

DEDICATION

KNOW ALL MEN BY THESE PRESENTS KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT OF LA VENTILLA – PHASE 2, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, TRACT AND EASEMENT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, AND LETTER GIVEN TO EACH RESPECTIVELY.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A THROUGH F, INCLUSIVE, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY EASEMENT AREAS IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREAS FOR PUBLIC UTILITY FACILITIES, EXCEPT THAT ROADWAYS, SIDEWALKS AND LANDSCAPING AS APPROVED BY THE CITY MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH PUBLIC UTILITY EASEMENT AREAS. PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT AREA, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS AND STREETS, DAMAGED DURING THE INSTALLATION AND/OR REPAIR OF THEIR UTILITY FACILITIES.

OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR 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 PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS ALL STREETS, INCLUDING TRACT F, SIDEWALK EASEMENTS ("SWE"), AND MOTOR COURT EASEMENTS ("MCE") DESIGNATED ON PLAT FOR THE PURPOSE 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, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

SUBJECT TO ALL EXISTING EASEMENTS AND THE EASEMENTS GRANTED IN THIS PLAT, OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR A NON-EXCLUSIVE NON-VEHICULAR ACCESS EASEMENT OVER AND ACROSS ALL AREAS DESIGNATED ON THIS PLAT AS VEHICULAR NON-ACCESS EASEMENTS ("VNAE") (COLLECTIVELY THE "PROPERTY"). THE PURPOSE OF THE EASEMENT IS TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE PROPERTY.

OWNER HEREBY DEDICATES TO THE LA VENTILLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "HOA") A MOTORCOURT EASEMENT OVER, ACROSS THROUGH AND UNDER ALL AREAS DESIGNATED ON THIS PLAT AS MOTORCOURT EASEMENT ("MCE") FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING ALL IMPROVEMENTS NECESSARY TO PROVIDE ACCESS TO THE LOTS ADJACENT TO THE MOTORCOURT EASEMENT. THE HOA SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR AND REPLACEMENT OF THE IMPROVEMENTS NECESSARY TO PROVIDE ACCESS WITHIN THE MOTORCOURT EASEMENT AREAS. ADDITIONAL USES, TERMS AND RESTRICTIONS GOVERNING THE USE OF MOTORCOURT EASEMENTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE LA VENTILLA COMMUNITY ASSOCIATION ON RECORD WITH THE MARICOPA COUNTY RECORDER.

OWNER HEREBY DEDICATES TO THE LA VENTILLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "HOA") A SIDEWALK EASEMENT OVER, ACROSS THROUGH AND UNDER ALL AREAS DESIGNATED ON THIS PLAT AS SIDEWALK EASEMENT ("SWE") FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING SIDEWALKS. THE HOA SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR AND REPLACEMENT OF SIDEWALKS WITHIN THE SIDEWALK EASEMENT AREAS.

OWNER HEREBY DEDICATES TO THE LA VENTILLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "HOA") A LANDSCAPE EASEMENT OVER, ACROSS THROUGH AND UNDER ALL AREAS DESIGNATED ON THIS PLAT AS LANDSCAPE EASEMENT ("LSE") FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING LANDSCAPING. THE HOA SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR AND REPLACEMENT OF LANDSCAPING WITHIN THE LANDSCAPE EASEMENT AREAS.

TRACTS A THROUGH F, INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN ON SHEET 1 OF 3 OF THIS PLAT. SUBJECT TO ALL EXISTING EASEMENTS AND THE EASEMENTS GRANTED IN THIS PLAT, OWNER HEREBY CONVEYS, IN FEE, TO THE LA VENTILLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A, B, C, D, E, AND F AS SHOWN ON THIS PLAT. SAID TRACTS SHALL BE MAINTAINED BY THE LA VENTILLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

IN WITNESS WHEREOF: KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, 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 \_\_\_\_\_

BY: KB HOME PHOENIX, INC., AN ARIZONA CORPORATION,  
AS OWNER

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE \_\_\_\_\_ OF KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

