

FINAL PLAT
OF
LAS BRISAS, PHASE 2C.6
A SUBDIVISION SITUATED IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
DATE PREPARED: AUGUST 2016

DEDICATION

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION AND LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "LAS BRISAS, PHASE 2C.6", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LAS BRISAS, PHASE 2C.6" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES 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.

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS AA, A, B, C, D, E, F, G, H, I, J, AND K INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT, SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAIN, REPLACING AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

THAT TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION TRACT AAA INCLUDED WITHIN THE ABOVE DESCRIBED PREMISES FOR USE AS PUBLIC STREETS AND FOR PUBLIC UTILITIES.

THAT LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HEREBY DEDICATES IN FEE TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION TRACT BBB INCLUDED WITHIN THE ABOVE DESCRIBED PREMISES FOR USE AS PUBLIC STREETS AND FOR PUBLIC UTILITIES.

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, THE PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS ("V.N.A.E.") UPON, OVER, AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTER VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

THAT TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS I, J, AND AA ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE SUFFERED DAMAGE BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEYS' FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS I, J, AND AA.

TRACTS AA, A, B, C, D, E, F, G, H, I, J, AND K ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT. SAID TRACTS, SHALL BE OWNED AND MAINTAINED BY THE LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR.

IN WITNESS WHEREOF:

TAYLOR MORRISON/ARIZONA 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, THEREUNTO DULY AUTHORIZED THIS____DAY OF_____, 2017.

TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION

BY:_____
SHANNON FRANCOEUR
ITS: VICE PRESIDENT

IN WITNESS WHEREOF:

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS____DAY OF_____, 2017.

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY:_____
SHANNON FRANCOEUR
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

ON THIS____DAY OF_____, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SHANNON FRANCOEUR, WHO ACKNOWLEDGED HERSELF TO BE VICE PRESIDENT OF TAYLOR MORRISON/ARIZONA, AN ARIZONA CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY EXECUTED THE FINAL PLAT OF LAS BRISAS, PHASE 2C.6 FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

ON THIS____DAY OF_____, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SHANNON FRANCOEUR, WHO ACKNOWLEDGED HERSELF TO BE PRESIDENT OF LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY EXECUTED THE FINAL PLAT OF LAS BRISAS, PHASE 2C.6 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, THE LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS AA, A, B, C, D, E, F, G, H, I, J, AND K REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE____DAY OF_____, 2017

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY:_____
SHANNON FRANCOEUR
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

ON THIS____DAY OF_____, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SHANNON FRANCOEUR, WHO ACKNOWLEDGED HERSELF TO BE PRESIDENT OF LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY EXECUTED THE FINAL PLAT OF LAS BRISAS, PHASE 2C.6 FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES_____

SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, 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 THE SURVEY IS TRUE AND COMPLETE AS SHOWN, 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.

46643
LANCE C.
DICKSON

DATE SIGNED
ARIZONA, U.S.A.

EXPIRES 6/30/2019

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

54332
JOHN N.
ROGERS

DATE SIGNED
ARIZONA, U.S.A.

EXPIRES 3/31/2019

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

APPROVALS

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

THIS____DAY OF_____, 2017.

BY:_____
MAYOR
ATTEST:_____
CLERK

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

THIS____DAY OF_____, 2017.

BY:_____
CITY ENGINEER

UTILITY SERVICES

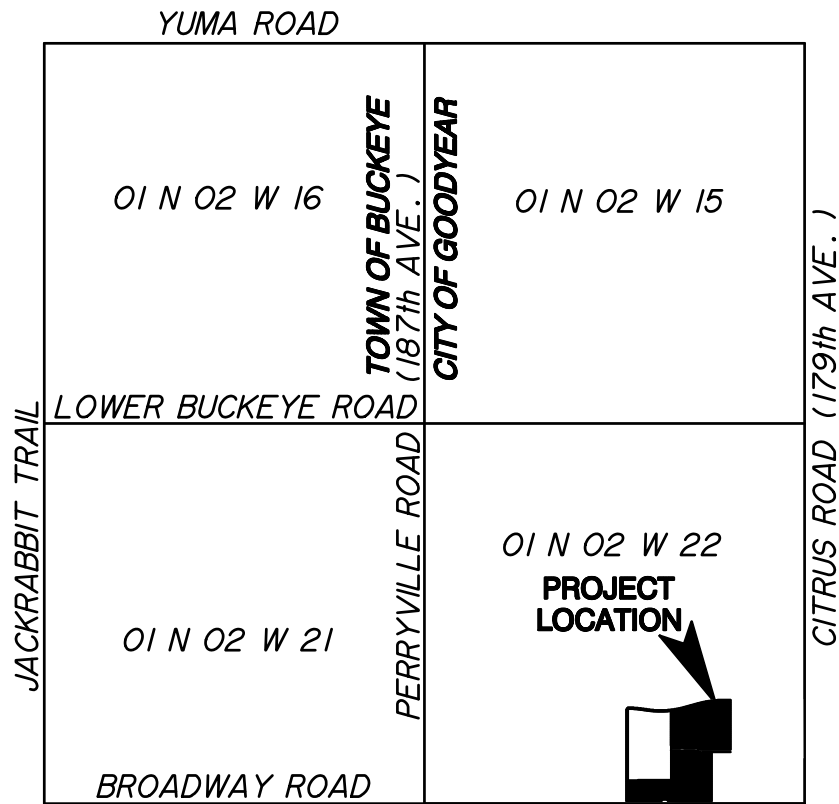
WATER _____ CITY OF GOODYEAR
SEWER _____ CITY OF GOODYEAR
ELECTRIC _____ ARIZONA PUBLIC SERVICE COMPANY
GAS _____ SOUTHWEST GAS COMPANY
TELEPHONE _____ QWEST COMMUNICATIONS/COX COMMUNICATIONS
SOLID WASTE DISPOSAL _____ CITY OF GOODYEAR
POLICE PROTECTION _____ CITY OF GOODYEAR
(AND A PRIVATE PATROL)
FIRE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

