

"RE-PLAT OF A PORTION OF THE FINAL PLAT OF LAS BRISAS PHASE 2B (2B.3)"
A RE-PLAT OF LOTS 175-252, TRACTS W-GG OF THE FINAL PLAT OF LAS BRISAS, PHASE 2B RECORDED IN BOOK 969 OF MAPS, PAGE 32, MCR
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: MARCH 2019

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, 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, being a portion of the Final Plat of Las Brisas Phase 2B recorded in Book 969 of Maps, Page 32, MCR, and being more completely described as follows, to-wit:

COMMENCING at found cotton picker spindle for the East Quarter corner of said Section 22, from which a found brass cap in handhole for the Southeast corner of said Section 22 bears South 00 deg. 06 min. 36 sec. East (Basis of Bearings) - 2636.32 feet,

THENCE North 89 deg. 57 min. 37 sec. West along the North line of the Southeast Quarter of said Section 22, a distance of 55.00 feet to the West right-of-way line of South Citrus Road as shown in the Map of Dedication of Las Brisas, Phase 2 South Citrus Road recorded in Book 969 of Maps, Page 31, MCR,

THENCE South 00 deg. 06 min. 36 sec. East departing said North line and continue along said West right-of-way line, being 55.00 feet West of and parallel with the East line of the Southeast Quarter of said Section 22, a distance of 1029.61 feet to the Southeast corner of said Las Brisas, Phase 2B and the Northeast corner of Tract F as shown in the Map of Dedication of Las Brisas Drive and South 183rd Avenue recorded in Book 940 of Maps, Page 6, MCR,

THENCE South 00 deg. 06 min. 36 sec. East along the East line of said Las Brisas, Phase 2B, the West right-of-way line of said South Citrus Road, and being 55.00 feet West of and parallel with the East line of the Southeast Quarter of said Section 22, a distance of 448.23 feet to the Southeast corner of said Las Brisas, Phase 2B and the Northeast corner of Tract F as shown in the Map of Dedication of Las Brisas Drive and South 183rd Avenue recorded in Book 940 of Maps, Page 6, MCR,

THENCE South 89 deg. 53 min. 24 sec. West along the South line of said Las Brisas, Phase 2B and the North line of said Tract F, a distance of 448.23 feet to a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears North 45 deg. 06 min. 36 sec. West - 28.28 feet,

THENCE in a northwesterly direction along said curve to the right, the South line of said Las Brisas, Phase 2B, and the North line of said Tract F, a distance of 31.42 feet,

THENCE South 89 deg. 53 min. 24 sec. West radial to said curve and continue along the South line of said Las Brisas, Phase 2B, the North line of said Tract F, and the North line of Tract E as shown in said Map of Dedication of West Las Brisas Drive and South 183rd Avenue, a distance of 100.00 feet to a Point of Curvature radial to said line and being a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears South 44 deg. 53 min. 24 sec. West - 28.28 feet,

THENCE in a southwesterly direction along said curve to the right, the South line of said Las Brisas, Phase 2B, and the North line of said Tract E, a distance of 31.42 feet,

THENCE South 89 deg. 53 min. 24 sec. West tangent to said curve and continue along said North and South line, a distance of 494.37 feet to a Point of Curvature of a circular curve to the left, having a radius of 1550.00 feet, a central angle of 13 deg. 59 min. 12 sec., and being subtended by a chord which bears South 82 deg. 53 min. 48 sec. West - 377.44 feet,

THENCE in a westerly direction along said curve to the left and said North and South lines, a distance of 378.38 feet to the Southeast corner of Las Brisas, Phase 2B2 recorded in Book 1362 of Maps, Page 1, MCR,

THENCE North 15 deg. 12 min. 21 sec. West non-tangent to said curve, departing said North and South lines, and continue along the East line of said Las Brisas, Phase 2B2, a distance of 29.60 feet to a Point of Curvature of a circular curve to the right, having a radius of 470.00 feet, a central angle of 15 deg. 07 min. 32 sec., and being subtended by a chord which bears North 07 deg. 38 min. 35 sec. West - 123.72 feet,

THENCE in a northerly direction along said curve to the right and said East line, a distance of 124.08 feet,

THENCE North 00 deg. 04 min. 49 sec. West tangent to said curve and continue along said East line, a distance of 285.30 feet to an ell corner of said Las Brisas, Phase 2B,

THENCE South 89 deg. 18 min. 07 sec. East departing said East line and continue along a North line of said Las Brisas, Phase 2B, a distance of 102.49 feet,

THENCE South 89 deg. 29 min. 59 sec. East along said North line, a distance of 122.53 feet to an ell corner of same,

THENCE North 00 deg. 04 min. 49 sec. West along a northeasterly line of said Las Brisas, Phase 2B, a distance of 620.01 feet to an ell corner of same,

THENCE North 44 deg. 59 min. 59 sec. East along a North line of said Las Brisas, Phase 2B, a distance of 35.42 feet to an ell corner of same,

THENCE South 89 deg. 57 min. 37 sec. East along the North line of said Las Brisas, Phase 2B, a distance of 1230.60 feet to the POINT OF BEGINNING, containing 1,385,829 square feet or 31.814 acres of land, more or less.

