

## LEGAL DESCRIPTION - PHASE 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1377.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.32 FEET TO SAID SOUTH QUARTER-CORNER;

THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, 2646.85 FEET TO THE CALCULATED CENTER QUARTER-CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 1262.05 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 29 SECONDS EAST, 29.12 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 457.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY 124.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 28 MINUTES 58 SECONDS;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 23.99 FEET;

THENCE SOUTH 71 DEGREES 30 MINUTES 29 SECONDS WEST, 28.28 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 64 DEGREES 59 MINUTES 55 SECONDS EAST, 10.98 FEET

THENCE SOUTH 25 DEGREES 00 MINUTES 05 SECONDS WEST, 24.74 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 220.00 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 09 SECONDS EAST, 90.70 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 41.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 139.51 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 994.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 268.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 77.8544 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION - PHASE 2B

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 774.31 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST, 0.16 FEET;

THENCE NORTH 0 DEGREES 28 MINUTES 59 SECONDS EAST, 22.00 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 31 SECONDS EAST, 259.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 109.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 113.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 953.31 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, 220.18 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 244.47 FEET;

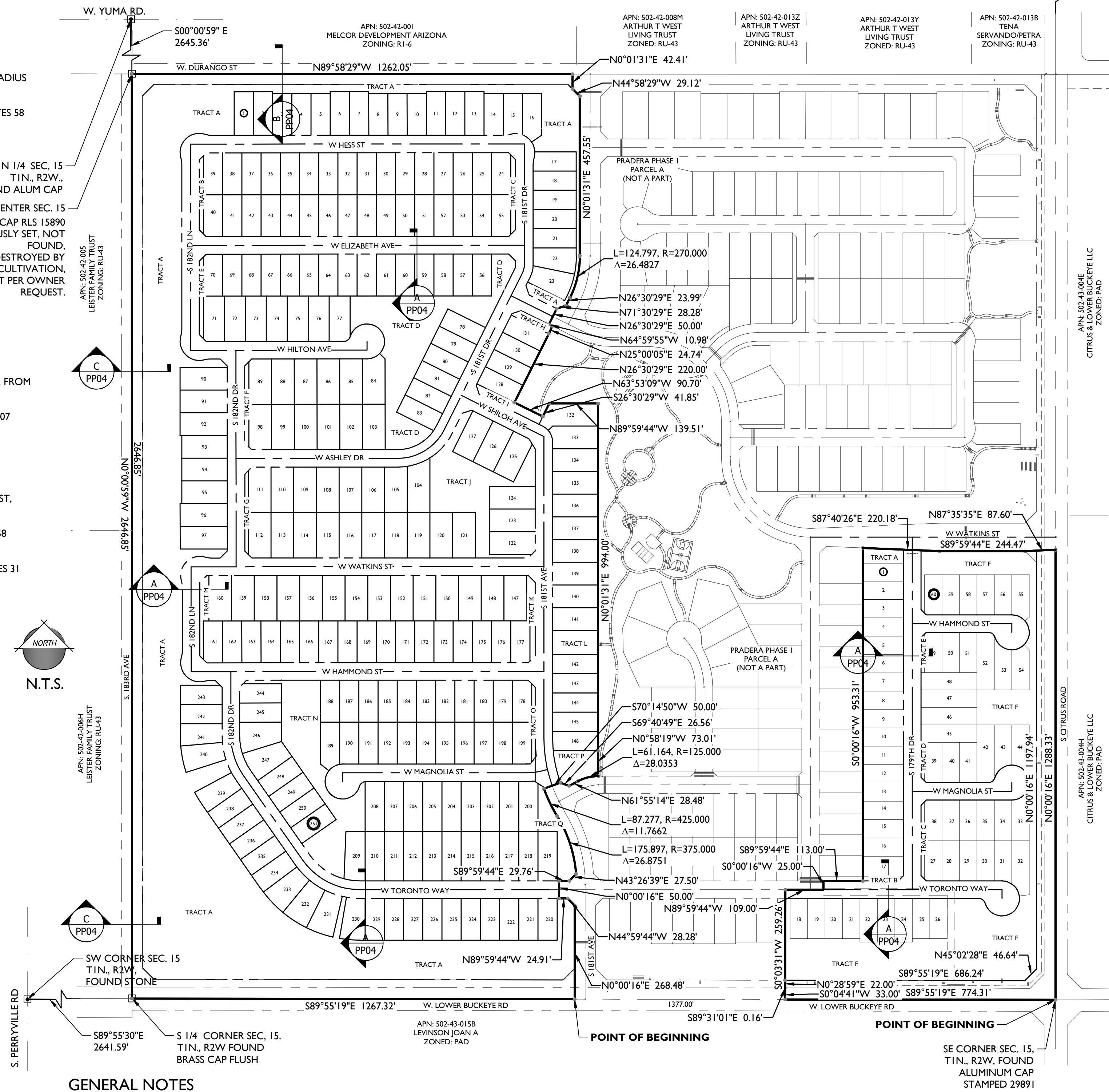
THENCE NORTH 87 DEGREES 35 MINUTES 35 SECONDS EAST, 87.60 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 1288.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.9693 ACRES, MORE OR LESS.

