

DEDICATION:

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

THAT MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PASEO PLACE PARCEL 2" THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND DEDICATES, SUBJECT TO THE RESERVATION FOR DRAINAGE FACILITIES REFERRED TO IN THIS FINAL PLAT, TO THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ALL TRACTS WITHIN THE SUBDIVISION 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUET") IN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AND AA INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES 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.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:
TRACTS A, M, Q, S, T, W, X, Y AND Z 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 BEEN DAMAGED 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 ATTORNEY'S 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 PORTION OF TRACTS A, M, Q, S, T, W, X, Y AND Z.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL DRAINAGE EASEMENTS ACROSS TRACTS A, M, Q, S, T, W, X, Y, AND Z AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, AND DRYWELLS.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A 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 MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SEWERLINE EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT "S" DESIGNATED AS "SEWERLINE EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT "S" DESIGNATED AS "SEWERLINE EASEMENT" THE SEWERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWERLINES AND APPURTENANCES.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ALL PRIVATE IRRIGATION EASEMENTS ("P.I.E.") UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACTS "X", "Y", AND "AA" DESIGNATED AS P.I.E.; FOR ALL THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND REPAIRING PRIVATE IRRIGATION LINES AND APPURTENANCES. THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE IRRIGATION FACILITIES.

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

BY: MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION

BY: _____ DATE:_____

ITS: _____

ACKNOWLEDGMENT:

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

ON THIS ____ DAY OF _____, 2017 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 _____

LAND USE TABLE	
EXISTING ZONING	R1-6 S.F.R.
GROSS ACREAGE	80.35 ACRES
NET ACREAGE	63.18 ACRES
EXISTING RIGHT-OF-WAY	1.00 ACRE
OPEN SPACE PROVIDED	22.18 ACRES
OPEN SPACE PROVIDED (%)	27.60%
STREETS PLUS EXISTING R/W	17.17 ACRES
AVERAGE LOT SIZE	9726 S.F.
MINIMUM LOT SIZE	7094 S.F.
MAXIMUM LOT SIZE	12358 S.F.
LOT COUNT	214 EA.
DENSITY (BASED ON NET ACREAGE)	3.38 D.U./AC.

FINAL PLAT OF
PASEO PLACE PARCEL 2

A SUBDIVISION SITUATED IN THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

HOMEOWNER'S ASSOCIATION RATIFICATION:

BY THIS RATIFICATION AND CONSENT, THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AND AA REFLECTED HEREIN, THE DEDICATION OF THE DRAINAGE EASEMENTS REFLECTED HEREIN, THE RESTRICTIVE COVENANTS APPLICABLE TO TRACTS A, M, Q, S, T, W, X, Y, AND Z REFLECTED HEREIN, THE RESTRICTIVE COVENANTS, THE PRIVATE IRRIGATION EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITY AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE ____ DAY OF _____, 2017

PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL MEN BY THESE PRESENTS:

ON THIS ____ DAY OF _____, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF PASEO PLACE PARCEL 2 COMMUNITY 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 _____, 2017

BY: _____ ATTEST: _____
MAYOR CLERK

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

THIS ____ DAY OF _____, 2017.

BY: _____
CITY ENGINEER

LEGAL DESCRIPTION:

PARCEL NO. 2:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AREA:

PARCEL NO. 2: 3,500,185 SQ. FT. OR 80.353 ACRES MORE OR LESS

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS N89°42'31"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, T-1-N, R-2-W PER RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 638, PAGE 33.

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. 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.

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: CITY OF GOODYEAR (AND A PRIVATE PATROL)
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH: CITY OF GOODYEAR
CABLE TELEVISION: COX COMMUNICATIONS