OWNER / DEVELOPER:

taylor
morrison

Homes Inspired By You

9000 EAST PIMA CENTER, STE. 360, SCOTTSDALE, ARIZONA (480) 346-1723



VICINITY MAP

N.T.S.

LEGEND

●	FOUND MONUMENT AS NOTED
◦	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
FND	FOUND
BK	BOOK
PG	PAGE
APN	ASSESSOR'S PARCEL NUMBER
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
*	LOT LIMITED TO SINGLE STORY
**	LOT AT T-INTERSECTION
***	KEY LOT
---	BOUNDARY LINE
----	RIGHT-OF-WAY LINE
-----	EASEMENT LINE
-----	SECTION LINE
- - -	CENTER LINE
---	MATCH LINE

NOTE:
SEE CIVIL PLANS FOR PLAT BOUNDARY AND CENTERLINE MONUMENTATION TO BE INSTALLED PER MAG 120-1 STANDARDS.

FINAL PLAT OF LAS BRISAS, PHASE 2C.6

CASE NO.
16-520-00015

SHEET 1 OF 5

PREPARED BY:

SURVEYED BY:

GOODWIN &
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Ste. 2
Chandler, Arizona 85286
(602) 218-7285



2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246 - 9919

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 REPLEISHMENT 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 STREET STRIPING.

A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E) IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

5. 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.

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 NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

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.

9. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

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 THE DEVELOPMENT.

14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.

NOTES CONT.

15. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.

16. 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.

17. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES UNLESS SEPARATED BY A 35' LANDSCAPE SETBACK. NO MORE THAN THREE TWO-STORY HOMES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO ONE-STORY HOMES. LOTS 1, 10, 11, 17, 32, 33, 48, 56, 63, 64, 71, 72, 78, 79, AND 85 ARE RESTRICTED TO ONE-STORY.

18. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. THIS INCLUDES LOT 49.

19. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THIS INCLUDES LOTS 1, 10, 11, 17, 32, 33, 48, 56, 63, 64, 71, 72, 78, 79, AND 85.

20. 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 45 AND 82.

21. LAS BRISAS COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AREAS, TRAILS, AND OTHER COMMUNITY AMENITIES AND MAINTAIN ALL ARTERIAL AND COLLECTOR ROAD RIGHT-OF-WAY LANDSCAPING EXCEPT FOR ARTERIAL MEDIAN LANDSCAPING.

22. SIGNAGE SHALL BE POSTED WITHIN THE SUBDIVISION SALES OFFICE IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZA), 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS TWENTY-FOUR INCH BY THIRTY-SIX INCH (24" X 36") MAP AT THE MAIN ENTRANCE OF SUCH SALES FACILITIES AND SHALL INCLUDE THE APPROXIMATE LOCATION OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED.

23. LAS BRISAS PHASE 2C.6 OWNER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A - I INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.

24. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.

25. COMMON AREAS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.

26. 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.

27. ADJACENT DWELLING UNITS ARE PROHIBITED FROM HAVING IDENTICAL BUILDING ELEVATIONS AND EXTERIOR COLORS.

28. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.

29. THE ENTIRE LAS BRISAS PHASE 2C.6 PROJECT IS TO BE FINAL PLATTED AND CONSTRUCTED IN ONE PHASE.

30. TYPICAL SIDE STREET TRACTS ARE 10' WIDE.

31. THIS DEVELOPMENT IS IN PROXIMITY TO A PROPOSED ELEMENTARY SCHOOL SITE AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.

32. THIS DEVELOPMENT IS IN PROXIMITY TO PROPERTY WITH PERMITTED COMMERCIAL USES AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.

33. THE NEAREST FIRE STATION TO THIS SUBDIVISION IS STATION NO. 184, WHICH IS LOCATED AT THE SOUTHWEST CORNER OF YUMA ROAD AND WILDFLOWER DRIVE/SOUTH VILLAGE BOULEVARD. THIS STATION IS LOCATED APPROXIMATELY 4.5 MILES FROM THE SUBDIVISION AND MAY RESULT IN LONGER THAN ANTICIPATED RESPONSE TIMES.

34. THE DEVELOPER SHALL COMPLY WITH THE OBLIGATIONS SET FORTH IN THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT (LAS BRISAS PHASE TWO) RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS INSTRUMENT NO. 2013-0980401.