PRELIMINARY PLAT  
FOR  
PRADERA PHASE 2B & 3

A PORTION OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

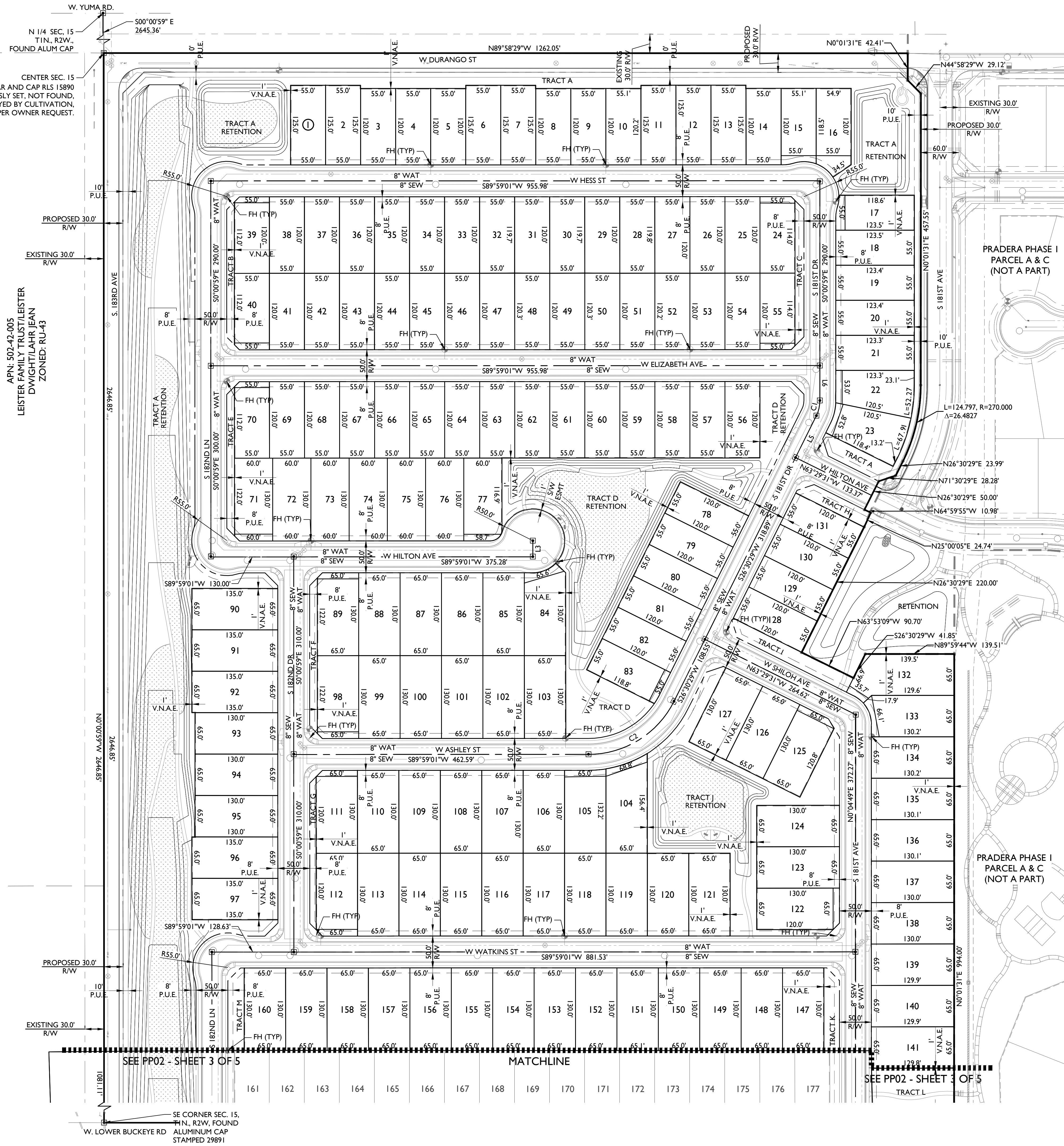
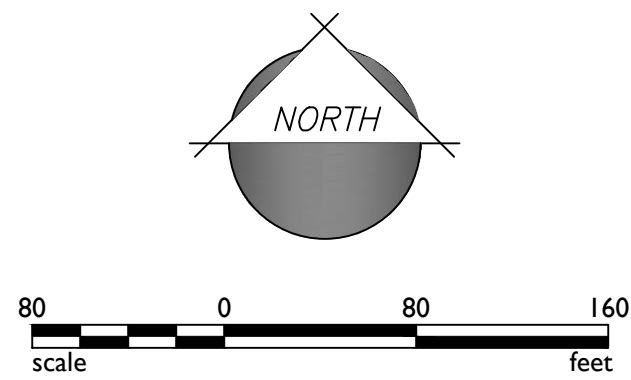
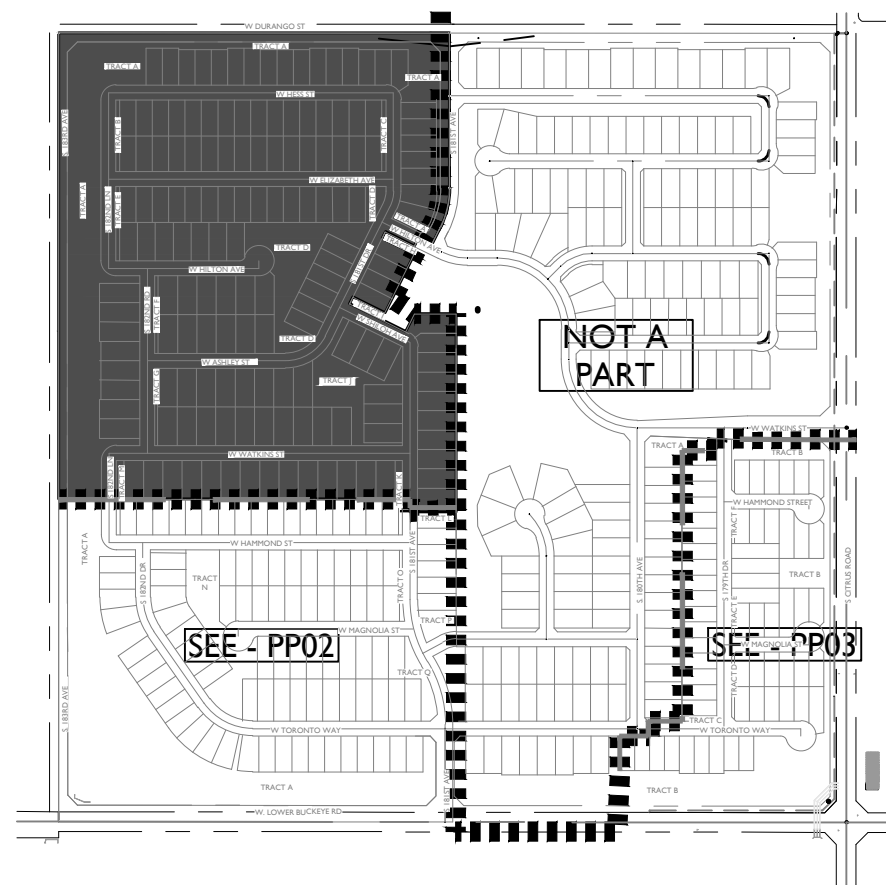




| PHASE 3    |        |             |
|------------|--------|-------------|
| LINE TABLE |        |             |
| LINE       | LENGTH | BEARING     |
| L2         | 25.00' | N00°00'00"E |
| L3         | 25.00' | S00°01'31"W |
| L5         | 73.44' | S26°30'08"W |
| L6         | 55.01' | S00°00'56"E |
| L7         | 14.58' | N00°00'16"E |

| PHASE 3                |         |         |         |            |
|------------------------|---------|---------|---------|------------|
| CENTERLINE CURVE TABLE |         |         |         |            |
| CURVE                  | LENGTH  | RADIUS  | CHORD   | DELTA      |
| C1                     | 53.24'  | 115.00' | 52.76'  | 026°31'28" |
| C2                     | 166.29' | 150.00' | 157.90' | 063°31'02" |
| C3                     | 122.07' | 200.00' | 120.18' | 034°58'09" |
| C4                     | 192.02' | 200.00' | 184.73' | 055°00'36" |
| C5                     | 90.40'  | 400.00' | 90.20'  | 012°56'54" |
| C6                     | 45.20'  | 200.00' | 45.10'  | 012°56'54" |
| C7                     | 96.37'  | 400.00' | 96.13'  | 013°48'12" |
| C8                     | 33.46'  | 400.00' | 33.45'  | 004°47'34" |
| C9                     | 220.08' | 400.00' | 217.31' | 031°31'25" |

KEY MAP



2045 S. Vineyard Ave., Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
WWW.EPSGROUPINC.COM

Project: PRADERA PHASE 2B & 3  
GOODYEAR, AZ

Revisions:

|                                               |    |
|-----------------------------------------------|----|
| SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB | JH |
| JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB    | JA |
| MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB     |    |
| APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB     |    |
| JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB      |    |

