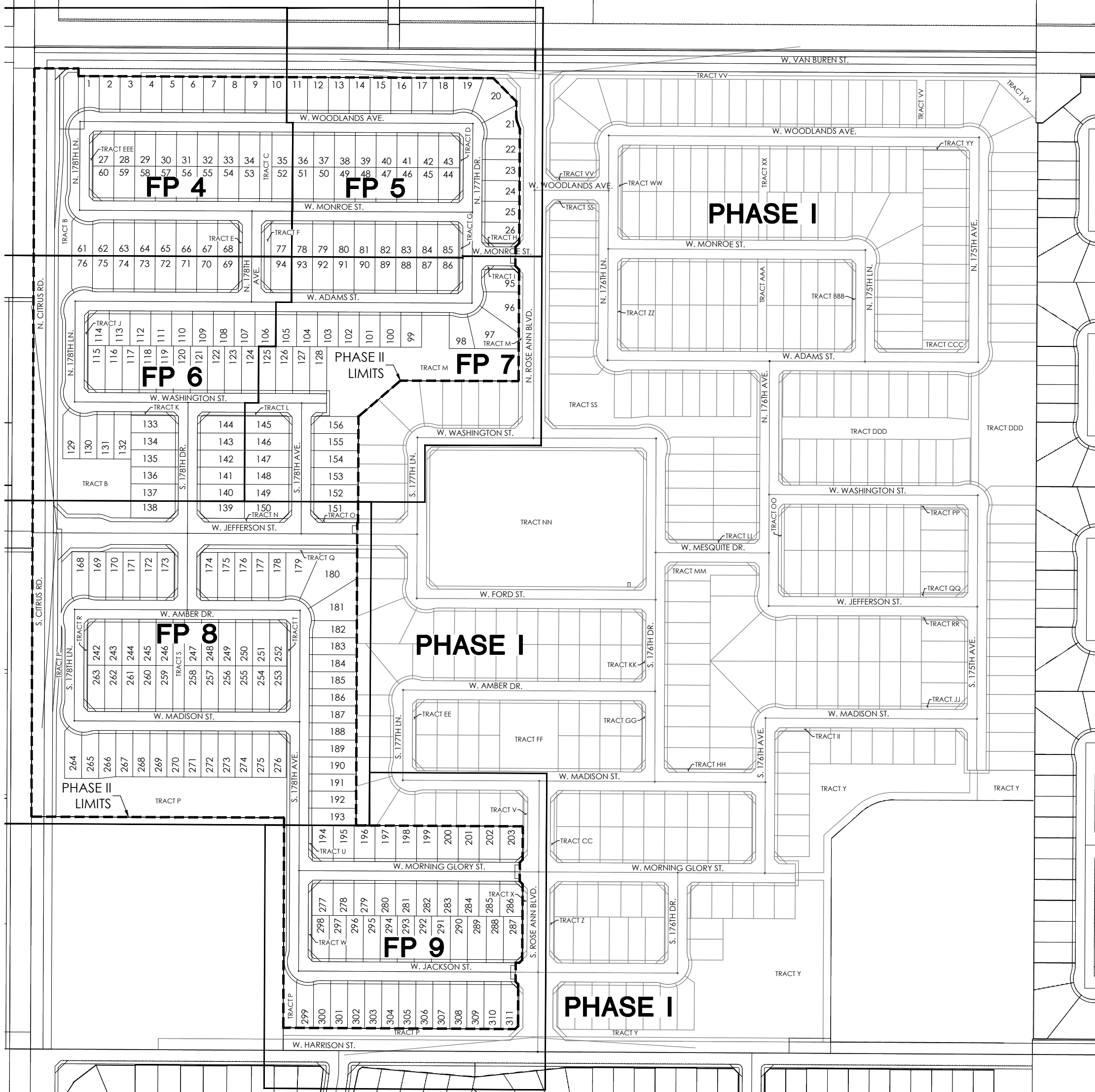
IN WITNESS WHEREOF, MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED
THIS _____ DAY OF _____, 2023.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION

BY: _____
TROY HILL
ITS VICE PRESIDENT OF ENTITLEMENTS

SILVA TRAILS AT WEST GOODYEAR – PHASE II FINAL PLAT

PART OF THE NORTHWEST 1/4, SECTION 11, TOWNSHIP 1 NORTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
MARICOPA COUNTY, ARIZONA
GOODYEAR, ARIZONA



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, 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 A FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 11, FROM WHICH A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 11 BEARS SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 2643.34 FEET, SAID LINE BEING THE WEST LINE OF SAID NORTHWEST QUARTER AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID SECTION 11, SOUTH 89 DEGREES 42 MINUTES 39 SECONDS EAST A DISTANCE OF 116.42 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES 21 SECONDS WEST A DISTANCE OF 55.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF VAN BUREN STREET AS DESCRIBED IN THE MARICOPA COUNTY RECORDER'S (MCR) BOOK 15 OF ROAD MAPS, PAGE 81, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 17 MINUTES 21 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET DISTANT FROM SAID NORTH LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 42 MINUTES 39 SECONDS EAST A DISTANCE OF 1,094.84 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 42 MINUTES 42 SECONDS EAST A DISTANCE OF 86.70 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES 14 SECONDS WEST A DISTANCE OF 37.52 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 47.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 16.41 FEET TO A POINT;

THENCE SOUTH 19 DEGREES 42 MINUTES 46 SECONDS EAST A DISTANCE OF 19.72 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES 14 SECONDS WEST A DISTANCE OF 301.62 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 17 MINUTES 14 SECONDS WEST A DISTANCE OF 14.14 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES 14 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 42 MINUTES 46 SECONDS EAST A DISTANCE OF 14.14 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES 14 SECONDS WEST A DISTANCE OF 294.05 FEET TO A POINT;

