

DEDICATION

STATE OF ARIZONA)
) ISS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION, AS TO PARCEL 1 DESCRIBED HEREIN, AND LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS TO PARCEL 2 DESCRIBED HEREIN, HAVE SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C AND OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE (2C.5)", A RE-PLAT OF TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C RECORDED IN BOOK 1204 OF MAPS, PAGE 23, MCR AND A RE-PLAT OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE RECORDED IN BOOK 940 OF MAPS, PAGE 6, 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 TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C AND OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE (2C.5)" 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 TO PARCEL 1 DESCRIBED HEREIN, AND LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS TO PARCEL 2 DESCRIBED HEREIN, AS OWNERS, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THAT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION, AS TO PARCEL 1 DESCRIBED HEREIN AND LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS TO PARCEL 2 DESCRIBED HEREIN, AS OWNERS, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A-G INCLUSIVE AND TRACT C-1, 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 TO PARCEL 1 DESCRIBED HEREIN AND LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS TO PARCEL 2 DESCRIBED HEREIN, AS OWNERS, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS B, C-1, AND F 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, C-1, AND F.

TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION AS TO THE PARCEL 1 DESCRIBED HEREIN AND LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS TO PARCEL 2 DESCRIBED HEREIN, AS OWNERS, 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, B, C, C-1, D, E, F, AND G 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 OF PARCEL 1 AS DESCRIBED HEREIN 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 _____, 2018.

TAYLOR MORRISON/ARIZONA INC., AN ARIZONA CORPORATION

BY: _____
SHANNON FRANCOEUR
ITS: VICE PRESIDENT

IN WITNESS WHEREOF:

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER OF PARCEL 2 DESCRIBED HEREIN 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 _____, 2018.

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
SHANNON FRANCOEUR
ITS: PRESIDENT

"RE-PLAT OF TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRIAS PHASE 2C AND OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE (2C.5)"

A RE-PLAT OF TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C RECORDED IN BOOK 1204 OF MAPS, PAGE 23, MCR AND A RE-PLAT OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE RECORDED IN BOOK 940 OF MAPS, PAGE 6, 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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ISS.
COUNTY OF MARICOPA)

ON THIS ____DAY OF _____, 2018 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 _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ISS.
COUNTY OF MARICOPA)

ON THIS ____DAY OF _____, 2018 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 _____

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, C-1, D, E, F, AND G 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 _____, 2018

LAS BRISAS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
SHANNON FRANCOEUR
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ISS.
COUNTY OF MARICOPA)

ON THIS ____DAY OF _____, 2018 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 _____

LEGAL DESCRIPTION

PARCEL 1

Being all of Tract C as shown in the Minor Land Division Map of Las Brisas, Phase 2C recorded in Book 1204 of maps, Page 23, 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.

PARCEL 2

Being all of Tract G as shown in the Map of Dedication for West Las Brisas Drive and South 183rd Avenue recorded in Book 940 of maps, Page 6, 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.

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: SOUTH 00°06'36" EAST (MEASURED)

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

SHEET INDEX

SHEET 1 COVER
SHEET 2 SHEET INDEX,
LOT SUMMARY TABLES,
TRACT SUMMARY TABLE,
TYPICAL LOT DETAILS,
AND NOTES
SHEET 3 PLAT

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
2411 W. NORTHERN, SUITE 110
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 _____, 2018.

BY: _____ ATTEST: _____
MAYOR CLERK

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

THIS ____DAY OF _____, 2018.