Design: JH  
Drawn by: JA

Job No. 17-395  
PP01

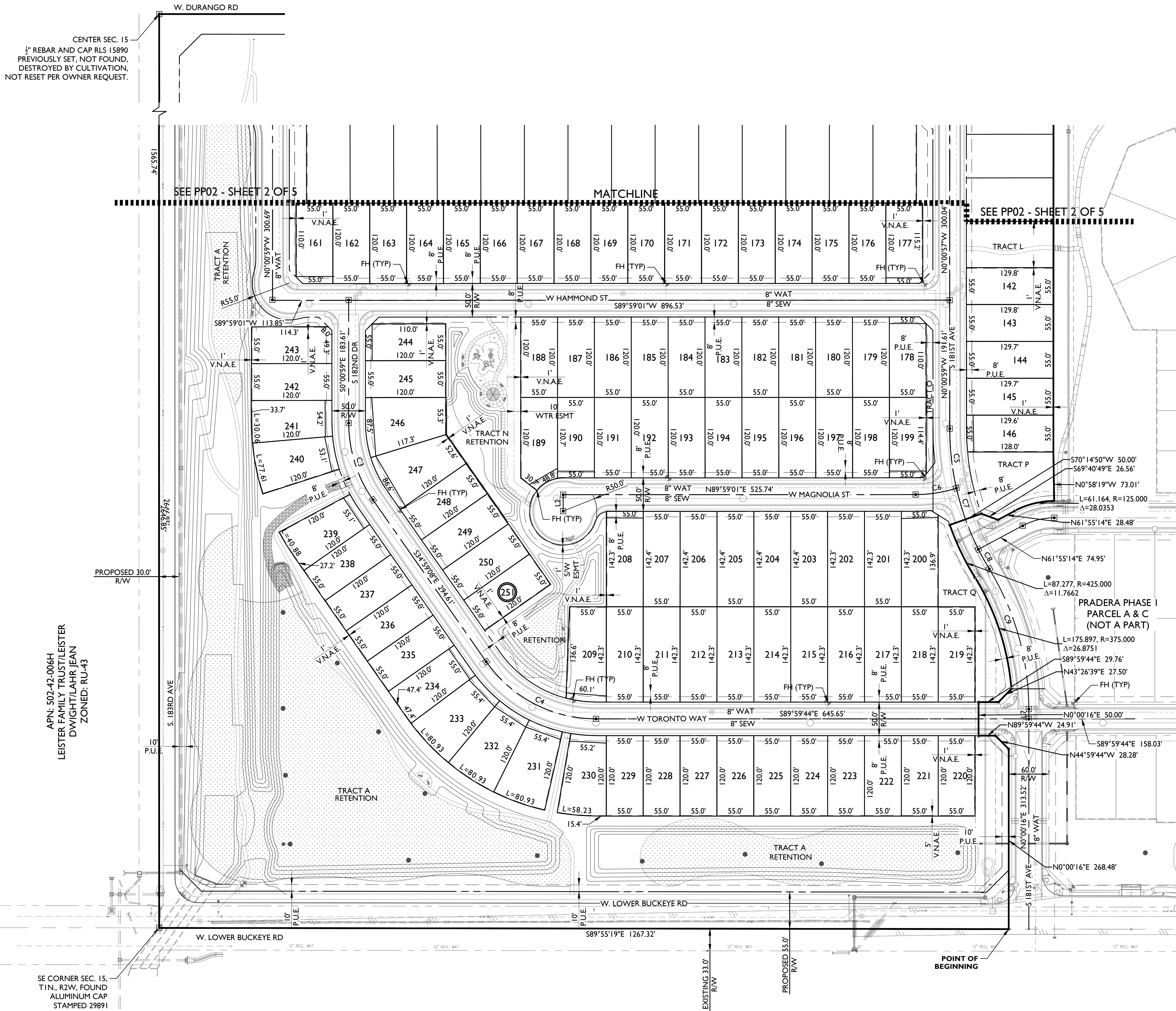
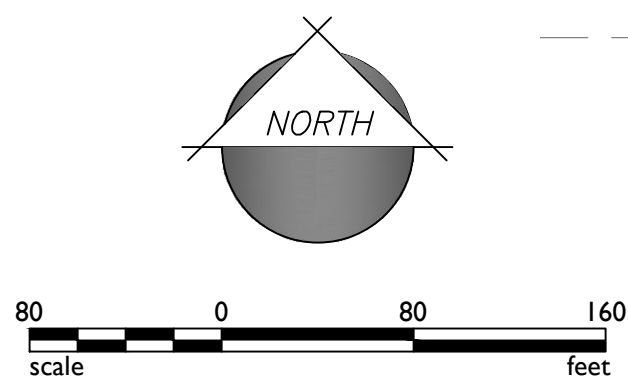
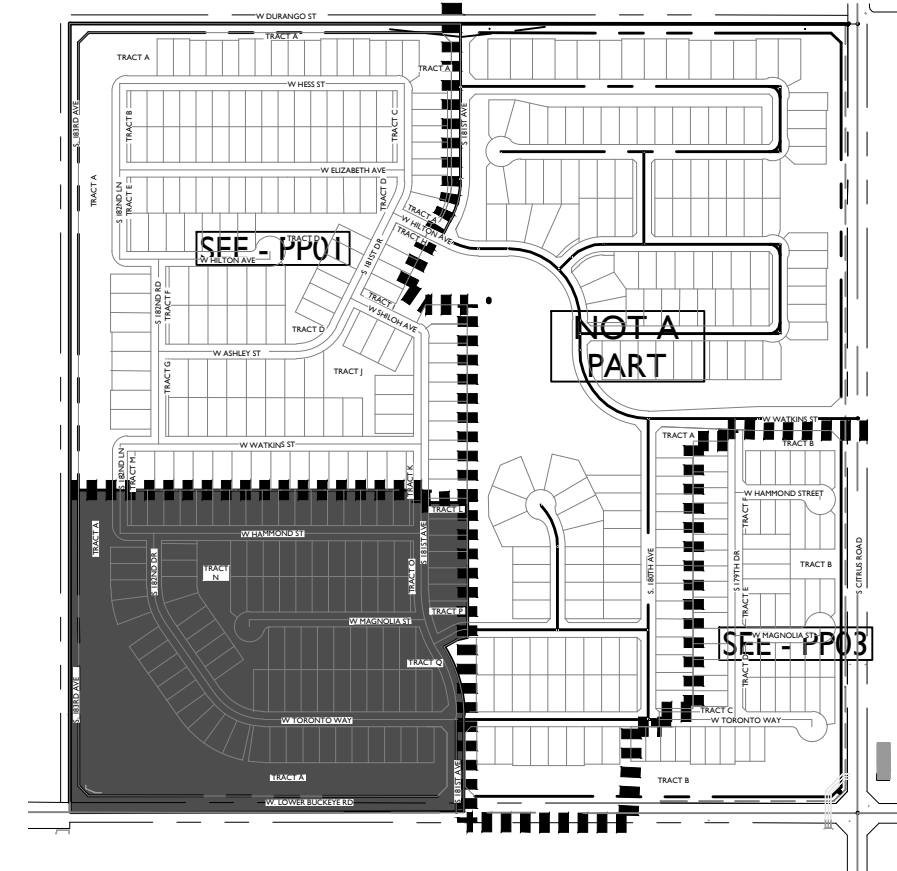
Sheet No. 2 of 7



| PHASE 3    |        |             |
|------------|--------|-------------|
| LINE TABLE |        |             |
| LINE       | LENGTH | BEARING     |
| L2         | 25.00' | N00°00'00"E |
| L3         | 25.00' | S00°01°31'W |
| L5         | 73.44' | S26°30'08"W |
| L6         | 55.01' | S00°00'56"E |
| L7         | 14.58' | N00°00'16"E |

| PHASE 3                |         |         |         |            |
|------------------------|---------|---------|---------|------------|
| CENTERLINE CURVE TABLE |         |         |         |            |
| CURVE                  | LENGTH  | RADIUS  | CHORD   | DELTA      |
| C1                     | 53.24'  | 115.00' | 52.76'  | 026°31'28" |
| C2                     | 166.29' | 150.00' | 157.90' | 063°31'02" |
| C3                     | 122.07' | 200.00' | 120.18' | 034°58'09" |
| C4                     | 192.02' | 200.00' | 184.73' | 055°00'36" |
| C5                     | 90.40'  | 400.00' | 90.20'  | 012°56'54" |
| C6                     | 45.20'  | 200.00' | 45.10'  | 012°56'54" |
| C7                     | 96.37'  | 400.00' | 96.13'  | 013°48'12" |
| C8                     | 33.46'  | 400.00' | 33.45'  | 004°47'34" |
| C9                     | 220.08' | 400.00' | 217.31' | 031°31'25" |

KEY MAP



APN: 502-43-015B  
LEVINSON JOAN A  
ZONED: PAD

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
WWW.EPSGROUPINC.COM

Project: PRADERA PHASE 2B & 3  
GOODYEAR, AZ

PRELIMINARY PLAT

Revisions:

|                                               |
|-----------------------------------------------|
| SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB |
| JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB    |
| MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB     |
| APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB     |
| JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB      |

Call at least two full working days before any begin excavation.

**ARIZONA**

State of Arizona - Board of Registration for Professional Engineers  
In Maricopa County: (602)263-1100

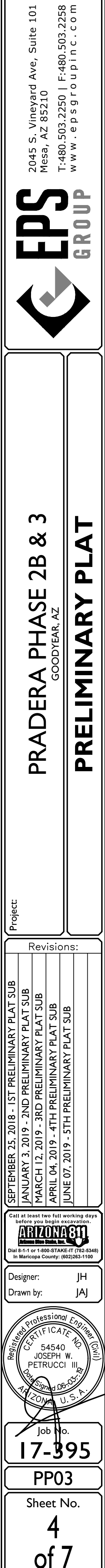
Designer: JH  
Drawn by: JAJ

Job No.  
**17-395**

PP02

Sheet No.  
**3**  
of 7



[illegible]



