

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)
JSS
KNOW ALL MEN BY THESE PRESENTS:

THAT MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LA PRIVADA PARCELS 3 & 7 PHASE 1", THE SOUTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, TRACT 3-F, TRACT 7-B, TRACT M, AND THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DECLARES TRACTS 3-A, 3-C, 3-E, 3-J, 3-K, 3-M, 3-N, 3-O, 3-P, 3-Q, 7-A, 7-C, 7-E, 7-F, 7-I, 7-J, 7-K, 7-L, M-A, AND M-C SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS OF LOTS SHOWN ON SAID PLAT, AND, SUBJECT TO THE EASEMENTS AND COVENANTS HEREIN, DEDICATES AND CONVEYS TO LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, TRACTS 3-A, 3-C, 3-E, 3-J, 3-K, 3-M, 3-N, 3-O, 3-P, 3-Q, 7-A, 7-C, 7-E, 7-F, 7-I, 7-J, 7-K, 7-L, M-A, AND M-C ON SAID PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E.") IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR 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 OF GOODYEAR 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 HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITEES, A WATER AND WASTEWATER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT 3-P DESIGNATED AS W.S.E. AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER AND WASTEWATER EASEMENT AREA"). THE WATER AND WASTEWATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING WATER LINES, WASTEWATER LINES, AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WATER AND WASTEWATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER AND WASTEWATER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER AND WASTEWATER EASEMENT AREA AND THE WATER AND WASTEWATER 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 AND WASTEWATER 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 WASTEWATER LINE EASEMENT AREAS.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 3-A, 3-C, 3-E, 3-K, 3-N, 7-C, 7-E, 7-F, 7-L, AND M-A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") ARE FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER OF TRACTS 3-A, 3-C, 3-E, 3-K, 3-N, 7-C, 7-E, 7-F, 7-L, AND M-A AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING OR CAUSING THE CONSTRUCTION OR INSTALLATION OF THE DRAINAGE FACILITIES; AND FOR MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT, IF THE GOODYEAR CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY OF GOODYEAR FOR ALL COSTS THE CITY OF GOODYEAR INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM ITS OBLIGATIONS UNDER THESE DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS 3-A, 3-C, 3-E, 3-K, 3-N, 7-C, 7-E, 7-F, 7-L, AND M-A.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DEDICATES TO THE LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 3-A, 3-C, 3-E, 3-K, 3-N, 7-C, 7-E, 7-F, 7-L, AND M-A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). THE LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR AND REPLACEMENT OF ALL DRAINAGE FACILITIES INSTALLED WITHIN THE DRAINAGE EASEMENT AREAS.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DEDICATES TO THE LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL PRIVATE IRRIGATION EASEMENTS ("P.I.E.") UPON, OVER, ACROSS, AND UNDER ALL AREAS WITHIN TRACTS 7-C AND 7-E DESIGNATED AS P.I.E. FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND REPAIRING PRIVATE IRRIGATION LINES AND APPURTENANCES. LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE IRRIGATION FACILITIES.

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

IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT 3-F, TRACT 7-B AND TRACT M BEING CONVEYED TO THE CITY HEREIN, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "HOA"), EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN TRACT 3-F, TRACT 7-B AND TRACT M, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE HOA SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE HOA EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING INSTALLED WITHIN TRACT 3-F, TRACT 7-B AND/OR TRACT M, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN TRACT 3-F, TRACT 7-B AND/OR TRACT M. THE HOA SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN TRACT 3-F, TRACT 7-B AND/OR TRACT M) IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE HOA SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT 3-F, TRACT 7-B AND/OR TRACT M AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE HOA 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 CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") TO ALLOW THE CONSTRUCTION OF ENHANCED PAVEMENT OVER THE AREA DESIGNATED AS E.P.E., WITHIN W. TONTO STREET, W. DESERT BLOOM STREET, W. MARICOPA STREET, AND S. 184TH AVENUE BEING CONVEYED TO THE CITY HEREIN, MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION (THE "DEVELOPER") AGREES THAT THE ENHANCED PAVEMENT SHALL BE INSTALLED AT DEVELOPER'S SOLE COST IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER. UPON COMPLETION OF THE ENHANCED PAVEMENT AND ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER FOLLOWING THE EXPIRATION OF A TWO-YEAR WARRANTY PERIOD, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ("HOA") AGREES, AT ITS SOLE COST TO MAINTAIN, REPAIR AND REPLACE THE ENHANCED PAVEMENT SO THAT THE ENHANCED PAVEMENT IMPROVEMENTS REMAIN IN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. ALL PERMITS REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN THE CITY STREETS/RIGHTS-OF-WAY SHALL BE OBTAINED. HOA EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE ENHANCED PAVEMENT, INCLUDING THE FAILURE TO MAINTAIN THE ENHANCED PAVEMENT AS REQUIRED HEREIN. EXCEPT AS PROVIDED HEREIN, HOA SHALL REPAIR, REPLACE AND/OR MAINTAIN THE ENHANCED PAVEMENT IMPROVEMENTS WITHIN SIXTY (60) CALENDAR DAYS OF A REQUEST FROM THE CITY OF GOODYEAR TO UNDERTAKE REPAIRS, REPLACEMENT AND/OR MAINTENANCE OF THE ENHANCED PAVEMENT IMPROVEMENTS. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL HAVE THE ABILITY TO MAKE REPAIRS TO ITS ROADS, INCLUDING WITHIN THE ROAD WITHIN THE ENHANCED PAVEMENT AREA IN ANY FASHION IT DEEMS NECESSARY WITHOUT NOTICE TO THE HOA WHEN THE CITY OF GOODYEAR ENGINEER OR HIS/HER DESIGNEE DETERMINES THE CONDITIONS OF THE ENHANCED PAVEMENT IMPROVEMENTS PRESENT A SAFETY RISK TO THE TRAVELING PUBLIC AND REQUIRE REPAIRS SOONER THAN THE SIXTY (60) CALENDAR DAY TIME FRAME REFERRED TO HEREIN. IN SUCH CASES, THE CITY SHALL NOTIFY THE HOA OF THE NEED FOR REPAIRS, REPLACEMENTS AND/OR MAINTENANCE SO THAT THE ENHANCED PAVEMENT IMPROVEMENTS REMAIN SUBSTANTIALLY THE SAME CONDITION AS EXISTED WHEN ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF THE HOA FAILS TO COMPLETE SUCH REPAIRS WITHIN THE SIXTY (60) CALENDAR DAYS OF A REQUEST FROM THE CITY ENGINEER OR HIS/HER DESIGNEE TO UNDERTAKE SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE, AND IF THE CITY UNDERTAKES SUCH WORK, THE HOA SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE HOA'S OBLIGATIONS HEREUNDER.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AN EMERGENCY VEHICLE ACCESS EASEMENT OVER, ACROSS, AND THROUGH LOT 8 AND THE AREA WITHIN TRACT 3-C IDENTIFIED AS E.V.A.E AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "EMERGENCY ACCESS AREA") FOR USE BY EMERGENCY SERVICE PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES AND TO ALLOW THE CITY OF GOODYEAR AND ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACEMENT IMPROVEMENTS WITHIN THE EMERGENCY ACCESS AREA TO PROVIDE EMERGENCY ACCESS. OWNER SHALL CONSTRUCT OR CAUSE TO BE CONSTRUCTED ACCESS IMPROVEMENTS WITHIN THE EASEMENT AREA REQUIRED BY APPLICABLE DEVELOPMENT REGULATIONS AND PURSUANT TO IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE AND SHALL MAINTAIN THE ACCESS IMPROVEMENTS IN GOOD WORKING CONDITION. THE CITY OF GOODYEAR SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE OR REPAIR OF THE ACCESS IMPROVEMENTS. IF OWNER FAILS TO MAINTAIN THE ACCESS IMPROVEMENTS AS REQUIRED HEREIN AFTER RECEIVING NOTICE FROM THE CITY OF GOODYEAR OF THE NEED FOR REPAIRS, THE CITY SHALL HAVE THE RIGHT TO UNDERTAKE SUCH REPAIRS. IF THE CITY UNDERTAKES SUCH WORK, OWNER SHALL REIMBURSE THE CITY FOR THE COST THE CITY INCURRED IN UNDERTAKING SUCH REPAIRS, REPLACEMENT AND/OR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT TO BRING PROCEEDINGS AT LAW OR EQUITY TO ENFORCE THE OBLIGATIONS HEREUNDER AND SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT FEES AND REASONABLE ATTORNEY'S FEES, INCURRED IN ITS EFFORTS TO ENFORCE THE OBLIGATIONS HEREUNDER. THIS EASEMENT SHALL TERMINATE IF AN ALTERNATIVE IMPROVED SECONDARY POINT OF ACCESS THAT WILL ALLOW ACCESS TO THE PREMISES DESCRIBED HEREIN BY EMERGENCY SERVICE PROVIDERS. UPON OWNER'S REQUEST, THE CITY OF GOODYEAR SHALL EXECUTE AND RECORD TERMINATION DOCUMENTS PROVIDED BY OWNER AND IN A FORM APPROVED BY THE CITY ATTORNEY OR HIS/HER DESIGNEE. THE TEMPORARY EMERGENCY ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE EMERGENCY ACCESS EASEMENT AREA.