35. THE DEVELOPER SHALL CONSTRUCT OFF-SITE IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE DEVELOPMENT REGULATIONS, AS THE TERM IS DEFINED IN THE DEVELOPMENT AGREEMENT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT.

36. THE DEVELOPER SHALL COMPLY WITH THE APPROVED WEST GOODYEAR PLANNING AREA MASTER WATER, SEWER, AND WATER REPORTS.

37. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPER IS RESPONSIBLE FOR A PROPORTIONATE SHARE OF THE COSTS FOR ADJACENT TRAFFIC SIGNALS. THE DEVELOPER SHALL EITHER CONSTRUCT THESE SIGNALS WHEN WARRANTED OR PAY TO THE CITY THE PROPORTIONATE SHARE OF THE COSTS TO INSTALL THE REQUIRED SIGNALS WHEN REQUESTED BY THE CITY ENGINEER, OR DESIGNEE. THE DEVELOPER SHALL BE RESPONSIBLE FOR A PROPORTIONATE SHARE OF THE COSTS FOR ANY ADJACENT TRAFFIC SIGNALS THAT BECOME WARRANTED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE SUBDIVISION, AND SHALL MAKE PAYMENT TO THE CITY WITHIN 30 DAYS AFTER THE TRAFFIC SIGNAL IS WARRANTED.

38. THE DEVELOPER SHALL PROVIDE EASEMENTS WITH A WIDTH OF AT LEAST 20 FEET IN AREAS WHERE CITY SEWER AND WATER LINES ARE CONSTRUCTED AND RIGHT-OF-WAY DOES NOT CURRENTLY EXIST. THE SURFACE OF THE EASEMENT SHALL BE IMPROVED WITH AN ALL-WEATHER SURFACE. EASEMENTS SHALL BE DEDICATED BY SEPARATE INSTRUMENT AND ALL DOCUMENTS NEEDED TO PROCESS THE EASEMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO CONSTRUCTION PLAN APPROVAL. CONSTRUCTION PERMITS WILL NOT BE ISSUED FOR ON-SITE SEWER CONSTRUCTION UNTIL THE OFF-SITE SEWER LINE CONSTRUCTION PROJECT HAS COMMENCED.

39. NO BUILDING PERMITS SHALL BE ISSUED FOR LOT 3 UNTIL A TITLE REPORT HAS BEEN PROVIDED TO THE CITY ENGINEER DEMONSTRATING THE EASEMENT FOR INGRESS AND EGRESS AND UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES GRANTED IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS INSTRUMENT NUMBER 1990-267666 (THE "ACCESS AND UTILITY EASEMENT") HAS BEEN CLEARED FROM THE TITLE.

LOT SUMMARY TABLE

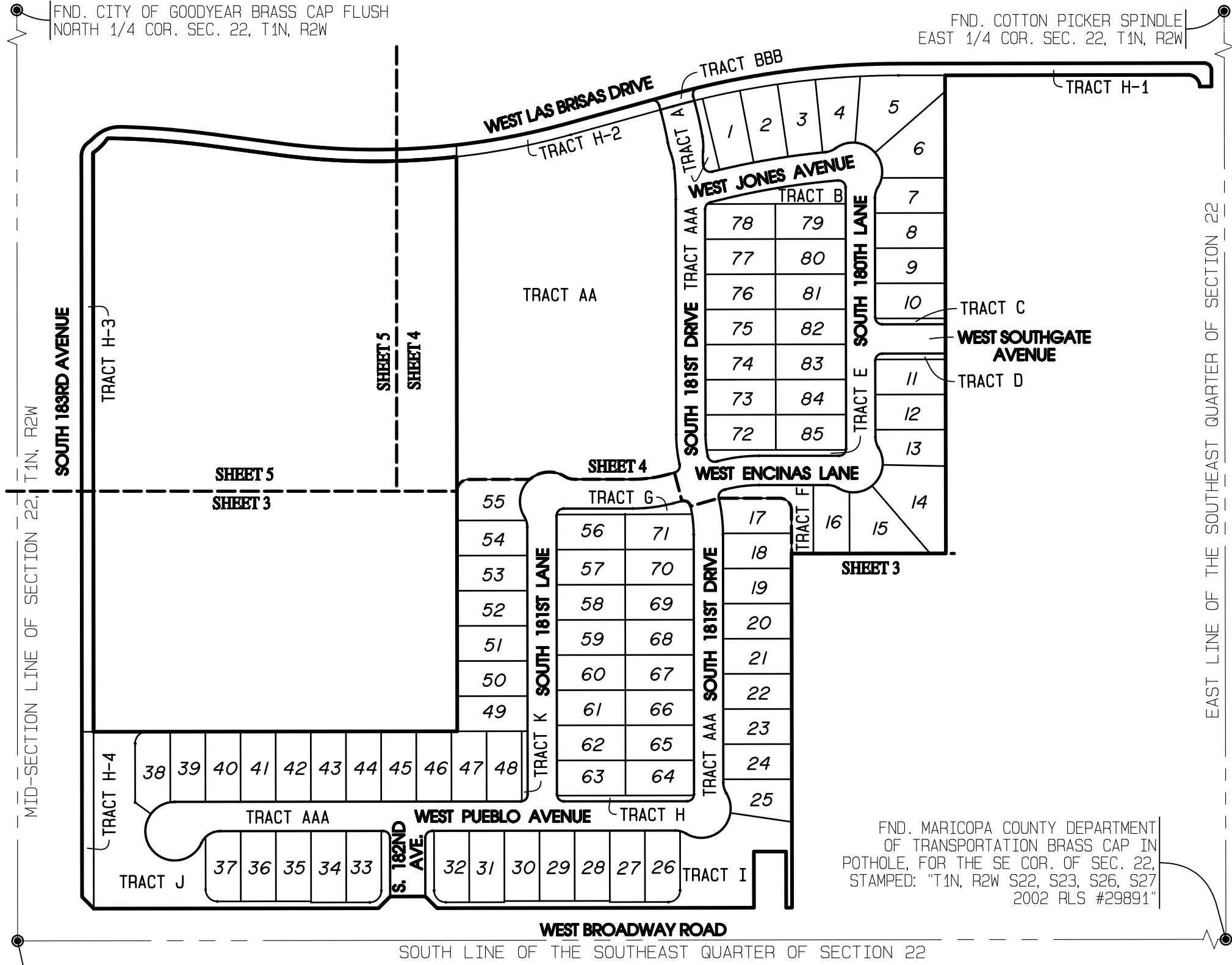
LOT	(SQ. FT.)
1	7789
2	7789
3	7789
4	7849
5	13074
6	11003
7	7032
8	7200
9	7200
10	7200
11	7200
12	7200
13	7000
14	12759
15	9886
16	7001
17	7078
18	7020
19	7020
20	7020
21	7020
22	7020
23	7020
24	7020
25	7135
26	7232
27	7320
28	7200
29	7200
30	7200
31	7320
32	7234
33	7234
34	7320
35	7200
36	7200
37	7036
38	7648
39	7201
40	7200
41	7200
42	7200
43	7200
44	7200
45	7200
46	7200
47	7200
48	7200
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66	7200
67	7200
68	7200
69	7200
70	7200
71	7001
72	7191
73	7200
74	7200
75	7200
76	7200
77	7200
78	7190
79	7200
80	7200
81	7200
82	7200
83	7200
84	7200
85	7225
TOTAL	628,723