| PHASE 3   |         |           |         |           |         |           |         |           |          |           |         |           |         |           |         |
|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|----------|-----------|---------|-----------|---------|-----------|---------|
| Lot Table |         | Lot Table |         | Lot Table |         | Lot Table |         | Lot Table |          | Lot Table |         | Lot Table |         | Lot Table |         |
| Lot #     | Area    | Lot #     | Area    | Lot #     | Area    | Lot #     | Area    | Lot #     | Area     | Lot #     | Area    | Lot #     | Area    | Lot #     | Area    |
| 1         | 6875.00 | 31        | 6600.00 | 61        | 6600.00 | 91        | 8775.00 | 121       | 8450.00  | 151       | 8450.00 | 181       | 6600.00 | 211       | 7825.82 |
| 2         | 6875.00 | 32        | 6600.00 | 62        | 6600.00 | 92        | 8775.00 | 122       | 8400.00  | 152       | 8450.00 | 182       | 6600.00 | 212       | 7825.82 |
| 3         | 6600.00 | 33        | 6600.00 | 63        | 6600.00 | 93        | 8450.00 | 123       | 8450.00  | 153       | 8450.00 | 183       | 6600.00 | 213       | 7825.82 |
| 4         | 6600.00 | 34        | 6600.00 | 64        | 6600.00 | 94        | 8450.00 | 124       | 8450.00  | 154       | 8450.00 | 184       | 6600.00 | 214       | 7825.82 |
| 5         | 6600.00 | 35        | 6600.00 | 65        | 6600.00 | 95        | 8450.00 | 125       | 8381.27  | 155       | 8450.00 | 185       | 6600.00 | 215       | 7825.82 |
| 6         | 6875.00 | 36        | 6600.00 | 66        | 6600.00 | 96        | 8775.00 | 126       | 8450.00  | 156       | 8450.00 | 186       | 6600.00 | 216       | 7825.82 |
| 7         | 6875.00 | 37        | 6600.00 | 67        | 6600.00 | 97        | 8775.00 | 127       | 8450.00  | 157       | 8450.00 | 187       | 6600.00 | 217       | 7825.82 |
| 8         | 6600.00 | 38        | 6600.00 | 68        | 6600.00 | 98        | 8413.85 | 128       | 6600.00  | 158       | 8450.00 | 188       | 6600.00 | 218       | 7825.82 |
| 9         | 6600.00 | 39        | 6568.00 | 69        | 6600.00 | 99        | 8450.00 | 129       | 6600.00  | 159       | 8450.00 | 189       | 7054.84 | 219       | 7825.82 |
| 10        | 6600.00 | 40        | 6568.00 | 70        | 6568.00 | 100       | 8450.00 | 130       | 6600.00  | 160       | 8450.00 | 190       | 6602.01 | 220       | 6600.00 |
| 11        | 6875.00 | 41        | 6600.00 | 71        | 7768.00 | 101       | 8450.00 | 131       | 6600.00  | 161       | 6568.00 | 191       | 6600.00 | 221       | 6600.00 |
| 12        | 6875.00 | 42        | 6600.00 | 72        | 7800.00 | 102       | 8450.00 | 132       | 10361.88 | 162       | 6600.00 | 192       | 6600.00 | 222       | 6600.00 |
| 13        | 6875.00 | 43        | 6600.00 | 73        | 7800.00 | 103       | 8450.00 | 133       | 8529.73  | 163       | 6600.00 | 193       | 6600.00 | 223       | 6600.00 |
| 14        | 6600.00 | 44        | 6600.00 | 74        | 7800.00 | 104       | 9217.03 | 134       | 8425.07  | 164       | 6600.00 | 194       | 6600.00 | 224       | 6600.00 |
| 15        | 6624.17 | 45        | 6600.00 | 75        | 7800.00 | 105       | 8469.72 | 135       | 8425.07  | 165       | 6600.00 | 195       | 6600.00 | 225       | 6600.00 |
| 16        | 7208.64 | 46        | 6600.00 | 76        | 7800.00 | 106       | 8450.00 | 136       | 8425.07  | 166       | 6600.00 | 196       | 6600.00 | 226       | 6600.00 |
| 17        | 6791.29 | 47        | 6600.00 | 77        | 7732.93 | 107       | 8450.00 | 137       | 8425.07  | 167       | 6600.00 | 197       | 6600.00 | 227       | 6600.00 |
| 18        | 6789.04 | 48        | 6600.00 | 78        | 6600.00 | 108       | 8450.00 | 138       | 8425.07  | 168       | 6600.00 | 198       | 6600.00 | 228       | 6600.00 |
| 19        | 6786.84 | 49        | 6600.00 | 79        | 6600.00 | 109       | 8450.00 | 139       | 8425.07  | 169       | 6600.00 | 199       | 6586.57 | 229       | 6600.00 |
| 20        | 6784.64 | 50        | 6600.00 | 80        | 6600.00 | 110       | 8450.00 | 140       | 8425.07  | 170       | 6600.00 | 200       | 7813.30 | 230       | 7623.00 |
| 21        | 6782.44 | 51        | 6600.00 | 81        | 6600.00 | 111       | 8400.00 | 141       | 8425.07  | 171       | 6599.82 | 201       | 7827.47 | 231       | 8022.64 |
| 22        | 7678.93 | 52        | 6600.00 | 82        | 6600.00 | 112       | 8400.00 | 142       | 7128.90  | 172       | 6600.00 | 202       | 7828.57 | 232       | 8022.64 |
| 23        | 8511.51 | 53        | 6600.00 | 83        | 6593.26 | 113       | 8450.00 | 143       | 7128.90  | 173       | 6600.00 | 203       | 7829.67 | 233       | 8022.64 |
| 24        | 6581.89 | 54        | 6600.00 | 84        | 8736.27 | 114       | 8450.00 | 144       | 7128.90  | 174       | 6600.00 | 204       | 7830.77 | 234       | 6793.76 |
| 25        | 6600.00 | 55        | 6581.89 | 85        | 8450.00 | 115       | 8450.00 | 145       | 7128.90  | 175       | 6600.00 | 205       | 7831.87 | 235       | 6600.00 |
| 26        | 6600.00 | 56        | 6600.00 | 86        | 8450.00 | 116       | 8450.00 | 146       | 7109.83  | 176       | 6600.00 | 206       | 7832.97 | 236       | 6600.00 |
| 27        | 6600.00 | 57        | 6600.00 | 87        | 8450.00 | 117       | 8450.00 | 147       | 8450.00  | 177       | 6578.98 | 207       | 7834.07 | 237       | 6600.00 |
| 28        | 6600.00 | 58        | 6600.00 | 88        | 8450.00 | 118       | 8450.00 | 148       | 8450.00  | 178       | 6550.00 | 208       | 7835.01 | 238       | 6600.00 |
| 29        | 6600.00 | 59        | 6600.00 | 89        | 8415.39 | 119       | 8450.00 | 149       | 8450.00  | 179       | 6600.00 | 209       | 7439.03 | 239       | 7315.78 |
| 30        | 6600.00 | 60        | 6600.00 | 90        | 8775.00 | 120       | 8450.00 | 150       | 8450.00  | 180       | 6600.00 | 210       | 7825.82 | 240       | 8022.64 |

TOTAL  
1,840,531.34 SQ.FT.

| PHASE 2B  |         |           |         |           |         |
|-----------|---------|-----------|---------|-----------|---------|
| Lot Table |         | Lot Table |         | Lot Table |         |
| Lot #     | Area    | Lot #     | Area    | Lot #     | Area    |
| 1         | 5824.03 | 21        | 5750.00 | 41        | 5750.00 |
| 2         | 6115.20 | 22        | 6250.00 | 42        | 8201.97 |
| 3         | 6115.16 | 23        | 6250.00 | 43        | 6282.11 |
| 4         | 6115.17 | 24        | 6250.00 | 44        | 6018.25 |
| 5         | 6115.18 | 25        | 5750.00 | 45        | 8000.00 |
| 6         | 6115.19 | 26        | 5750.00 | 46        | 8000.00 |
| 7         | 6115.19 | 27        | 5824.12 | 47        | 8000.00 |
| 8         | 6115.17 | 28        | 5836.62 | 48        | 8000.00 |
| 9         | 6115.17 | 29        | 5836.62 | 49        | 5737.50 |
| 10        | 6115.17 | 30        | 5836.62 | 50        | 5750.00 |
| 11        | 6115.17 | 31        | 5913.09 | 51        | 5750.00 |
| 12        | 6115.17 | 32        | 7435.74 | 52        | 8201.97 |
| 13        | 6115.19 | 33        | 6016.10 | 53        | 6282.11 |
| 14        | 6115.18 | 34        | 5750.00 | 54        | 6018.25 |
| 15        | 6115.18 | 35        | 5750.00 | 55        | 6097.08 |
| 16        | 6115.17 | 36        | 5750.00 | 56        | 5750.00 |
| 17        | 6843.85 | 37        | 5750.00 | 57        | 5750.00 |
| 18        | 5750.00 | 38        | 5737.50 | 58        | 5750.00 |
| 19        | 5750.00 | 39        | 5737.50 | 59        | 5750.00 |
| 20        | 5750.00 | 40        | 5750.00 | 60        | 5738.17 |