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

BY: MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION

BY: _____ DATE: _____
ITS: _____

FINAL PLAT OF
LA PRIVADA PARCELS 3 & 7 PHASE 1

THE WEST HALF OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2
WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-546

AREA

PARCELS 3 & 7 PHASE 1: 2,292,752 SQUARE FEET OR 52.634 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: COVER
SHEET 2: KEY MAP SHEET, TRACT SUMMARY TABLE, INDEX LOT SUMMARY TABLE, NOTES, LEGEND AND DETAILS
SHEETS 3-6: TYPICAL PLAT PLAN SHEETS, LEGEND
SHEET 7: LINE AND CURVE TABLES

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS N89°30'48"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T-1-N, R-2-W.

FLOOD PLAIN

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (DOTTED) PER "F.E.M.A." FLOOD CONTROL MAP NO. 04013C2140L, DATED: OCTOBER 16, 2013, AND FLOOD CONTROL MAP NO. 04013C2130L, DATED: OCTOBER 16, 2013 . ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
JSS

KNOW ALL MEN BY THESE PRESENTS:

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION RATIFICATION:

BY THIS RATIFICATION AND CONSENT, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF THE TRACTS REFLECTED HEREIN, THE DEDICATION OF THE DRAINAGE EASEMENTS REFLECTED HEREIN, THE RESTRICTIVE COVENANTS APPLICABLE TO THE TRACTS REFLECTED HEREIN, THE RESTRICTIVE COVENANTS, AND THE MAINTENANCE RESPONSIBILITY AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE ____ DAY OF _____, 20____, LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
JSS

KNOW ALL MEN BY THESE PRESENTS:

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

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

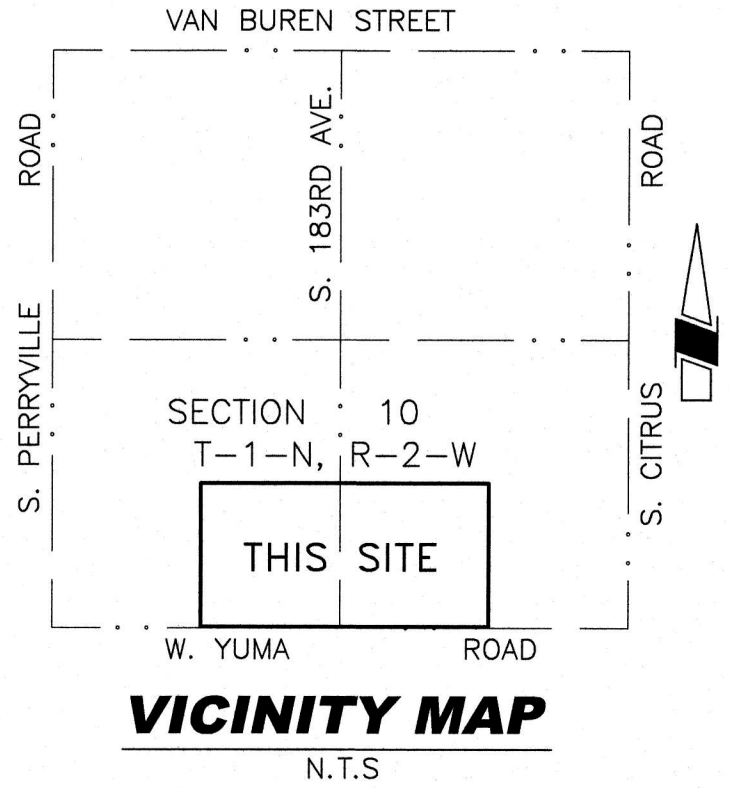
THIS ____ DAY OF _____, 20____

BY: _____ ATTEST: _____
MAYOR, _____ CLERK, _____

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

THIS ____ DAY OF _____, 20____

BY: _____
CITY ENGINEER, _____



VICINITY MAP

OWNER

MELCOR DEVELOPMENTS ARIZONA INC.,
AN ARIZONA CORPORATION
6930 E. CHAUNCEY LANE, STE 135
PHOENIX, AZ 85054
CONTACT: GEOFF BOBIY
EMAIL: GBOBIY@MELCOR.CA

LEGAL DESCRIPTION

LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH BEARS NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 2644.95 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 1,312.22 FEET; THENCE DEPARTING SAID SOUTH SECTION LINE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 590.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 156.50 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.31 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 266.53 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.97 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 950.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 16.62 FEET; THENCE SOUTH 44 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 28.30 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 35 SECONDS WEST, A DISTANCE OF 44.80 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 44 DEGREES 34 MINUTES 15 SECONDS EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 93.79 FEET; THENCE NORTH 45 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 22.94 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 598.40 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 150.52 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 119.51 FEET; THENCE NORTH 61 DEGREES 15 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 69 DEGREES 40 MINUTES 43 SECONDS EAST, A CHORD DISTANCE OF 72.07 FEET; THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 81 DEGREES 52 MINUTES 04 SECONDS, A DISTANCE OF 78.59 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 02 MINUTES 19 SECONDS, A DISTANCE OF 7.34 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 608.50 FEET; THENCE SOUTH 44 DEGREES 36 MINUTES 16 SECONDS EAST, A DISTANCE OF 16.96 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 276.17 FEET; THENCE SOUTH 45 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 83.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 55 MINUTES 14 SECONDS, A DISTANCE OF 23.25 FEET; THENCE SOUTH 84 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 306.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 59 MINUTES 08 SECONDS, A DISTANCE OF 18.28 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 170.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 2 MINUTES 22 SECONDS, A DISTANCE OF 7.34 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 108 DEGREES 58 MINUTES 57 SECONDS, A DISTANCE OF 104.62 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 115.12 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 345.82 FEET; THENCE SOUTH 44 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF 22.88 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 93.91 FEET; THENCE NORTH 45 DEGREES 25 MINUTES 40 SECONDS EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 01 SECOND EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 45 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 28.27 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 1.88 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 273.00 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF 499.03 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 113.06 FEET; THENCE NORTH 43 DEGREES 25 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.66 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS EAST, A DISTANCE OF 39.58 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 50 SECONDS EAST, A DISTANCE OF 1.94 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 130.42 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 50 SECONDS EAST, A DISTANCE OF 830.46 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 1,447.92 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE NORTH 89 DEGREES 30 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,292,752 SQUARE FEET OR 52.634 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I, JASON A. SEGNERI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: JASON A. SEGNERI, R.L.S.
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PHOENIX, ARIZONA, 85029
JSEGNERI@RICKENGINEERING.COM