LOT SUMMARY TABLE

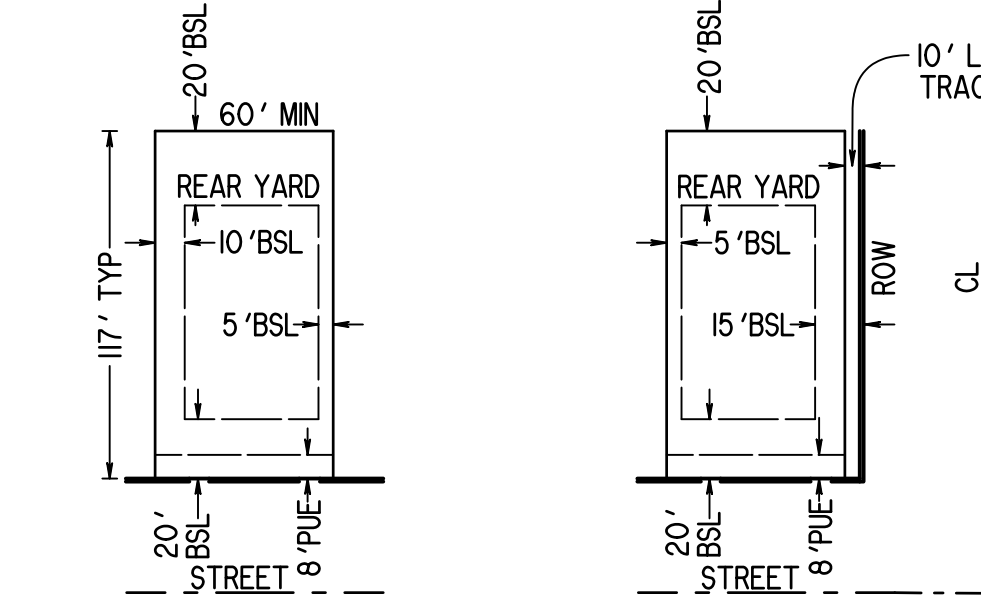
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44	7200
45	7200
46	7200
47	7200
48	7200
49	7201
50	7200
51	7200
52	7200
53	7192
54	7192
55	7754
56	7020
57	7020
58	7020
59	7020
60	7020
61	7020
62	7020
63	7019
64	7021
65	7020
66	7020
67	7020
68	7020
69	7020
70	7020
71	7001
72	7191
73	7200
74	7200
75	7200
76	7200
77	7200
78	7190
79	7200
80	7200
81	7200
82	7200
83	7200
84	7200
85	7225
TOTAL	628,723



KEY MAP
N.T.S.



SOUTH 1/4 COR. OF SEC. 22, T1N, R2W
"OBLITERATED" CALCULATED POSITION
PER BK. 638, PG. 33, MCR. SET TEMPORARY
ALUMINUM CAP STAMPED "RLS 46643" TO
BE REPLACED WITH MAG STD. DTL. TYPE
"B" AFTER FINAL IMPROVEMENTS OF WEST
BROADWAY ROAD IS IN PLACE.