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF A PORTION OF THE FINAL PLAT OF LAS BRISAS PHASE 2B (PHASE 2B.3)", A RE-PLAT OF LOTS 175-252, TRACTS W-GG OF THE FINAL PLAT OF LAS BRISAS PHASE 2B RECORDED IN BOOK 969 OF MAPS, PAGE 32, MCR, 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, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RE-PLAT OF A PORTION OF THE FINAL PLAT OF LAS BRISAS PHASE 2B (PHASE 2B.3)" 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, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR IN FEE, THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN ALL TRACTS A-D, E1, F1 AND G-N INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENT 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.

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 B, E1, AND G 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 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 B, E1, AND G.

TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND HEREBY CONVEYS, SUBJECT TO THE DEDICATIONS AND COVENANTS GRANTED HEREIN, TRACTS A THROUGH N TO THE LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FOR THE PURPOSES HEREIN INDICATED AND AS MORE FULLY SET FORTH IN THE DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS.

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 _____, 2019.

TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION

BY: _____
SHANNON FRANCOEUR
ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2019 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 FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, C, D, E1, F1, G, H, I, J, K, L, M, AND N 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 _____, 2019

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
SHANNON FRANCOEUR
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2019 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 FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

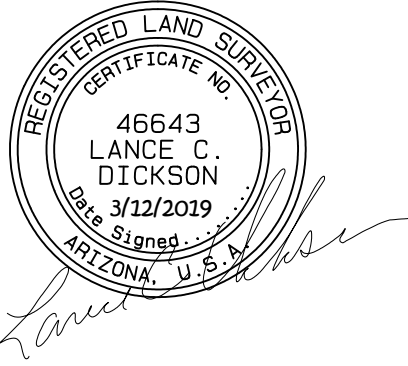
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

BASIS OF BEARINGS

THE EAST LINE 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, BEING: NORTH 00°06'36" WEST (MEASURED)

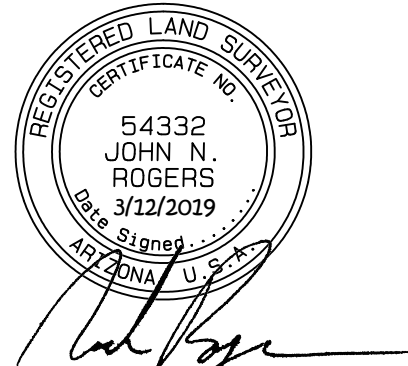
SURVEYOR'S STATEMENT

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.



BY: _____
LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85021
(602) 246-9919

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.



BY: _____
JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

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 _____, 2019.

BY: _____ ATTEST: _____
MAYOR CLERK

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

THIS _____ DAY OF _____, 2019.

BY: _____
CITY ENGINEER

UTILITY SERVICES

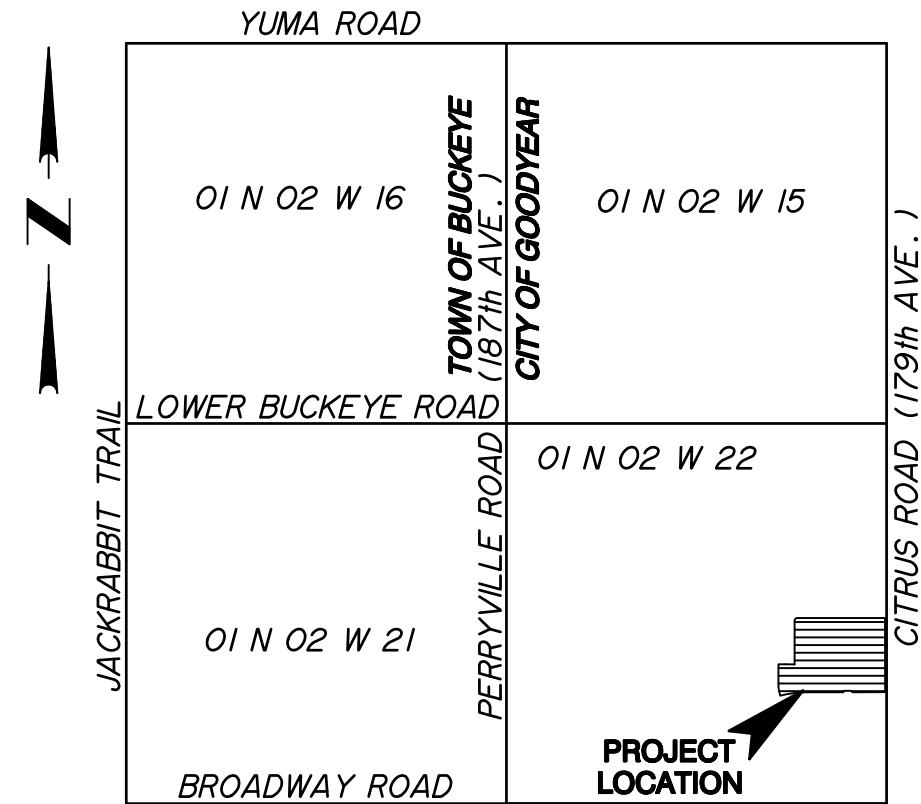
WATER _____ CITY OF GOODYEAR
SEWER _____ CITY OF GOODYEAR
ELECTRIC _____ ARIZONA PUBLIC SERVICE COMPANY
GAS _____ SOUTHWEST GAS COMPANY
TELEPHONE _____ QWEST COMMUNICATIONS/COX COMMUNICATIONS
SOLID WASTE DISPOSAL _____ CITY OF GOODYEAR
POLICE PROTECTION _____ CITY OF GOODYEAR
(AND A PRIVATE PATROL)
FIRE 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. 350, 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
*	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.