LA PRIVADA PARCELS 3 & 7 PHASE 1

COVER SHEET

SHEET 1 OF 7

RICK ENGINEERING COMPANY Phoenix	2401 W. PEORIA AVENUE SUITE 130 PHOENIX, AZ 85029 602.957.3350 ricken@engineering.com
JOB NUMBER 4684N	DATE PREPARED: 12/14/2022

NOTES

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
3. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
4. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS: IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING.
- A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- C) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
- D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- E) IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
5. ALL LANDSCAPING WITHIN THE STREET RIGHTS-OF-WAY FOR SOUTH 183RD AVENUE, YUMA ROAD, AND TONTO STREET SHALL BE MAINTAINED BY THE LA PRIVADA HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
6. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL BE PLACED LESS THAN EIGHT (8) FEET APART.
7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
8. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR AND THE DEVELOPER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY AND COMPLAINTS OF ANY KIND THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
9. THE DEVELOPMENT IS IN PROXIMITY TO THE INTERSTATE 10 FREEWAY AND THE PROPOSED LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION OF THEREOF.
10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.
12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
13. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN DEVELOPMENT.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
15. MAINTENANCE OF LANDSCAPING THAT LIES BETWEEN THE SIDEWALK AND BACK OF CURB OF ALL LOCAL STREETS WITHIN THE FRONT OF A SINGLE FAMILY RESIDENCE SHALL BE THE MAINTAINED BY THE HOA.
16. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
- * 17. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 16, 31, 32, 44, 45, 58, 74, 84, 85, 100, 101, 116, AND 131.
- * * 18. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS, THIS INCLUDES LOTS 14, 59, 83, AND 117.
- * * * 19. ONLY SINGLE STORY STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SOUTH-SOUTHWEST CORNER OF THE PROPERTY ON LOTS THAT ARE WITHIN 100 FEET EAST OF THE WESTERN BOUNDARY OF THE PROPERTY AND 295- FEET NORTH OF THE NORTHERN BOUNDARY OF THE YUMA ROAD ALIGNMENT, THIS INCLUDES LOTS 121 AND 122.
20. THE PUBLIC SALES REPORT(S) SHALL DISCLOSE THAT THE PROPERTY IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; AND
21. THE PUBLIC SALES REPORT(S) SHALL DISCLOSE THAT THE PROPERTY IS SUBJECT TO NOISE, CHEERING, PADDLES MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE; AND
22. THE PUBLIC SALES REPORT(S) SHALL INCLUDE A STATEMENT THAT THE PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE; AND
23. HOA SHALL OWN AND IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE OPEN SPACE AREAS; COMMON AREAS, AND ALL AMENITIES AND ENHANCEMENTS DESCRIBED ABOVE, EXCEPT THAT THE HOA SHALL NOT OWN, ANY OF THE ENHANCEMENTS LOCATED WITHIN RIGHT-OF-WAY CONVEYED TO THE CITY OF GOODYEAR IN FEE, BUT SHALL BE RESPONSIBLE FOR MAINTAINING SUCH ENHANCEMENTS WITH RESPECT TO THE PATHS AND TRAILS THE HOA IS RESPONSIBLE FOR MAINTAINING. THE HOA SHALL ENSURE THAT THEY ARE CLEARED, VISIBLE, AND SAFELY ACCESSIBLE TO ALL USERS. THE BRIDLE/EQUESTRIAN TRAIL SHALL BE OWNED AND MAINTAINED BY THE HOA THAT IS TO BE FORMED, BUT SHALL BE AVAILABLE FOR USE BY THE GENERAL PUBLIC AND AN EASEMENT SHALL BE DEDICATED TO THE CITY OF GOODYEAR. PAVERS, COLORED CONCRETE OR STAMPED CONCRETE CONSTRUCTED WITHIN PUBLIC ROADWAYS SHALL BE MAINTAINED BY THE HOA. THE HOA SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITHIN STREET RIGHT-OF-WAY WITHIN OR ABUTTING THE PROPERTY EXCEPT FOR LANDSCAPING WITHIN MEDIANS LOCATED WITHIN ANY ARTERIAL STREET. NOTWITHSTANDING THE FOREGOING, ANY PORTION OF THE MARICOPA TRAIL LOCATED WITHIN RIGHT-OF-WAY CONVEYED TO THE CITY SHALL BE MAINTAINED BY THE CITY;
24. SIGNAGE, SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES THAT THE PROPERTY IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE; AND SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE; AND SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY. THIS DISPLAY SHALL INCLUDE A 24-INCH X 36-INCH MAP AT THE MAIN ENTRANCE OF SUCH SALES AND RENTAL OFFICES AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE LUKE AIR FORCE BASE, ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY AND ALL OF THE BUILDINGS ON THE PROPERTY.
25. NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER TO THE STREET SIDE OF A CORNER LOT THAN THE FRONT YARD REQUIRED ON A KEY LOT, EXCEPT SUCH SETBACK NEED NOT BE GREATER THAN ONE-HALF THE WIDTH OF THE CORNER LOT.
26. ADJACENT DWELLING UNITS ARE PROHIBITED FROM HAVING IDENTICAL BUILDING ELEVATIONS AND EXTERIOR COLORS.
27. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
28. THIS DEVELOPMENT IS WITHIN THE VICINITY OF AN EXISTING 230 KV OVERHEAD ELECTRIC LINE ALONG THE WEST SIDE OF PERRYVILLE ROAD.
29. NO GROWING OF PRODUCTION CROPS WITHIN 50 FEET OF ANY OCCUPIED RESIDENTIAL DWELLING UNIT SHALL BE PERMITTED ON THE GROUND OWNED BY THE PROPERTY OWNER.
30. PROVIDE DETACHED SIDEWALKS -- 5-AND-ONE-HALF-FOOT-WIDE PLANTER ADJACENT TO ALL ROADS IN INTERIOR OF THE DEVELOPMENT EXCEPT FOR MINOR COLLECTOR ROADWAYS WITHIN THE INTERIOR OF THE DEVELOPMENT WHICH MAY HAVE A 4-FOOT-WIDE PLANTER ADJACENT TO A DECOMPOSED GRANITE PATH; THE HOA SHALL MAINTAIN LANDSCAPE STRIPS (AS IS SHOWN ON THE PRELIMINARY PLAN AND LANDSCAPE PLANS).
31. THE WEST GOODYEAR STREETSCAPE DESIGN WHICH INCLUDES SHADED AGRARIAN OR TRELIS STYLE SEATING AREAS, WEST GOODYEAR DESIGN ELEMENTS AT OR NEAR THE COMMUNITY ENTRANCES OFF OF YUMA ROAD AT 183RD AVENUE, THE WORDS "WEST GOODYEAR" ON THE MONUMENT SIGN WITH THE MINIMUM TEXT HEIGHT OF "WEST GOODYEAR" AS 10-INCHES SHALL BE CONTINUOUSLY MAINTAINED BY THE HOA." AND "DECORATIVE PAVERS, COLORED CONCRETE AND/OR STAMPED CONCRETE SHALL BE INCLUDED ON DRIVEWAYS OF ALL LOTS WITHIN THE PROPERTY (BETWEEN THE SIDEWALK AND THE HOUSE)."