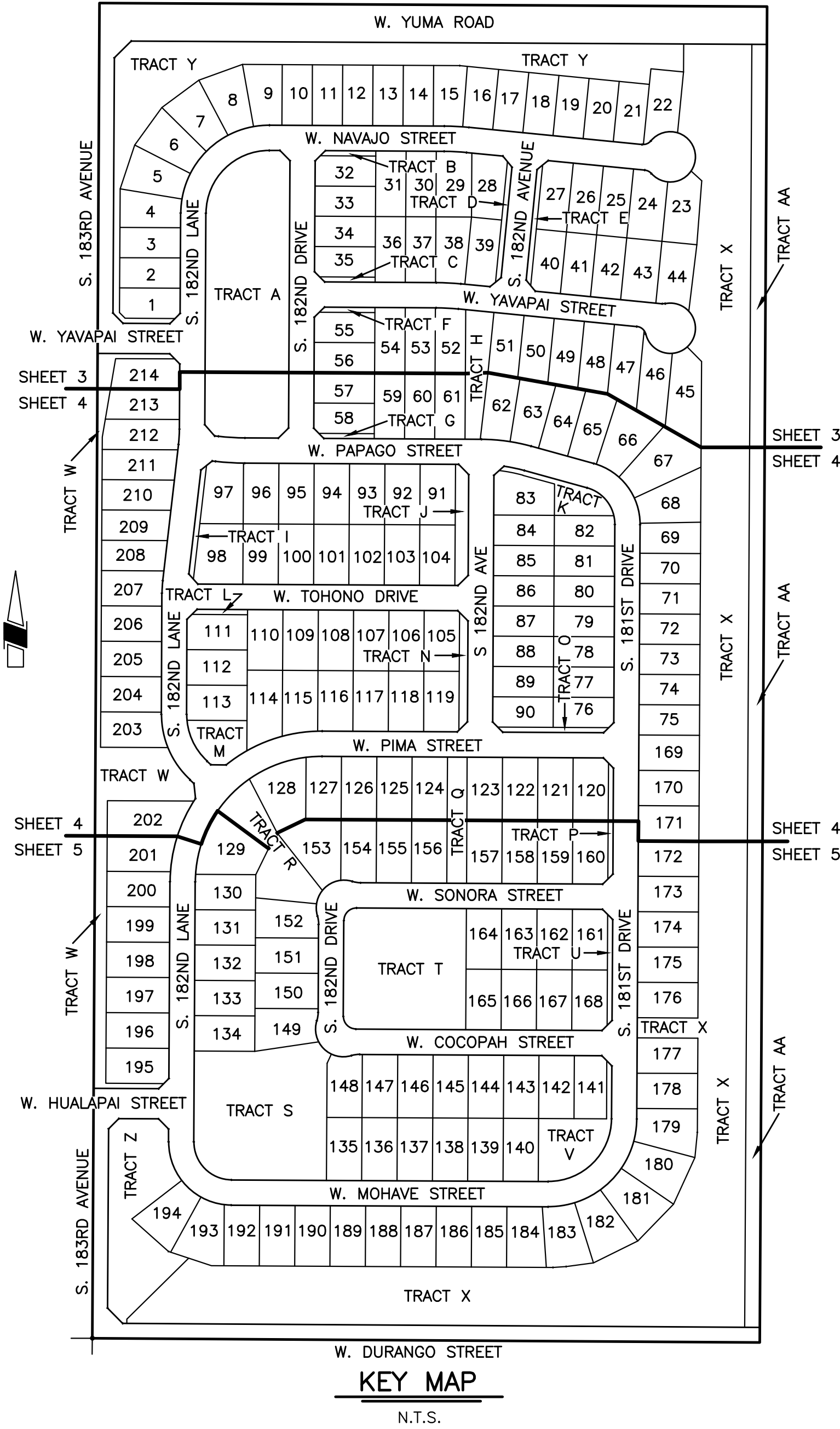
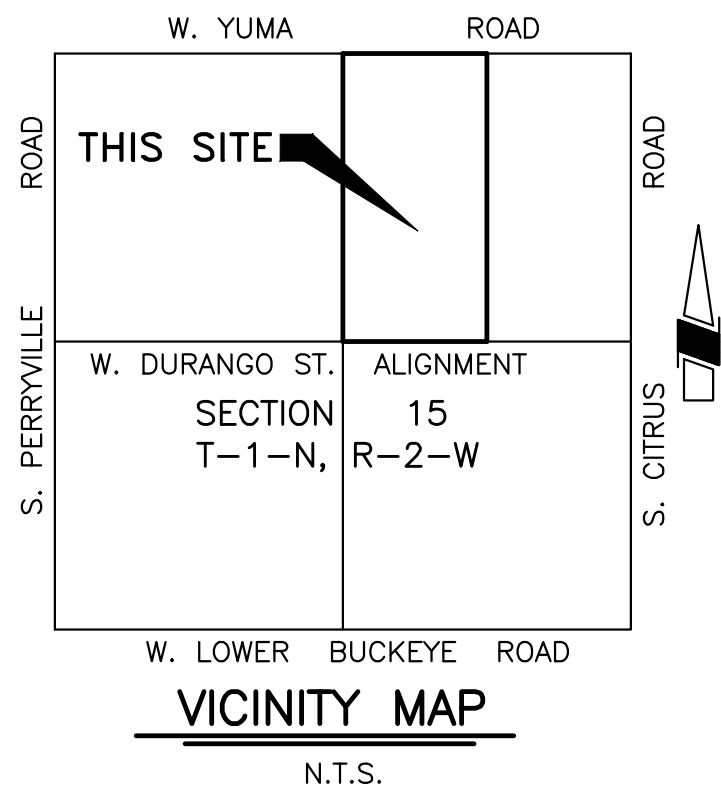
SHEET INDEX:

SHEET 1: COVER, KEY MAP SHEET INDEX
SHEET 2: LOT SUMMARY TABLE, TRACT SUMMARY TABLE, CURVE AND LINE TABLES, NOTES, LEGEND AND DETAILS.

SHEETS 3-5: TYPICAL PLAT PLAN SHEETS

OWNER:

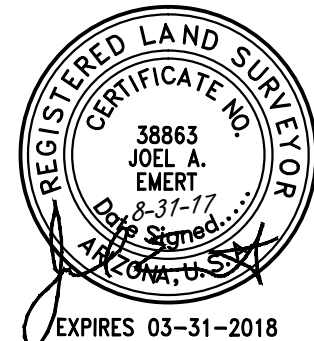
MELCOR DEVELOPMENT ARIZONA INC., AN ARIZONA CORPORATION
6930 E. CHAUNCEY LANE, SUITE 135
PHOENIX, ARIZONA, 85054
CONTACT: GRAEME MELTON
PH: (403)270-1294



SURVEYOR'S STATEMENT:

I, JOEL A. EMERT, 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: _____
JOEL A. EMERT, R.L.S.
ARIZONA NO. 38863
6150 N. 16TH STREET
PHOENIX, ARIZONA, 85016



PASEO PLACE PARCEL 2

COVER SHEET

SHEET 1 OF 5



JOB NUMBER: 4548B
PREPARED BY: D.S.R.
DATE PREPARED: AUG., 2017

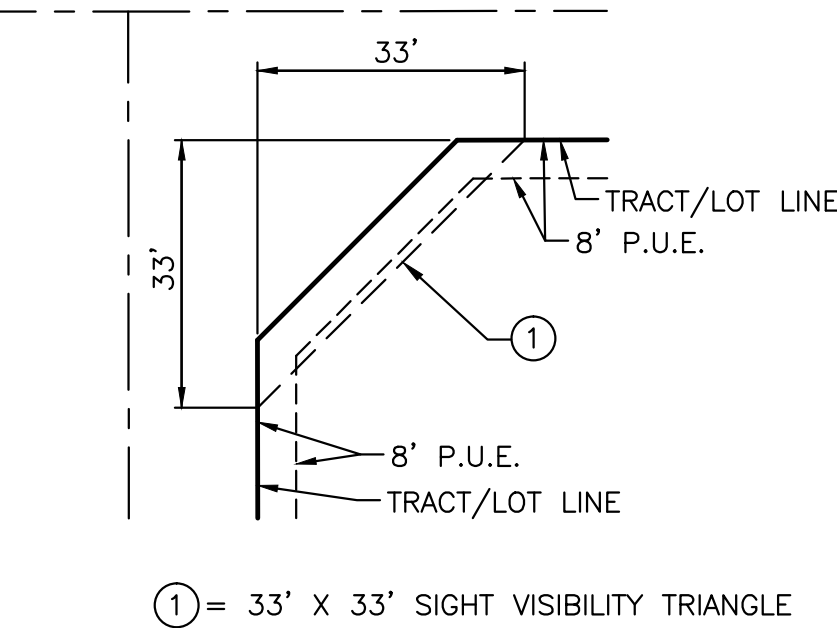
NOTES:

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 DURANGO STREET SHALL BE MAINTAINED BY THE PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION.
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. PASEO PLACE PARCEL 2 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 AND WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. THIS INCLUDES LANDSCAPING WITHIN THE LOCAL STREET RIGHT-OF-WAY.
16. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES UNLESS SEPARATED BY A 35' LANDSCAPE SETBACK.
17. NO MORE THAN THREE TWO-STORY HOMES MUST BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO ONE-STORY HOMES.
18. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
- * 19. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 1, 27, 28, 32, 35, 39, 40, 55, 58, 76, 83, 90, 91, 97, 98, 104, 105, 111, 119, 120, 141, 160, 161, 168, 195, 214.
- * * 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 10, 11, 18, 51, 62, 86, 87, 95, 123, 169, 173, 177, 207, 212.
21. SIGNAGE SHALL BE POSTED WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS SUGGESTED IN GENERAL PLAN 2003-2013 (POLICY E-3 E OF SECTION 92) THIS DISPLAY SHALL INCLUDE A 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. (THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR).
22. 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.
23. ADJACENT DWELLING UNITS ARE PROHIBITED FROM HAVING IDENTICAL BUILDING ELEVATIONS AND EXTERIOR COLORS.
24. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
25. THIS DEVELOPMENT IS WITHIN THE VICINITY OF AN EXISTING 230 KV OVERHEAD ELECTRIC LINE ALONG THE WEST SIDE OF PERRYVILLE ROAD.
26. 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.

DEVELOPMENT STANDARDS	
LOW-MEDIUM DENSITY DISTRICT-R1-6 S.F.R.	
MINIMUM NET SIZE AREA	6,000 SQ. FT.
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	120'
MINIMUM SETBACKS	
FRONT	20'-30'
FRONT WITH SIDE ENTRY	10'
TOTAL BOTH SIDES	15'
MINIMUM SIDE YARD	5' & 10'
REAR YARD	20'
CORNER SIDE	15'

TRACT SUMMARY TABLE				
TRACT	AREA	USAGE	MAINTENANCE RESPONSIBILITY	OWNERSHIP
"A"	90497 S.F.	P.U.E., L.S., D., REC., S.V.T.	H.O.A.	P.P.P.2 C.A.
"B"	1050 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"C"	1050 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"D"	2300 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"E"	2300 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"F"	1050 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"G"	1050 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"H"	11063 S.F.	P.U.E., L.S., REC.	H.O.A.	P.P.P.2 C.A.
"I"	2171 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"J"	5923 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"K"	7197 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"L"	1050 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"M"	8446 S.F.	P.U.E., L.S., S.V.T., D.	H.O.A.	P.P.P.2 C.A.
"N"	3616 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"O"	2100 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"P"	2200 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"Q"	9789 S.F.	P.U.E., L.S., D., REC.	H.O.A.	P.P.P.2 C.A.
"R"	18384 S.F.	P.U.E., L.S., REC.	H.O.A.	P.P.P.2 C.A.
"S"	67389 S.F.	P.U.E., L.S., D. S.E., REC.	H.O.A.	P.P.P.2 C.A.
"T"	57977 S.F.	P.U.E., L.S., D., REC.	H.O.A.	P.P.P.2 C.A.
"U"	2100 S.F.	P.U.E., L.S., S.V.T.	H.O.A.	P.P.P.2 C.A.
"V"	15804 S.F.	P.U.E., L.S., REC.	H.O.A.	P.P.P.2 C.A.
"W"	44495 S.F.	P.U.E., L.S., D., S.V.T.	H.O.A.	P.P.P.2 C.A.
"X"	406331 S.F.	P.U.E., L.S., D., REC., P.I.E.	H.O.A.	P.P.P.2 C.A.
"Y"	83149 S.F.	P.U.E., L.S., D., S.V.T., P.I.E.	H.O.A.	P.P.P.2 C.A.
"Z"	41237 S.F.	P.U.E., L.S., D., S.V.T., REC.	H.O.A.	P.P.P.2 C.A.
"AA"	76250 S.F.	P.U.E., L.S., REC., P.I.E., R.I.D.	H.O.A.	P.P.P.2 C.A.
TOTAL AREA OF TRACTS: 965,968 S.F. OR 22.176 ACRES				

P.U.E. PUBLIC UTILITY EASEMENT.
D. DRAINAGE.
L.S. LANDSCAPE AREA.
REC. RECREATION.
H.O.A. PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION.
S.V.T. SIGHT VISIBILITY TRIANGLE.
P.I.E. PRIVATE IRRIGATION EASEMENT.
S.E. SEWER EASEMENT.
R.I.D. ROOSEVELT IRRIGATION DISTRICT.
P.P.P.2 C.A. PASEO PLACE PARCEL 2 COMMUNITY ASSOCIATION.



1 TYPICAL VISIBILITY RESTRICTION
N.T.S.

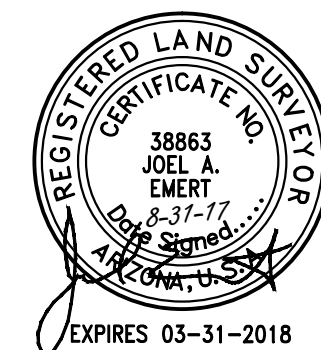
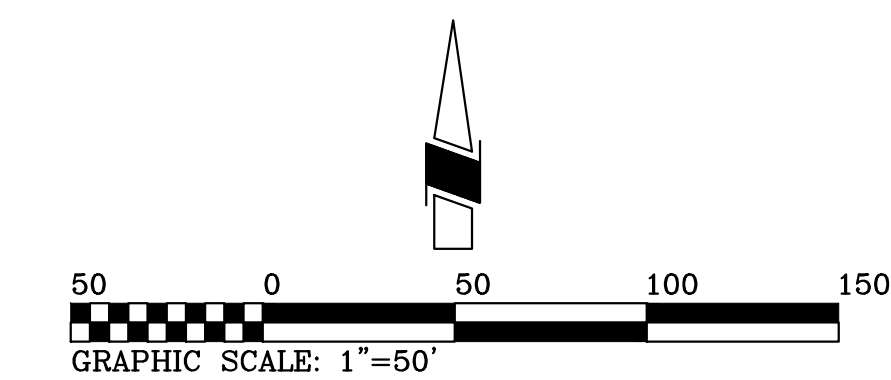
LOT SUMMARY TABLE	
LOT #	AREA
1	7094 S.F.
2	7200 S.F.
3	7200 S.F.
4	8019 S.F.
5	8793 S.F.
6	8782 S.F.
7	8778 S.F.
8	8843 S.F.
9	8159 S.F.
10	7200 S.F.
11	7200 S.F.
12	7200 S.F.
13	7200 S.F.
14	7200 S.F.
15	7548 S.F.
16	7313 S.F.
17	7200 S.F.
18	7200 S.F.
19	7200 S.F.
20	7200 S.F.
21	7200 S.F.
22	8465 S.F.
23	8789 S.F.
24	9065 S.F.
25	8220 S.F.
26	8220 S.F.
27	8170 S.F.
28	8279 S.F.
29	9105 S.F.
30	7800 S.F.
31	7800 S.F.
32	7150 S.F.
33	7200 S.F.
34	7200 S.F.
35	7150 S.F.
36	7800 S.F.
37	7800 S.F.
38	8433 S.F.
39	7967 S.F.
40	7330 S.F.
41	7380 S.F.
42	7380 S.F.
43	8610 S.F.
44	8404 S.F.
45	10916 S.F.
46	8458 S.F.
47	9079 S.F.
48	8172 S.F.
49	7894 S.F.
50	7616 S.F.
51	7339 S.F.
52	7729 S.F.
53	7800 S.F.
54	7800 S.F.
55	7150 S.F.
56	7200 S.F.
57	7200 S.F.
58	7150 S.F.
59	7800 S.F.
60	7800 S.F.
61	7800 S.F.
62	7968 S.F.
63	8301 S.F.
64	7989 S.F.
65	8549 S.F.
66	10355 S.F.
67	12358 S.F.
68	10091 S.F.
69	7312 S.F.
70	7200 S.F.
71	7200 S.F.
72	7200 S.F.
73	7200 S.F.
74	7200 S.F.
75	7200 S.F.
76	7150 S.F.
77	7200 S.F.
78	7200 S.F.
79	7200 S.F.
80	7200 S.F.
81	7200 S.F.
82	7188 S.F.
83	9240 S.F.
84	7200 S.F.
85	7200 S.F.
86	7200 S.F.
87	7200 S.F.

LOT SUMMARY TABLE	
LOT #	AREA
88	7200 S.F.
89	7200 S.F.
90	7150 S.F.
91	8400 S.F.
92	8400 S.F.
93	8400 S.F.
94	8400 S.F.
95	8400 S.F.
96	8400 S.F.
97	9604 S.F.
98	11070 S.F.
99	8400 S.F.
100	8400 S.F.
101	8400 S.F.
102	8400 S.F.
103	8400 S.F.
104	8400 S.F.
105	8395 S.F.
106	8400 S.F.
107	8400 S.F.
108	8400 S.F.
109	8400 S.F.
110	8400 S.F.
111	8350 S.F.
112	8400 S.F.
113	8398 S.F.
114	10036 S.F.
115	8676 S.F.
116	8400 S.F.
117	8400 S.F.
118	8400 S.F.
119	8395 S.F.
120	8700 S.F.
121	8750 S.F.
122	8750 S.F.
123	8750 S.F.
124	8750 S.F.
125	8750 S.F.
126	8750 S.F.
127	8729 S.F.
128	11259 S.F.
129	11883 S.F.
130	8398 S.F.
131	8400 S.F.
132	8400 S.F.
133	8400 S.F.
134	8400 S.F.
135	8750 S.F.
136	8750 S.F.
137	8750 S.F.
138	8750 S.F.
139	8750 S.F.
140	8750 S.F.
141	8007 S.F.
142	8750 S.F.
143	8750 S.F.
144	8750 S.F.
145	8750 S.F.
146	8750 S.F.
147	8750 S.F.
148	8516 S.F.
149	9272 S.F.
150	8750 S.F.
151	8750 S.F.
152	9040 S.F.
153	11436 S.F.
154	8637 S.F.
155	8750 S.F.
156	8750 S.F.
157	8750 S.F.
158	8750 S.F.
159	8750 S.F.
160	8700 S.F.
161	8350 S.F.
162	8400 S.F.
163	8400 S.F.
164	8400 S.F.
165	8400 S.F.
166	8400 S.F.
167	8400 S.F.
168	8350 S.F.
169	8400 S.F.
170	8400 S.F.
171	8400 S.F.
172	8400 S.F.
173	8400 S.F.
174	8400 S.F.

LOT SUMMARY TABLE	
LOT #	AREA
175	8400 S.F.
176	8400 S.F.
177	8400 S.F.
178	8400 S.F.
179	9816 S.F.
180	9831 S.F.
181	9854 S.F.
182	9462 S.F.
183	9608 S.F.
184	8917 S.F.
185	8400 S.F.
186	8400 S.F.
187	8400 S.F.
188	8400 S.F.
189	8400 S.F.
190	8400 S.F.
191	8400 S.F.
192	8403 S.F.
193	9604 S.F.
194	9245 S.F.
195	8700 S.F.
196	8750 S.F.
197	8750 S.F.
198	8750 S.F.
199	8750 S.F.
200	8755 S.F.
201	9157 S.F.
202	10726 S.F.
203	8680 S.F.
204	8400 S.F.
205	8400 S.F.
206	8400 S.F.
207	8459 S.F.
208	7611 S.F.
209	8011 S.F.
210	8410 S.F.
211	8809 S.F.
212	9035 S.F.
213	8533 S.F.
214	7892 S.F.
TOTAL: 1,786,269 S.F.	

COURSE	BEARING	DISTANCE
L1	N05°38'47"E	6.00'
L2	N05°38'47"E	22.00'
L3	N83°21'36"W	51.80'
L4	N47°38'45"W	54.16'
L5	N45°18'18"E	46.68'
L6	N44°41'15"W	28.28'
L7	-----	-----
L8	N00°18'45"E	30.00'
L9	N44°41'15"W	28.28'
L10	N45°18'45"E	28.28'
L11	N89°41'15"W	21.00'
L12	N44°41'15"W	28.28'
L13	N45°18'45"E	28.28'
L14	N39°21'13"W	28.28'
L15	N50°38'47"E	28.28'
L16	N39°21'13"W	28.28'
L17	N50°38'47"E	28.28'
L18	N44°41'15"W	28.28'
L19	N45°18'45"E	28.28'
L20	N45°18'45"E	28.28'
L21	N44°41'15"W	28.28'
L22	N83°21'36"W	7.58'
L23	N41°31'26"W	29.80'
L24	N83°21'36"W	6.80'
L25	N51°38'24"E	28.28'
L26	N44°41'15"W	28.28'
L27	N48°24'00"E	26.72'
L28	N45°18'45"E	28.28'
L29	N44°41'15"W	28.28'
L30	N41°31'26"W	26.68'
L31	N45°18'45"E	28.28'
L32	N05°59'28"W	29.89'
L33	N47°38'45"W	10.20'
L34	N89°18'02"W	29.89'
L35	N47°38'45"W	10.20'
L36	N45°18'45"E	28.28'
L37	N44°41'15"W	28.28'
L38	N45°18'45"E	28.28'
L39	N44°41'15"W	28.28'
L40	N45°18'45"E	28.28'
L41	N44°41'15"W	28.28'
L42	N45°18'45"E	28.28'
L43	N44°41'15"W	28.28'
L44	N00°18'45"E	25.08'
L45	N44°41'15"W	28.28'
L46	N45°18'45"E	28.28'
L47	N45°18'45"E	28.28'
L48	-----	-----
L49	N00°18'45"E	30.00'
L50	N44°40'00"W	42.44'
L51	N44°41'15"W	15.76'
L52	N44°42'17"W	40.27'

CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	46.55'	5'20"02"
C2	150.00'	235.62'	90'00"00"
C3	500.00'	46.55'	5'20"02"
C4	500.00'	55.22'	6'19"39"
C5	300.00'	33.13'	6'19"39"
C6	350.00'	92.78'	15'11"17"
C7	100.00'	130.57'	74'48"43"
C8	200.00'	22.09'	6'19"39"
C9	150.00'	125.55'	47'57"30"
C10	275.00'	431.97'	90'00"00"
C11	275.00'	230.18'	42'19"00"
C12	275.00'	230.18'	47'57"30"
C13	50.00'	78.54'	90'00"00"
C14	50.00'	78.54'	90'00"00"
C15	150.00'	235.62'	90'00"00"
C16	100.00'	157.08'	90'00"00"
C17	175.00'	274.89'	90'00"00"
C18	125.00'	196.35'	90'00"00"
C19	525.00'	48.88'	5'20"02"
C20	475.00'	44.22'	5'20"02"
C21	20.00'	19.60'	56'08"30"
C22	50.00'	243.50'	27'32"06"
C23	20.00'	15.83'	14'41"00"
C24	20.00'	5.88'	16'50"06"
C25	50.00'	233.57'	26'37"10"
C26	20.00'	24.72'	70'49"04"
C27	525.00'	48.88'	5'20"02"
C28	475.00'	44.22'	5'20"02"
C29	475.00'	52.46'	6'19"39"
C30	525.00'	57.98'	6'19"39"
C31	275.00'	30.37'	6'19"39"
C32	375.00'	91.40'	15'11"17"
C33	325.00'	49.12'	74'15"59"
C34	75.00'	97.43'	74'48"43"
C35	125.00'	163.21'	74'48"43"
C36	225.00'	24.85'	6'19"39"
C37	125.00'	104.63'	47'57"30"
C38	175.00'	146.48'	47'57"30"
C39	300.00'	175.10'	33'26"28"
C40	300.00'	206.08'	39'21"28"
C41	250.00'	392.70'	90'00"00"
C42	75.00'	117.81'	90'00"00"
C43	125.00'	196.35'	90'00"00"
C44	125.00'	196.35'	90'00"00"
C45	175.00'	26.69'	90'00"00"
C46	55.00'	16.65'	17'02"29"
C47	55.00'	119.69'	124'40"58"
C48	55.00'	16.65'	17'02"29"
C49	25.00'	39.27'	90'00"00"
C50	25.00'	39.27'	90'00"00"
C51	55.00'	16.65'	17'02"29"
C52	55.00'	119.69'	124'40"58"
C53	55.00'	16.65'	17'02"29"



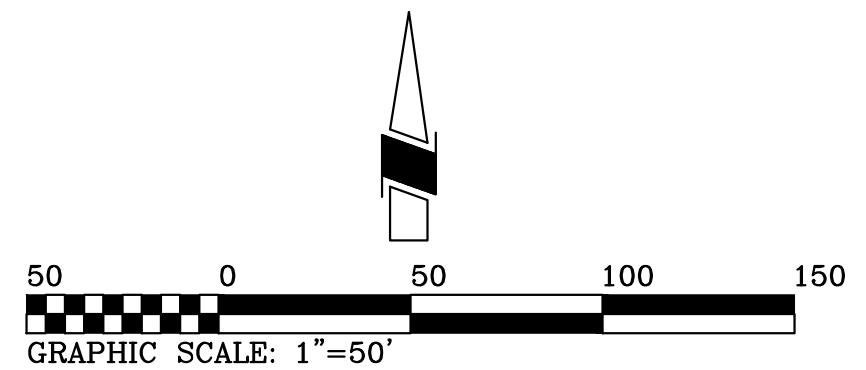
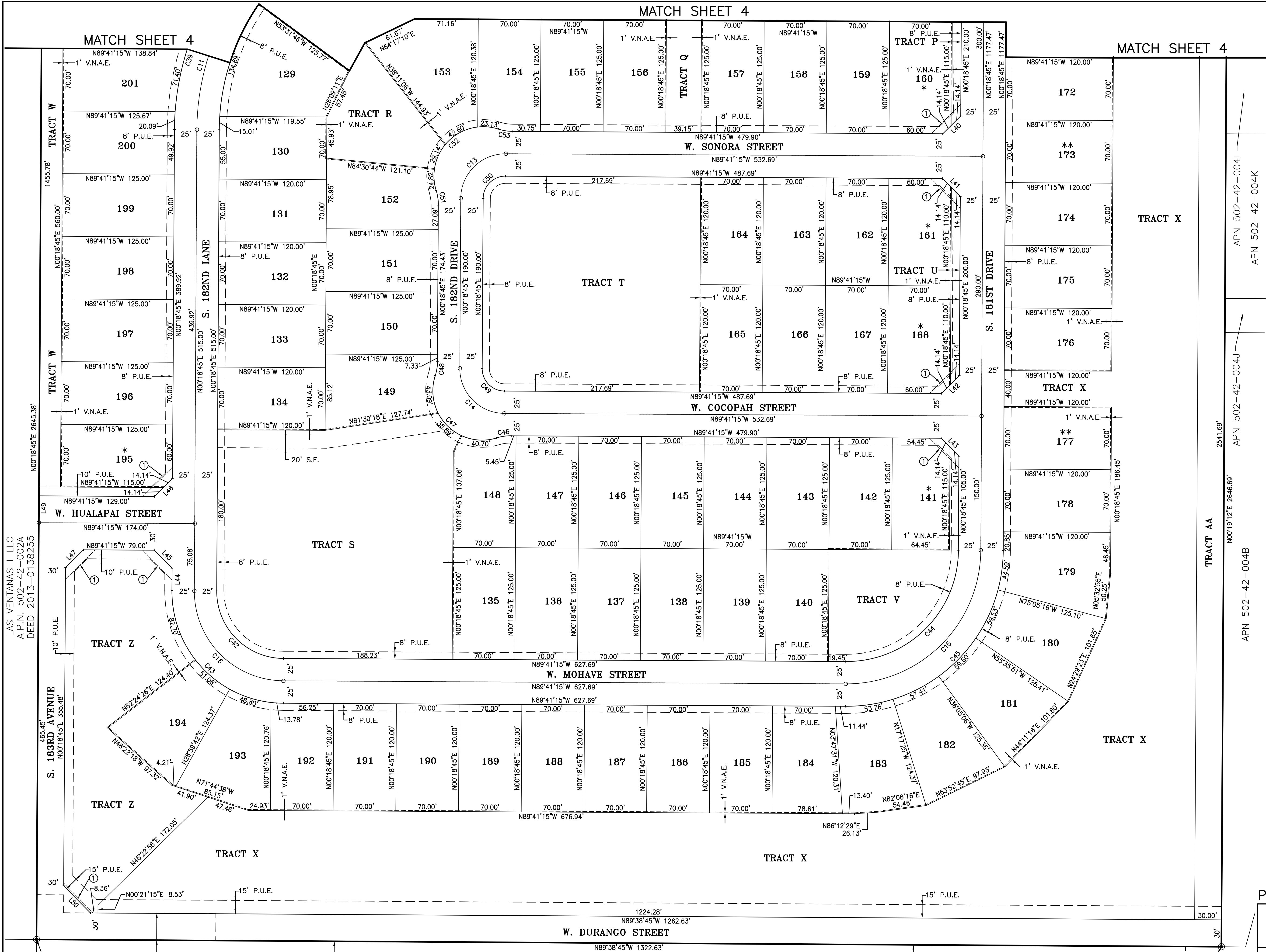
PASEO PLACE PARCEL 2

PLAT PLAN SHEET

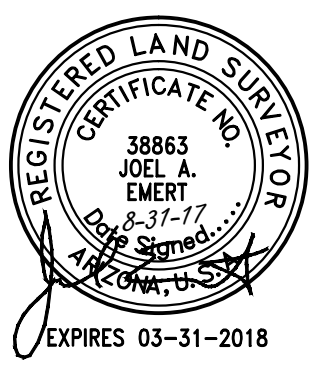
SHEET 3 OF 5

RICK ENGINEERING COMPANY Phoenix	6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 PAX602.285.2396		
	JOB NUMBER 4548B	PREPARED BY: D.S.R.	DATE PREPARED: AUG., 2017





COUNTY RECORDER



PASEO PLACE PARCEL 2

PLAT PLAN SHEET

SHEET 5 OF 5

RICK ENGINEERING COMPANY Phoenix	6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 (P) 602.285.2396		
	Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield		

JOB NUMBER 4548B	PREPARED BY: D.S.R.	DATE PREPARED: AUG., 2017
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