SHEET INDEX

SHEET 1	COVER
SHEET 2	KEY MAP SHEET INDEX, LOT SUMMARY TABLES, TRACT SUMMARY TABLES, TYPICAL LOT DETAILS, AND NOTES
SHEETS 3-4	PLAT

PREPARED BY:

SURVEYED BY:

GOODWIN &
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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



2440 W. Mission Lane, Suite 4
Phoenix, Arizona 85021
(602) 246 - 9919

SHEET 1 OF 4

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

NOTES CONT.

15. 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.

16. 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, 49, 50, 62, 65, 66, 75, 88, 89, 106, 107, 112, 118, AND 123 ARE RESTRICTED TO ONE-STORY.

17. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. THIS INCLUDES LOTS 63, 74, 113, AND 117.

18. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THIS INCLUDES LOTS 1, 49, 50, 62, 65, 66, 75, 88, 89, 106, 107, 112, 118, AND 123.

19. 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 35, 54, AND 67.

20. 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.

21. SIGNAGE SHALL BE POSTED WITHIN THE SUBDIVISION SALES OFFICE IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZ1), 65 LBN 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"-26") 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.

22. LAS BRISAS PHASE 2B.3 OWNER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A - N INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.

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

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

25. NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER TO THE STREET SIDE OF A CORNER LOT THAN THE FRONT YARD REQUIRED ON A KEY LOT, EXCEPT SUCH SETBACK NEED NOT BE GREATER THAN ONE-HALF THE WIDTH OF THE CORNER LOT.

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

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

28. THE ENTIRE LAS BRISAS PHASE 2B.3 PROJECT IS TO BE FINAL PLATTED AND CONSTRUCTED IN ONE PHASE.

29. TYPICAL SIDE STREET TRACTS ARE 10' WIDE.

30. 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.

31. 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.

32. 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.

33. 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. 2016-0325939.

34. 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.

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

36. 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.

37. 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 ONSITE SEWER CONSTRUCTION UNTIL THE OFF-SITE SEWER LINE CONSTRUCTION PROJECT HAS COMMENCED.

38. LAS BRISAS PHASE 2B.3 IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

LOT SUMMARY TABLE	
LOT	(SQ. FT.)
1	6600
2	6600
3	6600
4	6600
5	6600
6	6600
7	6600
8	6600
9	6451
10	9562
11	12817
12	6716
13	6600
14	6600
15	6600
16	6600
17	6639
18	6778
19	7026
20	7333
21	7643
22	7868
23	7780
24	7434
25	7055
26	6741
27	6537
28	8495
29	11024
30	7088
31	6599
32	6600
33	6600
34	6600
35	6600
36	6600
37	6600
38	6600
39	6600
40	6600
41	6600
42	6503
43	8624
44	10974
45	6956
46	6600
47	6600
48	6600
49	6514
50	6514
51	6600
52	6600
53	6600
54	6600
55	6600
56	6600
57	6600
58	6681
59	7000
60	7243
61	6789
62	7912