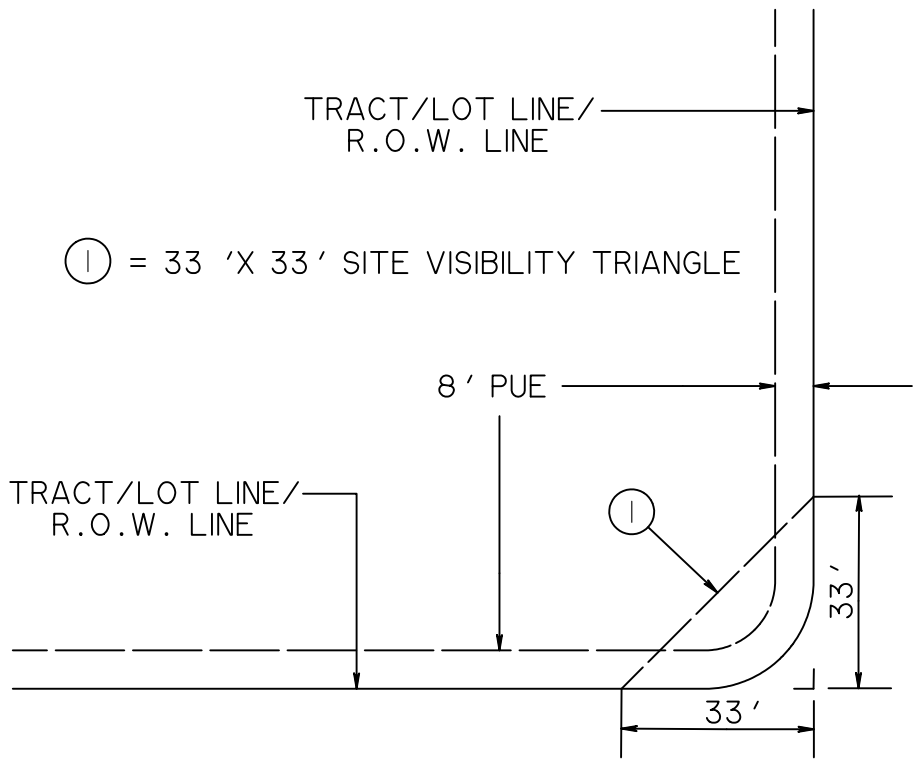


7,000 S.F. TYPICAL LOT
7,000 S.F. MINIMUM N.T.S.
(MIN LOT DEPTH = 100')
(10' B.S.L. FOR SIDE ENTRY GARAGE)

7,000 S.F.
CORNER LOT DETAIL

TYPICAL LOT SETBACKS

N.T.S.



TYPICAL SITE VISIBILITY TRIANGLE
DETAIL
FOR LOCAL STREETS

N.T.S.

LAND USE TABLE

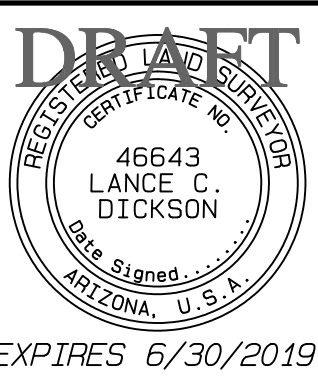
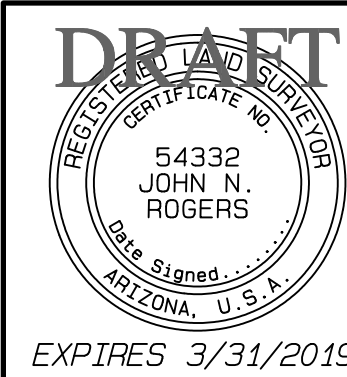
GROSS ACREAGE (TO BOUNDARY LINE)	28.196 ACRES
AREA OF PUBLIC STREETS (TRACTS AAA & BBB)	5.125 ACRES
NET ACREAGE	23.071 ACRES
AREA OF TRACTS	8.637 ACRES
TOTAL NUMBER OF LOTS	85 LOTS
OVERALL DENSITY	3.01 DU / "GROSS" ACRE
AVERAGE AREA PER LOT	7,397 SQUARE FEET
PERCENTAGE OF OPEN SPACE	30.63%

LAND USAGE LEGEND

D.E. DRAINAGE
L.A. LANDSCAPE AREA
O.S. OPEN SPACE

MAINTENANCE LEGEND

H.O.A. LAS BRISAS COMMUNITY ASSOCIATION
C.O.G. CITY OF GOODYEAR



PREPARED BY:

SURVEYED BY:

GOODWIN &
MARSHALL &

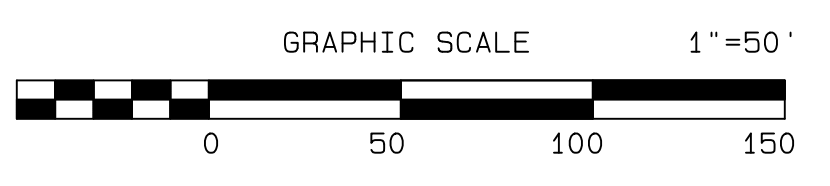
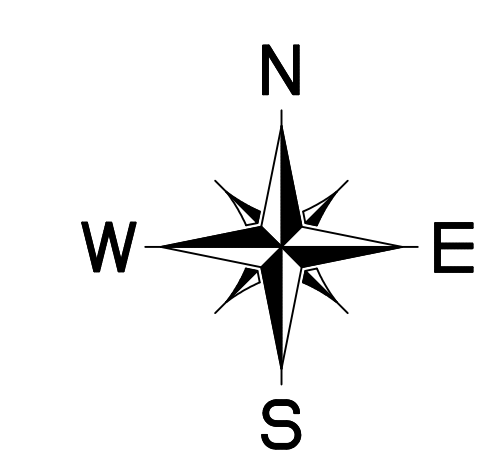
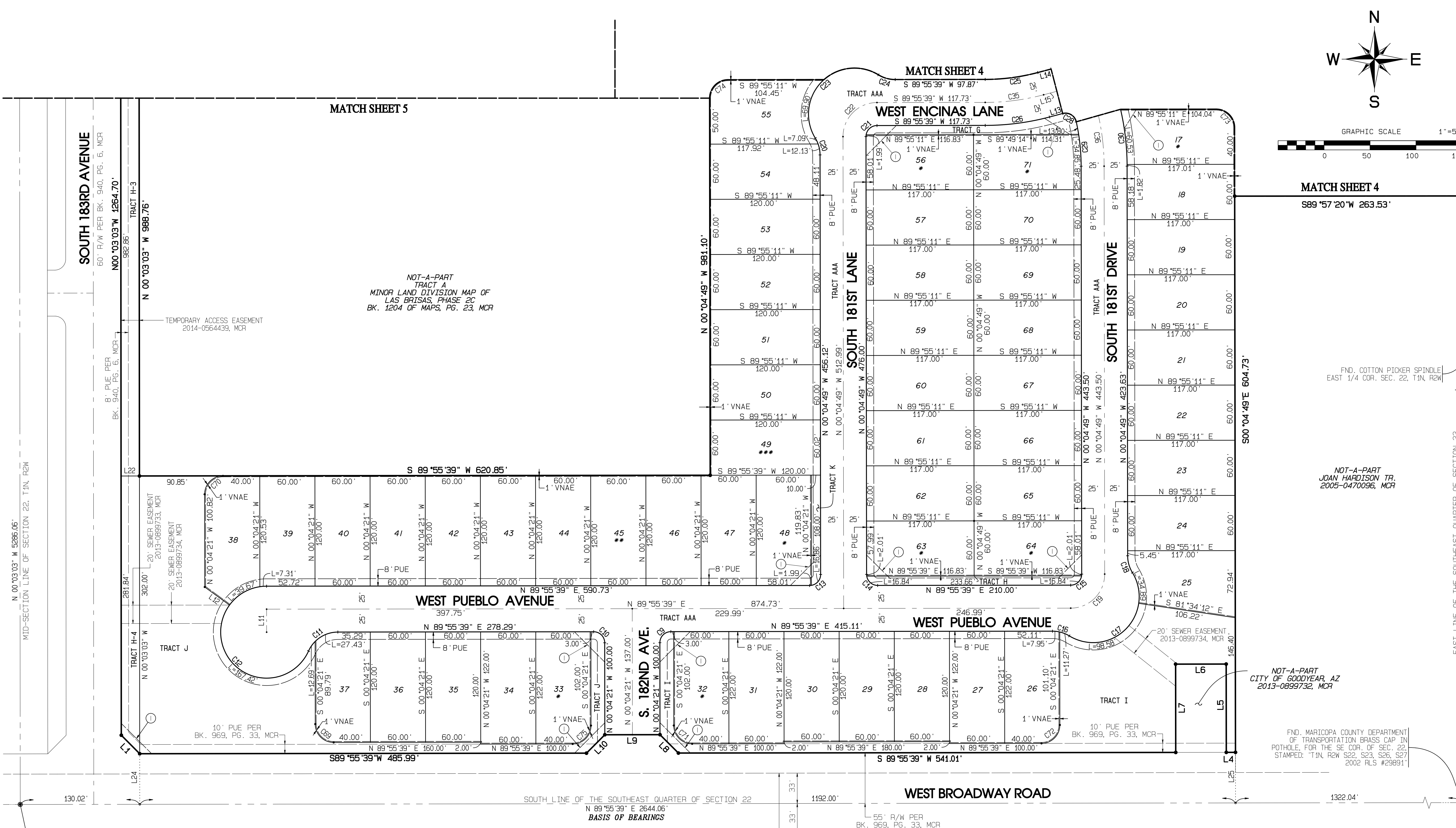
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Ste. 2
Chandler, Arizona 85286
(602) 218-7285



2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919

SHEET 2 OF 5



MATCH SHEET 4
S89°57'20"W 263.53'

