

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

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 1", A PORTION OF THE SOUTHWEST QUARTER 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, 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 1 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 1 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 ("PUE") IN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, AND M 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 B, D, I, K, L, AND M 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 B, D, I, K, L, AND M.

MELCOR DEVELOPMENTS ARIZONA INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE PASEO PLACE PARCEL 1 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL DRAINAGE EASEMENTS ACROSS TRACTS B, D, I, K, L, AND M AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE PASEO PLACE PARCEL 1 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 PASEO PLACE PARCEL 1 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL PRIVATE IRRIGATION EASEMENTS ("P.I.E.") UPON, OVER, ACROSS, AND UNDER ALL AREAS WITHIN TRACTS "I" AND "M" DESIGNATED AS P.I.E. FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND REPAIRING PRIVATE IRRIGATION LINES AND APPURTENANCES. THE PASEO PLACE PARCEL 1 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)
)SS
COUNTY OF MARICOPA)

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 _____

FINAL PLAT OF
PASEO PLACE PARCEL 1

A SUBDIVISION SITUATED IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 10, 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 1 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, AND M REFLECTED HEREIN, THE DEDICATION OF THE VEHICULAR NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE ____ DAY OF _____, 2017

PASEO PLACE PARCEL 1 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

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 1 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. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10 MARKED WITH A BRASS CAP WHENCE THE SOUTHWEST CORNER OF SAID SECTION 10 MARKED WITH AN ALUMINUM CAP LIES WEST 2,644.93 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE WEST PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,312.20 FEET TO A POINT THAT LIES 1,332.73 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 01 MINUTES 07 SECONDS WEST PARALLEL WITH AND 1,332.73 FEET EAST OF SAID WEST LINE A DISTANCE OF 557.00 FEET;

THENCE WEST PARALLEL WITH AND 590.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 156.50 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 07 SECONDS WEST PARALLEL WITH AND 1,176.23 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 764.39 FEET TO THE NORTH LINE OF THE SOUTH 1,354.38 FEET OF SAID SOUTHWEST QUARTER;

THENCE EAST PARALLEL WITH AND 1,354.38 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,467.84 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 1,321.39 FEET TO THE POINT OF BEGINNING.

AREA:

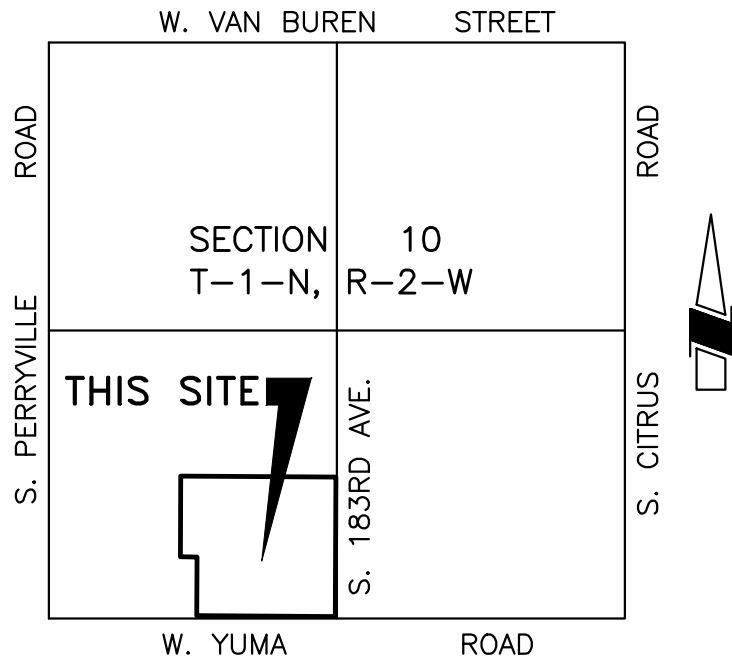
PARCEL NO. 1: 1,852,885 SQ. FT. OR 42.536 ACRES MORE OR LESS

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS N89°42'31"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, 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. 04013C2130L, DATED: OCTOBER 16, 2013 AND 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.



VICINITY MAP

N.T.S.