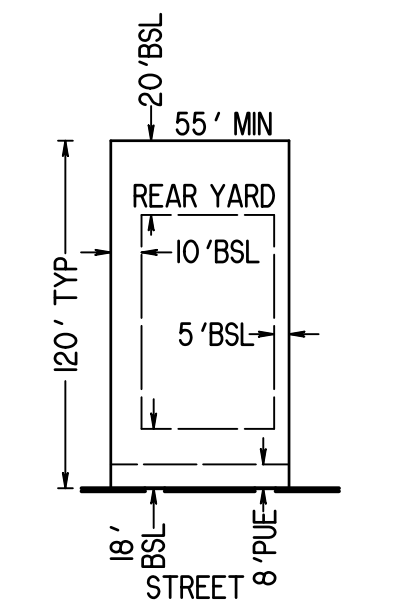
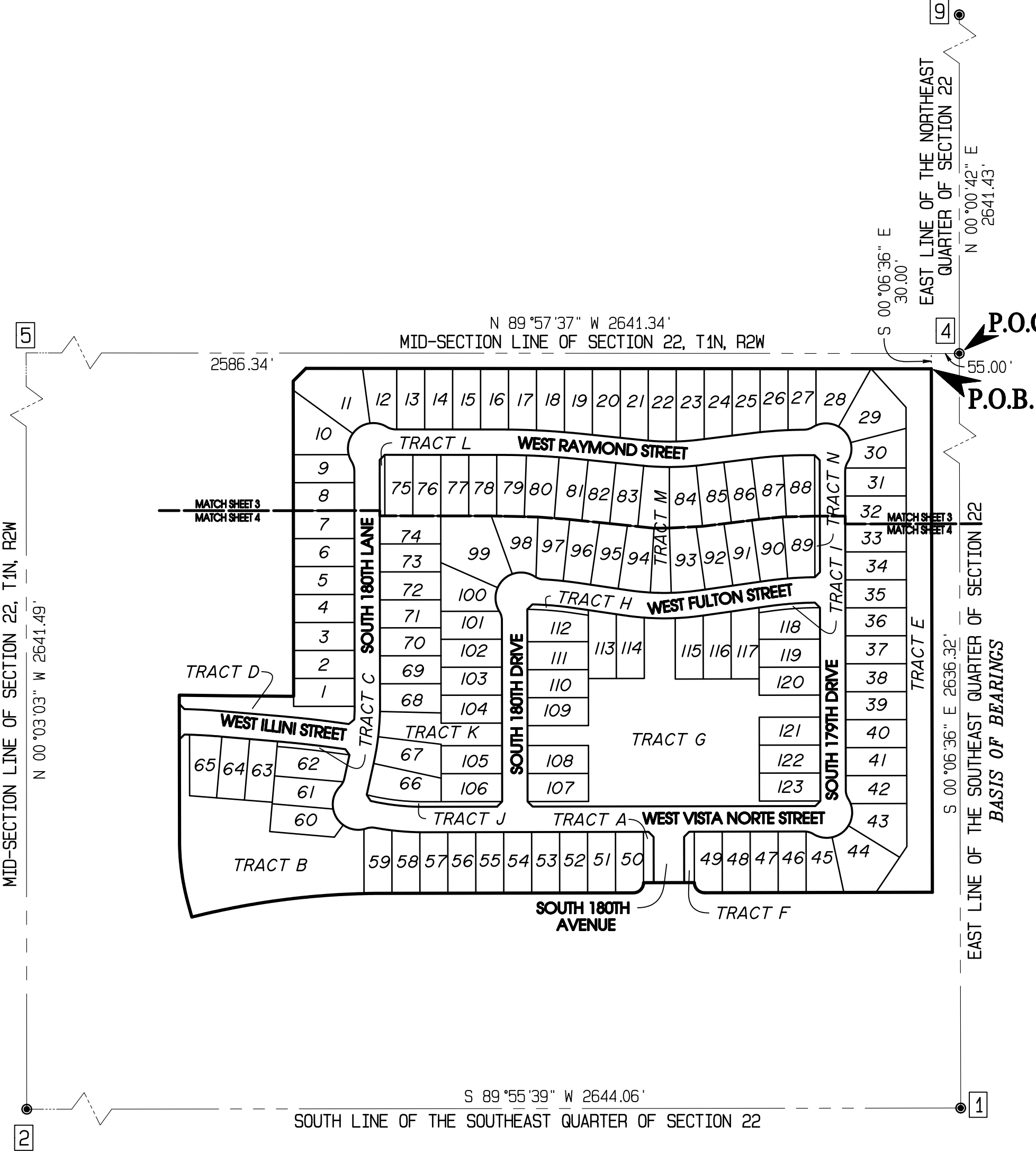
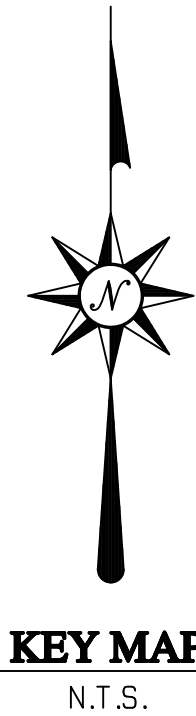
LOT SUMMARY TABLE	
LOT	(SQ. FT.)
63	6611
64	6634
65	7054
66	8178
67	7729
68	6724
69	6600
70	6600
71	6600
72	6600
73	6600
74	6615
75	6615
76	6600
77	6600
78	6601
79	6798
80	7427
81	6722
82	6600
83	6632
84	7077
85	6712
86	6600
87	6932
88	7146
89	7031
90	6986
91	6736
92	6798
93	7599
94	7382
95	6859
96	6934
97	7053
98	7806
99	14240
100	7829
101	6570
102	6600
103	6600
104	6600
105	6600
106	6604
107	6604
108	6600
109	6600
110	6600
111	6600
112	7135
113	7180
114	6749
115	6702
116	7079
117	7502
118	7043
119	6600
120	6600
121	6600
122	6600
123	6600
TOTAL 866,321	

LAND USE TABLE

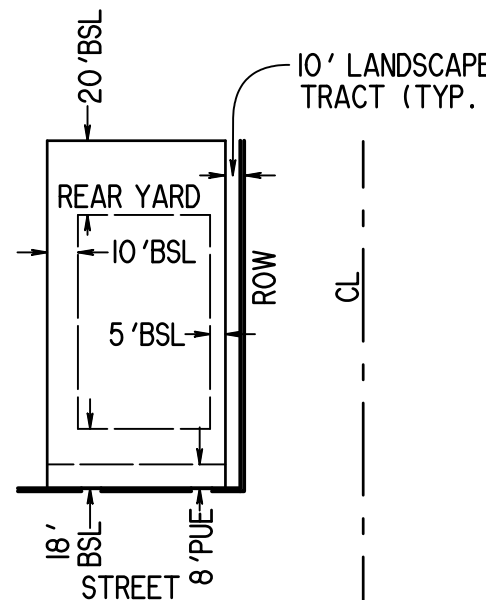
GROSS ACREAGE (TO BOUNDARY LINE)	31.814 ACRES
AREA OF PUBLIC STREETS	5.686 ACRES
NET ACREAGE	26.128 ACRES
AREA OF TRACTS	6.240 ACRES
TOTAL NUMBER OF LOTS	123 LOTS
OVERALL DENSITY	3.87 DU/ *GROSS* ACRE
AVERAGE AREA PER LOT	7043 SQUARE FEET
PERCENTAGE OF OPEN SPACE	19.61%