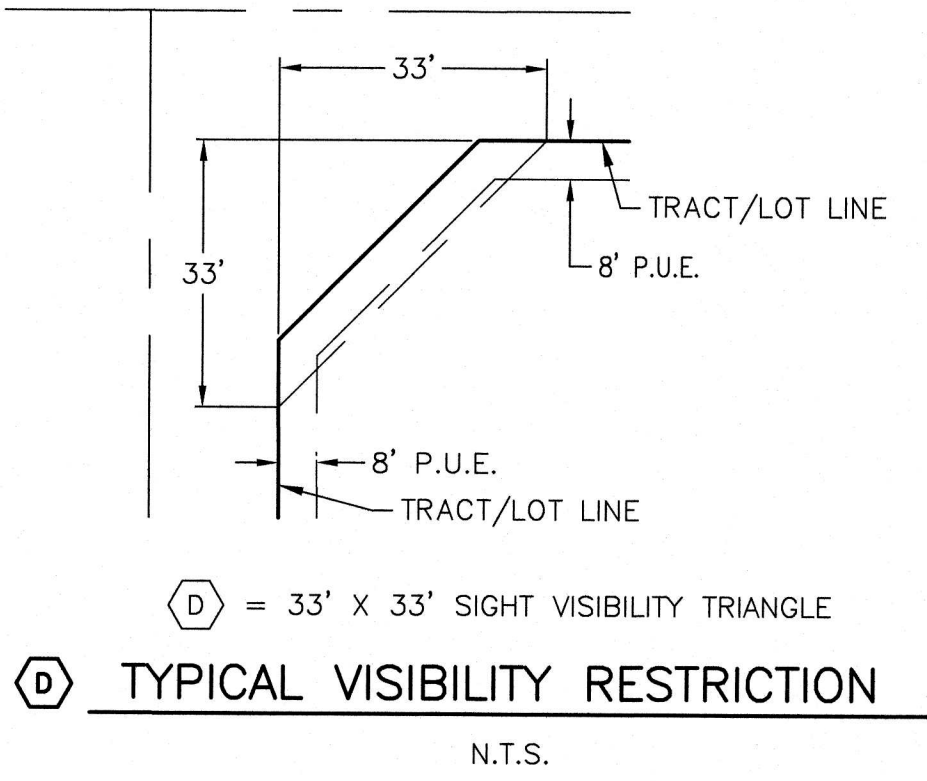
DEVELOPMENT STANDARDS

ZONED R1-4 WITH REDUCED STANDARDS WITH A PLANNED AREA DEVELOPMENT(PAD) OVERLAY ORDINANCE NO. 2021-1505

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,400	0.124
2	5,400	0.124
3	5,399	0.124
4	5,461	0.125
5	5,568	0.128
6	5,571	0.128
7	5,563	0.128
8	5,554	0.128
9	5,359	0.123
10	5,400	0.124
11	5,400	0.124
12	5,400	0.124
13	5,400	0.124
14	5,400	0.124
15	5,400	0.124
16	5,863	0.135
17	5,555	0.128
18	5,566	0.128
19	5,578	0.128
20	5,589	0.128
21	5,601	0.129
22	5,613	0.129
23	5,624	0.129
24	5,636	0.129
25	5,466	0.125
26	5,400	0.124
27	5,400	0.124
28	5,400	0.124
29	5,400	0.124
30	5,400	0.124
31	5,760	0.132
32	5,710	0.131
33	5,400	0.124
34	5,400	0.124
35	5,400	0.124
36	5,400	0.124
37	5,400	0.124
38	5,620	0.129
39	5,694	0.131
40	5,697	0.131
41	5,700	0.131
42	5,703	0.131
43	5,707	0.131
44	6,041	0.139
45	5,889	0.135
46	5,571	0.128
47	5,574	0.128
48	5,577	0.128
49	5,581	0.128
50	5,574	0.128

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
51	5,556	0.128
52	5,400	0.124
53	5,400	0.124
54	5,400	0.124
55	5,400	0.124
56	5,400	0.124
57	5,710	0.131
58	5,365	0.123
59	5,268	0.121
60	5,268	0.121
61	5,268	0.121
62	5,268	0.121
63	5,268	0.121
64	5,268	0.121
65	5,205	0.120
66	5,149	0.118
67	5,400	0.124
68	5,400	0.124
69	5,400	0.124
70	5,400	0.124
71	5,400	0.124
72	5,400	0.124
73	5,400	0.124
74	7,325	0.168
75	7,116	0.163
76	7,116	0.163
77	7,116	0.163
78	7,116	0.163
79	6,600	0.152
80	6,600	0.152
81	6,600	0.152
82	6,600	0.152
83	6,600	0.152
84	6,659	0.153
85	6,600	0.152
86	6,600	0.152
87	6,600	0.152
88	6,600	0.152
89	6,600	0.152
90	6,600	0.152
91	6,600	0.152
92	6,600	0.152
93	6,600	0.152
94	6,600	0.152
95	6,600	0.152
96	6,600	0.152
97	6,600	0.152
98	6,600	0.152
99	6,600	0.152
100	6,550	0.150

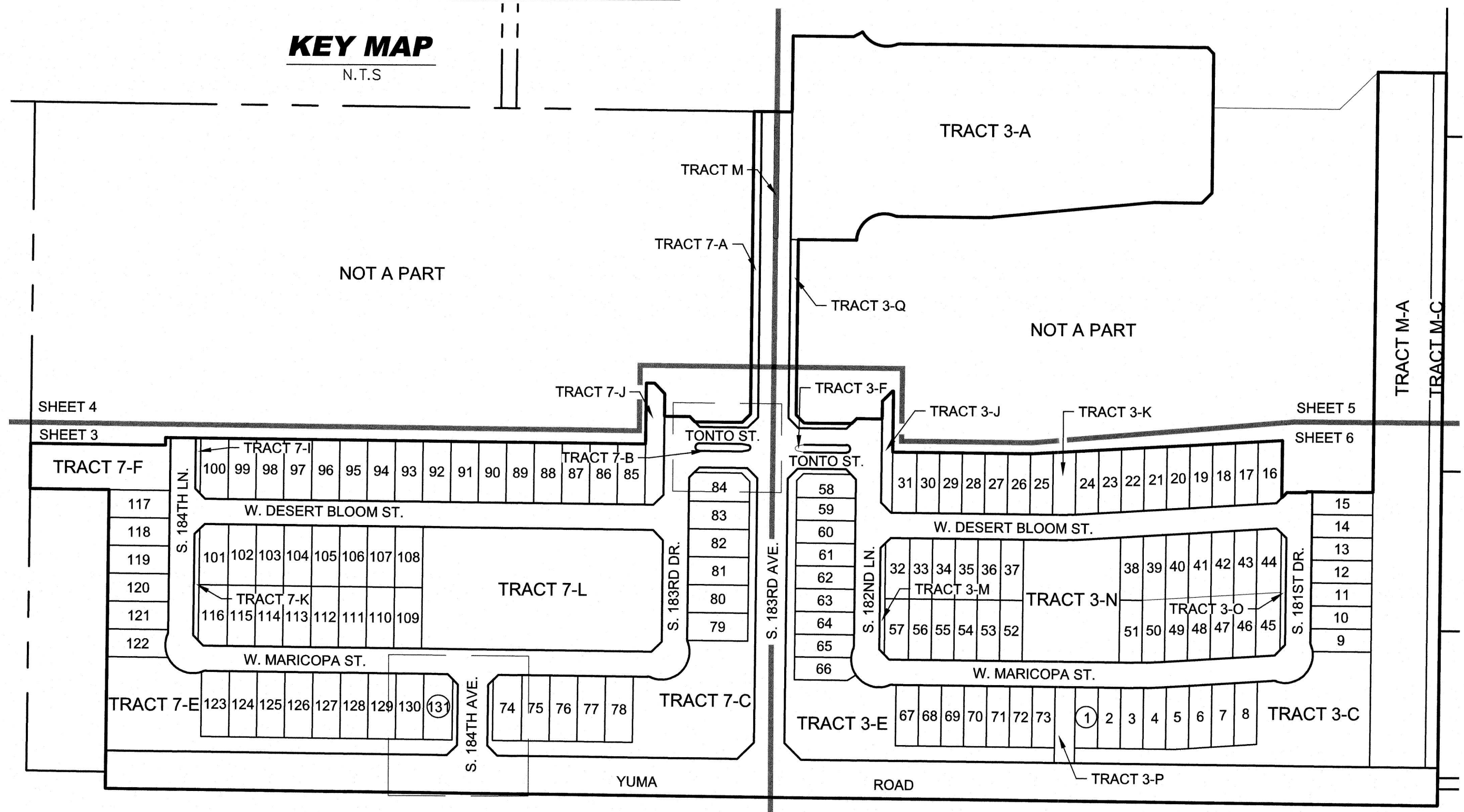
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
101	6,790	0.156
102	6,600	0.152
103	6,600	0.152
104	6,600	0.152
105	6,600	0.152
106	6,600	0.152
107	6,600	0.152
108	6,600	0.152
109	6,600	0.152
110	6,600	0.152
111	6,600	0.152
112	6,600	0.152
113	6,600	0.152
114	6,600	0.152
115	6,600	0.152
116	6,790	0.156
117	6,605	0.152
118	6,602	0.152
119	6,602	0.152
120	6,602	0.152
121	6,602	0.152
122	6,447	0.148
123	7,109	0.163
124	7,116	0.163
125	7,116	0.163
126	7,116	0.163
127	7,116	0.163
128	7,116	0.163
129	7,116	0.163
130	7,116	0.163
131	7,325	0.168



UTILITY SERVICES

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

TRACT USE TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	MAINTENANCE
TRACT 3-A	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	283,423	6.506	LPHOA	LPHOA
TRACT 3-C	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	56,561	1.298	LPHOA	LPHOA
TRACT 3-E	P.U.E. LANDSCAPE, DRAINAGE, RECREATION	51,409	1.180	LPHOA	LPHOA
TRACT 3-F	LANDSCAPE, MEDIAN	1,545	0.035	COG	LPHOA
TRACT 3-J	P.U.E, LANDSCAPE	4,848	0.111	LPHOA	LPHOA
TRACT 3-K	P.U.E, LANDSCAPE, DRAINAGE, RECREATION	5,596	0.128	LPHOA	LPHOA
TRACT 3-M	P.U.E., LANDSCAPE	2,100	0.048	LPHOA	LPHOA
TRACT 3-N	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	46,369	1.064	LPHOA	LPHOA
TRACT 3-O	P.U.E, LANDSCAPE	2,206	0.051	LPHOA	LPHOA
TRACT 3-P	P.U.E., LANDSCAPE, RECREATION	6,000	0.138	LPHOA	LPHOA
TRACT 3-Q	P.U.E., LANDSCAPE	6,562	0.151	LPHOA	LPHOA
TRACT 7-A	P.U.E., LANDSCAPE	10,351	0.238	LPHOA	LPHOA
TRACT 7-B	LANDSCAPE, MEDIAN	1,543	0.035	COG	LPHOA



LAND USE TABLE	PHASE 1
ZONING	R1-4
GROSS AREA (ACRES)	52.63
NET AREA (AREAS)	50.64
EXISTING RIGHT OF WAY (ACRES)	1.99
TOTAL OPEN SPACE PROVIDED	20.75
TOTAL OPEN SPACE PROVIDED (%)	39.43%
ACTIVE OPEN SPACE PROVIDED	19.33
ACTIVE OPEN SPACE PROVIDED (%)	93.16%
PASSIVE OPEN SPACE PROVIDED	1.42
PASSIVE OPEN SPACE PROVIDED (%)	6.84%
STREET PLUS EXISTING RIGHT OF WAY (AC)	13.30
AVERAGE LOT SIZE (SQ FT)	6558
MINIMUM LOT SIZE (SQ FT)	5284
MAXIMUM LOT SIZE (SQ FT)	7325
LOT COUNT	131
DENSITY (BASED ON NET ACRES)	2.59
STREET PLUS EXISTING RIGHT OF WAY (AC)	13.30

LA PRIVADA PARCELS 3 & 7 PHASE 1

KEY MAP SHEET

SHEET 2 OF 7

RICK
ENGINEERING COMPANY
Phoenix
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

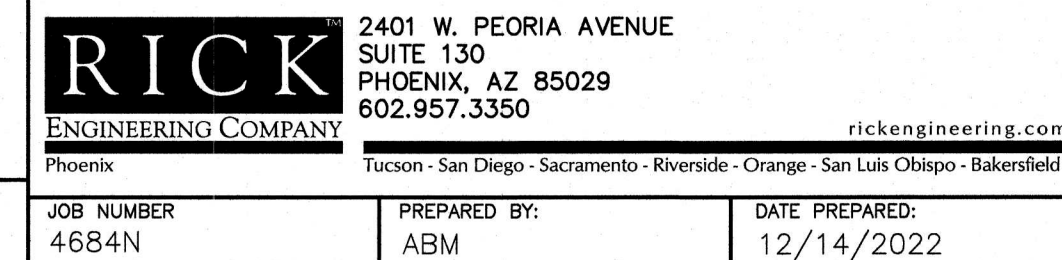
2401 W. PEORIA AVENUE
SUITE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com