THENCE NORTH 89 DEGREES 46 MINUTES 51 SECONDS WEST A DISTANCE OF 311.84 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 27 MINUTES 16 SECONDS WEST A DISTANCE OF 145.80 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 280.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 46 MINUTES 08 SECONDS WEST A DISTANCE OF 2.03 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 798.93 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 41 MINUTES 01 SECOND EAST A DISTANCE OF 440.14 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 87.77 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 10.23 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 41 MINUTES 01 SECOND EAST A DISTANCE OF 10.78 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 199.75 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 10.78 FEET TO A POINT;

THENCE NORTH 89 DEGREES 41 MINUTES 01 SECOND WEST A DISTANCE OF 9.58 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 41 MINUTES 01 SECOND EAST A DISTANCE OF 9.90 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 110.86 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 10.10 FEET TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET DISTANT FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG LAST-MENTIONED PARALLEL LINE, NORTH 89 DEGREES 41 MINUTES 01 SECOND WEST A DISTANCE OF 612.39 FEET TO A POINT ON A LINE PARALLEL WITH AND 667.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG LAST-MENTIONED PARALLEL LINE, NORTH 00 DEGREES 13 MINUTES 52 SECONDS EAST A DISTANCE OF 554.49 FEET TO A POINT;

THENCE NORTH 89 DEGREES 46 MINUTES 08 SECONDS WEST A DISTANCE OF 667.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 13 MINUTES 52 SECONDS EAST A DISTANCE OF 1,974.84 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 42 MINUTES 39 SECONDS EAST A DISTANCE OF 116.37 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,357,286 SQUARE FEET, OR 54.116 ACRES, MORE OR LESS.

BENCHMARKS

GDACS PT # 50735-1 (ENTELLUS PT # 601)
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT)
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CITRUS ROAD AND HARRISON STREET.
ELEVATION = 989.465 (NAVD88 DATUM-BASIS OF SURVEY)

GDACS PT # 50723-1 (ENTELLUS PT # 602)
MARICOPA COUNTY HIGHWAY DEPARTMENT (MCHD) BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CITRUS ROAD AND VAN BUREN STREET.
ELEVATION = 1001.416 (NAVD88 DATUM-LEVEL VERIFIED)

GDACS PT # 50722-1 (ENTELLUS PT #603)
MARICOPA COUNTY HIGHWAY DEPARTMENT (MCHD) BRASS CAP IN HAND HOLE AT THE INTERSECTION OF 175TH AVENUE AND VAN BUREN STREET.
ELEVATION = 997.422 (NAVD88 DATUM-LEVEL VERIFIED)

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00. NO ROTATION APPLIED.

TWO-POINT METHOD:
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
BEARING = NORTH 00 DEGREES 13 MINUTES 52 SECONDS EAST

OWNER/DEVELOPER

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LAND SURVEYOR

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NOTES

- 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.
- 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.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED OR 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.
- 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.
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL CRACKS AND JOINTS AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - 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.
- 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.
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE ALIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - 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.
- STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND FROM THE PROPOSED LOOP 303.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.
- THE STREETS IN TRACT A ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). AFTER HIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOA.
- 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 PUE.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 26, 27, 43, 44, 60, 68, 69, 77, 85, 86, 94, 95, 114, 115, 133, 138, 139, 144, 145, 150, 151, 156, 173, 174, 194, 203, 242, 252, 253, 263, 276, 277, 286, 287, 298, 311). NOTED WITH AN "*"
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 26, 27, 43, 44, 60, 68, 69, 77, 85, 86, 94, 95, 114, 115, 133, 138, 139, 144, 145, 150, 151, 156, 173, 174, 194, 203, 242, 252, 253, 263, 276, 277, 286, 287, 298, 311). NOTED WITH A "\$"
- 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 25, 53, 107, 120, 121, 187, 188, 247). NOTED WITH AN "** *"
- ALL ONSITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE.
- DECORATIVE PAVERS WILL BE INSTALLED WITHIN THE DRIVEWAYS OF ALL 45-FOOT WIDE LOTS.

Entellus™

3033 N. 44th Street, Suite 250

Phoenix, AZ 85018

Tel 602-244-2566

Fax 602-244-8847

Website: www.entellus.com



VERSIONS:		DESCRIPTION				
X	DATE	DESCRIPTION	1	2	3	4
	11/02/21	INITIAL SUBMITTAL TO CITY OF GOODYEAR	1	2	3	4
	15/27/22	2ND SUBMITTAL TO CITY OF GOODYEAR	2	3	4	5
	10/21/22	3RD SUBMITTAL TO CITY OF GOODYEAR	3	4	5	
	03/01/23	4TH SUBMITTAL TO CITY OF GOODYEAR	4	5		
	06/07/23	FINAL PLAT	5			

MERITAGE HOMES

SILVA TRAILS AT WEST GOODYEAR - PHASE II

GOODYEAR, AZ 85042

FINAL PLAT LEGAL AND NOTES

Call at least two full working days before you begin excavation.

ARIZONA811

Arizona Blue Stake, Inc.

8-1-1 or 1-800-STAKE-IT (786-8348)