TRACT SUMMARY TABLE

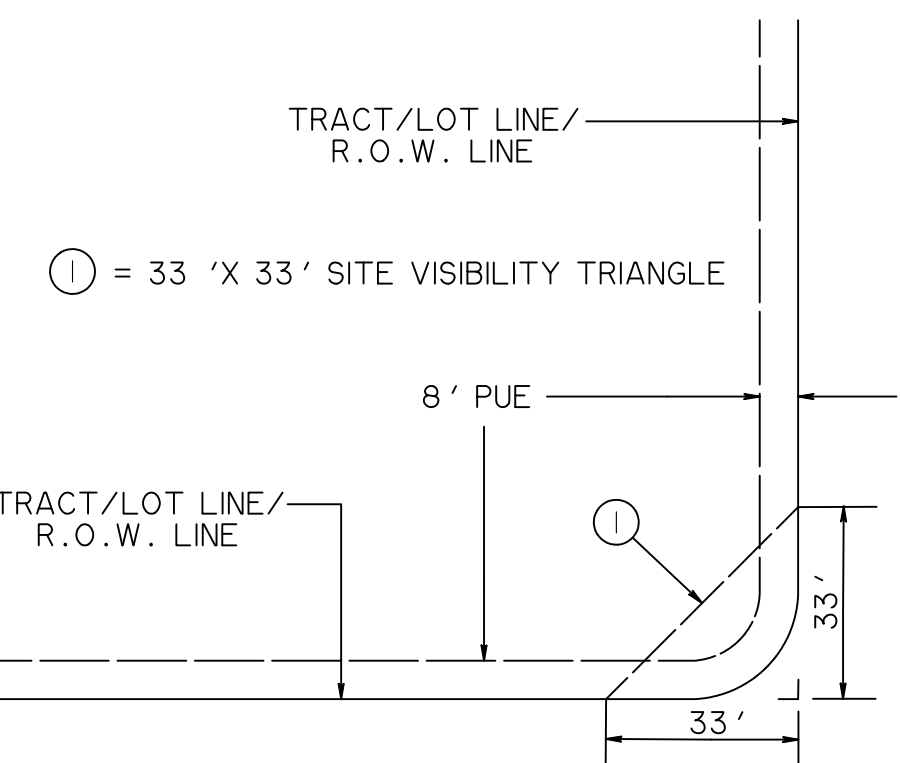
TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	1950	L.A., O.S., P.U.E.	H.O.A.
TRACT B	63408	D.E., L.A., O.S., P.U.E.	H.O.A.
TRACT C	1388	L.A., O.S., P.U.E.	H.O.A.
TRACT D	10737	L.A., O.S., P.U.E.	H.O.A.
TRACT E1	56833	L.A., O.S., D.E., P.U.E.	H.O.A.
TRACT F1	1950	L.A., O.S., P.U.E.	H.O.A.
TRACT G	103780	L.A., O.S., D.E., P.U.E.	H.O.A.
TRACT H	1157	L.A., O.S., P.U.E.	H.O.A.
TRACT I	1155	L.A., O.S., P.U.E.	H.O.A.
TRACT J	2587	L.A., O.S., P.U.E.	H.O.A.
TRACT K	12112	L.A., O.S., P.U.E.	H.O.A.
TRACT L	1150	L.A., O.S., P.U.E.	H.O.A.
TRACT M	11318	L.A., O.S., P.U.E.	H.O.A.
TRACT N	2300	L.A., O.S., P.U.E.	H.O.A.
271,825 TOTAL AREA OF TRACTS (SQ. FT.)			



6,400 S.F. TYPICAL LOT
6,400 S.F. MINIMUM N.T.S.
(1 MIN LOT DEPTH = 105' 11")
(10' B.S.L. FOR SIDE ENTRY GARAGE, PORCH, OR LIVING AREA)



6,400 S.F. CORNER LOT DETAIL



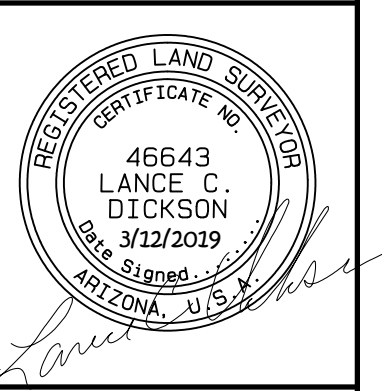
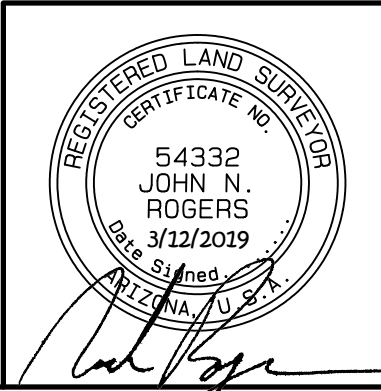
TYPICAL SITE VISIBILITY TRIANGLE DETAIL FOR LOCAL STREETS
N.T.S.