LAND USE TABLE	
EXISTING ZONING	R1-6 S.F.R.
GROSS ACREAGE	42.50 ACRES
NET ACREAGE	32.89 ACRES
EXISTING RIGHT-OF-WAY	0.99 ACRES
OPEN SPACE PROVIDED	8.04 ACRES
OPEN SPACE PROVIDED (%)	18.92%
STREETS MINUS EXISTING R/W	9.65 ACRES
AVERAGE LOT SIZE	11205 S.F.
MINIMUM LOT SIZE	7150 S.F.
MAXIMUM LOT SIZE	15259 S.F.
LOT COUNT	136 EA.
DENSITY (BASED ON NET ACREAGE)	4.14 D.U./AC.

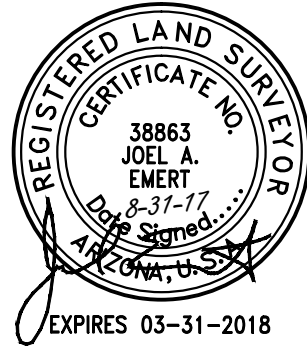
UTILITY SERVICES:

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

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



SHEET INDEX:

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

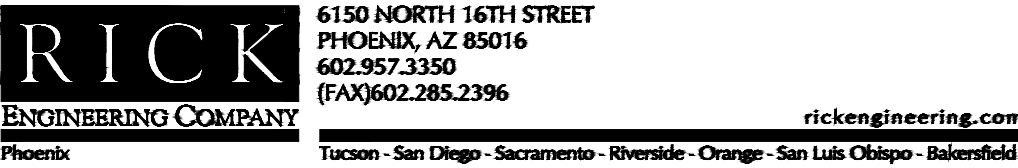
SHEETS 3-4: TYPICAL PLAT PLAN SHEETS

COUNTY RECORDER

PASEO PLACE PARCEL 1

COVER SHEET

SHEET 1 OF 4



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

OWNER:

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

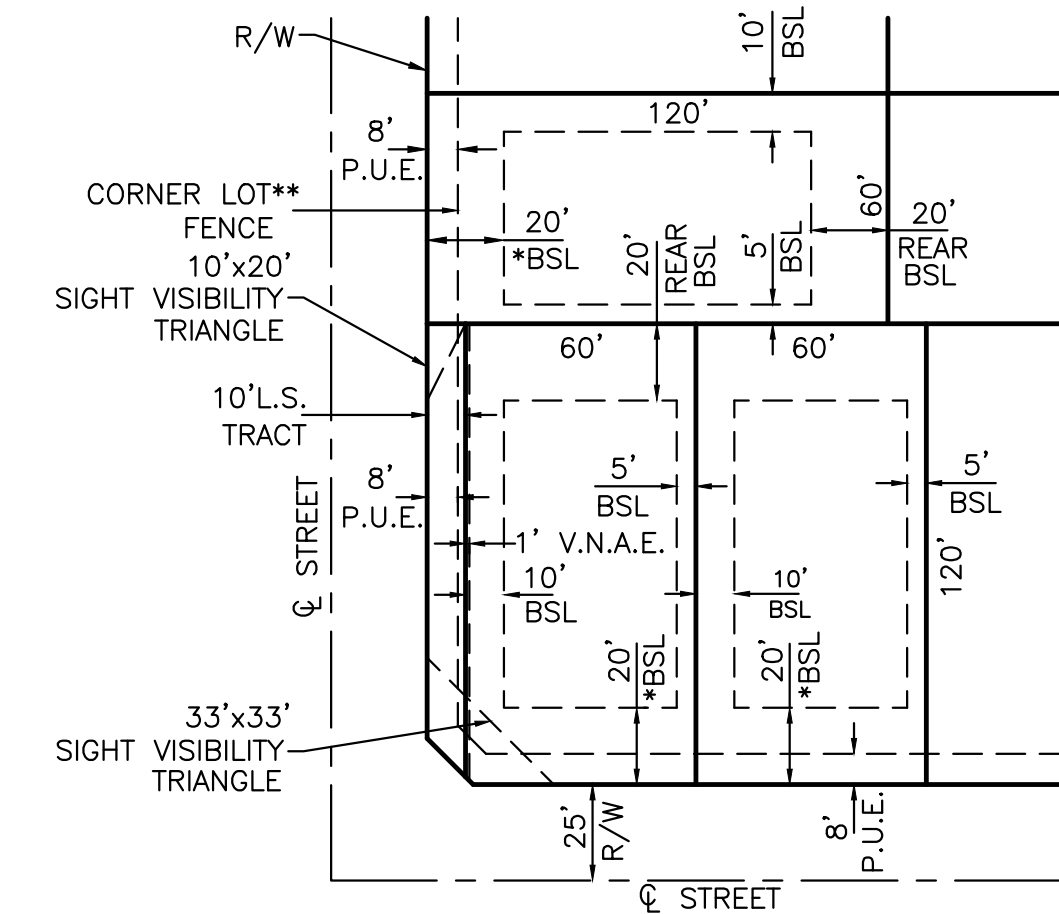
NOTES:

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 AND YUMA ROAD SHALL BE MAINTAINED BY THE PASEO PLACE PARCEL 1 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 1 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 28, 43, 44, 59, 67, 68, 74, 84, 90, 91, 111, 117, 118, 131.
- ** 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 2, 77, 78.
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 B-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'
TOTAL BOTH SIDES	15'
MINIMUM SIDE YARD	5' & 10'
REAR YARD	20'
CORNER SIDE	15'

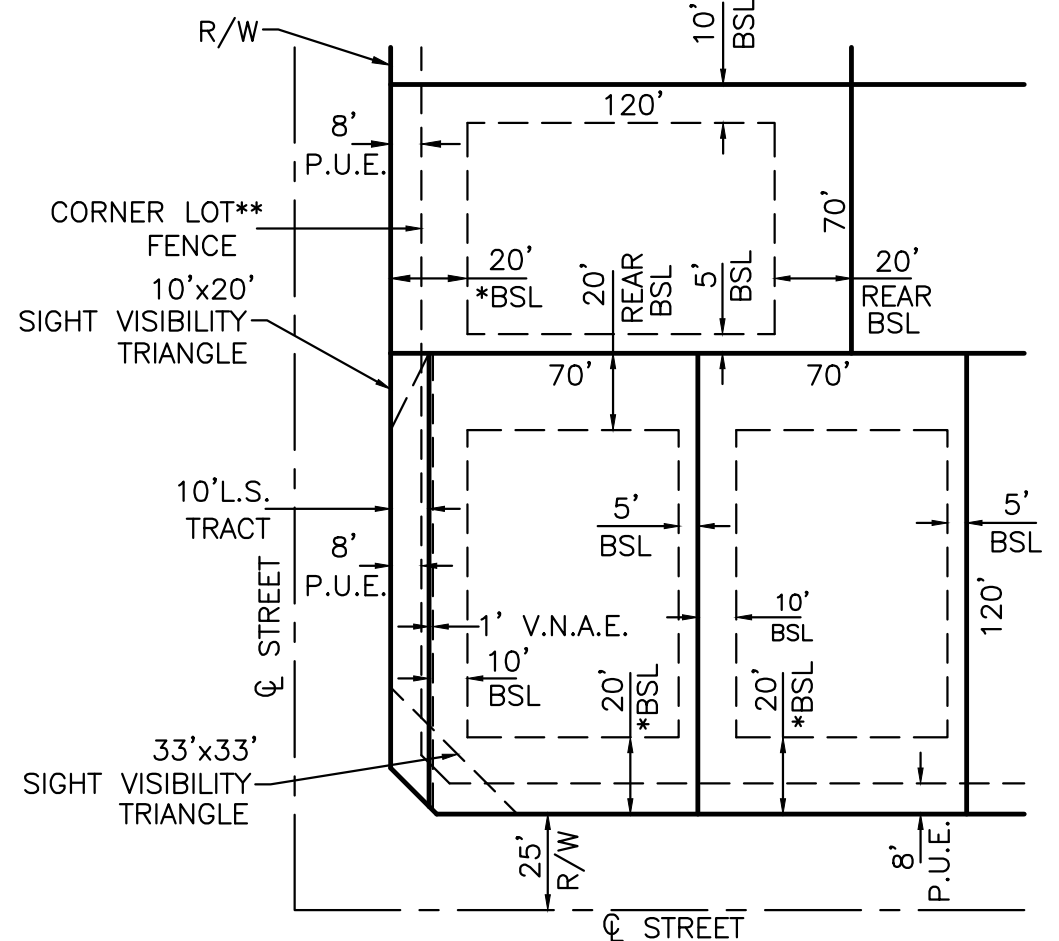
TRACT SUMMARY TABLE				
TRACT	AREA	USAGE	MAINTENANCE RESPONSIBILITY	OWNERSHIP
"A"	8745 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"B"	75136 S.F.	P.U.E., L.S., D., REC.	H.O.A.	P.P.P.1 C.A.
"C"	2100 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"D"	25608 S.F.	P.U.E., L.S., D.	H.O.A.	P.P.P.1 C.A.
"E"	2191 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"F"	2270 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"G"	2270 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"H"	8914 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"I"	51947 S.F.	P.U.E., L.S., D.	H.O.A.	P.P.P.1 C.A.
"J"	2520 S.F.	P.U.E., L.S.	H.O.A.	P.P.P.1 C.A.
"K"	53101 S.F.	P.U.E., L.S., D., REC.	H.O.A.	P.P.P.1 C.A.
"L"	44128 S.F.	P.U.E., L.S., D.	H.O.A.	P.P.P.1 C.A.
"M"	71199 S.F.	P.U.E., L.S., D.	H.O.A.	P.P.P.1 C.A.
TOTAL AREA OF TRACTS: 350,129 S.F. OR 8.038 ACRES				