In Maricopa County: (602) 266-1100

DESIGN:	JME
DRAFTED:	JME
QA/QC:	DGF
AS-BUILT #:	----
ENT. PROJ #:	728004A
SHEET:	FP 2 OF 9

TRACT AREA TABLE				
TRACT	AREA(SF)	AREA(AC)	USE	OWNER/MAINTENANCE
TRACT A	519131.47	11.9176	PRIVATE ROADWAY TRACT, EMERGENCY AND GOVERNMENT SERVICE ACCESS, WATER AND WASTEWATER, TRASH COLLECTION (PASSIVE)	S.T.C.A.
TRACT B	68971.43	1.5834	LANDSCAPE, OPEN SPACE, DRAINAGE, PUE (PASSIVE)	S.T.C.A.
TRACT C	5888.00	0.1352	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT D	1700.00	0.0390	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT E	1760.00	0.0404	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT F	4685.83	0.1076	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT G	2056.38	0.0472	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT H	934.00	0.0214	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT I	934.00	0.0214	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT J	2020.00	0.0464	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT K	1180.00	0.0271	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT L	2360.00	0.0542	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT M	64547.23	1.4818	LANDSCAPE, OPEN SPACE, DRAINAGE, PUE (PASSIVE)	S.T.C.A.
TRACT N	2200.00	0.0505	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT O	1100.00	0.0253	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT P	100904.27	2.3164	LANDSCAPE, OPEN SPACE, DRAINAGE, PUE (PASSIVE)	S.T.C.A.
TRACT Q	9463.85	0.2173	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT R	2300.00	0.0528	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT S	7320.00	0.1680	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT T	2300.00	0.0528	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT U	880.00	0.0202	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT W	2010.00	0.0461	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TRACT EEE	1700.00	0.0390	LANDSCAPE, OPEN SPACE, PUE (PASSIVE)	S.T.C.A.
TOTAL	806346.46	18.5112		
OWNER ABBREVIATION S.T.C.A. = SILVA TRAILS COMMUNITY ASSOCIATION				

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
PH II BDRY	2357285.76	54.1158

COG RIGHT-OF-WAY TABLE			
R/W	AREA(SF)	AREA(AC)	USE
COG R/W	117,349.14	2.6940	PUBLIC ROADS

LEGEND

- PROPERTY BOUNDARY
- — — — —

RIGHT OF WAY LINE
- — — — —

CENTER LINE
- - - - -

EASEMENT (ESMT)
- LOT LINE
- - - - -

1' VEHICLE NO ACCESS EASEMENT (V.N.A.E.)
- SIGHT VISIBILITY EASEMENT (S.V.E.)
- └

LOT CORNER
- ▲

PROPERTY CORNER—SET
1/2" REBAR W/CAP "RLS 33874"
- ⊙

MONUMENT
- FOUND BCFL
- ▣

FOUND BCHH
- CALCULATED POSITION
- CL

CENTER LINE
- BSL

BUILDING SETBACK LINE
- L=

CURVE LENGTH
- POB

POINT OF BEGINNING
- PUE

PUBLIC UTILITY ESMT
- R/W

RIGHT OF WAY
- SVE

SIGHT VISIBILITY EASEMENT
- GLO

GENERAL LAND OFFICE
- \$

LOCATE DRIVEWAY FURTHEST FROM
THE STREET INTERSECTION
- *

SINGLE—STORY STRUCTURES
- **

AVOID HEADLIGHT INTRUSION

Entellus™

3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2668
Fax 602.244.8847
Website: www.entellus.com

SURVEYOR:

REGISTERED LAND SURVEYOR

CERTIFICATE NO. 53874
DANIEL C. FRANCETIC
Exp. 04/2024
ARIZONA, U.S.A.

VERSIONS:	
X	DATE DESCRIPTION
1	11/02/21 INITIAL SUBMITTAL TO CITY OF GOODYEAR
2	15/27/22 2ND SUBMITTAL TO CITY OF GOODYEAR
3	10/21/22 3RD SUBMITTAL TO CITY OF GOODYEAR
4	03/01/23 4TH SUBMITTAL TO CITY OF GOODYEAR
5	06/07/23 FINAL PLAT

MERITAGE HOMES

SILVA TRAILS AT WEST GOODYEAR - PHASE II

GOODYEAR, AZ 85042

FINAL PLAT DETAILS

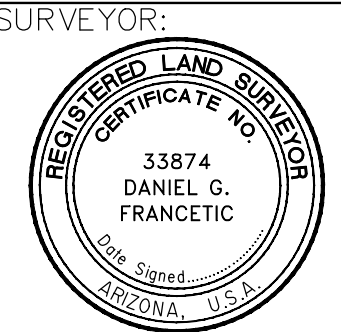
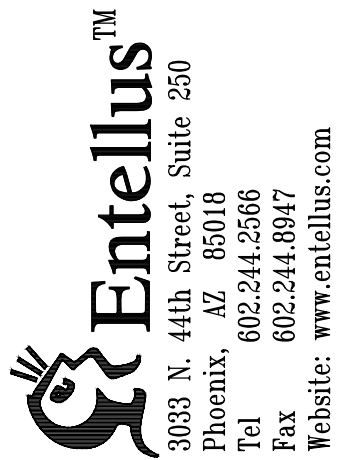
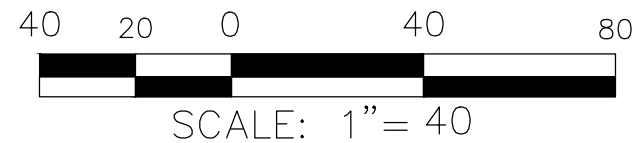
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ARIZONA811

Arizona Blue Stake, Inc.

8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 266-1100

DESIGN:	JME
DRAFTED:	JME
QA/QC:	DGF
AS-BUILT #:	----
ENT. PROJ. #:	728004A
SHEET:	FP 3 OF 9



VERSIONS:	
XI	DATE DESCRIPTION
1	11/02/21 INITIAL SUBMITTAL TO CITY OF GOODYEAR
2	10/21/22 2ND SUBMITTAL TO CITY OF GOODYEAR
3	10/21/22 3RD SUBMITTAL TO CITY OF GOODYEAR
4	03/01/23 4TH SUBMITTAL TO CITY OF GOODYEAR
5	06/07/23 FINAL PLAT