LAND USAGE LEGEND

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

MAINTENANCE LEGEND

- H.O.A. LAS BRISAS COMMUNITY ASSOCIATION



PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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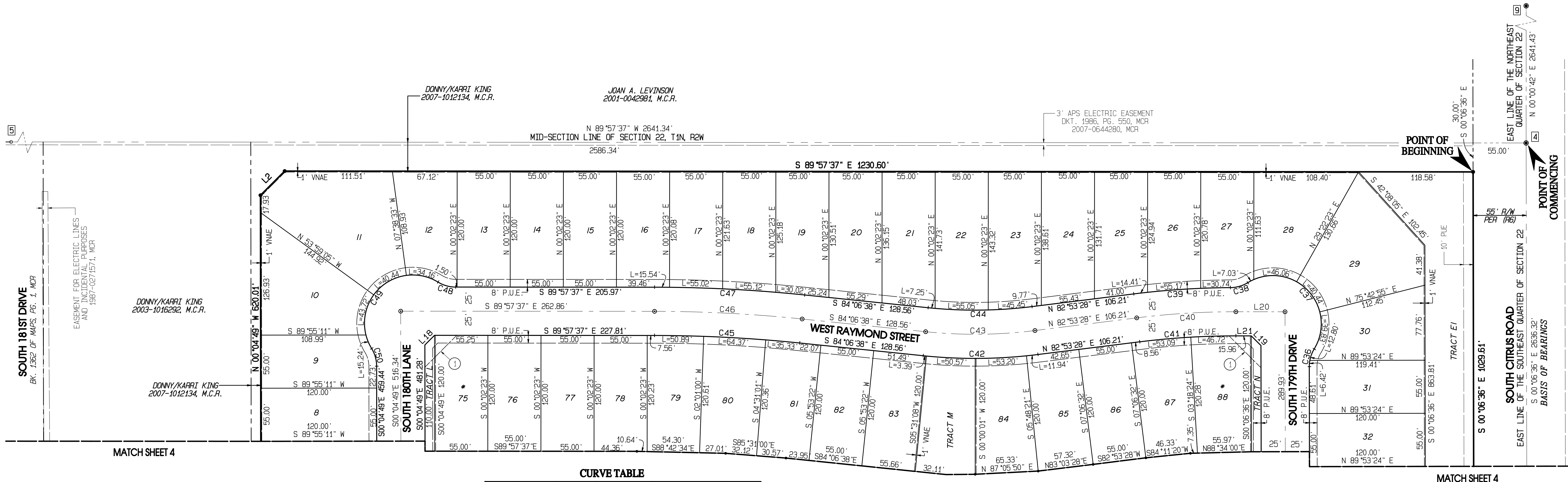
SURVEYED BY:



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Phoenix, Arizona 85021
(602) 246-9919

"RE-PLAT OF A PORTION OF THE FINAL PLAT OF LAS BRISAS PHASE 2B (2B.3)"

CASE NO. 18-520-00005



MONUMENT NOTES

- FOUND BRASS CAP IN HANDHOLE SOUTHEAST CORNER SECTION 22, T1N, R2W, INTERSECTION OF CITRUS ROAD AND BROADWAY ROAD
- FOUND ALUMINUM CAP RLS#46643 SOUTH QUARTER CORNER SECTION 22, T1N, R2W
- FOUND COTTON PICKER SPINDLE EAST QUARTER CORNER SECTION 22, T1N, R2W, INTERSECTION OF CITRUS ROAD AND DUNLAP ROAD
- CENTER OF SECTION 22, T1N, R2W CALCULATED POSITION, NOTHING FOUND OR SET
- FOUND 2" MARICOPA COUNTY ALUMINUM CAP NORTHEAST CORNER, SECTION 22, T1N, R2W, INTERSECTION OF LOWER BUCKEYE ROAD AND CITRUS ROAD
- FOUND 1/2" REBAR WITH CAP STAMPED RLS #46643

REFERENCE DATA

THIS PLAT IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) FINAL PLAT OF LAS BRISAS PHASE 2B BK. 969 OF MAPS, PG. 32, MCR
- (R4) LAS BRISAS PHASE 2C5 BK. 969 OF MAPS, PG. 33, MCR
- (R5) MAP OF DEDICATION OF WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE, BK. 940 OF MAPS, PG. 6, MCR
- (R6) MAP OF DEDICATION OF LAS BRISAS PHASE 2 SOUTH CITRUS ROAD BK. 969 OF MAPS, PG. 31, MCR
- (R7) FINAL PLAT OF LAS BRISAS PHASE 2C6 BK. 1322 OF MAPS, PG. 45, MCR