P.U.E. PUBLIC UTILITY EASEMENT.
D. DRAINAGE.
L.S. LANDSCAPE AREA.
REC. RECREATION.
H.O.A. PASEO PLACE PARCEL 1 COMMUNITY ASSOCIATION.
P.P.P.1 C.A. PASEO PLACE PARCEL 1 COMMUNITY ASSOCIATION.



TYPICAL LOT DETAIL (60'x120')

SCALE: 1"=50'
*10' FOR SIDE LOADED GARAGE



TYPICAL LOT DETAIL (70'x120')

SCALE: 1"=50'
*10' FOR SIDE LOADED GARAGE

LOT SUMMARY TABLE	
LOT #	AREA
1	9187 S.F.
2	9191 S.F.
3	9168 S.F.
4	8749 S.F.
5	8299 S.F.
6	8246 S.F.
7	8249 S.F.
8	8253 S.F.
9	8257 S.F.
10	8260 S.F.
11	8264 S.F.
12	8267 S.F.
13	8271 S.F.
14	8275 S.F.
15	8278 S.F.
16	8282 S.F.
17	8286 S.F.
18	8289 S.F.
19	8293 S.F.
20	8237 S.F.
21	15259 S.F.
22	14918 S.F.
23	7372 S.F.
24	7496 S.F.
25	7499 S.F.
26	7458 S.F.
27	7198 S.F.
28	7150 S.F.
29	7200 S.F.
30	7200 S.F.
31	7200 S.F.
32	7200 S.F.
33	7200 S.F.
34	7200 S.F.
35	7200 S.F.
36	7200 S.F.
37	7200 S.F.
38	7599 S.F.
39	7599 S.F.
40	7767 S.F.
41	8074 S.F.
42	7997 S.F.
43	7561 S.F.
44	7605 S.F.
45	7823 S.F.
46	8090 S.F.
47	8159 S.F.
48	8026 S.F.
49	7726 S.F.
50	7322 S.F.
51	7202 S.F.
52	7200 S.F.
53	7200 S.F.
54	7200 S.F.
55	7200 S.F.
56	7200 S.F.
57	7200 S.F.
58	7200 S.F.
59	7150 S.F.
60	8406 S.F.
61	7385 S.F.
62	7560 S.F.
63	7560 S.F.
64	7560 S.F.
65	8042 S.F.
66	8660 S.F.
67	8042 S.F.
68	7660 S.F.
69	7710 S.F.
70	7710 S.F.
71	7718 S.F.
72	8260 S.F.