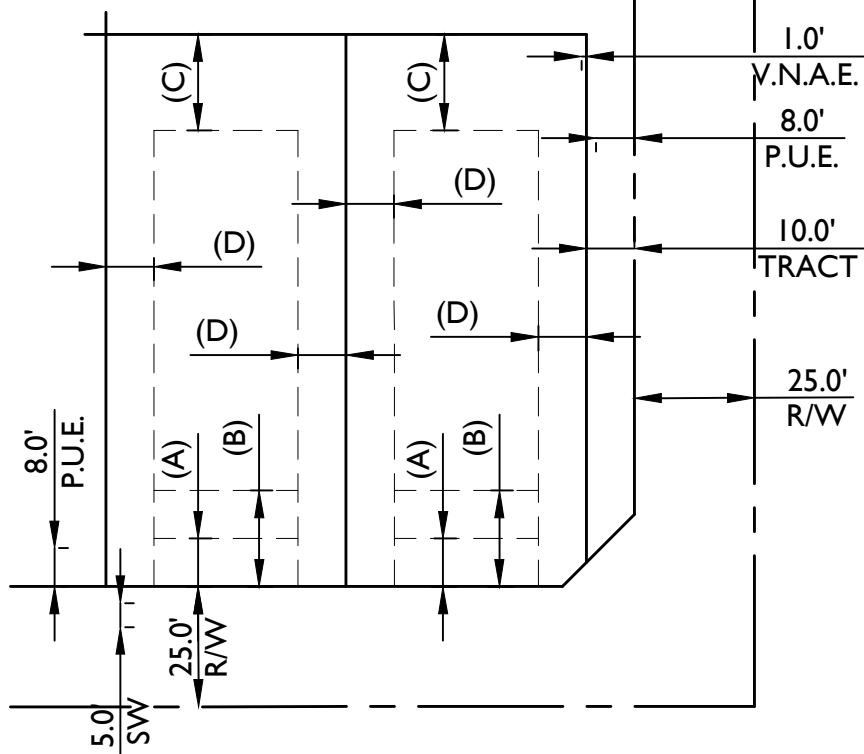
TOTAL  
371,396.86 SQ FT

| PHASE 3 - TRACT USE TABLE |                                                        |           |           |       |                             |
|---------------------------|--------------------------------------------------------|-----------|-----------|-------|-----------------------------|
| TRACT                     | USE                                                    | AREA (SF) | AREA (AC) | OWNER | RESPONSIBLE FOR MAINTENANCE |
| A                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE                  | 586375    | 13.466    | HOA   | HOA                         |
| B                         | LANDSCAPE / OPEN SPACE / PUE                           | 2544      | 0.058     | HOA   | HOA                         |
| C                         | LANDSCAPE / OPEN SPACE / PUE                           | 2992      | 0.069     | HOA   | HOA                         |
| D                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE                  | 73259     | 1.682     | HOA   | HOA                         |
| E                         | LANDSCAPE / OPEN SPACE / PUE                           | 2664      | 0.061     | HOA   | HOA                         |
| F                         | LANDSCAPE / OPEN SPACE / PUE                           | 2684      | 0.062     | HOA   | HOA                         |
| G                         | LANDSCAPE / OPEN SPACE / PUE                           | 2300      | 0.053     | HOA   | HOA                         |
| H                         | LANDSCAPE / OPEN SPACE / PUE                           | 2727      | 0.063     | HOA   | HOA                         |
| I                         | LANDSCAPE / OPEN SPACE / PUE                           | 4979      | 0.114     | HOA   | HOA                         |
| J                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE                  | 43432     | 0.997     | HOA   | HOA                         |
| K                         | LANDSCAPE / OPEN SPACE / PUE                           | 4458      | 0.102     | HOA   | HOA                         |
| L                         | LANDSCAPE / OPEN SPACE / PUE                           | 8944      | 0.205     | HOA   | HOA                         |
| M                         | LANDSCAPE / OPEN SPACE / PUE                           | 4424      | 0.102     | HOA   | HOA                         |
| N                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT | 55002     | 1.263     | HOA   | HOA                         |
| O                         | LANDSCAPE / OPEN SPACE / PUE                           | 2186      | 0.050     | HOA   | HOA                         |
| P                         | LANDSCAPE / OPEN SPACE / PUE                           | 10430     | 0.239     | HOA   | HOA                         |
| Q                         | LANDSCAPE / OPEN SPACE / PUE                           | 11795     | 0.271     | HOA   | HOA                         |
|                           | TOTAL TRACT OPEN SPACE                                 | 821395    | 18.857    |       |                             |

| PHASE 2B - TRACT USE TABLE |                                               |           |           |       |                             |
|----------------------------|-----------------------------------------------|-----------|-----------|-------|-----------------------------|
| TRACT                      | USE                                           | AREA (SF) | AREA (AC) | OWNER | RESPONSIBLE FOR MAINTENANCE |
| A                          | LANDSCAPE / OPEN SPACE / PUE                  | 4968      | 0.114     | HOA   | HOA                         |
| B                          | LANDSCAPE / OPEN SPACE / PUE                  | 1289      | 0.030     | HOA   | HOA                         |
| C                          | LANDSCAPE / OPEN SPACE / PUE                  | 2117      | 0.049     | HOA   | HOA                         |
| D                          | LANDSCAPE / OPEN SPACE / PUE                  | 1050      | 0.024     | HOA   | HOA                         |
| E                          | LANDSCAPE / OPEN SPACE / PUE                  | 1050      | 0.024     | HOA   | HOA                         |
| F                          | OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE | 169220    | 3.885     | HOA   | HOA                         |
|                            | TOTAL OPEN SPACE                              | 179694    | 4.126     |       |                             |

PROPOSED R1-4, R1-6 - STANDARDS

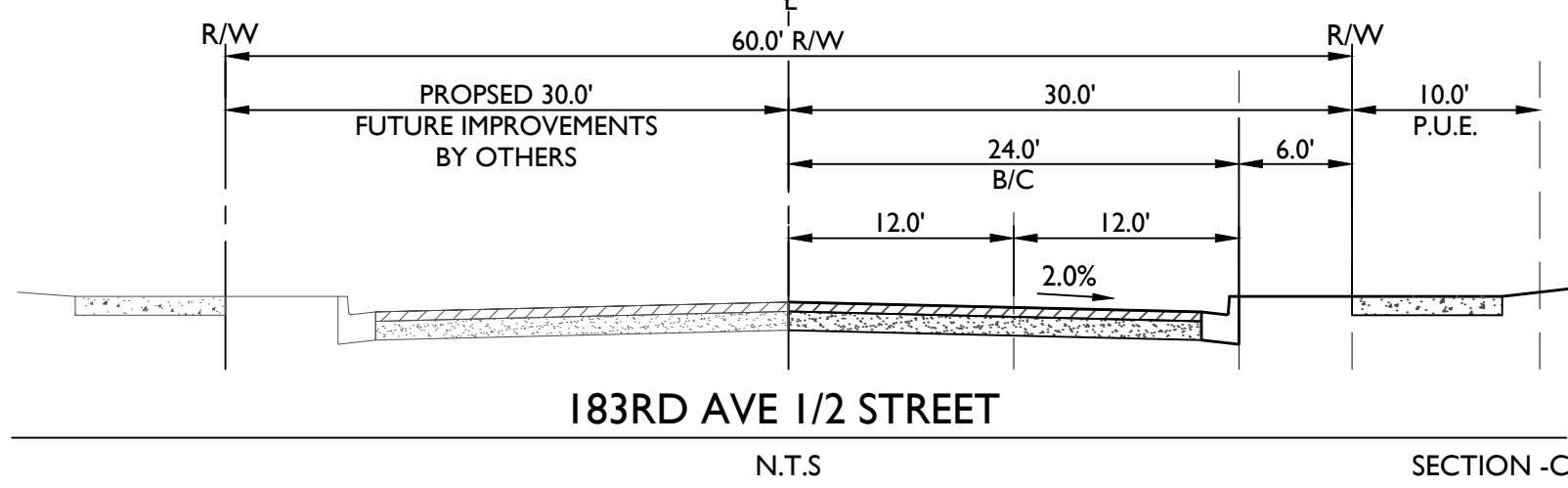
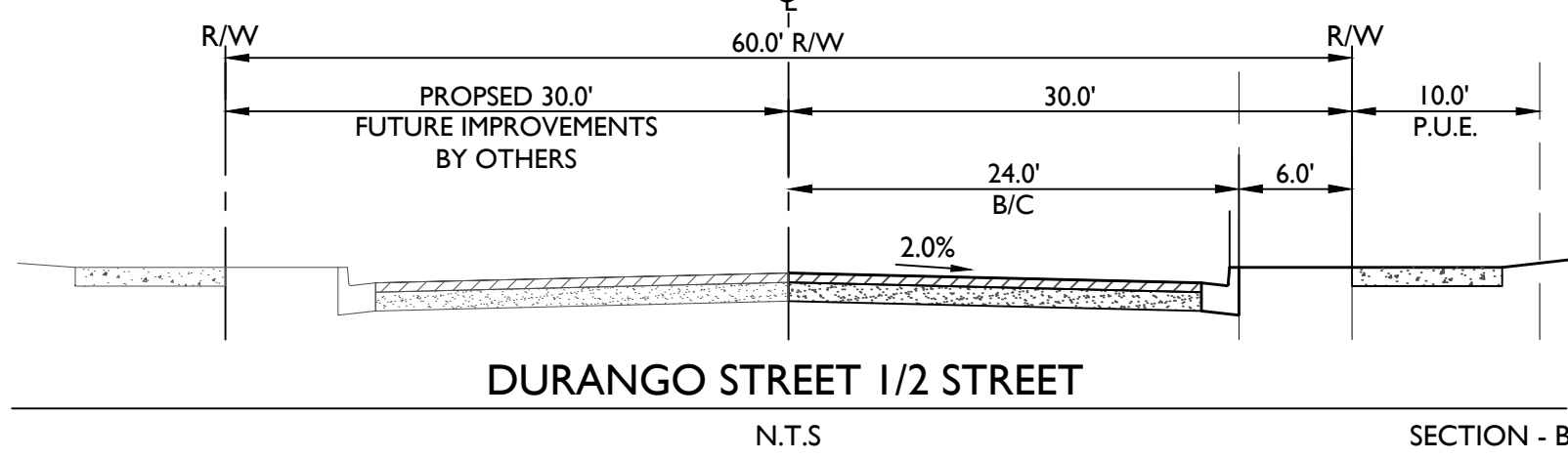
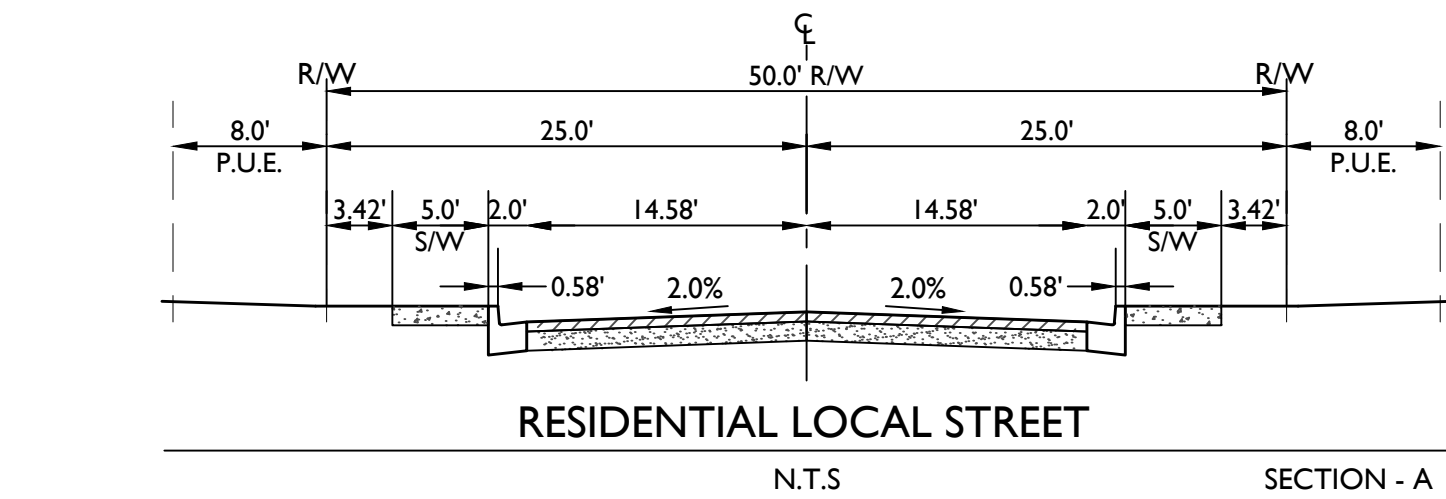
|                                 | R1-4                | R1-6                |
|---------------------------------|---------------------|---------------------|
| MINIMUM BUILDING SETBACKS (FT.) |                     |                     |
| (A) FRONT                       | 10'                 | 10'                 |
| (B) FRONT FACING GARAGE         | 20'                 | 20'                 |
| (C) REAR                        | 20'                 | 20'                 |
| (D) SIDE                        | 5' (10' BOTH SIDES) | 5' (10' BOTH SIDES) |
| MAXIMUM HEIGHT                  | 30' (2 STORIES)     |                     |
| MAXIMUM LOT COVERAGE            | 60%                 |                     |
| LOT WIDTH (MIN. / MAX.)         | 45'                 | 55'                 |
| LOT DEPTH (MIN. / MAX.)         | 100'                |                     |
| MINIMUM LOT AREA                | 4,500 SQ. FT.       | 5,500 SQ. FT.       |