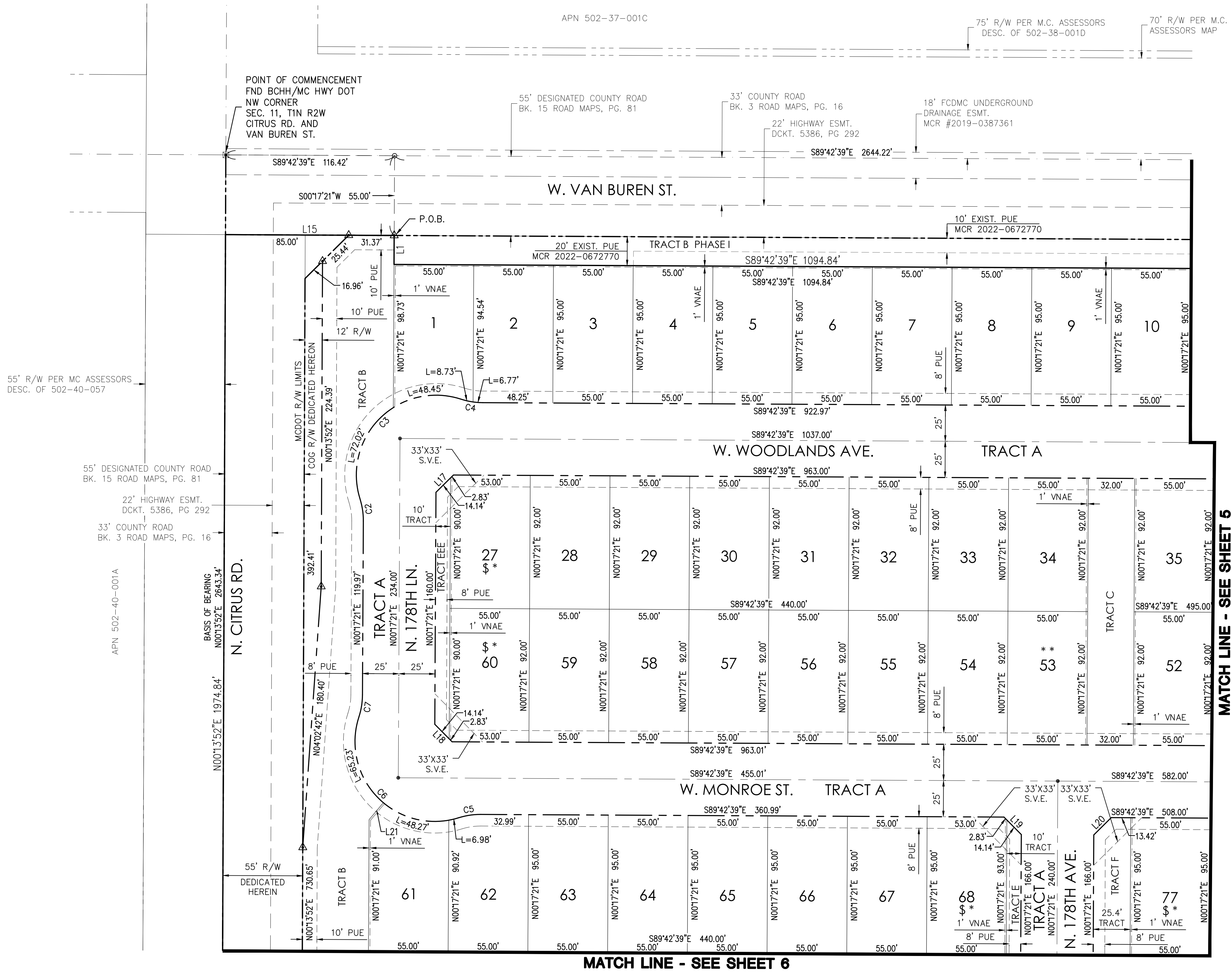
MERITAGE HOMES
SILVA TRAILS AT WEST GOODYEAR - PHASE II
GOODYEAR, AZ 85042

FINAL PLAT

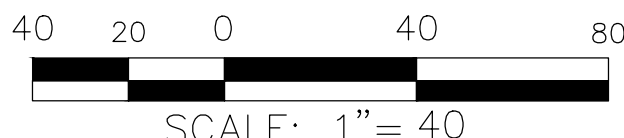
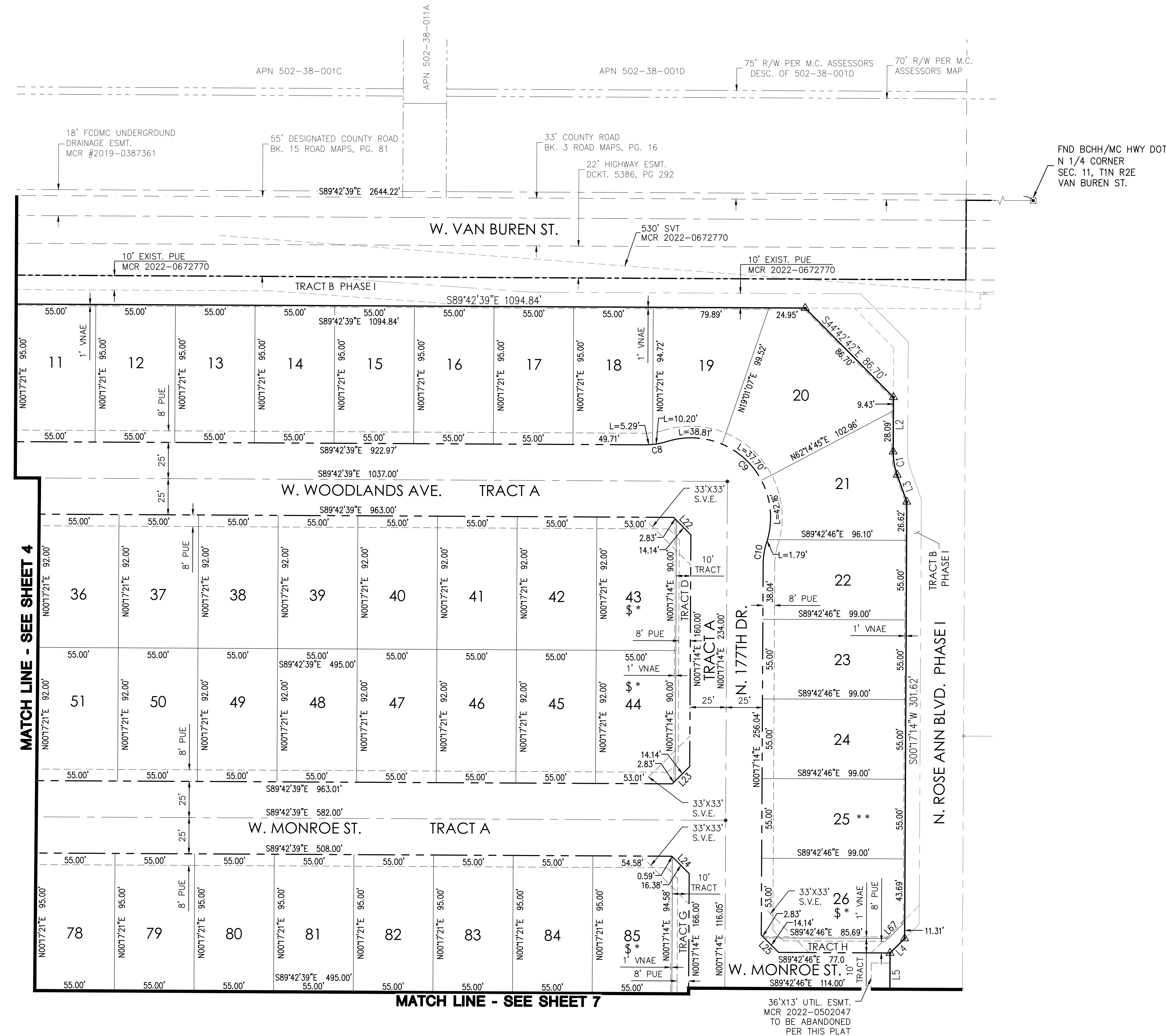
LINE TABLE		
#	LENGTH	BEARING
L1	20.00'	S00°17'21"W
L15	116.37'	S89°42'39"E
L17	16.97'	N45°17'21"E
L18	16.97'	S44°42'39"E
L19	16.97'	S44°42'39"E
L20	16.97'	N45°17'21"E
L21	15.29'	S40°05'23"W