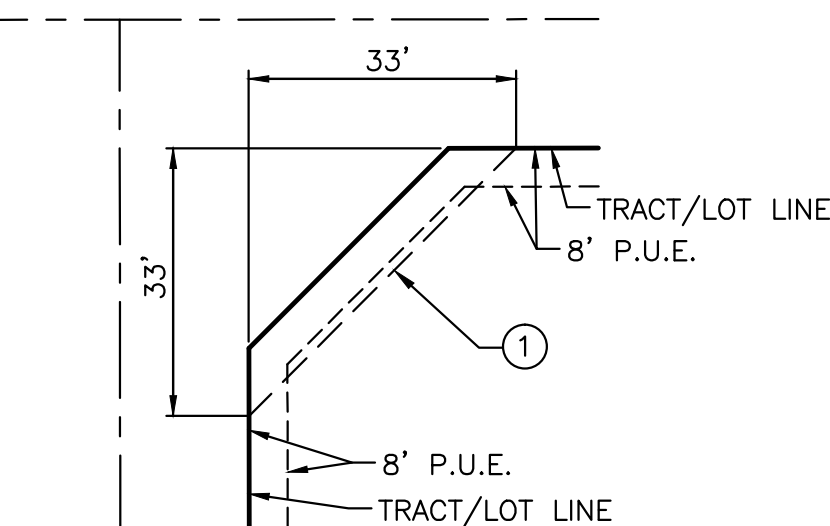
LOT SUMMARY TABLE	
LOT #	AREA
73	7800 S.F.
74	8250 S.F.
75	7200 S.F.
76	7200 S.F.
77	7200 S.F.
78	7200 S.F.
79	7200 S.F.
80	7200 S.F.
81	7200 S.F.
82	7200 S.F.
83	7200 S.F.
84	8416 S.F.
85	9271 S.F.
86	9084 S.F.
87	7710 S.F.
88	7710 S.F.
89	7710 S.F.
90	7660 S.F.
91	7619 S.F.
92	7853 S.F.
93	7760 S.F.
94	7560 S.F.
95	7560 S.F.
96	7560 S.F.
97	7734 S.F.
98	10721 S.F.
99	9828 S.F.
100	7495 S.F.
101	7505 S.F.
102	7508 S.F.
103	7507 S.F.
104	7773 S.F.
105	8239 S.F.
106	7817 S.F.
107	7953 S.F.
108	7336 S.F.
109	7500 S.F.
110	7614 S.F.
111	8716 S.F.
112	8702 S.F.
113	8441 S.F.
114	8199 S.F.
115	8153 S.F.
116	8267 S.F.
117	8339 S.F.
118	8409 S.F.
119	8459 S.F.
120	8459 S.F.
121	8459 S.F.
122	8459 S.F.
123	8373 S.F.
124	8035 S.F.
125	7892 S.F.
126	7750 S.F.
127	7634 S.F.
128	7713 S.F.
129	7870 S.F.
130	8028 S.F.
131	8560 S.F.
132	7200 S.F.
133	7380 S.F.
134	7200 S.F.
135	7382 S.F.
136	7445 S.F.
TOTAL: 1,082,501 S.F.	



KEY MAP
N.T.S.

LEGEND:

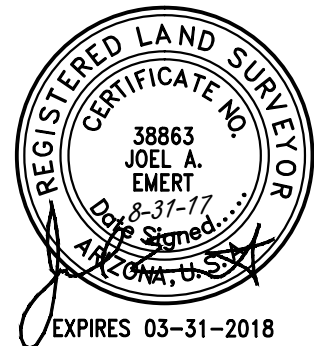
- -CORNER OF SUBDIVISION
- -SUBDIVISION BOUNDARY
- -CENTERLINE
- -EASEMENT LINE
- A.P.N. -ASSESSOR PARCEL NUMBER
- BK. -BOOK
- PG. -PAGE
- M.C.R. -MARICOPA COUNTY RECORDS
- P.O.C. -POINT OF COMMENCEMENT
- P.O.B. -POINT OF BEGINNING
- B.O.B. -BASIS OF BEARING
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.E. -LANDSCAPE EASEMENT
- V.N.A.E. -VEHICULAR NON-ACCESS EASEMENT
- D.E. -DRAINAGE EASEMENT
- (R) -RECORD
- (M) -MEASURED
- (CM) -CALCULATED FROM MEASURED INFORMATION
- B.C.F. -BRASS CAP FLUSH
- M.C. A.C.F. -MARICOPA COUNTY ALUMINUM CAP FLUSH
- M.C.D.O.T. -MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION



① = 33' X 33' SIGHT VISIBILITY TRIANGLE

① TYPICAL VISIBILITY RESTRICTION

N.T.S.