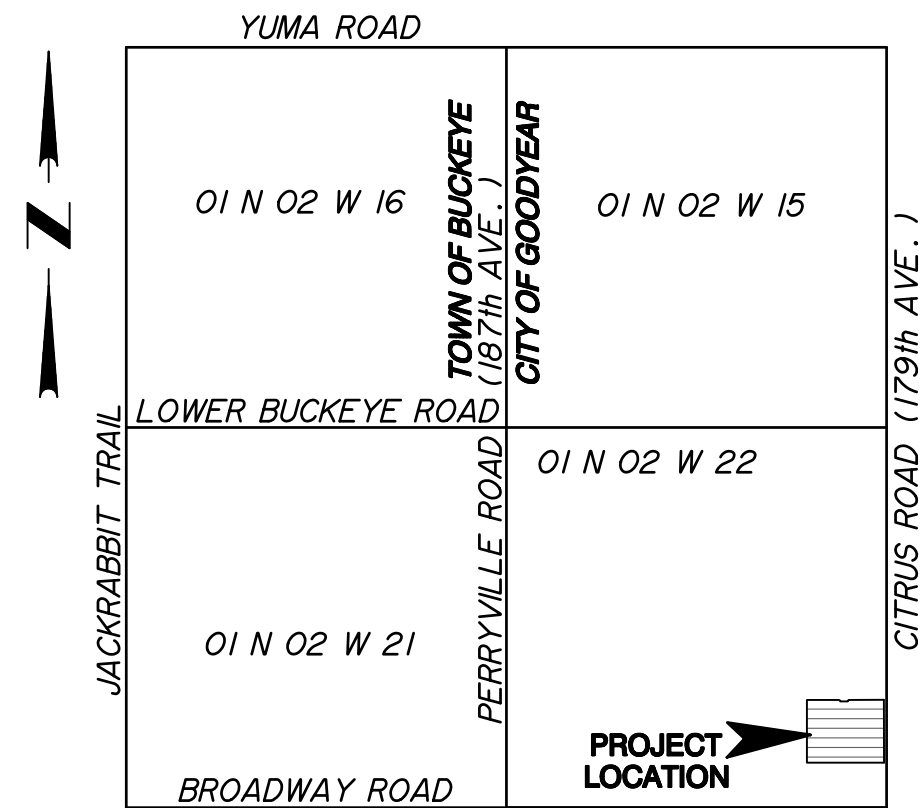
BY: _____
CITY ENGINEER

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
---	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.

"RE-PLAT OF TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C AND OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE (2C.5)"

CASE NO. 18-520-00004

SHEET 1 OF 3

PREPARED BY:

SURVEYED BY:

GOODWIN &
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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



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

NOTES

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER 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, 36, 37, 49, 50, 57, 61, 66, 67, AND 75 ARE RESTRICTED TO ONE-STORY.

17. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 1, 36, 37, 49, 50, 57, 61, 66, 67, AND 75.

18. 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 25 AND 54.

19. 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.

20. SIGNAGE SHALL BE POSTED WITHIN THE SUBDIVISION SALES OFFICE IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZA), 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" 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.

21. LAS BRISAS PHASE 2C.5 OWNER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A - G INCLUSIVE, UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.

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

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

24. 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.

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

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

27. THE ENTIRE LAS BRISAS PHASE 2C.5 PROJECT IS TO BE FINAL PLATTED AND CONSTRUCTED IN ONE PHASE.

28. TYPICAL SIDE STREET TRACTS ARE 10' WIDE.

29. 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.

30. 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.

31. 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.

32. THE DEVELOPER SHALL COMPLY WITH THE OBLIGATIONS SET FORTH IN THE AMENDED AND RE-STATED DEVELOPMENT AGREEMENT (LAS BRISAS PHASE TWO) RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS INSTRUMENT NO. 2016-0325939.

33. 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.

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

35. 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.

36. 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.