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
1	5079.59	0.1166
2	5223.97	0.1199
3	5225.00	0.1199
4	5225.00	0.1199
5	5225.00	0.1199
6	5225.00	0.1199
7	5225.00	0.1199
8	5225.00	0.1199
9	5225.00	0.1199
10	5225.00	0.1199
27	5058.00	0.1161
28	5060.00	0.1162
29	5060.00	0.1162
30	5060.00	0.1162
31	5060.00	0.1162
32	5060.00	0.1162
33	5060.00	0.1162
34	5060.00	0.1162
35	5060.00	0.1162
52	5060.00	0.1162
53	5060.00	0.1162
54	5060.00	0.1162
55	5060.00	0.1162
56	5060.00	0.1162
57	5060.00	0.1162
58	5060.00	0.1162
59	5060.00	0.1162
60	5058.00	0.1161
61	5162.17	0.1185
62	5190.65	0.1192
63	5225.00	0.1199
64	5225.00	0.1199
65	5225.00	0.1199
66	5225.00	0.1199
67	5225.00	0.1199
68	5223.00	0.1199
77	5225.00	0.1199

CURVE TABLE			
#	LENGTH	RADIUS	TANGENT DELTA
C2	15.49'	50.00'	7.81' 17°45'10"
C3	120.48'	55.00'	106.80' 125°30'20"
C4	15.49'	50.00'	7.81' 17°45'10"
C5	15.49'	50.00'	7.81' 17°45'10"
C6	120.48'	55.00'	106.80' 125°30'20"
C7	15.49'	50.00'	7.81' 17°45'10"



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AS-BUILT #:	----
ENT. PROJ #:	7280004A
SHEET:	FP 4 OF 9



LINE TABLE		
#	LENGTH	BEARING
L2	37.52'	S00°17'14"W
L3	19.72'	S19°42'46"E
L4	14.14'	S45°17'14"W
L5	50.00'	S00°17'14"W
L22	16.97'	S44°42'42"E
L23	16.97'	N45°17'18"E
L24	16.97'	S44°42'42"E
L25	16.97'	S44°42'46"E
L67	16.00'	S45°17'14"W

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C1	16.41'	47.00'	8.29'	20°00'00"
C8	15.49'	50.00'	7.81'	17°45'10"
C9	120.47'	55.00'	106.80'	125°30'13"
C10	15.49'	50.00'	7.81'	17°45'10"

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
11	5225.00	0.1199
12	5225.00	0.1199
13	5225.00	0.1199
14	5225.00	0.1199
15	5225.00	0.1199
16	5225.00	0.1199
17	5225.00	0.1199
18	5224.51	0.1199
19	5902.69	0.1355
20	8079.82	0.1855
21	6102.62	0.1401
22	5428.47	0.1246
23	5445.00	0.1250
24	5445.00	0.1250
25	5445.00	0.1250
26	5379.00	0.1235
36	5060.00	0.1162
37	5060.00	0.1162
38	5060.00	0.1162
39	5060.00	0.1162
40	5060.00	0.1162
41	5060.00	0.1162
42	5060.00	0.1162
43	5058.15	0.1161
44	5058.44	0.1161
45	5060.00	0.1162
46	5060.00	0.1162
47	5060.00	0.1162
48	5060.00	0.1162
49	5060.00	0.1162
50	5060.00	0.1162
51	5060.00	0.1162
78	5225.00	0.1199
79	5225.00	0.1199
80	5225.00	0.1199
81	5225.00	0.1199
82	5225.00	0.1199
83	5225.00	0.1199
84	5225.00	0.1199
85	5225.07	0.1200

33874
DANIEL C. FRANCETIC
Surveyor
ARIZONA, U.S.A.

SURVEYOR:

VERSIONS:	
X	DESCRIPTION
1	DATE: 11/02/21 INITIAL SUBMITTAL TO CITY OF GOODYEAR
2	DATE: 5/27/22 2ND SUBMITTAL TO CITY OF GOODYEAR
3	DATE: 10/21/22 3RD SUBMITTAL TO CITY OF GOODYEAR
4	DATE: 03/01/23 4TH SUBMITTAL TO CITY OF GOODYEAR
5	DATE: 06/07/23 FINAL PLAT