COUNTY RECORDER

PASEO PLACE PARCEL 1

COVER SHEET

SHEET 2 OF 4

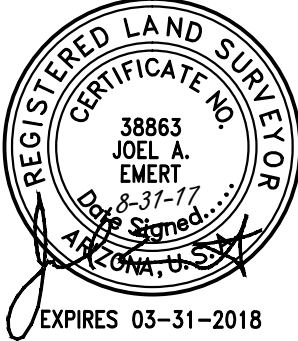
RICK
ENGINEERING COMPANY
Phoenix
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
FAX 602.285.2396
rickengineering.com
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

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



Course	Bearing	Distance
L1	N05°00'01"E	20.00'
L2	N45°13'59"W	28.28'
L3	N44°46'01"W	28.28'
L4	N45°13'59"E	28.28'
L5	N40°23'03"W	30.36'
L6	N45°13'59"E	28.28'
L7	N44°46'01"W	28.28'
L8	N45°13'59"E	28.28'
L9	N44°46'01"W	28.28'
L10	N45°13'59"E	28.28'
L11	N44°46'01"W	28.28'
L12	N44°46'01"W	28.28'
L13	N45°13'59"E	28.28'
L14	N45°15'44"E	46.65'
L15	N44°44'16"W	28.30'
L16	N45°13'59"E	28.28'
L17	N45°15'44"E	28.27'
L18	N44°46'01"W	28.28'
L19	N45°44'13"W	27.81'
L20	N45°13'59"E	28.28'
L21	N50°00'01"E	28.28'
L22	N39°59'59"W	28.28'
L23	N39°59'59"W	28.28'
L24	N50°00'01"E	28.28'

Curve	Radius	Length	Delta
C1	700.00'	58.24'	4°46'02"
C2	700.00'	58.24'	4°46'02"
C3	50.00'	78.54'	90°00'00"
C4	50.00'	78.54'	90°00'00"
C5	200.00'	30.60'	8°45'55"
C6	200.00'	30.60'	8°45'55"
C7	125.00'	196.35'	90°00'00"
C8	1000.00'	72.68'	4°09'52"
C9	700.00'	74.58'	6°06'16"
C10	50.00'	80.23'	91°56'24"
C11	50.00'	78.54'	90°00'00"
C12	650.00'	54.08'	4°46'02"
C13	675.00'	56.16'	4°46'02"
C14	725.00'	60.32'	4°46'02"
C15	725.00'	60.32'	4°46'02"
C16	675.00'	56.16'	4°46'02"
C17	55.00'	16.65'	17°20'29"
C18	55.00'	119.69'	124°40'58"
C19	55.00'	16.65'	17°20'29"
C20	55.00'	16.65'	17°20'29"
C21	55.00'	119.69'	124°40'58"
C22	55.00'	16.65'	17°20'29"
C23	225.00'	34.42'	8°45'55"
C24	175.00'	26.77'	8°45'55"
C25	100.00'	157.08'	90°00'00"
C26	150.00'	209.95'	80°11'35"
C27	975.00'	70.86'	4°09'52"
C28	1025.00'	74.50'	4°09'52"
C29	725.00'	77.24'	6°06'16"
C30	675.00'	71.92'	6°06'16"
C31	55.00'	16.65'	17°20'29"
C32	55.00'	121.55'	126°37'23"
C33	55.00'	16.65'	17°20'29"
C34	55.00'	16.65'	17°20'29"
C35	55.00'	119.69'	124°40'58"
C36	55.00'	16.65'	17°20'29"
C37	675.00'	56.16'	4°46'02"
C38	625.00'	52.00'	4°46'02"
C39	20.00'	7.61'	21°47'12"
C40	50.00'	236.37'	270°51'43"
C41	20.00'	24.11'	69°04'51"