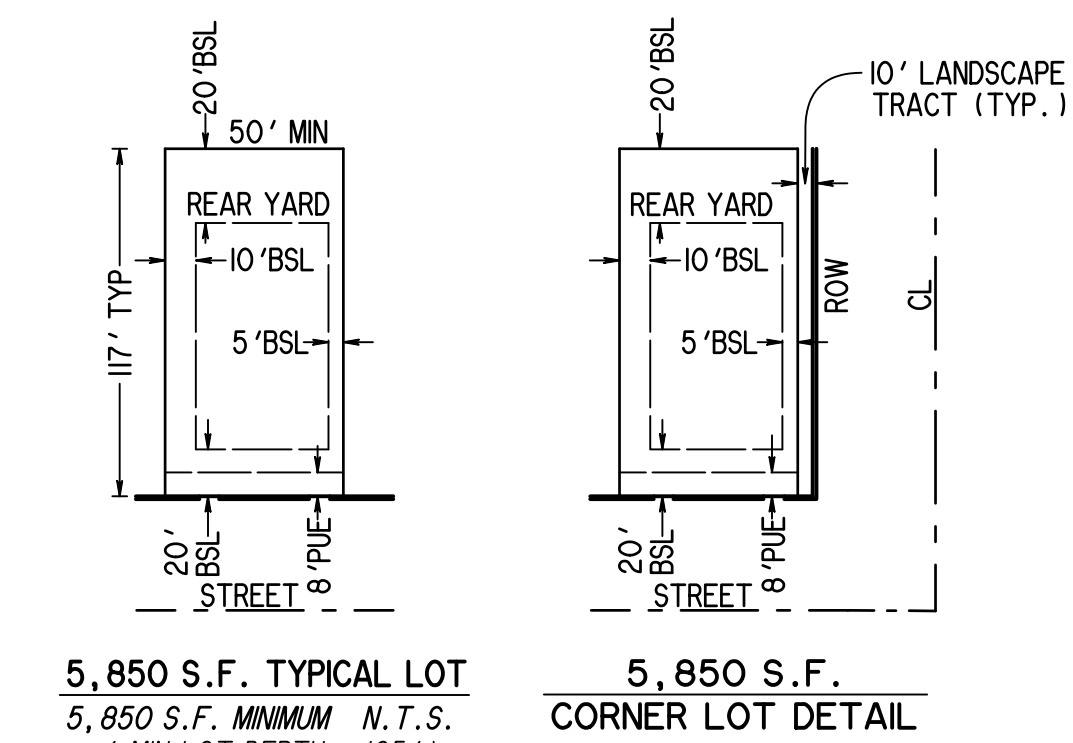
37. LAS BRISAS PHASE 2C.5 IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

LOT SUMMARY TABLE

LOT	(SQ. FT.)
1	5764
2	5850
3	5850
4	5850
5	5718
6	7803
7	9629
8	6413
9	5830
10	5850
11	5850
12	5850
13	5850
14	5850
15	5850
16	5850
17	5836
18	5343
19	5832
20	5850
21	5850
22	5850
23	5850
24	5850
25	5850
26	5850
27	5850
28	5850
29	5850
30	5733
31	7647
32	12232
33	6510
34	5825
35	5850
36	5850
37	5850
38	5850

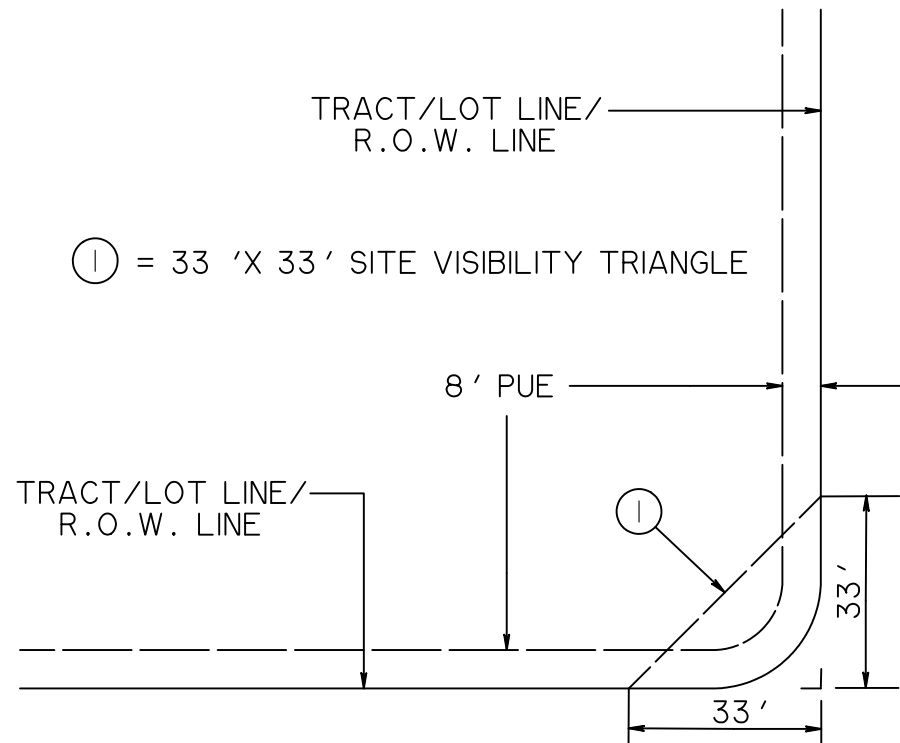
LOT SUMMARY TABLE

LOT	(SQ. FT.)
39	5850
40	5850
41	5683
42	7768
43	12122
44	6396
45	5837
46	5850
47	5850
48	5850
49	5764
50	5850
51	5850
52	5850
53	5850
54	5850
55	5850
56	5850
57	5858
58	6170
59	6350
60	6350
61	6376
62	5889
63	5850
64	5850
65	5850
66	5858
67	5850
68	5850
69	5850
70	5850
71	5850
72	5850
73	5850
74	5850
75	5850
TOTAL	463,336



TYPICAL LOT SETBACKS

N.T.S.



TYPICAL SITE VISIBILITY TRIANGLE DETAIL FOR LOCAL STREETS

N.T.S.

TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	1890	L.A., O.S., P.U.E.	H.O.A.
TRACT B	66338	D.E., L.A., O.S., P.U.E.	H.O.A.
TRACT C	1120	L.A., O.S., P.U.E.	H.O.A.
TRACT C-1	7162	D.E., L.A., O.S., P.U.E.	H.O.A.
TRACT D	1120	L.A., O.S., P.U.E.	H.O.A.
TRACT E	1890	L.A., O.S., P.U.E.	H.O.A.
TRACT F	123374	D.E., L.A., O.S., P.U.E.	H.O.A.
TRACT G	2340	L.A., O.S., P.U.E.	H.O.A.
205,234 TOTAL AREA OF TRACTS (SQ. FT.)			

LAND USAGE LEGEND

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

MAINTENANCE LEGEND

H.O.A. LAS BRISAS
COMMUNITY
ASSOCIATION

LAND USE TABLE

GROSS ACREAGE (TO BOUNDARY LINE)	18.998 ACRES
AREA OF PUBLIC STREETS	3.650 ACRES
NET ACREAGE	15.348 ACRES
AREA OF TRACTS	4.712 ACRES
TOTAL NUMBER OF LOTS	75 LOTS
OVERALL DENSITY	3.95 DU/ "GROSS" ACRE
AVERAGE AREA PER LOT	6178 SQUARE FEET
PERCENTAGE OF OPEN SPACE	24.23%

SHEET 2 OF 3

PREPARED BY:

SURVEYED BY:

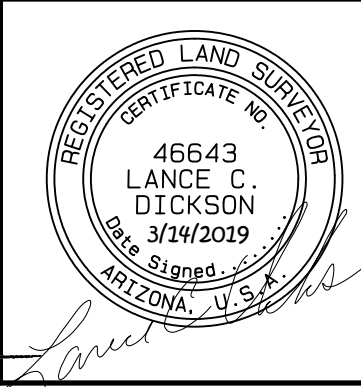
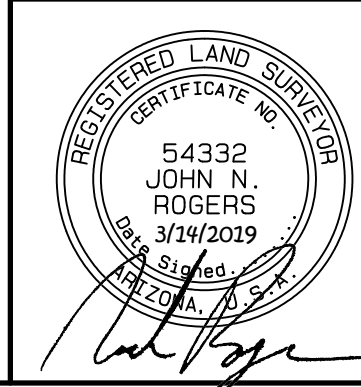
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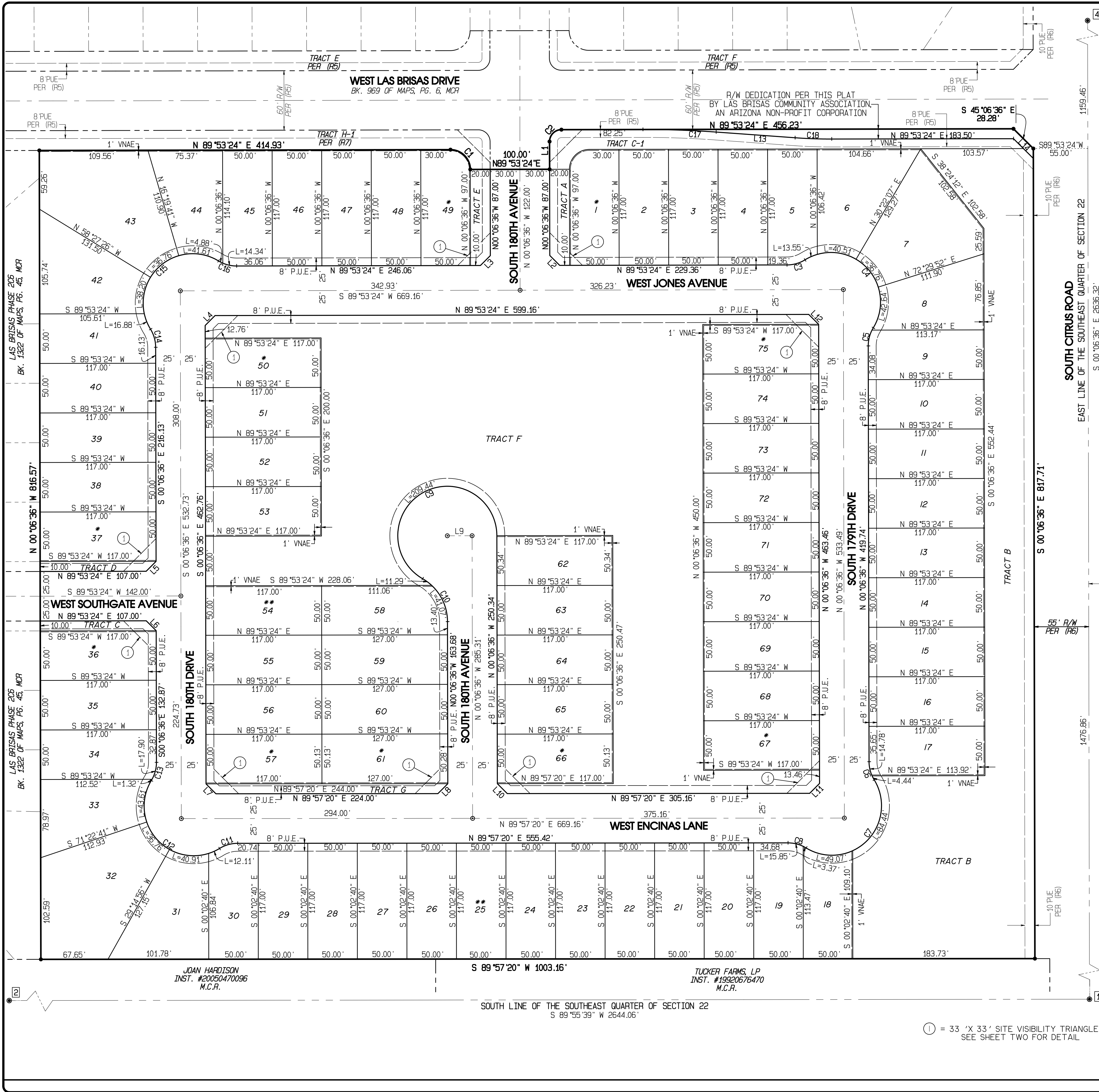


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"RE-PLAT OF TRACT C OF THE MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C AND OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE (2C-5)"

CASE NO. 18-520-00004



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.42'	90°00'00"	S45°06'36"E	28.28'
C2	12.00'	18.85'	90°00'00"	N44°53'24"E	16.97'
C3	35.00'	19.22'	31°28'01"	N74°09'24"E	18.98'
C4	50.00'	133.46'	152°56'02"	S45°06'36"E	97.22'
C5	35.00'	19.22'	31°28'01"	S15°37'25"W	18.98'
C6	35.00'	19.22'	31°28'01"	S15°50'36"E	18.98'
C7	50.00'	133.52'	152°59'58"	S44°55'22"W	97.24'
C8	35.00'	19.22'	31°28'01"	N74°18'39"W	18.98'
C9	50.00'	209.44'	240°00'00"	N59°53'24"E	86.60'
C10	50.00'	52.36'	60°00'00"	S30°06'36"E	50.00'
C11	35.00'	19.22'	31°28'01"	S74°13'19"W	18.98'
C12	50.00'	133.40'	152°52'06"	N45°04'38"W	97.21'
C13	35.00'	19.22'	31°28'01"	N15°37'25"E	18.98'
C14	35.00'	19.22'	31°28'01"	N15°50'36"W	18.98'
C15	50.00'	133.46'	152°56'02"	N44°53'24"E	97.22'
C16	35.00'	19.22'	31°28'01"	S74°22'35"E	18.98'
C17	1000.00'	73.94'	4°14'11"	S87°59'30"E	73.92'
C18	500.00'	36.97'	4°14'11"	S87°59'30"E	36.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°06'36"W	28.00'
L2	S45°06'36"E	14.14'
L3	S44°53'24"W	14.14'
L4	S44°53'24"W	14.14'
L5	N44°53'24"E	14.14'
L6	S45°06'36"E	14.14'
L7	S45°04'38"E	14.15'
L8	N44°55'22"E	14.13'
L9	S89°53'24"W	25.00'
L10	S45°04'38"E	14.15'
L11	N44°55'22"E	14.13'
L12	N45°06'36"W	14.14'
L13	S85°52'25"E	79.89'
L14	S45°06'36"E	28.28'

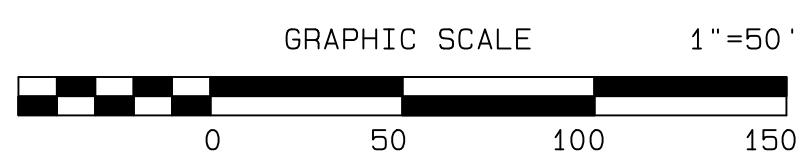
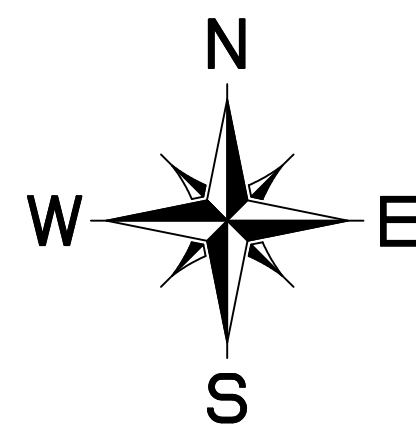
MONUMENT NOTES

- 1 FOUND BRASS CAP IN HANDHOLE SOUTHEAST CORNER SECTION 22, T1N, R2W, INTERSECTION OF CITRUS ROAD AND BROADWAY ROAD
- 2 FOUND ALUMINUM CAP RLS#46643 SOUTH QUARTER CORNER SECTION 22, T1N, R2W
- 4 FOUND COTTON PICKER SPINDLE EAST QUARTER CORNER SECTION 22, T1N, R2W, INTERSECTION OF CITRUS ROAD AND DUNLAP ROAD

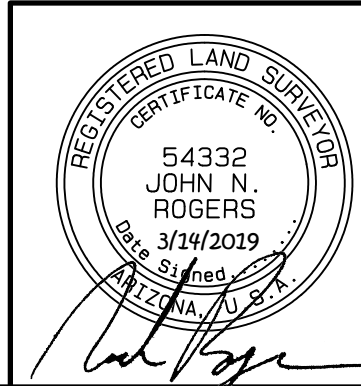
REFERENCE DATA

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) MINOR LAND DIVISION MAP OF LAS BRISAS PHASE 2C, BK. 1204 OF MAPS, PG. 23, 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



SHEET 3 OF 3



PREPARED BY:

GOODWIN & MARSHALL

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SURVEYED BY:

AS&M

Arizona Surveying & Mapping

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W:\10508A - Los Brisas\COGO\PHASE 2C\VP1205 FPLAT.pro Plotted: Thu Mar 14 14:25:11 2019