MERITAGE HOMES

SILVA TRAILS AT WEST GOODYEAR - PHASE II

GOODYEAR, AZ 85042

FINAL PLAT

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DESIGN:	JME
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AS-BUILT #:	----
ENT. PROJ. #:	728004A
SHEET:	FP 5 OF 9



X	DATE	DESCRIPTION
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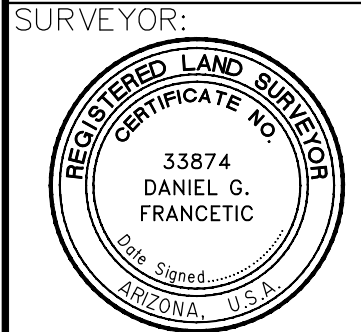
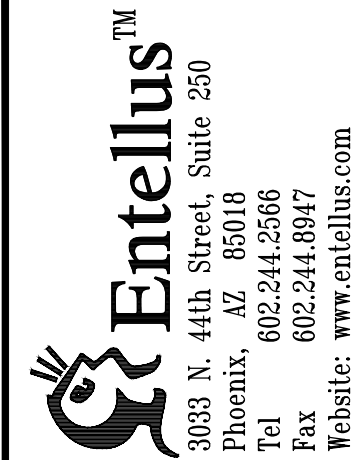
FINAL PLAT

DESIGN:	JME
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QA/QC:	DGF
AS-BUILT #:	----
ENT. PROJ #:	728004A
SHEET: FP 6 OF: 9	

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
69	5223.00	0.1199
70	5225.00	0.1199
71	5225.00	0.1199
72	5225.00	0.1199
73	5225.00	0.1199
74	5225.00	0.1199
75	5219.82	0.1198
76	5055.85	0.1161
94	5225.00	0.1199
106	5060.00	0.1162
107	5060.00	0.1162
108	5060.00	0.1162
109	5060.00	0.1162
110	5060.00	0.1162
111	5060.00	0.1162
112	5060.00	0.1162
113	5060.00	0.1162
114	5058.00	0.1161
115	5578.00	0.1281
116	5580.00	0.1281
117	5580.00	0.1281
118	5580.00	0.1281
119	5580.00	0.1281
120	5580.00	0.1281
121	5580.00	0.1281
122	5580.00	0.1281
123	5580.00	0.1281
124	5580.00	0.1281
129	5656.96	0.1299
130	5493.93	0.1261
131	5625.00	0.1291
132	5632.93	0.1293
133	5669.00	0.1301
134	5625.00	0.1291
135	5625.00	0.1291
136	5625.00	0.1291
137	5625.00	0.1291
140	5625.00	0.1291
141	5625.00	0.1291
142	5625.00	0.1291
143	5625.00	0.1291
144	5646.79	0.1296

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C11	15.49'	50.00'	7.81'	1745°10"
C12	120.48'	55.00'	106.80'	125°30'20"
C13	15.49'	50.00'	7.81'	1745°10"
C14	15.49'	50.00'	7.81'	1745°10"
C15	120.48'	55.00'	106.80'	125°30'20"
C16	15.49'	50.00'	7.81'	1745°10"





VERSIONS:	
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MERITAGE HOMES
SILVA TRAILS AT WEST GOODYEAR - PHASE II
GOODYEAR, AZ 85042

FINAL PLAT

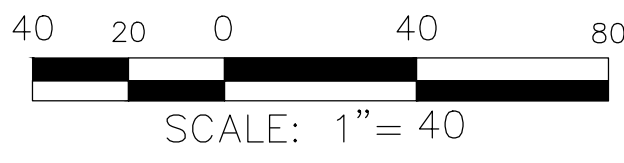
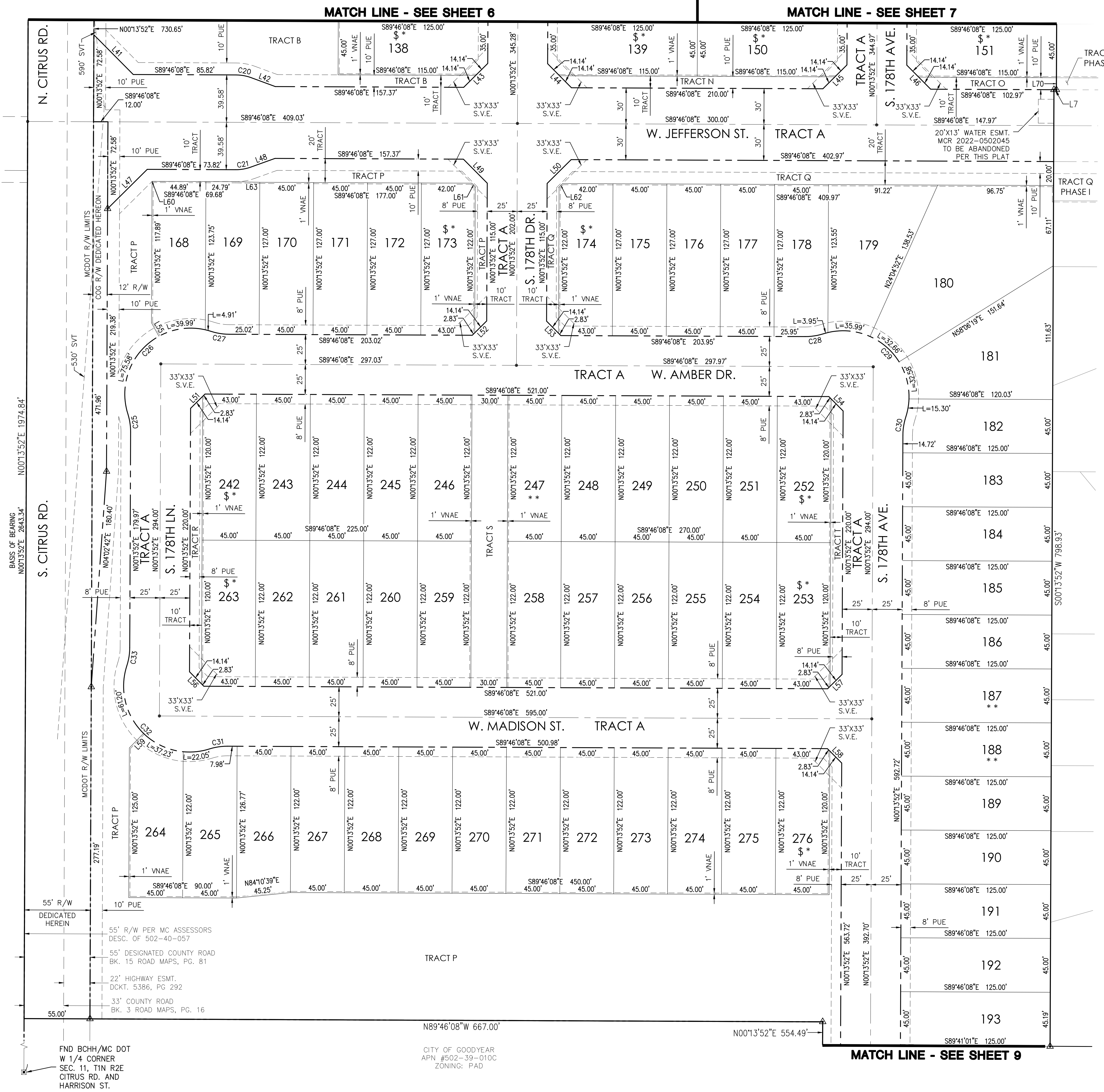
LINE TABLE		
#	LENGTH	BEARING
L5	50.00'	S00°17'14"W
L6	14.14'	S44°42'46"E
L35	16.97'	N45°17'18"E
L36	16.97'	N45°17'14"E
L37	16.98'	S44°44'24"E
L38	16.96'	N45°15'36"E
L39	28.69'	S89°42'39"E
L40	50.00'	N00°17'21"E
L68	16.00'	N44°42'46"W