COUNTY RECORDER

PASEO PLACE PARCEL 1

PLAT PLAN SHEET

SHEET 3 OF 4

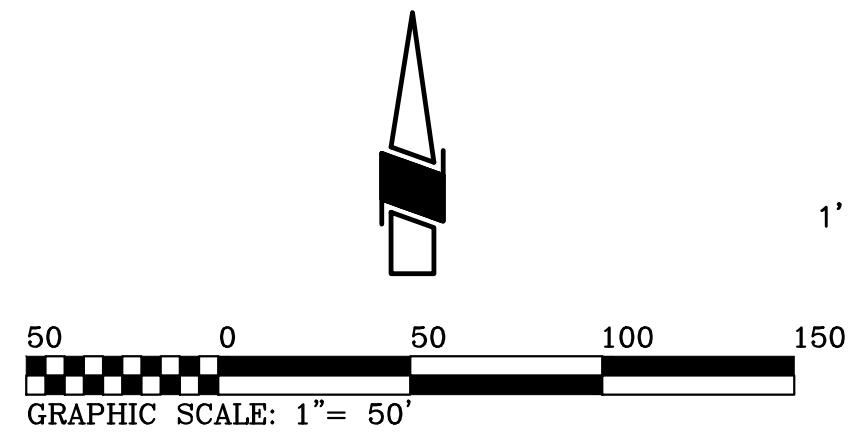
RICK
ENGINEERING COMPANY
Phoenix

6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(PAX) 602.285.2396
rickengineering.com

JOB NUMBER
4548B

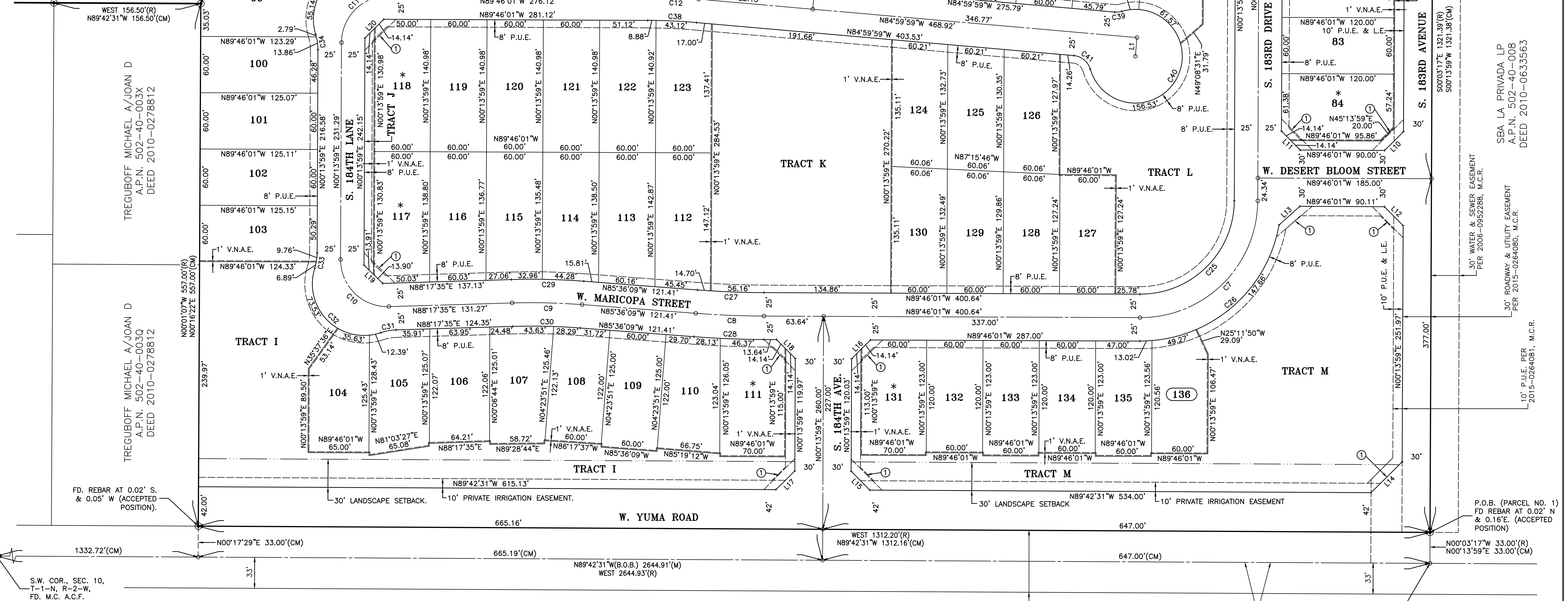
PREPARED BY:
D.S.R.