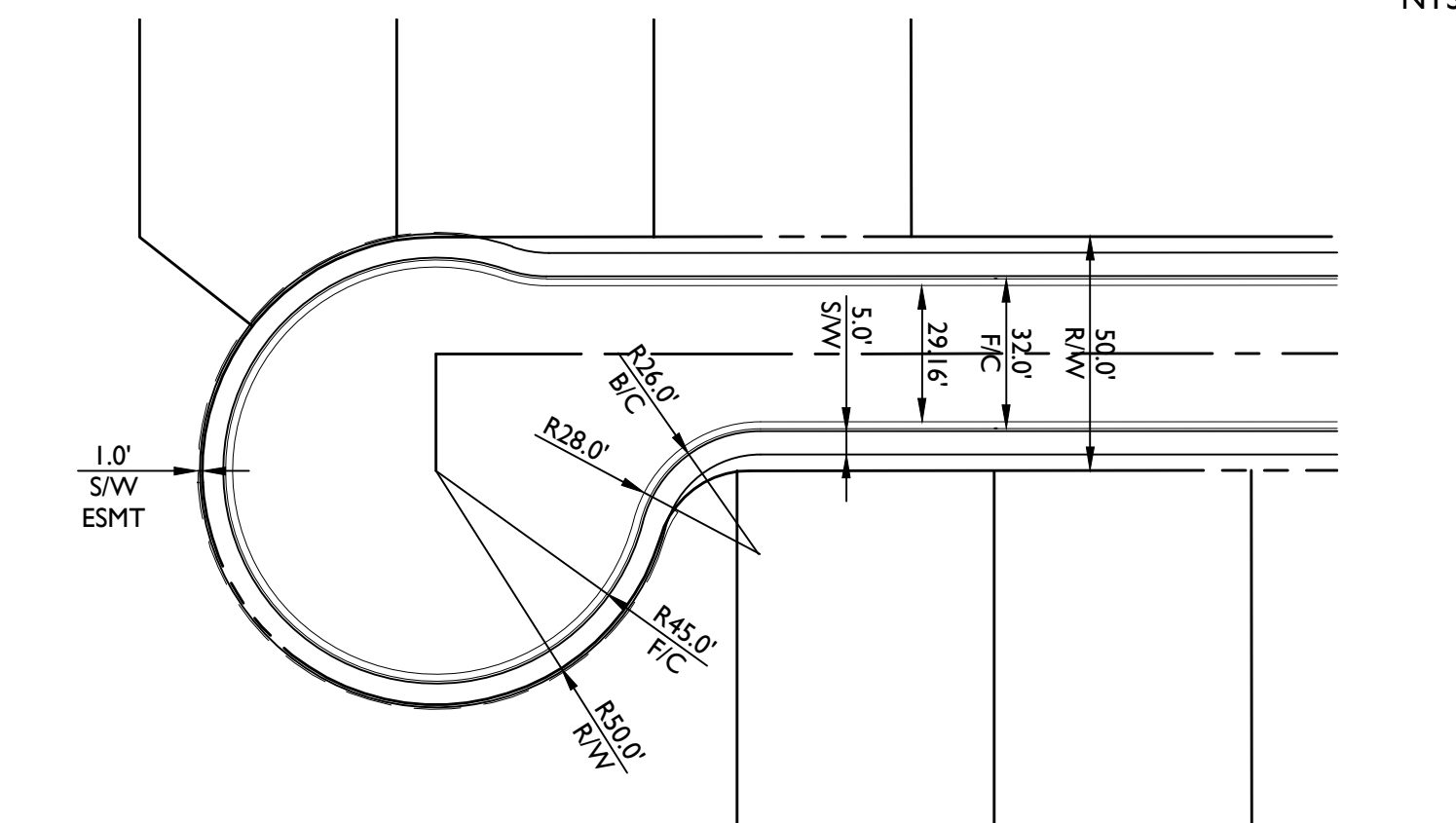
Typical Lot Setbacks

LEGEND

- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE



TYP. CUL DE SAC DETAIL PER CITY OF GOODYEAR - G-3246-1 (MODIFIED)