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
86	5225.38	0.1200
87	5225.00	0.1199
88	5225.00	0.1199
89	5225.00	0.1199
90	5225.00	0.1199
91	5225.00	0.1199
92	5225.00	0.1199
93	5225.00	0.1199
95	5718.04	0.1313
96	7305.22	0.1677
97	10317.97	0.2369
98	5273.94	0.1211
99	5060.00	0.1162
100	5060.00	0.1162
101	5060.00	0.1162
102	5060.00	0.1162
103	5060.00	0.1162
104	5060.00	0.1162
105	5060.00	0.1162
125	5580.00	0.1281
126	5580.00	0.1281
127	5580.00	0.1281
128	5580.00	0.1281
145	5630.93	0.1293
146	5625.00	0.1291
147	5625.00	0.1291
148	5625.00	0.1291
149	5625.00	0.1291
152	5625.00	0.1291
153	5625.00	0.1291
154	5625.00	0.1291
155	5625.00	0.1291
156	5622.90	0.1291

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C17	15.49'	50.00'	7.81'	17°45'10"
C18	120.48'	55.00'	106.81'	125°30'27"
C19	15.49'	50.00'	7.81'	17°45'10"



DESIGN:	JME
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ENT. PROJ. #:	728004A
SHEET:	FP 7 OF 9



LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
138	5575.00	0.1280
139	5575.00	0.1280
150	5575.00	0.1280
151	5575.00	0.1280
168	5581.82	0.1281
169	5703.17	0.1309
170	5715.00	0.1312
171	5715.00	0.1312
172	5715.00	0.1312
173	5708.50	0.1310
174	5708.50	0.1310
175	5715.00	0.1312
176	5715.00	0.1312
177	5715.00	0.1312
178	5691.84	0.1307
179	7884.35	0.1810
180	13536.45	0.3108
181	8975.78	0.2061
182	5552.34	0.1275
183	5625.00	0.1291
184	5625.00	0.1291
185	5625.00	0.1291
186	5625.00	0.1291
187	5625.00	0.1291
188	5625.00	0.1291
189	5625.00	0.1291
190	5625.00	0.1291
191	5625.00	0.1291
192	5625.00	0.1291
193	5636.65	0.1294
242	5488.00	0.1260
243	5490.00	0.1260
244	5490.00	0.1260

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
245	5490.00	0.1260
246	5490.00	0.1260
247	5490.00	0.1260
248	5490.00	0.1260
249	5490.00	0.1260
250	5490.00	0.1260
251	5490.00	0.1260
252	5488.00	0.1260
253	5488.00	0.1260
254	5490.00	0.1260
255	5490.00	0.1260
256	5490.00	0.1260
257	5490.00	0.1260
258	5490.00	0.1260
259	5490.00	0.1260
260	5490.00	0.1260
261	5490.00	0.1260
262	5490.00	0.1260
263	5488.00	0.1260
264	5773.49	0.1325
265	5598.80	0.1285
266	5597.38	0.1285
267	5490.00	0.1260
268	5490.00	0.1260
269	5490.00	0.1260
270	5490.00	0.1260
271	5490.00	0.1260
272	5490.00	0.1260
273	5490.00	0.1260
274	5490.00	0.1260
275	5490.00	0.1260
276	5488.00	0.1260

LINE TABLE		
#	LENGTH	BEARING
L7	2.03'	N89°46'08"W
L41	46.67'	S44°46'08"E
L42	21.49'	S69°46'08"E
L43	28.28'	N45°13'52"E
L44	28.28'	S44°46'08"E
L45	28.28'	N45°13'52"E
L46	28.28'	S44°46'08"E
L47	46.67'	N45°13'52"E
L48	21.49'	N70°13'52"E
L49	28.28'	S44°46'08"E
L50	28.28'	N45°13'52"E
L51	16.97'	N45°13'52"E
L52	16.97'	N45°13'52"E