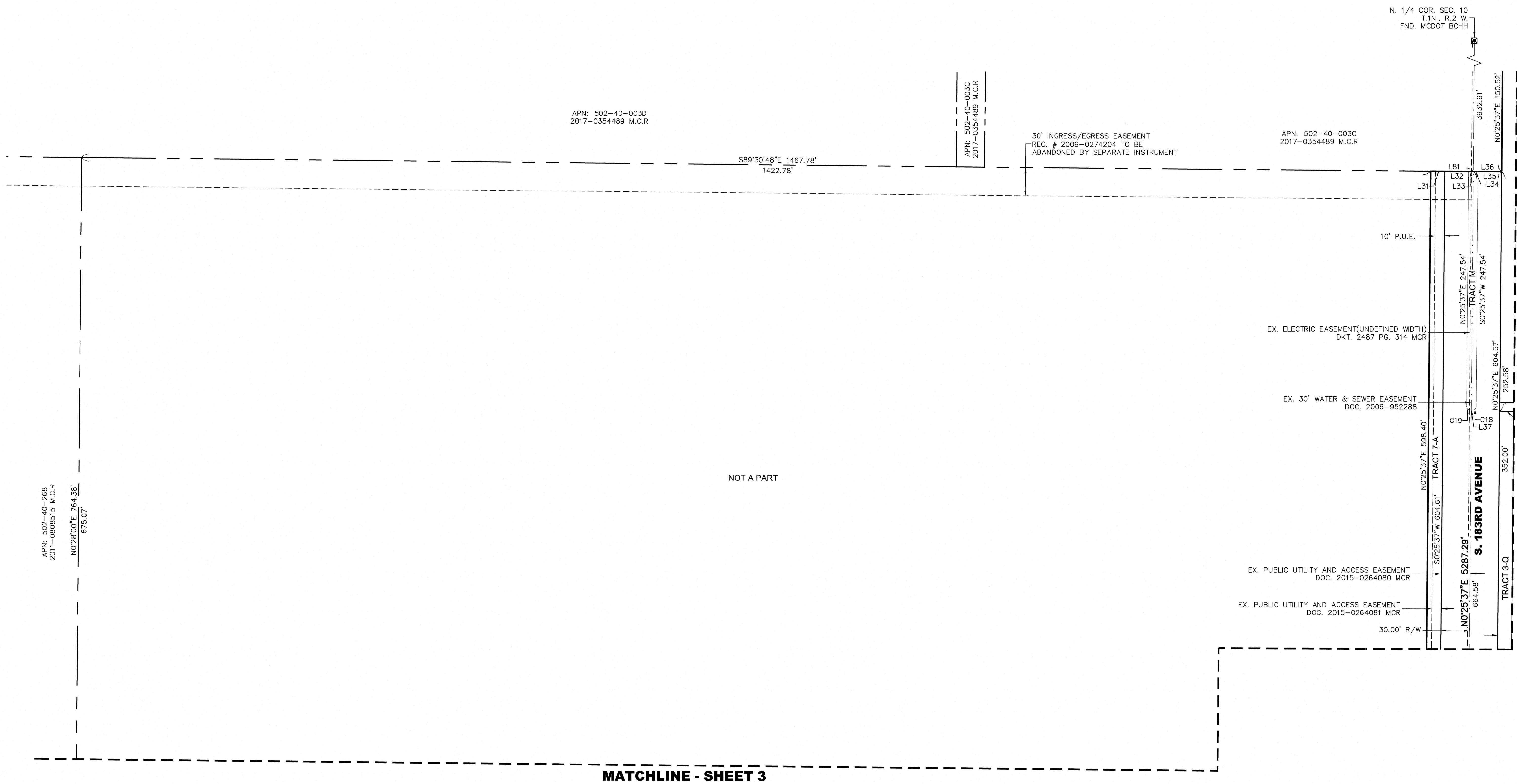
JOB NUMBER
4684N

PREPARED BY:
ABM

DATE PREPARED:
12/14/2022

MATCHLINE - SHEET 6





LEGEND

- | | |
|---|---|
| ● SET BRASS CAP FLUSH UNLESS NOTED | P.U.E. PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT |
| ● FOUND 1/2" REBAR AS NOTED | V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT |
| ○ SET 1/2" REBAR WITH PLASTIC CAP "LS 35833" | P.A.E. PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT |
| ● BRASS CAP FLUSH PER MAG STANDARD
DETAIL 120 TYPE 'B' | S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT |
| BCF BRASS CAP FLUSH | E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT |
| M.C.R. MARICOPA COUNTY RECORDER | E.P.E. ENHANCED PAVEMENT EASEMENT DEDICATED BY THIS PLAT |
| DOC. DOCUMENT | W.S.E. WATER & SEWER EASEMENT DEDICATED BY THIS PLAT |
| BK. & PG. BOOK & PAGE | H.O.A. HOME OWNERS ASSOCIATION |
| R/W RIGHT OF WAY DEDICATED BY THIS PLAT | P.I.E. PRIVATE IRRIGATION EASEMENT |
| EX. EXISTING | LPHOA LA PRIVADA HOME OWNERS ASSOCIATION |
| * SEE NOTES ON SHEET 2 | E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT |
| | W.S.E. WATER & SEWER EASEMENT DEDICATED HEREON |

BOUNDARY LINE
ADJOINING PROPERTY LINE
LOT/TRACT LINE

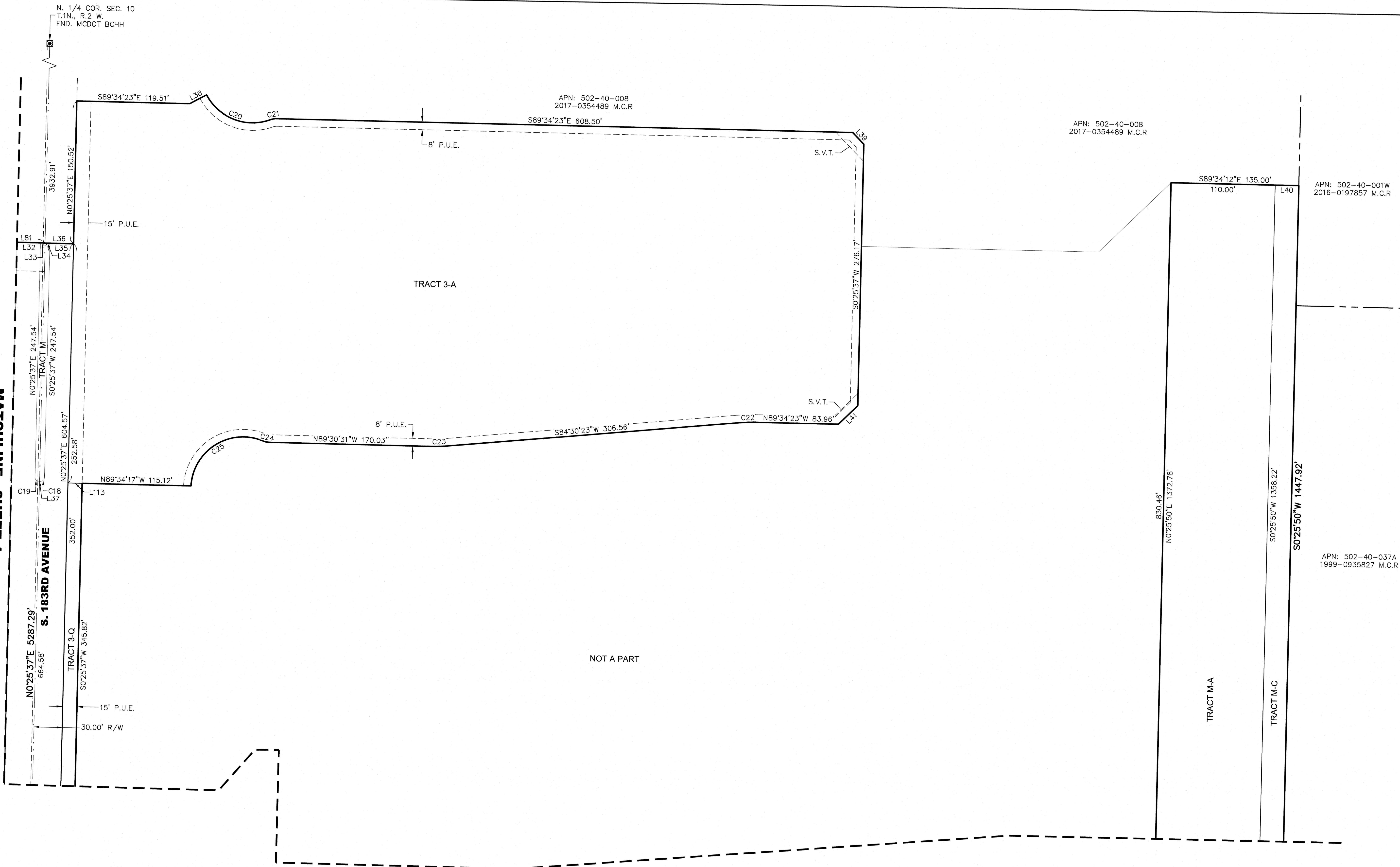
CENTER LINE
SECTION LINE
EASEMENT LINE



LA PRIVADA PARCELS 3 & 7 PHASE 1

PLAT SHEET	RICK ENGINEERING COMPANY Phoenix 2401 W. PEORIA AVENUE SUITE 130 PHOENIX, AZ 85029 602.957.3350 rickengineering.com Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield		
	SHEET 4 OF 7	JOB NUMBER 4684N	PREPARED BY: ABM