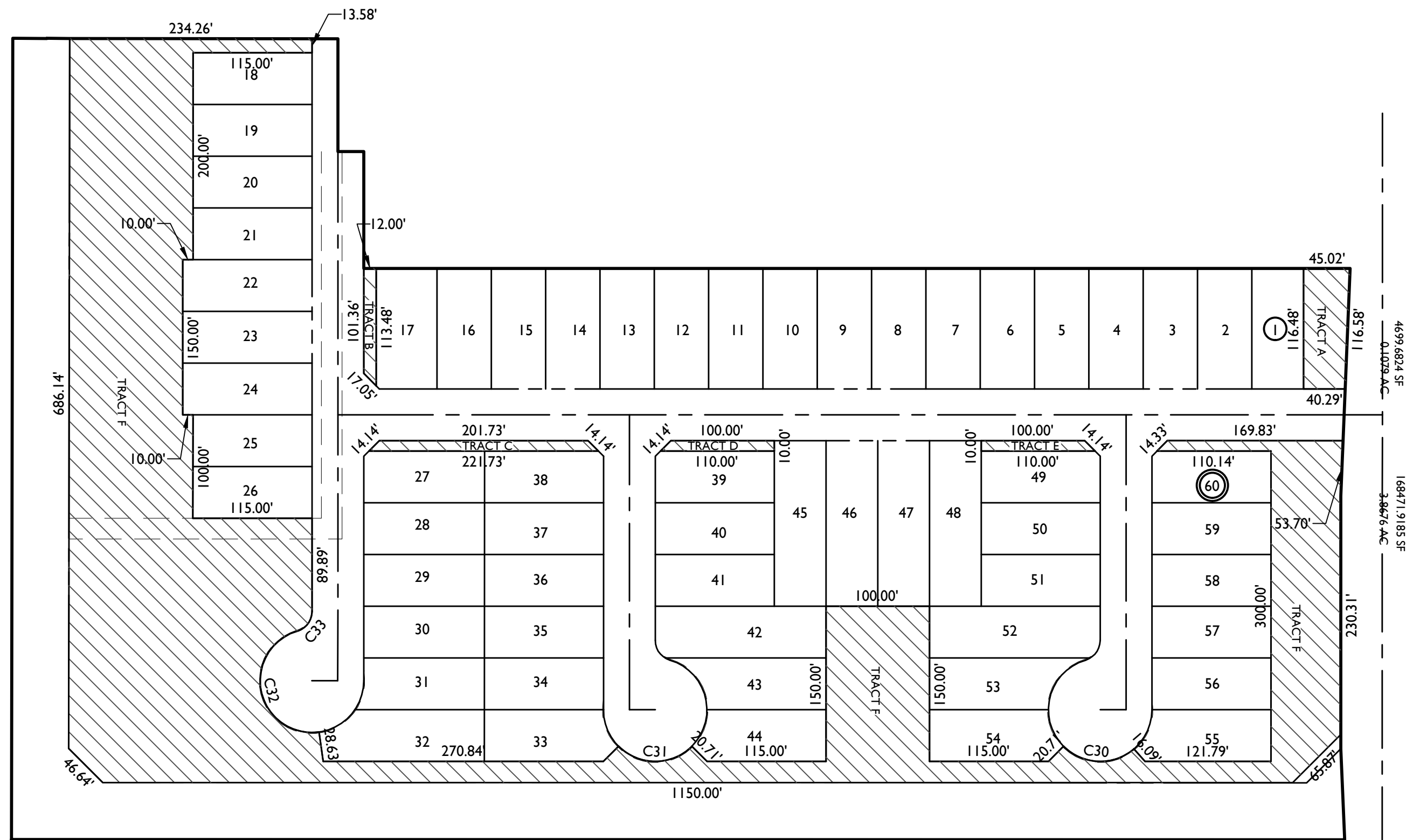




Construction Notes

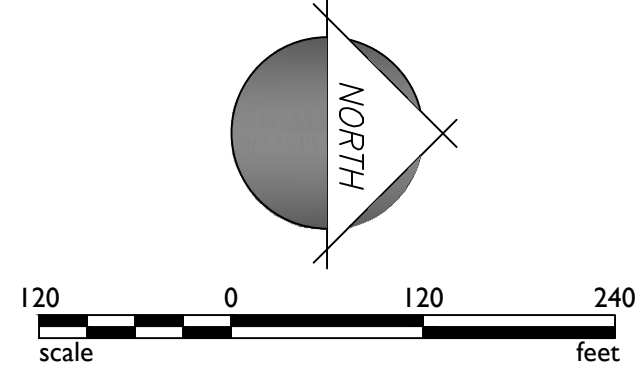
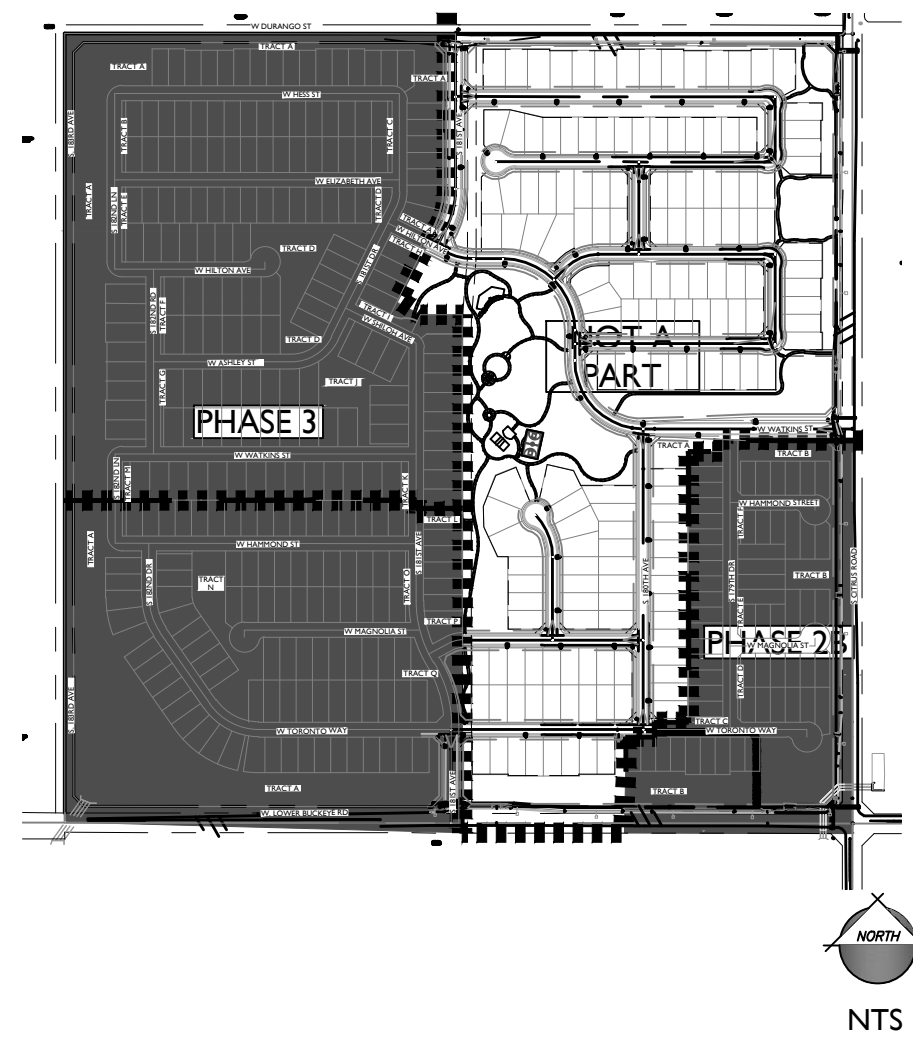


PHASE 3



PHASE 2B

KEY MAP



| PHASE 3 - TRACT USE TABLE |                                                        |           |           |       |                             |
|---------------------------|--------------------------------------------------------|-----------|-----------|-------|-----------------------------|
| TRACT                     | USE                                                    | AREA (SF) | AREA (AC) | OWNER | RESPONSIBLE FOR MAINTENANCE |
| A                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE                  | 586575    | 13.466    | HOA   | HOA                         |
| B                         | LANDSCAPE / OPEN SPACE / PUE                           | 2544      | 0.058     | HOA   | HOA                         |
| C                         | LANDSCAPE / OPEN SPACE / PUE                           | 2992      | 0.069     | HOA   | HOA                         |
| D                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE                  | 73259     | 1.682     | HOA   | HOA                         |
| E                         | LANDSCAPE / OPEN SPACE / PUE                           | 2664      | 0.061     | HOA   | HOA                         |
| F                         | LANDSCAPE / OPEN SPACE / PUE                           | 2684      | 0.062     | HOA   | HOA                         |
| G                         | LANDSCAPE / OPEN SPACE / PUE                           | 2300      | 0.053     | HOA   | HOA                         |
| H                         | LANDSCAPE / OPEN SPACE / PUE                           | 2727      | 0.063     | HOA   | HOA                         |
| I                         | LANDSCAPE / OPEN SPACE / PUE                           | 4979      | 0.114     | HOA   | HOA                         |
| J                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE                  | 43432     | 0.997     | HOA   | HOA                         |
| K                         | LANDSCAPE / OPEN SPACE / PUE                           | 4458      | 0.102     | HOA   | HOA                         |
| L                         | LANDSCAPE / OPEN SPACE / PUE                           | 8944      | 0.205     | HOA   | HOA                         |
| M                         | LANDSCAPE / OPEN SPACE / PUE                           | 4424      | 0.102     | HOA   | HOA                         |
| N                         | OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT | 55002     | 1.263     | HOA   | HOA                         |
| O                         | LANDSCAPE / OPEN SPACE / PUE                           | 2186      | 0.050     | HOA   | HOA                         |
| P                         | LANDSCAPE / OPEN SPACE / PUE                           | 10430     | 0.239     | HOA   | HOA                         |
| Q                         | LANDSCAPE / OPEN SPACE / PUE                           | 11795     | 0.271     | HOA   | HOA                         |
| TOTAL TRACT OPEN SPACE    |                                                        | 821395    | 18.857    |       |                             |

| PHASE 2 - TRACT USE TABLE |                                               |           |           |       |                             |
|---------------------------|-----------------------------------------------|-----------|-----------|-------|-----------------------------|
| TRACT                     | USE                                           | AREA (SF) | AREA (AC) | OWNER | RESPONSIBLE FOR MAINTENANCE |
| A                         | LANDSCAPE / OPEN SPACE / PUE                  | 4902      | 0.113     | HOA   | HOA                         |
| B                         | LANDSCAPE / OPEN SPACE / PUE                  | 1272      | 0.029     | HOA   | HOA                         |
| C                         | LANDSCAPE / OPEN SPACE / PUE                  | 2117      | 0.049     | HOA   | HOA                         |
| D                         | LANDSCAPE / OPEN SPACE / PUE                  | 1050      | 0.024     | HOA   | HOA                         |
| E                         | LANDSCAPE / OPEN SPACE / PUE                  | 1050      | 0.024     | HOA   | HOA                         |
| F                         | OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE | 169220    | 3.885     | HOA   | HOA                         |
| TOTAL OPEN SPACE          |                                               | 179611    | 4.124     |       |                             |

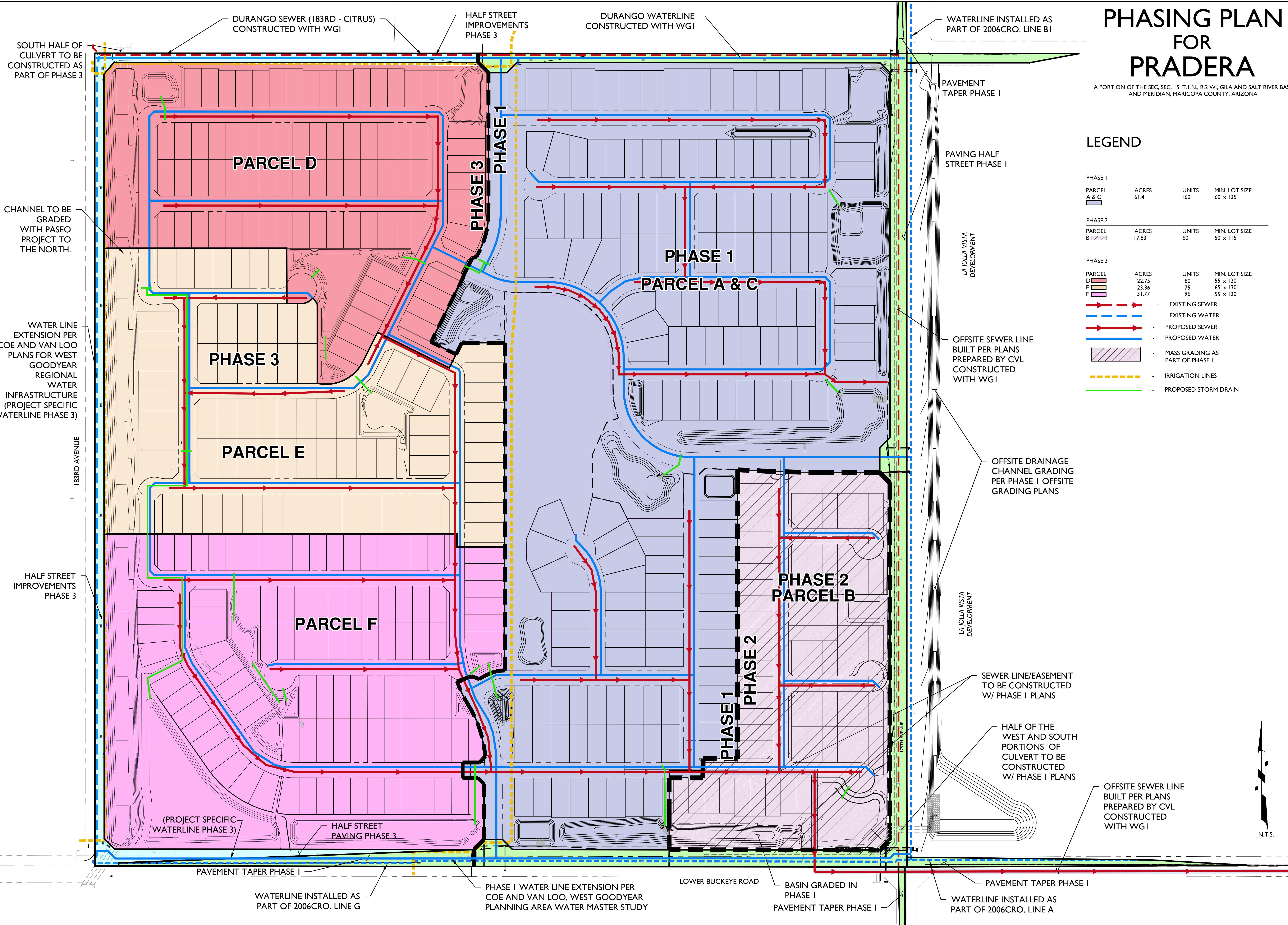
| OPEN SPACE CURVE TABLE |         |         |         |            |       |         |         |
|------------------------|---------|---------|---------|------------|-------|---------|---------|
| CURVE                  | LENGTH  | RADIUS  | CHORD   | DELTA      | CURVE | LENGTH  | RADIUS  |
| C1                     | 30.10'  | 55.00'  | 29.73'  | 031°21'31" | C21   | 175.97' | 50.00'  |
| C2                     | 16.65'  | 55.00'  | 16.58'  | 017°20'29" | C22   | 22.97'  | 20.00'  |
| C3                     | 112.15' | 55.37'  | 93.94'  | 116°02'34" | C23   | 127.85' | 175.00' |
| C4                     | 24.36'  | 79.84'  | 24.27'  | 017°28'58" | C24   | 12.45'  | 208.63' |
| C5                     | 16.65'  | 55.00'  | 16.58'  | 017°20'29" | C25   | 50.86'  | 425.00' |
| C6                     | 119.65' | 55.00'  | 97.41'  | 124°38'28" | C26   | 94.40'  | 375.00' |
| C7                     | 16.62'  | 55.00'  | 16.56'  | 017°18'58" | C27   | 61.27'  | 125.00' |
| C8                     | 181.16' | 50.00'  | 97.11'  | 207°35'44" | C28   | 93.05'  | 425.00' |
| C9                     | 181.16' | 50.00'  | 97.11'  | 207°35'44" | C29   | 175.90' | 375.00' |
| C10                    | 37.35'  | 90.00'  | 37.09'  | 023°46'50" | C30   | 74.91'  | 50.00'  |
| C11                    | 120.17' | 260.00' | 119.11' | 026°28'58" | C31   | 78.57'  | 50.00'  |
| C12                    | 121.37' | 125.00' | 116.66' | 055°38'00" | C32   | 149.54' | 50.00'  |
| C13                    | 96.65'  | 175.00' | 95.43'  | 031°38'43" | C33   | 25.62'  | 20.00'  |
| C14                    | 16.65'  | 55.00'  | 16.58'  | 017°20'29" | C34   | 112.34' | 357.00' |
| C15                    | 119.69' | 55.00'  | 97.43'  | 124°40'58" | C35   | 40.88'  | 345.00' |
| C16                    | 16.65'  | 55.00'  | 16.58'  | 017°20'29" | C36   | 253.92' | 344.66' |
| C17                    | 16.65'  | 55.00'  | 16.58'  | 017°20'29" | C37   | 58.23'  | 345.00' |
| C18                    | 119.69' | 55.00'  | 97.43'  | 124°40'58" |       |         |         |
| C19                    | 16.65'  | 55.00'  | 16.58'  | 017°20'29" |       |         |         |
| C20                    | 37.39'  | 217.57' | 37.35'  | 009°50'49" |       |         |         |



17-395

Apr 19, 2019 7:22am S:\Projects\2017-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 - PP06\_Phase 2B & 3.dwg

ngriffin



2045 S. Vineyard Ave., Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

Project: PRADERA PHASE 2B & 3  
GOODYEAR, AZ

Revisions:

| DATE               | DESCRIPTION              | BY | APP'D |
|--------------------|--------------------------|----|-------|
| SEPTEMBER 25, 2018 | 1ST PRELIMINARY PLAT SUB |    |       |
| JANUARY 3, 2019    | 2ND PRELIMINARY PLAT SUB |    |       |
| MARCH 12, 2019     | 3RD PRELIMINARY PLAT SUB |    |       |
| APRIL XX, 2019     | 4TH PRELIMINARY PLAT SUB |    |       |

Call at least two full working days before any sign acceptance.

**ARIZONA**  
Professional Engineer  
54540  
JOSEPH W. PETRUCCI III  
Designated 04-04-04  
U.S.A.

Designer: JH  
Drawn by: JAJ

Job No. 17-395  
PP07  
Sheet No. 7 of 7