LINE TABLE		
#	LENGTH	BEARING
L53	16.97'	S44°46'08"E
L54	16.97'	S44°46'08"E
L55	12.95'	S28°47'29"E
L56	16.97'	S44°46'08"E
L57	16.97'	N45°13'52"E
L58	16.97'	S44°46'08"E
L59	16.97'	N44°14'00"E
L60	0.15'	S45°13'52"W
L61	4.24'	N44°46'08"W
L62	4.24'	S45°13'52"W
L63	20.22'	N88°34'43"W
L70	10.00'	N00°13'52"E

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C20	12.92'	37.00'	6.52'	20°00'00"
C21	12.92'	37.00'	6.52'	20°00'00"
C25	15.49'	50.00'	7.81'	17°45'10"
C26	120.48'	55.00'	106.80'	125°30'20"
C27	15.49'	50.00'	7.81'	17°45'10"
C28	15.49'	50.00'	7.81'	17°45'10"
C29	120.48'	55.00'	106.80'	125°30'20"
C30	15.49'	50.00'	7.81'	17°45'10"
C31	15.49'	50.00'	7.81'	17°45'10"
C32	120.48'	55.00'	106.80'	125°30'20"
C33	15.49'	50.00'	7.81'	17°45'10"

Call at least two full working days before you begin excavation.

ARIZONA811
Arizona Blue State, Inc.

811 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 265-1100

ENTELLUS™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel: 602.244.2668
Fax: 602.244.8847
Website: www.entellus.com

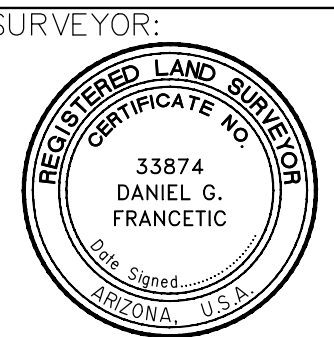
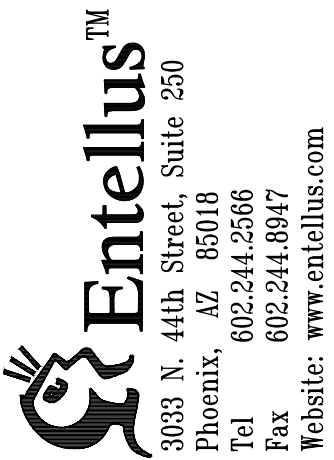
SURVEYOR:

VERSIONS:

X	DATE	DESCRIPTION
1	11/02/21	INITIAL SUBMITTAL TO CITY OF GOODYEAR
2	5/27/22	2ND SUBMITTAL TO CITY OF GOODYEAR
3	10/21/22	3RD SUBMITTAL TO CITY OF GOODYEAR
4	03/01/23	4TH SUBMITTAL TO CITY OF GOODYEAR
5	06/07/23	FINAL PLAT

MERITAGE HOMES
SILVA TRAILS AT WEST GOODYEAR - PHASE II
GOODYEAR, AZ 85042

FINAL PLAT



VERSIONS:	
X	DESCRIPTION
1	DATE: 11/02/21 INITIAL SUBMITTAL TO CITY OF GOODYEAR
2	DATE: 05/27/22 2ND SUBMITTAL TO CITY OF GOODYEAR
3	DATE: 10/21/22 3RD SUBMITTAL TO CITY OF GOODYEAR
4	DATE: 03/01/23 4TH SUBMITTAL TO CITY OF GOODYEAR
5	DATE: 06/07/23 FINAL PLAT

MERITAGE HOMES
SILVA TRAILS AT WEST GOODYEAR - PHASE II
GOODYEAR, AZ 85042
FINAL PLAT

DESIGN:	JME
DRAFTED:	JME
QA/QC:	DGF
AS-BUILT #:	----
ENT. PROJ. #:	728004A
SHEET:	FP 9 OF 9

LOT AREA TABLE			
LOT #	AREA(SF)	AREA(AC)	
194	5229.73	0.1201	
195	5225.00	0.1199	
196	5225.00	0.1199	
197	5225.00	0.1199	
198	5225.00	0.1199	
199	5225.00	0.1199	
200	5225.00	0.1199	
201	5225.00	0.1199	
202	5225.00	0.1199	
203	5673.86	0.1303	
277	5136.36	0.1179	
278	5115.00	0.1174	
279	5115.00	0.1174	
280	5115.00	0.1174	
281	5115.00	0.1174	
282	5115.00	0.1174	
283	5115.00	0.1174	
284	5115.00	0.1174	
285	5115.00	0.1174	
286	5550.93	0.1274	
287	6070.93	0.1394	
288	5490.00	0.1260	
289	6100.00	0.1400	
290	5490.00	0.1260	
291	6100.00	0.1400	
292	5490.00	0.1260	
293	5490.00	0.1260	
294	5490.00	0.1260	
295	5490.00	0.1260	
296	5490.00	0.1260	
297	5490.00	0.1260	
298	5499.09	0.1262	
299	5489.70	0.1260	
300	5607.72	0.1287	
301	5625.00	0.1291	
302	5625.00	0.1291	
303	5625.00	0.1291	
304	5625.00	0.1291	
305	5625.00	0.1291	
306	5625.00	0.1291	
307	5625.00	0.1291	
308	5625.00	0.1291	
309	5625.00	0.1291	
310	5625.00	0.1291	
311	5574.99	0.1280	

LINE TABLE		
#	LENGTH	BEARING
L8	10.23'	S45°18'59"W
L9	50.00'	S00°18'59"W
L10	10.78'	S44°41'01"E
L11	10.78'	S45°18'59"W
L12	9.58'	N89°41'01"W
L13	9.90'	S44°41'01"E
L14	10.10'	S45°18'59"W
L64	16.98'	S44°43'35"E
L65	16.98'	N45°16'25"E
L66	16.98'	S44°43'35"E
L69	5.22'	S30°25'13"W

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C34	15.49'	50.00'	7.81'	17°45'10"
C35	120.39'	55.00'	106.61'	125°25'13"
C36	15.49'	50.00'	7.81'	17°45'10"