MATCHLINE - SHEET 4



MATCHLINE - SHEET 6

LEGEND

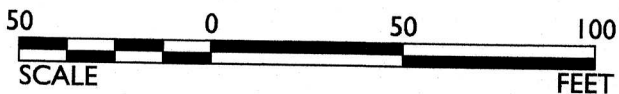
- SET BRASS CAP FLUSH UNLESS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
 - BRASS CAP FLUSH PER MAG STANDARD
DETAIL 120 TYPE 'B'
 - BCF BRASS CAP FLUSH
 - M.C.R. MARICOPA COUNTY RECORDER
 - DOC. DOCUMENT
 - BK. & PG. BOOK & PAGE
 - R/W RIGHT OF WAY DEDICATED BY THIS PLAT
 - EX. EXISTING
 - * SEE NOTES ON SHEET 2
- | | |
|-------------------------|-------|
| BOUNDARY LINE | _____ |
| ADJOINING PROPERTY LINE | _____ |
| LOT/TRACT LINE | _____ |
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
 - S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT
 - E.P.E. ENHANCED PAVEMENT EASEMENT DEDICATED BY THIS PLAT
 - W.S.E. WATER & SEWER EASEMENT DEDICATED BY THIS PLAT
 - H.O.A. HOME OWNERS ASSOCIATION
 - P.I.E. PRIVATE IRRIGATION EASEMENT
 - LPHOA LA PRIVADA HOME OWNERS ASSOCIATION
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - W.S.E. WATER & SEWER EASEMENT DEDICATED HEREON
- | | |
|---------------|-------|
| CENTER LINE | _____ |
| SECTION LINE | _____ |
| EASEMENT LINE | _____ |



LA PRIVADA PARCELS 3 & 7 PHASE 1

PLAT SHEET

SHEET 5 OF 7



RICK
ENGINEERING COMPANY

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602.957.3350

JOB NUMBER
4684N

PREPARED BY
ABM

DATE PREPARED
12/14/2022

MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

S. 183RD AVENUE

S. 182ND LANE

W. DESERT BLOOM STREET

W. MARICOPA STREET

YUMA ROAD

S. 181ST DRIVE

TRACT M-A

TRACT M-C

APN: 502-40-037A
1999-0935827 M.C.R

APN: 502-40-047B
1998-0584935 M.C.R

APN: 502-40-045B
2003-1137830 M.C.R

APN: 502-40-045A
2021-1079300 M.C.R

S.E. COR. SEC. 10
T.1N., R.2 W.
FND. MCDOT BCHH

DETAIL "B"
N.T.S

DETAIL "C"
N.T.S

LEGEND

- SET BRASS CAP FLUSH UNLESS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD
DETAIL 120 TYPE "B"
- BCF BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- BK. & PG. BOOK & PAGE
- R/W RIGHT OF WAY DEDICATED BY THIS PLAT
- EX. EXISTING
- * SEE NOTES ON SHEET 2
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- LOT/TRACT LINE
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED BY THIS PLAT
- P.A.E. PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
- S.V.T. 33' X 33' SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED BY THIS PLAT
- E.P.E. ENHANCED PAVEMENT EASEMENT DEDICATED BY THIS PLAT
- W.S.E. WATER & SEWER EASEMENT DEDICATED BY THIS PLAT
- H.O.A. HOME OWNERS ASSOCIATION
- P.I.E. PRIVATE IRRIGATION EASEMENT
- LPHOA LA PRIVADA HOME OWNERS ASSOCIATION
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- W.S.E. WATER & SEWER EASEMENT DEDICATED HEREON
- CENTER LINE
- SECTION LINE
- EASEMENT LINE

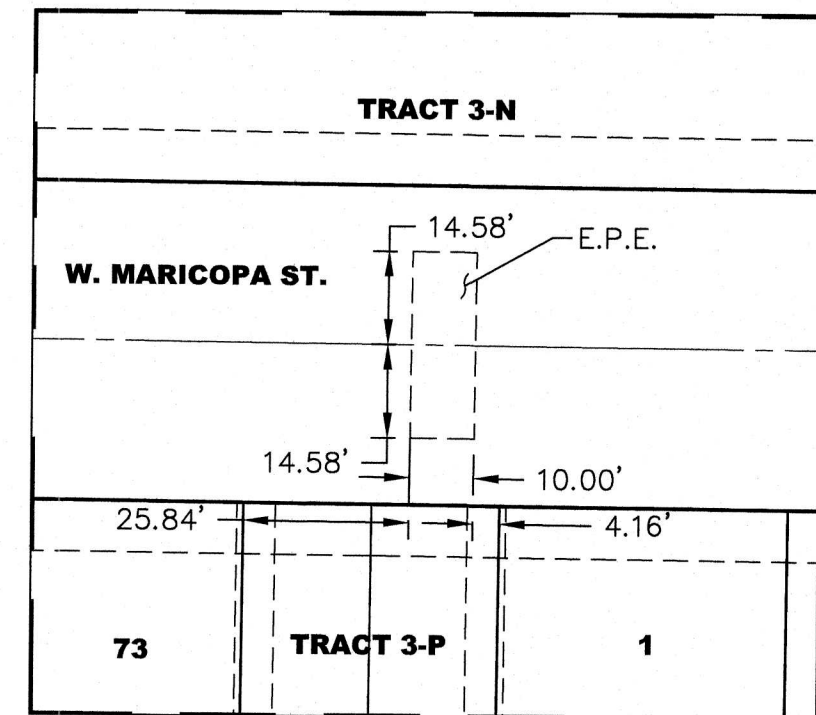
50 0 50 100
SCALE FEET

LA PRIVADA PARCELS 3 & 7 PHASE 1

PLAT SHEET

SHEET 6 OF 7

DETAIL "D"
N.T.S



RICK
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PHOENIX, AZ 85029
602.957.3350
rickengineering.com

JOB NUMBER 4684N PREPARED BY: ABM DATE PREPARED: 12/14/2022

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°30'47"W	28.28'
L2	S45°29'12"W	28.28'
L3	N45°25'36"E	28.28'
L4	N44°34'23"W	28.28'
L5	S45°27'25"W	46.64'
L6	N78°36'04"W	13.59'
L7	N79°20'04"E	13.51'
L8	S89°34'23"E	190.00'
L9	S89°34'24"E	36.87'
L10	S89°35'43"E	108.85'
L11	S89°31'05"E	44.28'
L12	N0°25'35"E	60.00'
L13	S89°34'25"E	25.00'
L14	S89°34'25"E	25.00'
L15	S44°34'15"E	28.28'
L16	N45°25'35"E	28.28'
L17	N45°25'36"E	22.94'
L18	S89°34'25"E	50.00'
L19	S0°25'35"W	44.80'
L20	S44°32'36"E	28.30'
L21	S89°30'48"E	16.62'

LINE TABLE		
LINE	DIRECTION	LENGTH
L22	N45°27'24"E	28.27'
L23	N44°31'25"W	28.29'
L24	N0°27'58"E	14.97'
L25	N45°28'35"E	28.28'
L26	N44°31'25"W	28.29'
L27	N45°27'24"E	28.27'
L28	N44°32'36"W	28.30'
L29	S44°30'48"E	28.28'
L30	N45°29'05"E	28.29'
L31	S89°30'48"E	15.00'
L32	S89°30'48"E	25.00'
L33	S89°30'48"E	5.00'
L34	S89°34'23"E	5.00'
L35	S89°34'23"E	25.00'
L36	S89°34'23"E	30.00'
L37	N89°34'25"W	2.00'
L38	N61°15'19"E	20.00'
L39	S44°36'16"E	16.96'
L40	S89°34'12"E	25.00'
L41	S45°25'37"W	28.28'
L42	N44°34'20"W	28.28'

LINE TABLE		
LINE	DIRECTION	LENGTH
L43	S44°33'19"E	22.88'
L44	N45°25'40"E	28.28'
L45	S89°00'01"E	25.00'
L46	S89°00'01"E	50.00'
L47	S89°00'01"E	25.00'
L48	N45°27'33"E	28.27'
L49	S89°30'31"E	1.88'
L50	N79°27'19"E	13.62'
L51	N78°28'49"W	13.48'
L52	S89°34'23"E	44.27'
L53	S89°36'08"E	108.95'
L54	S89°29'10"E	36.86'
L55	S89°34'23"E	190.08'
L56	N45°25'40"E	28.28'
L57	N44°34'21"W	28.28'
L58	N44°32'27"W	28.30'
L59	N45°27'33"E	28.27'
L60	N43°25'50"E	29.25'
L61	S89°34'10"E	25.00'
L62	S89°34'10"E	14.58'
L63	S89°34'10"E	39.58'

LINE TABLE		
LINE	DIRECTION	LENGTH
L64	N0°25'50"E	1.94'
L65	S89°41'36"E	10.42'
L66	N46°34'10"W	27.28'
L67	N43°25'50"E	29.25'
L68	S86°25'50"W	11.10'
L69	N89°30'31"W	29.00'
L70	N86°25'50"E	11.92'
L71	S44°32'27"E	28.30'
L72	N44°32'28"W	46.69'
L73	S45°26'41"W	18.69'
L74	N56°24'18"E	20.00'
L75	S89°30'31"E	17.98'
L76	N86°11'17"E	27.09'
L77	N86°45'18"E	45.09'
L78	N89°30'31"W	1.86'
L79	N0°25'50"E	43.31'
L80	S44°34'24"E	22.94'
L81	S89°30'48"E	45.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	21°02'22"	20.00'	7.34'	N78°59'37"W 7.30'
C2	132°08'21"	55.00'	126.84'	N45°27'24"E 100.54'
C3	21°02'22"	20.00'	7.34'	S10°05'36"E 7.30'
C4	10°18'56"	20.00'	3.60'	N15°27'19"W 3.60'
C5	10°43'26"	20.00'	3.74'	N4°56'07"W 3.74'
C6	90°03'37"	50.00'	78.59'	N45°27'24"E 70.75'
C7	90°25'37"	7.50'	11.84'	S45°12'49"W 10.65'
C8	79°05'17"	5.00'	6.90'	N39°03'25"W 6.37'
C9	79°20'04"	5.00'	6.92'	N39°40'02"E 6.38'
C10	90°00'00"	7.50'	11.78'	S44°34'23"E 10.61'
C11	89°58'46"	50.00'	78.52'	S44°31'25"E 70.70'
C12	21°02'22"	20.00'	7.34'	N10°59'09"E 7.30'
C13	132°03'30"	55.00'	126.77'	S44°31'25"E 100.51'
C14	21°02'22"	20.00'	7.34'	S79°58'01"W 7.30'
C15	47°20'05"	55.00'	45.44'	S2°09'42"E 44.16'
C16	82°17'14"	55.00'	78.99'	S66°58'22"E 72.37'
C17	2°26'11"	55.00'	2.34'	N70°39'56"E 2.34'
C18	89°59'58"	4.00'	6.28'	S45°25'36"W 5.66'
C19	90°00'02"	4.00'	6.28'	N44°34'24"W 5.66'
C20	81°52'04"	55.00'	78.59'	S69°40'43"E 72.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	21°02'19"	20.00'	7.34'	S79°54'25"W 7.30'
C22	5°55'14"	225.00'	23.25'	S87°28'00"W 23.24'
C23	5°59'06"	175.00'	18.28'	N87°29'56"E 18.27'
C24	21°02'22"	20.00'	7.34'	S78°59'20"E 7.30'
C25	108°58'57"	55.00'	104.62'	S57°02'23"W 89.54'
C26	79°01'39"	5.00'	6.90'	N39°56'29"E 6.36'
C27	89°34'23"	7.50'	11.73'	N44°47'11"W 10.57'
C28	90°00'00"	7.50'	11.78'	N45°25'37"E 10.61'
C29	78°54'29"	5.00'	6.89'	N39°01'35"W 6.35'
C30	4°03'39"	225.00'	15.95'	N88°27'39"E 15.94'
C31	4°03'39"	250.00'	17.72'	N88°27'39"E 17.71'
C32	4°03'39"	275.00'	19.49'	N88°27'39"E 19.49'
C33	86°00'00"	50.00'	75.05'	N43°25'50"E 68.20'
C34	21°02'22"	20.00'	7.34'	S10°05'21"E 7.30'
C35	13°00'06"	55.00'	12.48'	N14°06'29"W 12.45'
C36	115°04'38"	55.00'	110.47'	N49°55'53"E 92.81'
C37	21°02'22"	20.00'	7.34'	N83°02'59"W 7.30'
C38	128°04'44"	55.00'	122.95'	N43°25'50"E 98.90'
C39	4°03'39"	705.00'	49.97'	N88°27'39"E 49.96'
C40	4°03'39"	730.00'	51.74'	N88°27'39"E 51.73'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	4°03'39"	755.00'	53.51'	N88°27'39"E 53.50'
C42	1°18'03"	705.00'	16.00'	S89°50'28"W 16.00'
C43	2°45'36"	705.00'	33.96'	S87°48'38"W 33.96'
C44	1°32'37"	755.00'	20.34'	N89°43'10"E 20.34'
C45	2°31'01"	755.00'	33.17'	N87°41'21"E 33.17'
C46	21°02'22"	20.00'	7.34'	S79°58'18"W 7.30'
C47	76°57'11"	55.00'	73.87'	S72°04'18"E 68.44'
C48	37°11'13"	55.00'	35.70'	S15°00'05"E 35.07'
C49	17°52'29"	55.00'	17.16'	S12°31'45"W 17.09'
C50	21°02'22"	20.00'	7.34'	N10°56'49"E 7.30'
C51	132°00'53"	55.00'	126.72'	S44°32'27"E 100.50'
C52	89°56'09"	50.00'	78.48'	N44°32'27"W 70.67'
C53	0°11'38"	225.00'	0.76'	S86°31'39"W 0.76'
C54	3°52'01"	225.00'	15.19'	S88°33'28"W 15.18'

LA PRIVADA PARCELS 3 & 7 PHASE 1

LINE AND CURVE TABLES

SHEET 7 OF 7



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