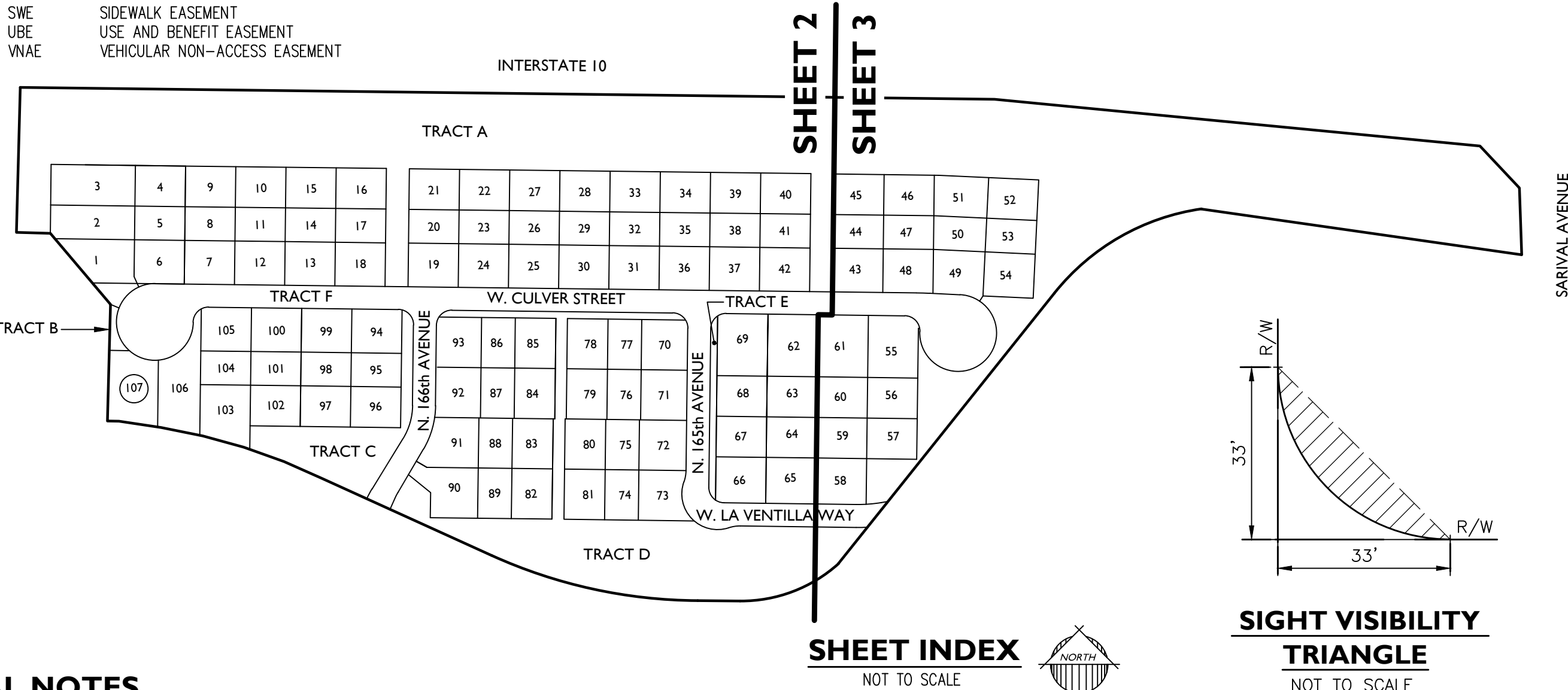
BY: \_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

TYPICAL CLUSTER LOT DETAILS  
AND USE AND BENEFIT EASEMENT  
SEE SHEET 3

LEGEND

- SECTION CORNER
- SET BRASS CAP (FLUSH) AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION
- BRASS CAP
- BRASS CAP IN A HAND HOLE
- BUILDING SETBACK LINE
- LANDSCAPE EASEMENT
- MOTOR COURT EASEMENT
- MARICOPA COUNTY RECORDER
- PRIVATE STREET
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- 10' X 20' SIGHT VISIBILITY TRIANGLE
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- SIDEWALK EASEMENT
- USE AND BENEFIT EASEMENT
- VEHICULAR NON-ACCESS EASEMENT



GENERAL NOTES

- A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- B. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
  - a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
  - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
  - c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SEWERING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
  - d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
  - e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
  - a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
  - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
  - c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
  - d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
  - e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
  - f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- F. STRUCTURES WITHIN VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY TRIANGLES WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY AND THE LA VENTILLA COMMUNITY ASSOCIATION SHALL EXECUTE AND PROVIDE TO THE CITY A STORM WATER MAINTENANCE AGREEMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
- H. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- I. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE LOOP 303.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- L. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- N. THE STREETS IN TRACT F ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- O. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS: NONE
- P. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE LA VENTILLA COMMUNITY ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- Q. MOTORCOURT EASEMENTS SHALL BE USED TO ACCESS THE RESIDENTIAL LOTS ADJACENT TO THE MOTORCOURT EASEMENT AREA. ADDITIONAL USES, TERMS, AND RESTRICTIONS GOVERNING THE USE OF MOTORCOURT EASEMENTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR LA VENTILLA RECORDED WITH THE MARICOPA COUNTY RECORDER.