FND. COTTON PICKER SPINDLE
EAST 1/4 COR. SEC. 22, T1N, R2W

NOT-A-PART
JOAN HARDISON TR.
2005-0470096, MCR

NOT-A-PART
CITY OF GOODYEAR, AZ
2013-0899732, MCR

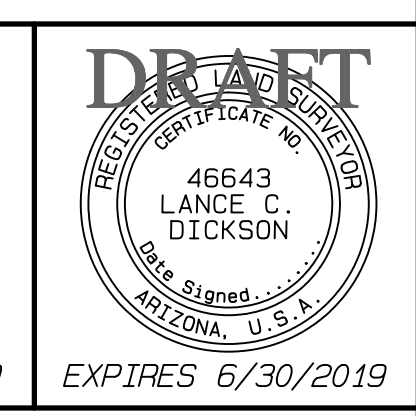
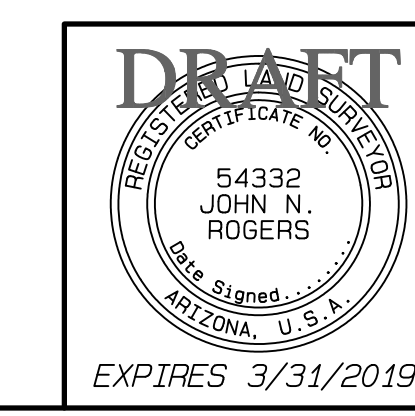
FND. MARICOPA COUNTY DEPARTMENT
OF TRANSPORTATION BRASS CAP IN
POTHOLE, FOR THE SE COR. OF SEC. 22,
STAMPED: "T1N, R2W S22, S23, S26, S27
2002 RLS #29891"

SOUTH 1/4 COR. OF SEC. 22, T1N, R2W
"OBLITERATED" CALCULATED POSITION
PER BK. 638, PG. 33, MCR. SET TEMPORARY
ALUMINUM CAP STAMPED "RLS 46643" TO
BE REPLACED WITH MAG STD. DTL. TYPE
"B" AFTER FINAL IMPROVEMENTS OF WEST
BROADWAY ROAD IS IN PLACE.

JON A. TUCKER FAMILY TRUST
1987-0020621, MCR

JOAN HARDISON TR.
2005-0470091, MCR

① = 33' X 33' SITE VISIBILITY TRIANGLE
SEE SHEET TWO FOR DETAIL



PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Ste. 2
Chandler, Arizona 85286
(602) 218-7285

SURVEYED BY:

AS&M
Arizona Surveying & Mapping

2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919

SHEET 3 OF 5

FINAL PLAT OF LAS BRISAS, PHASE 2C.6

CASE NO. 16-520-00015
W:\10508A - Las Brisas\COGO\PHASE 2C6\PH2C6 FPLAT.pro Plotted: Mon Feb 27 14:58:44 2017

MATCH SHEET 5

NOT-A-PART
TRACT A
MINOR LAND DIVISION MAP OF
LAS BRISAS, PHASE 2C
BK. 1204 OF MAPS, PG. 23, MCR

N 00°04'49" W 981.10'
571.10'

TRACT AA

MATCH SHEET 3

EASEMENT FOR INGRESS AND EGRESS
AND UNDERGROUND UTILITIES AND
INCIDENTAL PURPOSES, 1990-267666, MCR
(SEE PLAT NOTE NO. 39 ON SHEET 2)

SEE DETAIL
THIS SHEET

WEST JONES AVENUE

SOUTH 181ST DRIVE

SOUTH 180TH LANE

WEST SOUTHGATE AVENUE

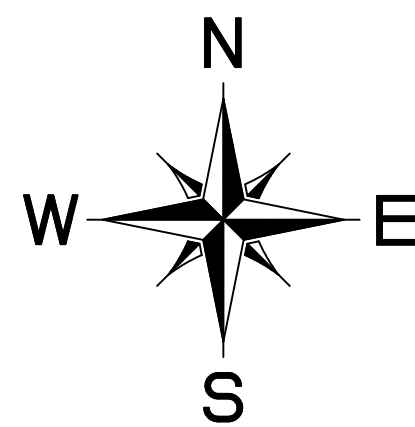
NOT-A-PART
TRACT C
MINOR LAND DIVISION MAP OF
LAS BRISAS, PHASE 2C
BK. 1204 OF MAPS, PG. 23, MCR

WEST LAS BRISAS DRIVE

60' R/W PER BK. 940, PG. 6, MCR

N89°53'24"E 522.37'

S89°53'24"W 414.93'



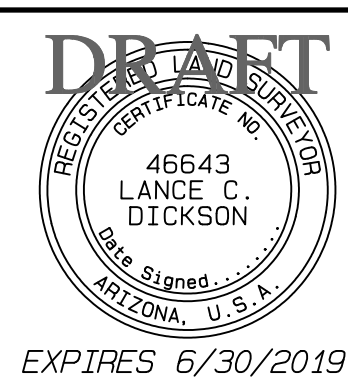
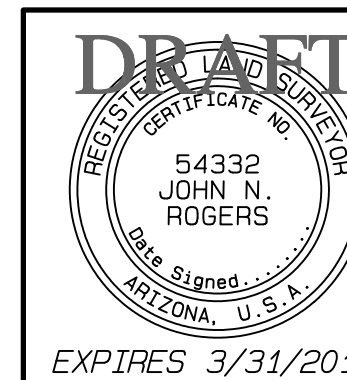
GRAPHIC SCALE 1"=50'

0 50 100 150

MATCH SHEET 3

S89°57'20"W 263.53'

① = 33 'X 33' SITE VISIBILITY TRIANGLE
SEE SHEET TWO FOR DETAIL



PREPARED BY:

GOODWIN & MARSHALL INC.