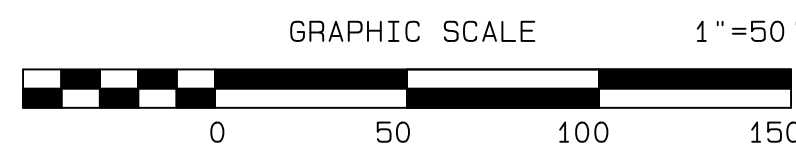
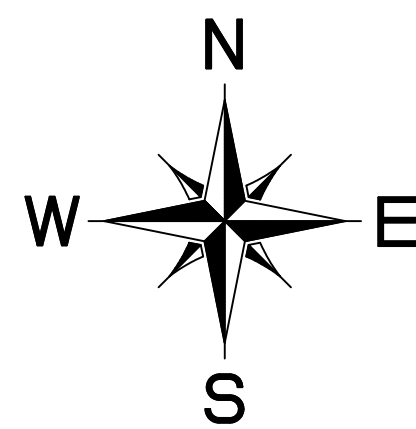
CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.42'	90°00'00"	N45°06'36"W	28.28'
C2	20.00'	31.42'	90°00'00"	S44°53'24"W	28.28'
C3	1550.00'	378.38'	13°59'12"	S82°53'48"W	377.44'
C4	470.00'	124.08'	15°07'32"	N07°38'35"W	123.72'
C5	1225.00'	75.93'	3°33'06"	S86°51'00"E	75.92'
C6	1200.00'	83.75'	3°59'56"	S87°04'24"E	83.73'
C7	1175.00'	71.57'	3°29'23"	S86°49'08"E	71.55'
C8	2225.00'	107.69'	2°46'23"	S83°41'15"E	107.68'
C9	2200.00'	106.48'	2°46'23"	S83°41'15"E	106.47'
C10	2175.00'	105.27'	2°46'23"	S83°41'15"E	105.26'
C11	475.00'	3.46'	0°25'02"	S12°08'00"W	3.46'
C12	475.00'	29.48'	3°33'22"	S01°41'52"W	29.48'
C13	500.00'	108.40'	12°25'20"	N06°07'51"E	108.19'
C14	525.00'	113.82'	12°25'20"	N06°07'51"E	113.60'
C15	35.00'	19.22'	31°28'01"	S28°04'31"W	18.98'
C16	50.00'	133.05'	152°27'52"	N32°25'25"W	97.13'
C17	35.00'	17.79'	29°07'04"	N85°54'11"E	17.60'
C18	525.00'	96.87'	10°34'19"	S84°49'26"E	96.73'
C19	500.00'	146.60'	16°47'59"	S81°42'37"E	146.08'
C20	475.00'	106.14'	12°48'09"	S83°42'32"E	105.92'
C21	35.00'	19.22'	31°28'01"	S74°22'35"E	18.98'
C22	50.00'	133.46'	152°56'02"	N44°53'24"E	97.22'
C23	35.00'	19.22'	31°28'01"	N15°50'36"W	18.98'
C24	700.00'	90.12'	7°22'35"	S85°37'11"W	90.06'
C25	725.00'	100.71'	7°57'31"	S85°54'39"W	100.62'
C26	750.00'	97.07'	7°24'55"	S85°38'20"W	97.00'
C27	525.00'	150.23'	16°23'43"	N89°52'16"W	149.72'
C28	500.00'	143.08'	16°23'43"	N89°52'16"W	142.59'
C29	475.00'	135.92'	16°23'43"	N89°52'16"W	135.46'
C30	675.00'	80.94'	6°52'13"	N85°06'30"W	80.89'
C31	700.00'	102.71'	8°24'25"	N85°52'37"W	102.62'
C32	725.00'	66.50'	5°15'21"	N84°18'04"W	66.48'
C33	35.00'	18.17'	29°45'08"	N72°03'11"W	17.97'
C34	50.00'	134.71'	154°22'14"	S45°38'17"W	97.51'
C35	35.00'	19.22'	31°28'01"	S15°48'50"E	18.98'
C36	35.00'	19.22'	31°28'01"	N15°37'25"E	18.98'
C37	50.00'	133.35'	152°48'37"	N45°02'53"W	97.20'
C38	35.00'	19.00'	31°06'22"	S74°05'59"W	18.77'
C39	850.00'	100.31'	6°45'43"	S86°16'19"W	100.26'
C40	825.00'	102.93'	7°08'55"	S86°27'55"W	102.87'
C41	800.00'	99.81'	7°08'55"	S86°27'55"W	99.75'
C42	525.00'	119.10'	12°59'54"	S89°23'25"W	118.85'
C43	500.00'	113.43'	12°59'54"	S89°23'25"W	113.19'
C44	475.00'	107.76'	12°59'54"	S89°23'25"W	107.53'
C45	1475.00'	150.59'	5°50'59"	N87°02'08"W	150.53'
C46	1500.00'	153.14'	5°50'59"	N87°02'08"W	153.08'
C47	1525.00'	155.70'	5°50'59"	N87°02'08"W	155.63'
C48	35.00'	19.22'	31°28'01"	N74°13'36"W	18.98'
C49	50.00'	133.56'	153°03'14"	S44°58'47"W	97.25'
C50	35.00'	19.22'	31°28'01"	S15°48'50"E	18.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N15°12'21"W	29.60'
L2	N44°59'59"E	35.42'
L3	N44°53'24"E	14.14'
L4	N45°06'36"W	14.14'
L5	S45°05'42"E	14.14'
L6	S44°54'17"W	14.15'
L7	S32°10'14"E	14.26'
L8	S35°25'46"E	13.70'
L9	S82°18'04"E	25.78'
L10	S82°18'04"E	61.44'
L11	S82°18'04"E	25.78'
L12	N50°53'20"E	13.69'
L13	N45°33'22"E	13.98'
L14	S44°28'11"E	14.29'
L15	N12°20'30"E	65.89'
L16	N12°20'30"E	99.63'
L17	S12°20'30"W	43.53'
L18	S44°58'47"W	14.13'
L19	N45°02'07"W	14.16'
L20	N89°57'37"W	50.90'
L21	N89°57'37"W	15.96'
L22	N44°48'34"E	14.16'
L23	N89°53'24"E	27.89'
L24	S45°11'46"E	14.12'
L25	S89°55'11"W	16.90'
L26	S44°53'24"W	14.14'
L27	N45°28'25"E	14.00'

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



SHEET 3 OF 4

PREPARED BY:

SURVEYED BY:

GOODWIN & MARSHALL

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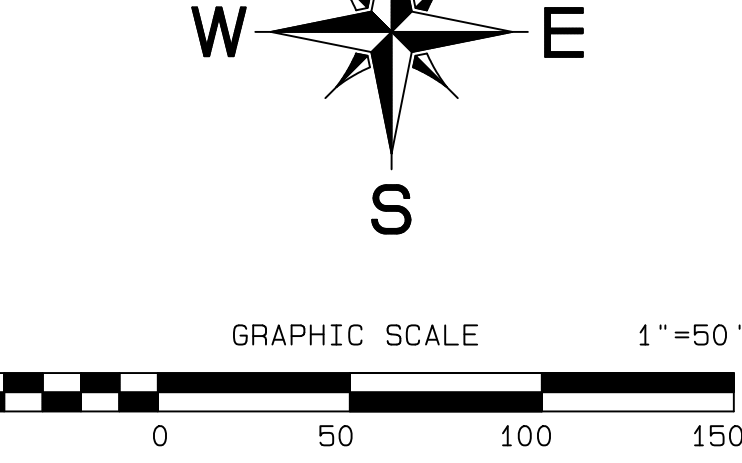
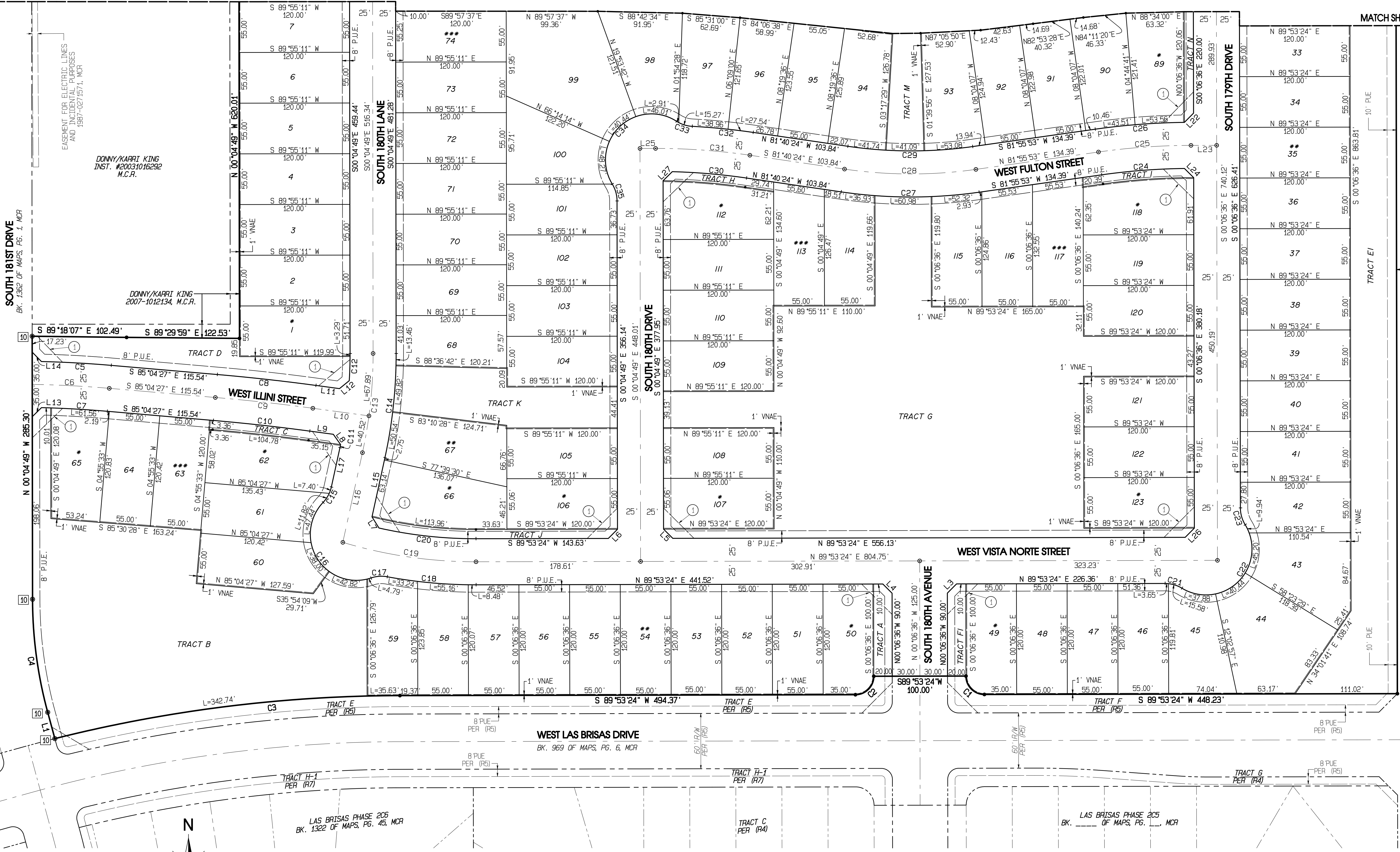


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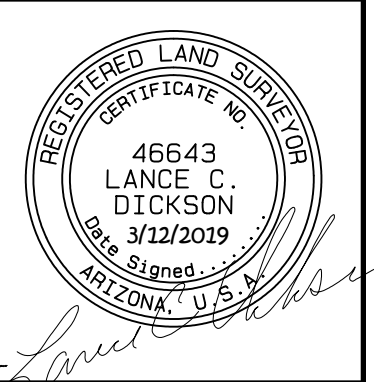
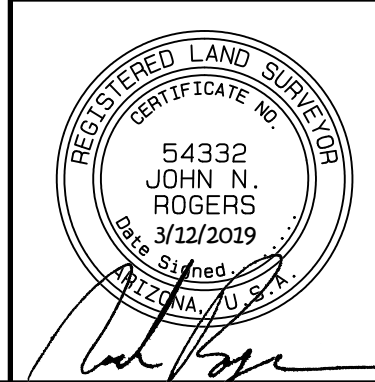
RE-PLAT OF A PORTION OF THE FINAL PLAT OF LAS BRISAS PHASE 2B (2B.3)

CASE NO. 18-520-00005

W:\10508A - Los Brisas\COGO\PHASE 2B3\PH2B3 FPLAT.pro Plotted: Tue Mar 12 09:02:52 2019



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



PREPARED BY:

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