FINAL PLAT  
LA VENTILLA - PHASE 2

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER:

KB HOME PHOENIX, INC., AN ARIZONA CORPORATION  
10429 SOUTH 51ST STREET, SUITE 100  
PHOENIX, AZ 85044  
TEL: (480) 758-3045  
CONTACT: JANNELLE SPEAKE

BASIS OF BEARINGS

THE EAST LINE OF THE NE 1/4 SEC 1, T.1N.,R.2W.  
ASSUMED BEARING = S00°17'44"W

BENCHMARK:

BRASS CAP IN SOUTH HAND HOLE AT THE  
INTERSECTION OF SARIVAL & VAN BUREN  
ELEVATION = 996.48'  
(CITY OF GOODYEAR/NAVD88 DATUM)

HOA RATIFICATION AND CONSENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, LA VENTILLA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A THROUGH F, INCLUSIVE, REFLECTED HEREIN, THE GRANT OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED  
ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED  
OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

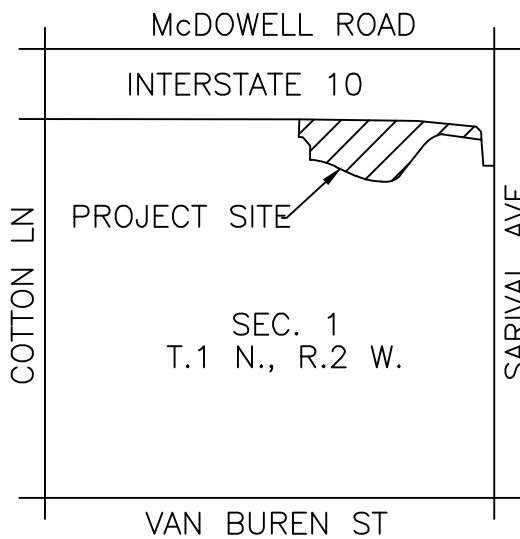
LA VENTILLA COMMUNITY ASSOCIATION,  
AN ARIZONA NON-PROFIT CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ENGINEER:

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480) 503-2250  
FAX: (480) 503-2258  
CONTACT: DAN "OX" AUXIER, PE



VICINITY MAP

SECTION 1, T.1N., R.2W.  
NOT TO SCALE

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY  
\_\_\_\_\_ THE \_\_\_\_\_ OF LA VENTILLA COMMUNITY

ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ON  
BEHALF OF THE NON-PROFIT CORPORATION.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND  
OFFICIAL SEAL.

BY: \_\_\_\_\_ DATE  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

SIGHT VISIBILITY  
TRIANGLE  
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B, OF CANYON TRAILS UNIT 2, A SUBDIVISION PLAT RECORDED AT BOOK 565 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDERS OFFICE, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 AS SHOWN IN INSTRUMENT RECORDED AT DOCKET 12302, PAGE 1042, MARICOPA COUNTY RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 18 MINUTES 06 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1971.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SARIVAL AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTH 00 DEGREES 17 MINUTES 49 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 196.01 FEET TO THE NORTHEAST CORNER OF TRACT C OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT C AND LOTS 1 THROUGH 9 INCLUSIVE OF SAID CANYON TRAILS UNIT 2 FOR THE FOLLOWING 13 COURSES AND DISTANCES: THENCE NORTH 81 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 433.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 08 DEGREES 12 MINUTES 11 SECONDS EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 11 MINUTES 32 SECONDS, AN ARC DISTANCE OF 226.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 452.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 56 MINUTES 04 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 16 MINUTES 30 SECONDS, AN ARC DISTANCE OF 140.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 39 MINUTES 34 SECONDS WEST, A DISTANCE OF 55.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST, A DISTANCE OF 660.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 04 MINUTES 44 SECONDS, AN ARC DISTANCE OF 277.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 65 DEGREES 34 MINUTES 50 SECONDS WEST, A DISTANCE OF 243.60 FEET; THENCE NORTH 65 DEGREES 57 MINUTES 14 SECONDS WEST, A DISTANCE OF 63.64 FEET; THENCE NORTH 70 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF 55.57 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 21 SECONDS WEST, A DISTANCE OF 55.57 FEET; THENCE NORTH 78 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 55.57 FEET; THENCE NORTH 81 DEGREES 35 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.62 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 15.07 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 01 DEGREES 29 MINUTES 13 SECONDS EAST, ALONG THE EASTERLY LINE OF LOTS 11, 12 AND 13 OF SAID CANYON TRAILS UNIT 2, A DISTANCE OF 152.18 FEET; THENCE NORTH 40 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF LOTS 13 AND 14 OF SAID CANYON TRAILS UNIT 2, A DISTANCE OF 121.57 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 47 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 44.07 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 13 SECONDS EAST, ALONG THE EASTERLY LINE OF LOT 15 AND TRACT B OF SAID CANYON TRAILS UNIT 2, A DISTANCE OF 189.29 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, AND THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN INTERSTATE 10 AS DESCRIBED IN THAT CERTAIN ORDER FOR IMMEDIATE POSSESSION, RECORDED MARCH 3, 2011 IN DOCUMENT NO. 2011-0186674, MARICOPA COUNTY RECORDS.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1-107	386,349 S.F.	8.8693 AC.
TRACTS A-E (PASSIVE RECREATIONAL OPEN SPACE)	316,697 S.F.	7.2704 AC.
TRACT F (PRIVATE STREETS)	69,084 S.F.	1.5859 AC.
TOTAL	772,130 S.F.	17.7257 AC.

UTILITIES

WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE  
REFUSE  
CABLE TV  
CITY OF GOODYEAR  
CITY OF GOODYEAR  
SOUTHWEST GAS  
ARIZONA PUBLIC SERVICE  
CENTURYLINK /COX  
CITY OF GOODYEAR  
CENTURYLINK /COX

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, MOTOR COURT EASEMENT, PUE, SWE, LSE	248,662	5.7085
B	LANDSCAPE, OPEN SPACE, PUE, SWE, LSE	714	0.0164
C	LANDSCAPE, OPEN SPACE, PUE, SWE, LSE	13,965	0.3206
D	LANDSCAPE, OPEN SPACE, RETENTION, PUE, SWE, LSE	51,282	1.1773
E	LANDSCAPE, OPEN SPACE, PUE, SWE, LSE	2,075	0.0476
F	PRIVATE STREET, EMERGENCY INGRESS/EGRESS, CITY PUBLIC UTILITY EASEMENT	69,084	1.5859

ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE "LA VENTILLA COMMUNITY ASSOCIATION".

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR: GEORGIA LORD

ATTEST: \_\_\_\_\_  
CITY CLERK: MAUREEN SCOTT

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CITY ENGINEER: DAVID RAMIREZ

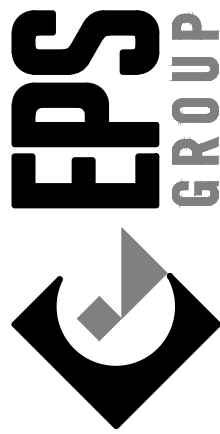
CERTIFICATION

I, MARY KENNEDY HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR:  
MARY KENNEDY, R.L.S.  
EPS GROUP, INC.  
2045 S. VINEYARD AVENUE STE 101  
MESA, AZ 85210

PREPARED: AUGUST 26, 2014  
JOB NO. 12-136  
SCALE: N.T.S.  
SHEET: 1 OF 3 SHEETS

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



LA VENTILLA - PHASE 2

Goodyear, Arizona  
Final Plat

Project

Revisions:

Call or Email for full working copy before you begin construction.

NOTARY PUBLIC  
State of Arizona  
Notary Public  
Mesa, Arizona  
My Commission Expires: 8/30/18

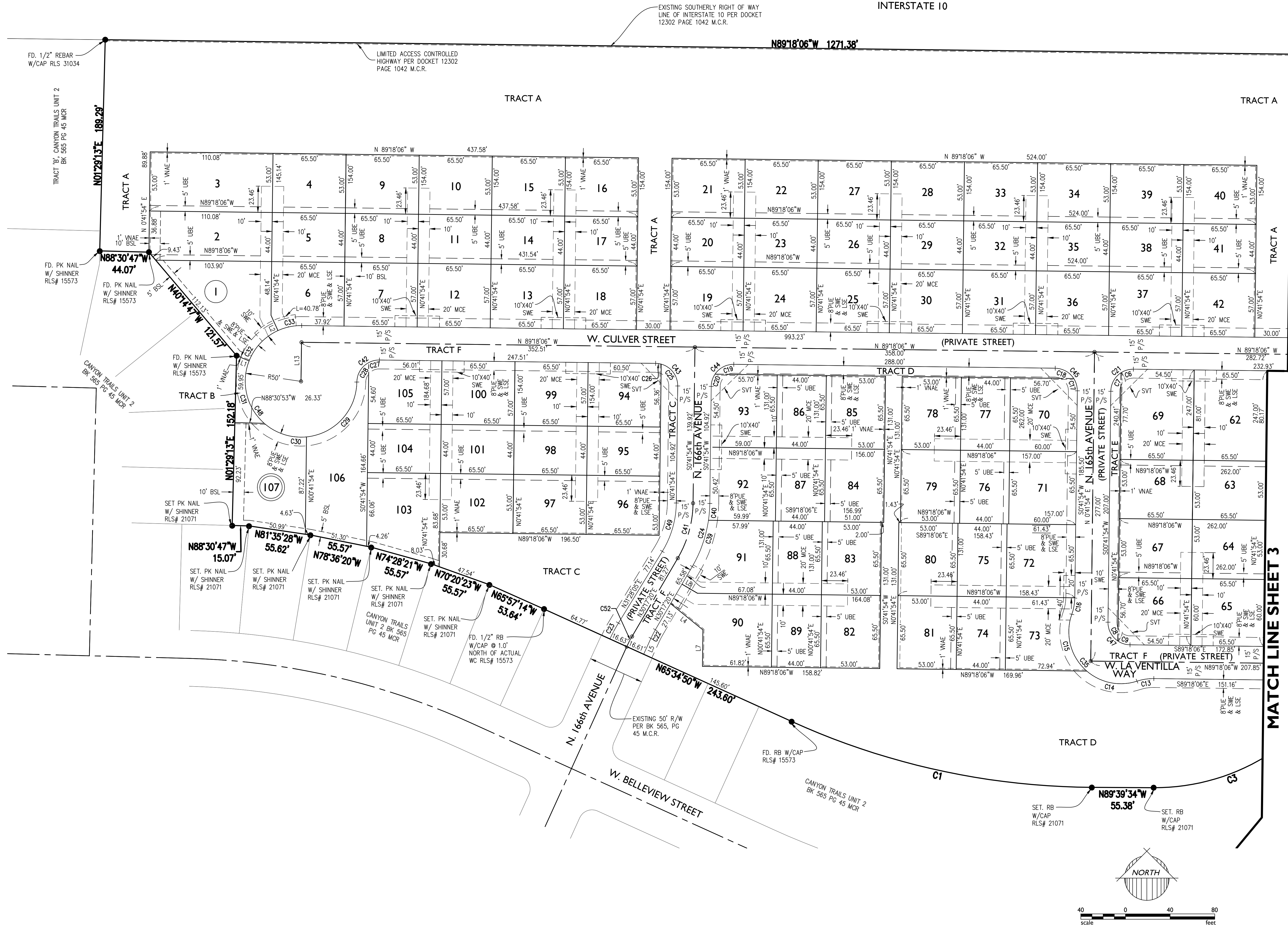
Designer:  
Drawn by: MK

21071  
MARY F.  
KENNEDY  
REGISTERED LAND SURVEYOR  
STATE OF ARIZONA  
EXPIRES: 8/30/18

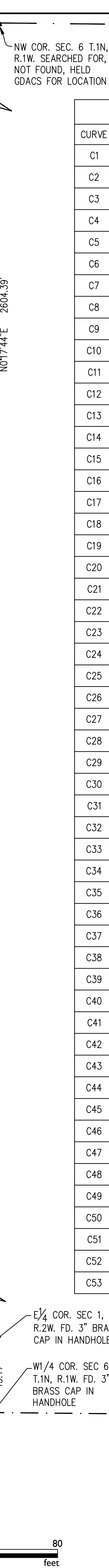
Job No.  
12-136



Sheet No.  
1  
of 3





SEE SHEET 3 FOR LINE AND CURVE TABLES



<div> <div>  <div> <div>2045 S. Vineyard</div> <div>Mesa, AZ 85210</div> <div>T: 480.503.2250</div> <div>WWW.EPSGROUP.COM</div> </div> </div> </div>	
<div> <div> <div>LA VENTILLA - PHASE 2</div> <div>Goodyear, Arizona</div> </div> <div> <div>Final Plat</div> </div> </div>	
<div> <div>Project:</div> <div>Revisions:</div> </div>	
<div> <div> <div>Call us at least one full working day before you begin excavation.</div> <div>  </div> <div> <div>800-4-A-ARIZONA</div> <div>OR 800-474-ARIZONA</div> <div>1-800-474-ARIZONA</div> </div> </div> </div>	
<div> <div>Designer:</div> <div>DK</div> </div>	<div> <div>Checker:</div> <div>DK</div> </div>