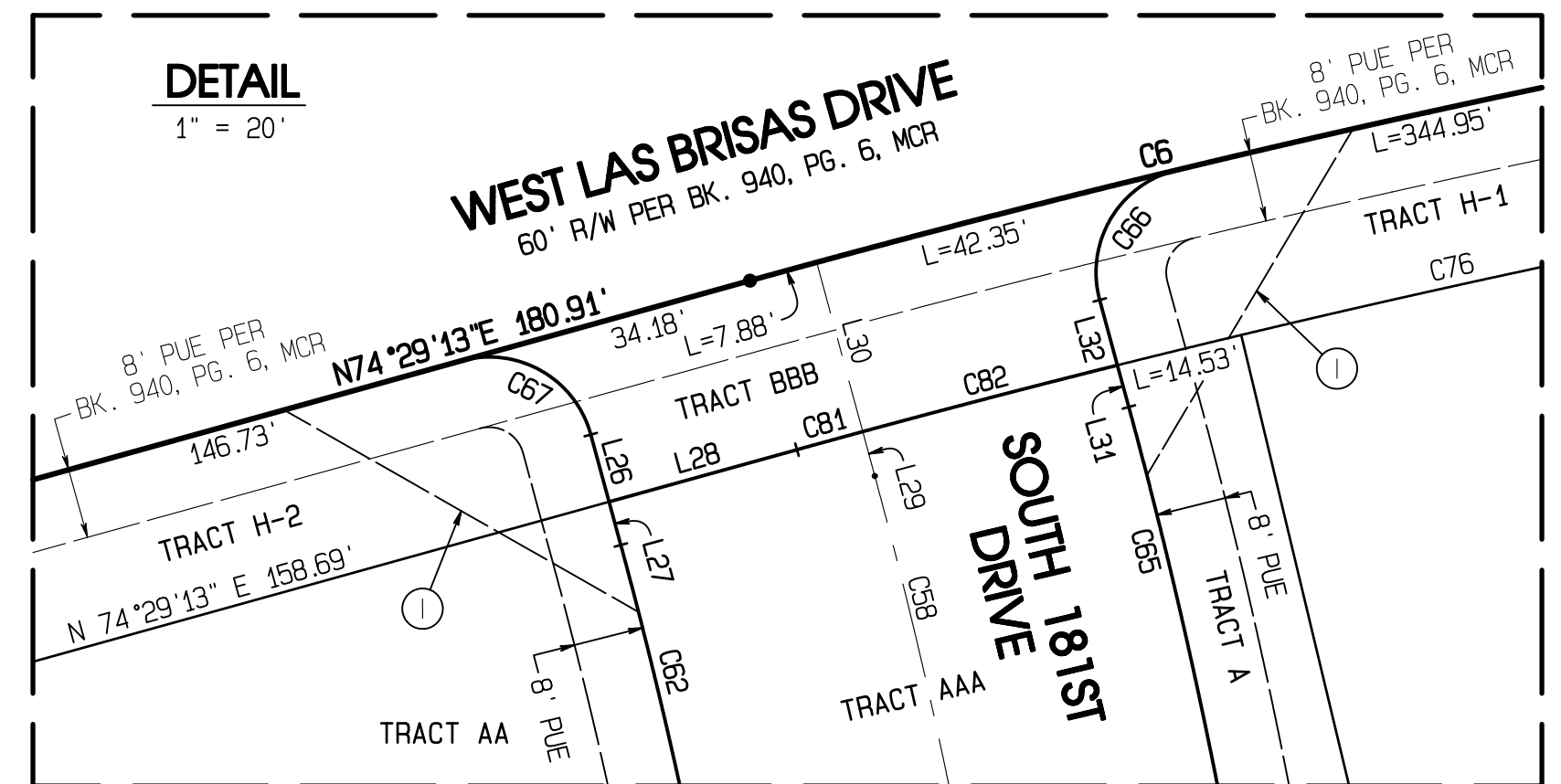
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(602) 218-7285

SURVEYED BY:



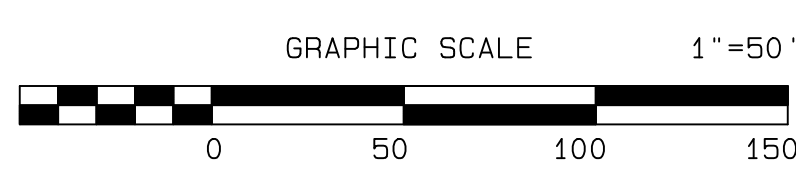
2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919



SHEET 4 OF 5

FINAL PLAT OF LAS BRISAS, PHASE 2C.6

CASE NO. 16-520-00015
W:\10508A - Las Brisas\COGO\PHASE 2C6\PH2C6 FPLAT.pro Plotted: Mon Feb 27 14:59:43 2017



① = 33 'X 33 ' SITE VISIBILITY TRIANGLE
SEE SHEET TWO FOR DETAIL


PREPARED BY:

GOODWIN &
MARSHALL &

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Arizona Surveying & Mapping

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