DATE PREPARED:
AUG., 2017



MATCH SHEET 3

MATCH SHEET 3



Course	Bearing	Distance
L1	N05°00'01"E	20.00'
L2	N45°13'59"E	28.28'
L3	N44°46'01"W	28.28'
L4	N45°13'59"E	28.28'
L5	N40°23'03"W	30.36'
L6	N45°13'59"E	28.28'
L7	N44°46'01"W	28.28'
L8	N45°13'59"E	28.28'
L9	N44°46'01"W	28.28'
L10	N45°13'59"E	28.28'
L11	N44°46'01"W	28.28'
L12	N44°46'01"W	28.28'
L13	N48°13'31"E	29.72'
L14	N45°15'44"E	46.65'
L15	N44°44'16"W	28.30'
L16	N45°13'59"E	28.28'
L17	N45°15'44"E	28.27'
L18	N44°46'01"W	28.28'
L19	N45°44'13"W	27.81'
L20	N45°13'59"E	28.28'
L21	N50°00'01"E	28.28'
L22	N39°59'59"W	28.28'
L23	N39°59'59"W	28.28'
L24	N50°00'01"E	28.28'

Curve	Radius	Length	Delta
C1	700.00'	58.24'	4°46'02"
C2	700.00'	58.24'	4°46'02"
C3	50.00'	78.54'	90°00'00"
C4	50.00'	78.54'	90°00'00"
C5	200.00'	30.60'	8°45'55"
C6	200.00'	30.60'	8°45'55"
C7	125.00'	196.35'	90°00'00"
C8	1000.00'	72.68'	4°09'52"
C9	700.00'	74.58'	6°06'16"
C10	50.00'	80.23'	91°56'24"
C11	50.00'	78.54'	90°00'00"
C12	650.00'	54.08'	4°46'02"
C13	675.00'	56.16'	4°46'02"
C14	725.00'	60.32'	4°46'02"
C15	725.00'	60.32'	4°46'02"
C16	675.00'	56.16'	4°46'02"
C17	55.00'	16.65'	17°20'29"
C18	55.00'	119.69'	124°40'58"
C19	55.00'	16.65'	17°20'29"
C20	55.00'	16.65'	17°20'29"
C21	55.00'	119.69'	124°40'58"
C22	55.00'	16.65'	17°20'29"
C23	225.00'	34.42'	8°45'55"
C24	175.00'	26.77'	8°45'55"
C25	100.00'	157.08'	90°00'00"
C26	150.00'	209.95'	80°11'35"
C27	975.00'	70.86'	4°09'52"
C28	1025.00'	74.50'	4°09'52"
C29	725.00'	77.24'	6°06'16"
C30	675.00'	71.92'	6°06'16"
C31	55.00'	16.65'	17°20'29"
C32	55.00'	121.55'	126°37'23"

Curve	Radius	Length	Delta
C33	55.00'	16.65'	17°20'29"
C34	55.00'	16.65'	17°20'29"
C35	55.00'	119.69'	124°40'58"
C36	55.00'	16.65'	17°20'29"
C37	675.00'	56.16'	4°46'02"
C38	625.00'	52.00'	4°46'02"
C39	20.00'	7.61'	21°47'12"
C40	50.00'	236.37'	270°51'43"
C41	20.00'	24.11'	69°04'31"

LAS VENTANAS I LLC
A.P.N. 502-42-002A
DEED 2013-0138255

BK. 1 OF ROAD MAPS, PG. 61 PURPORTING
TO SHOW A 66' COUNTY ROADWAY.

BK. 2 OF ROAD MAPS, PG. 13 PURPORTING
TO SHOW A COUNTY ROADWAY.
(NO WIDTH GIVEN)

P.O.C. (PARCEL NO. 1)
S.1/4 COR., SEC. 10,
T-1-N, R-2-W,
FD. M.C.D.O.T. B.C.F.

P.O.B. (PARCEL NO. 1)
FD REBAR AT 0.02' N
& 0.16'E. (ACCEPTED
POSITION)



COUNTY RECORDER	

PASEO PLACE PARCEL 1

PLAT PLAN SHEET

SHEET 4 OF 4

RICK ENGINEERING COMPANY Phoenix	6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 (P) 602.285.2396 rickengineering.com		
	JOB NUMBER	PREPARED BY:	DATE PREPARED:
	4548B	D.S.R.	AUG., 2017
	Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield		