FINAL DEVELOPMENT PLAN AND FINAL PLAT OF
UNIT XVI AT PRONGHORN RANCH

PLANNED AREA DEVELOPMENT OF PRONGHORN RANCH
IN THE TOWN OF PRESCOTT VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA,
BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 15 NORTH,
RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN.
50 LOTS 33.84 ACRES

BOOK _____OF MAPS
PAGE _____

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT, PRONGHORN DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "PRONGHORN RANCH – UNIT XVI", BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS REFLECTED ON THIS PLAT AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF LOTS 987 THRU 1036 INCLUSIVE OF PRONGHORN RANCH – UNIT XVI AND HEREBY DECLARES THAT:

1. THIS PLAT SETS FORTH THE LOCATION OF THE LOTS SITUATED WITHIN PRONGHORN RANCH – UNIT XVI. EACH LOT SHALL BE KNOWN BY THE NUMBER BY WHICH IT IS DESIGNATED ON THIS PLAT.
2. THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE ROADWAYS WHICH ARE HEREBY DEDICATED TO THE PUBLIC WHICH SHALL BE KNOWN AS SHOOTING STAR TRAIL, REINDEER WAY, RAMBLEWOOD WAY, MISTY VALLEY WAY, WANDERING CREEK ROAD, SABLE WAY AND ANTELOPE MEADOWS DRIVE.
3. EASEMENTS ARE HEREBY GRANTED TO PUBLIC AND PRIVATE UTILITY COMPANIES AND CATV AND TO THE TOWN OF PRESCOTT VALLEY WITHIN THE AREAS DESCRIBED ON THIS PLAT LOCATED AND DESCRIBED AS "UTILITY EASEMENTS" FOR THE PURPOSE OF CATV, WATER, SEWER, GAS, ELECTRIC, PHONE AND UTILITY CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT.
4. TRACTS 109 THRU 112 SHALL BE CONVEYED TO, OWNED, MAINTAINED, AND OPERATED BY THE "PRONGHORN RANCH HOMEOWNERS ASSOCIATION", AN ARIZONA NONPROFIT CORPORATION, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PRONGHORN RANCH", RECORDED JUNE 11, 2002 IN BOOK 3933 OF OFFICIAL RECORDS, PAGE 987, RECORDS OF YAVAPAI COUNTY. AMENDED AND RESTATED ON FEBRUARY 25, 2003, IN BOOK 4005 OF OFFICIAL RECORDS, PAGE 313, AND AMENDED AND RESTATED ON JUNE 15, 2006, IN BOOK 4006 OF OFFICIAL RECORDS, PAGE 671.
5. TRACT 87 TO BE RETAINED BY PRONGHORN DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER. SAID PRONGHORN DEVELOPMENT, L.L.C., GRANTS ACCESS FOR MAINTENANCE OF THE TYPE 2 DRAINAGE EASEMENT IN SAID TRACT 87 FROM TOP OF BANK TO TOP OF BANK ONLY TO THE TOWN OF PRESCOTT VALLEY AND THE "PRONGHORN RANCH HOMEOWNERS ASSOCIATION", AN ARIZONA NONPROFIT CORPORATION.
6. NO DIRECT VEHICULAR ACCESS ALLOWED FROM LOTS ONTO ANTELOPE MEADOWS DRIVE.

NO PORTION OF ANY AREA REFLECTED ON THIS PLAT SHALL BE CONSTRUED IN ANY MANNER TO BE A DEDICATION OF ANY ROADWAY, EASEMENT, OR LOT TO THE PUBLIC, EXCEPT AS NOTED ABOVE OR SHOWN ON THIS PLAT.

LOTS 987 THRU 1036 WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "PRONGHORN RANCH", RECORDED JUNE 11, 2002 IN BOOK 3933 OF OFFICIAL RECORDS, PAGE 987, RECORDS OF YAVAPAI COUNTY. AMENDED AND RESTATED ON FEBRUARY 25, 2003, IN BOOK 4005 OF OFFICIAL RECORDS, PAGE 313, AND AMENDED AND RESTATED ON JUNE 15, 2006, IN BOOK 4006 OF OFFICIAL RECORDS, PAGE 671.

NOT WITHSTANDING THE FOREGOING, PRONGHORN DEVELOPMENT, L.L.C.,, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS COMMUNITY FACILITIES DISTRICT TO BE ESTABLISHED PURSUANT TO THE AMENDED AND RESTATED ANTELOPE VILLAGE DEVELOPMENT AGREEMENT, DATED AS OF MAY 11, 2000. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG ANTELOPE VILLAGE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, SUCH DISTRICT AND THE TOWN OF PRESCOTT VALLEY, ARIZONA.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND MAY 25, 2015.

ACKNOWLEDGMENTS:

PRONGHORN DEVELOPMENT, L.L.C.
BY: _____
ITS: _____

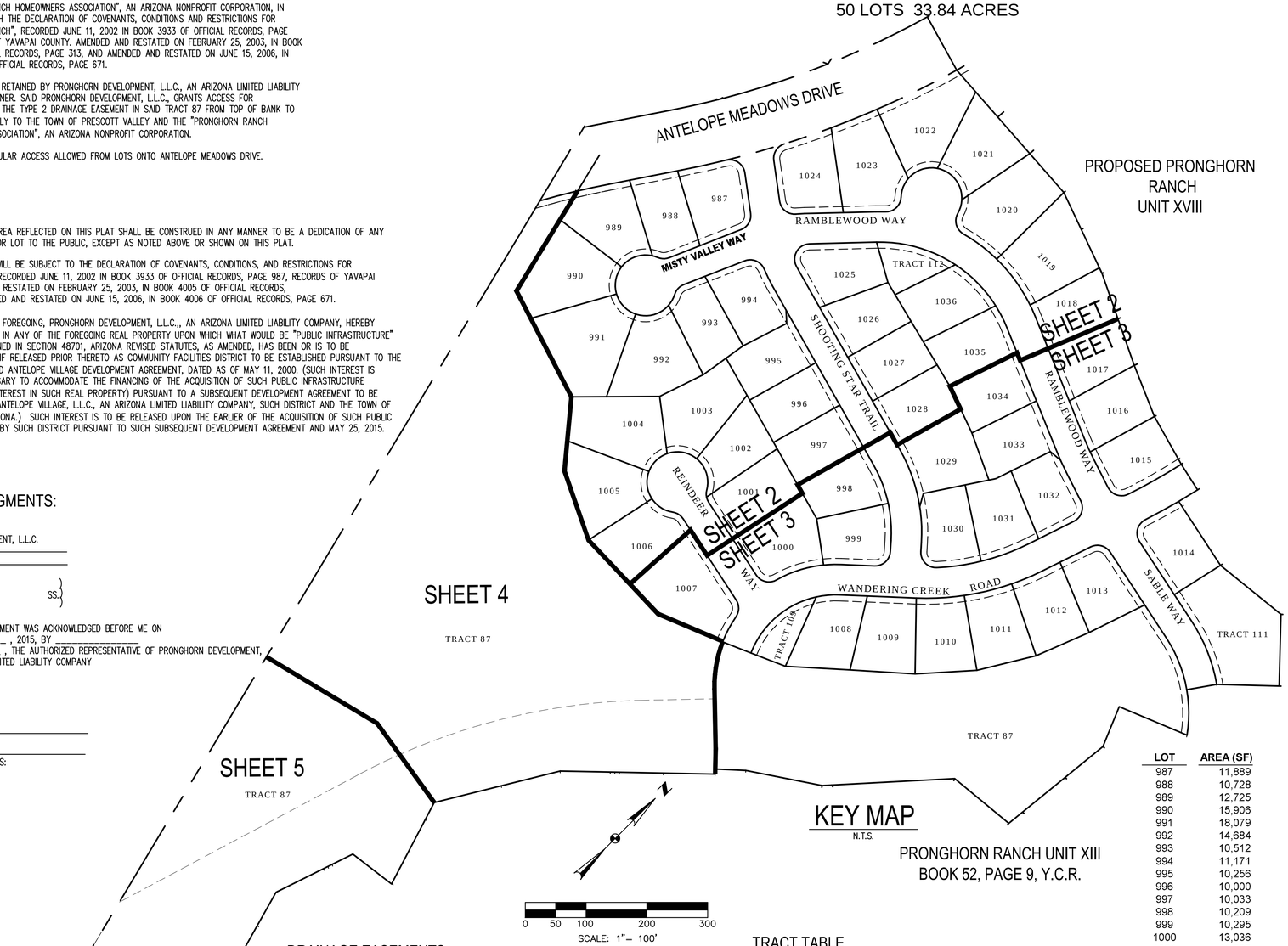
STATE OF ARIZONA
COUNTY OF YAVAPAI } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2015, BY _____ _____, THE AUTHORIZED REPRESENTATIVE OF PRONGHORN DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

NOTARY PUBLIC

_____

MY COMMISSION EXPIRES:



KEY MAP
N.T.S.

PRONGHORN RANCH UNIT XIII
BOOK 52, PAGE 9, Y.C.R.

0 50 100 200 300
SCALE: 1"= 100'

DRAINAGE EASEMENTS

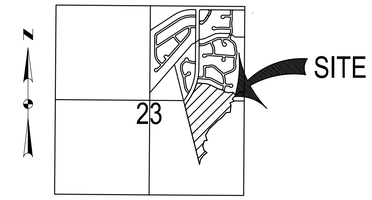
1. TYPE 2 DRAINAGE EASEMENTS ARE ESTABLISHED TO CONVEY LARGER RATES OF RUNOFF THROUGH CONSTRUCTED DRAINAGE FACILITIES, SUCH AS CULVERTS OR CHANNELS. WALLS, FENCES, OR STRUCTURES ARE NOT PERMITTED WITHIN TYPE 2 DRAINAGE EASEMENTS UNLESS EXPRESSLY PERMITTED BY THE TOWN OF PRESCOTT VALLEY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF.

TRACT TABLE

TRACTS	AREA	DESIGNATION
87	659,446 S.F.	DRAINAGE & OPEN SPACE & FUTURE MULTI–FAMILY
109	5,492 S.F.	OPEN SPACE
111	22,349 S.F.	DRAINAGE, OPEN SPACE & PUBLIC ACCESS
112	6,180 S.F.	OPEN SPACE
TOTAL	693,467 S.F.	15.92 AC

LOT	AREA (SF)
987	11,889
988	10,728
989	12,725
990	15,906
991	18,079
992	14,684
993	10,512
994	11,171
995	10,256
996	10,000
997	10,033
998	10,209
999	10,295
1000	13,036
1001	11,527
1002	10,158
1003	13,537
1004	15,466
1005	13,677
1006	11,645
1007	17,222
1008	11,456
1009	11,637
1010	11,151
1011	11,154
1012	11,326

LOT	AREA (SF)
1013	11,168
1014	11,397
1015	11,101
1016	10,936
1017	10,688
1018	10,580
1019	15,791
1020	16,005
1021	12,668
1022	15,433
1023	15,293
1024	12,474
1025	11,707
1026	10,030
1027	10,056
1028	10,062
1029	12,745
1030	10,809
1031	11,194
1032	10,000
1033	10,286
1034	10,285
1035	11,010
1036	11,287



VICINITY MAP
N.T.S.

CERTIFICATION OF LAND SURVEYOR

I, ANTHONY N. ZAUGG, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR WITHIN THE STATE OF ARIZONA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION.

_____ _____
ANTHONY N. ZAUGG RLS 47016 DATE

NOTE:

THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE TOWN OF PRESCOTT VALLEY WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION D OF ARS 45–576.

ACCEPTANCE CERTIFICATE:

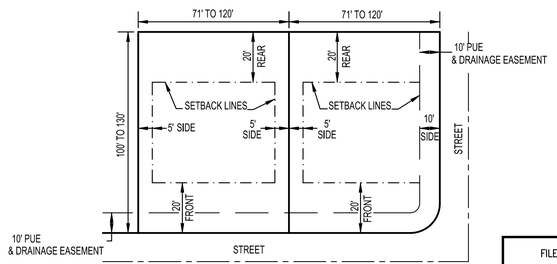
THE MAYOR AND CITY COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS _____ DAY OF _____, 2015 , HEREBY APPROVE THIS PLAT AND ACCEPT AND DEDICATE FOR THE PUBLIC USE THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

_____ _____
MAYOR TOWN CLERK

TOWN ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE TOWN OF PRESCOTT VALLEY, MAYOR AND COUNCIL ON MAY 11, 2000, WITH STIPULATIONS WHICH I CERTIFY HAVE BEEN MET.

_____
TOWN ENGINEER



R1L–10, PAD TYPE "A"
TYPICAL LOT & MINIMUM
BUILDING SETBACKS & EASEMENTS

NOT TO SCALE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N.
ZAUGG
Date Signed
ARIZONA U.S.A.
EXPIRES 06–30–2016

FILED AND RECORDED AT THE REQUEST OF
_____
_____ A.D. 20 ____
AT _____ O'CLOCK ____M
BOOK ____ OF _____ MAPS AND PLATS
PAGE _____
RECORDS OF YAVAPAI COUNTY, ARIZONA
_____
COUNTY RECORDER
_____
DEPUTY RECORDER

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844–1666
E–MAIL: ace@allenconsultengr.com

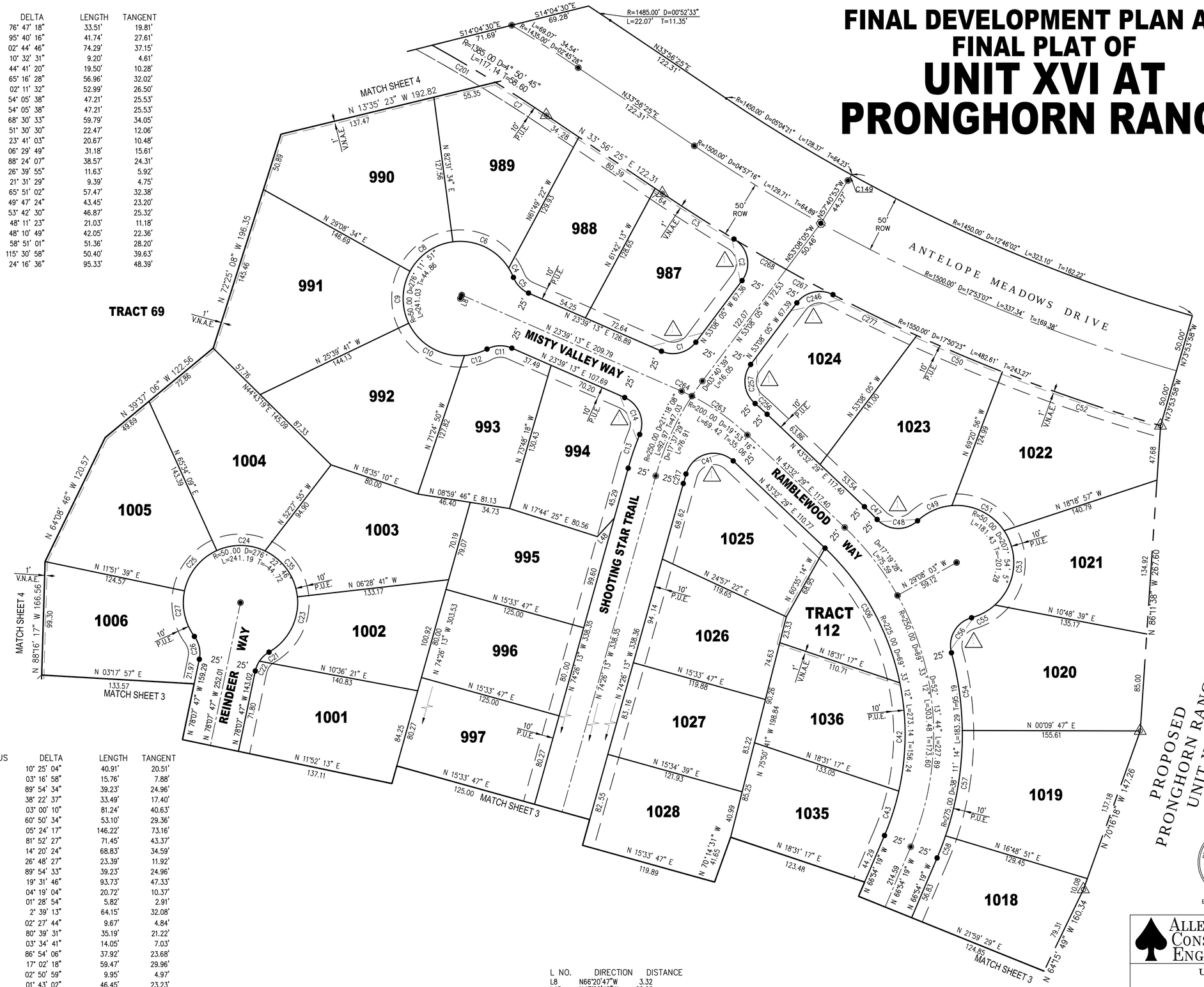
UNIT XVI AT PRONGHORN RANCH
PRESCOTT VALLEY, ARIZONA
FINAL PLAT

JOB NUMBER	95356	SHEET 1 OF 5	
DRAWING	SHEET 1		
DRAFTSMAN	CHECKED BY	DATE	07–31–15

FINAL DEVELOPMENT PLAN AND FINAL PLAT OF
UNIT XVI AT PRONGHORN RANCH

BOOK _____OF MAPS
PAGE _____

C NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	25.00'	76° 47' 18"	33.51'	19.81'
C2	25.00'	95° 40' 16"	41.74'	27.61'
C3	1,550.00'	02° 44' 46"	74.29'	37.15'
C4	50.00'	10° 32' 31"	9.20'	4.61'
C5	25.00'	44° 41' 20"	19.50'	10.28'
C6	50.00'	65° 16' 28"	56.96'	32.02'
C7	1,385.00'	02° 11' 32"	52.99'	26.50'
C8	50.00'	54° 05' 38"	47.21'	25.53'
C9	50.00'	54° 05' 38"	47.21'	25.53'
C10	50.00'	68° 30' 33"	59.79'	34.05'
C11	25.00'	51° 30' 30"	22.47'	12.06'
C12	50.00'	23° 41' 03"	20.67'	10.48'
C13	275.00'	06° 29' 49"	31.18'	15.61'
C14	25.00'	88° 24' 07"	38.57'	24.31'
C21	25.00'	26° 39' 55"	11.63'	5.92'
C22	25.00'	21° 31' 29"	9.39'	4.75'
C23	50.00'	65° 51' 02"	57.47'	32.38'
C24	50.00'	49° 47' 24"	43.45'	23.20'
C25	50.00'	53° 42' 30"	46.87'	25.32'
C26	25.00'	48° 11' 23"	21.03'	11.18'
C27	50.00'	48° 10' 49"	42.05'	22.36'
C35	50.00'	58° 51' 01"	51.36'	28.20'
C41	25.00'	115° 30' 58"	50.40'	39.63'
C42	225.00'	24° 16' 36"	95.33'	48.39'



LEGEND

- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- CORNER OF THIS SUBDIVISION (SET 1/2" IRON PIN MAG STD DET 120 TYPE "C")
- FOUND MONUMENT AS NOTED
- STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET TYPE B.)
- 1/2" IRON PIN TO BE SET AFTER PRELIMINARY GRADING
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY EASEMENT
- 25' RIGHT OF WAY
- STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET TYPE A.)

C NO.	RADIUS	DELTA	LENGTH	TANGENT
C43	225.00'	10° 25' 04"	40.91'	20.51'
C47	275.00'	03° 16' 58"	15.76'	7.88'
C48	25.00'	89° 54' 34"	39.23'	24.96'
C49	50.00'	38° 22' 37"	33.49'	17.40'
C50	1,550.00'	03° 00' 10"	81.24'	40.63'
C51	50.00'	60° 50' 34"	53.10'	29.36'
C52	1,550.00'	05° 24' 17"	146.22'	73.16'
C53	50.00'	81° 52' 27"	71.45'	43.37'
C54	275.00'	14° 20' 24"	68.83'	34.59'
C55	50.00'	26° 48' 27"	23.39'	11.92'
C56	25.00'	89° 54' 33"	39.23'	24.96'
C57	275.00'	19° 31' 46"	93.73'	47.33'
C58	275.00'	04° 19' 04"	20.72'	10.37'
C149	225.00'	01° 28' 54"	5.82'	2.91'
C201	1,385.00'	2° 39' 13"	64.15'	32.08'
C217	225.00'	02° 27' 44"	9.67'	4.84'
C246	25.00'	80° 39' 31"	35.19'	21.22'
C256	225.00'	03° 34' 41"	14.05'	7.03'
C257	25.00'	86° 54' 06"	37.92'	23.68'
C263	200.00'	17° 02' 18"	59.47'	29.96'
C264	200.00'	02° 50' 59"	9.95'	4.97'
C267	1,550.00'	01° 43' 02"	46.45'	23.23'
C268	1,550.00'	01° 57' 10"	52.83'	26.42'
C277	1,550.00'	03° 00' 58"	81.59'	40.81'
C306	225.00'	34° 51' 32"	136.89'	70.64'

L NO.	DIRECTION	DISTANCE
L8	N66°20'47"W	3.32
L48	N47°26'48"W	22.02

FILED AND RECORDED AT THE REQUEST OF
_____
_____ A.D. 20 ____
AT _____ O'CLOCK ____M
BOOK ____OF _____MAPS AND PLATS
PAGE _____
RECORDS OF YAVAPAI COUNTY, ARIZONA
_____
COUNTY RECORDER
_____
DEPUTY RECORDER

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N.
ZAUGG
ARIZONA U.S.A.
EXPIRES 06-30-2016

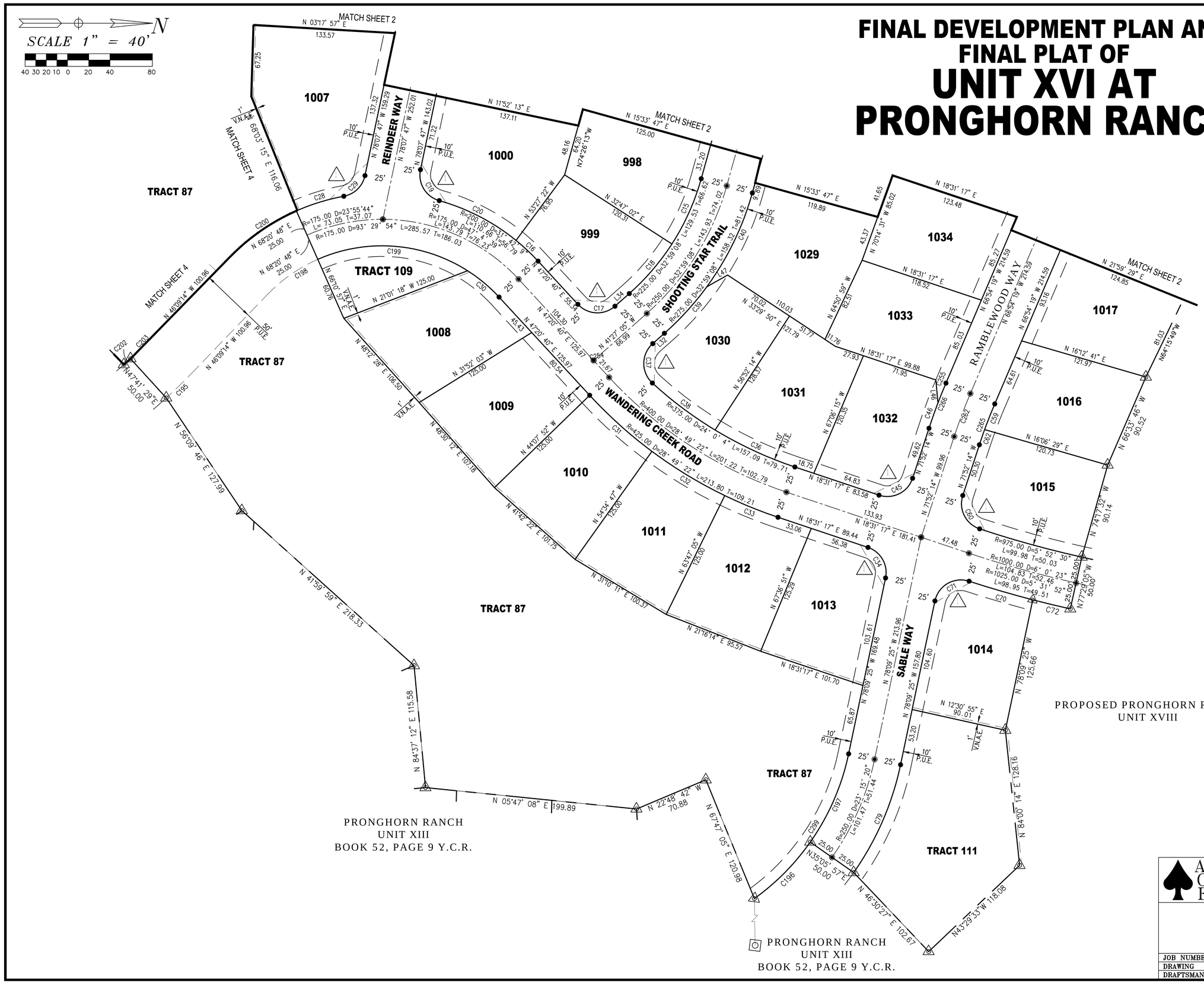
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

UNIT XVI AT PRONGHORN RANCH
PRESCOTT VALLEY, ARIZONA
FINAL PLAT

JOB NUMBER	95356	SHEET 2 OF 5	
DRAWING	SHEET 2		
DRAFTSMAN	CHECKED BY	DATE	08-07-15

FINAL DEVELOPMENT PLAN AND FINAL PLAT OF
UNIT XVI AT PRONGHORN RANCH

BOOK _____OF MAPS
PAGE _____



LEGEND

———	SUBDIVISION BOUNDARY
— — —	CENTERLINE
———	RIGHT-OF-WAY
- - - - -	EASEMENT
△	CORNER OF THIS SUBDIVISION (SET 1/2" IRON PIN MAG STD DET 120 TYPE "C")
◎	FOUND MONUMENT AS NOTED
◉	STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET 120 TYPE "B".)
•	1/2" IRON PIN TO BE SET AFTER PRELIMINARY GRADING
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
△	SIGHT VISIBILITY EASEMENT
25'	RIGHT OF WAY

FILED AND RECORDED AT THE REQUEST OF

_____ A.D. 20 ____

AT _____O'CLOCK ____M

BOOK ____OF _____MAPS AND PLATS

PAGE _____

RECORDS OF YAVAPAI COUNTY, ARIZONA

_____
COUNTY RECORDER

_____
DEPUTY RECORDER

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N.
ZAUGG
Date Signed
ARIZONA, U.S.A.
EXPIRES 06-30-2016

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

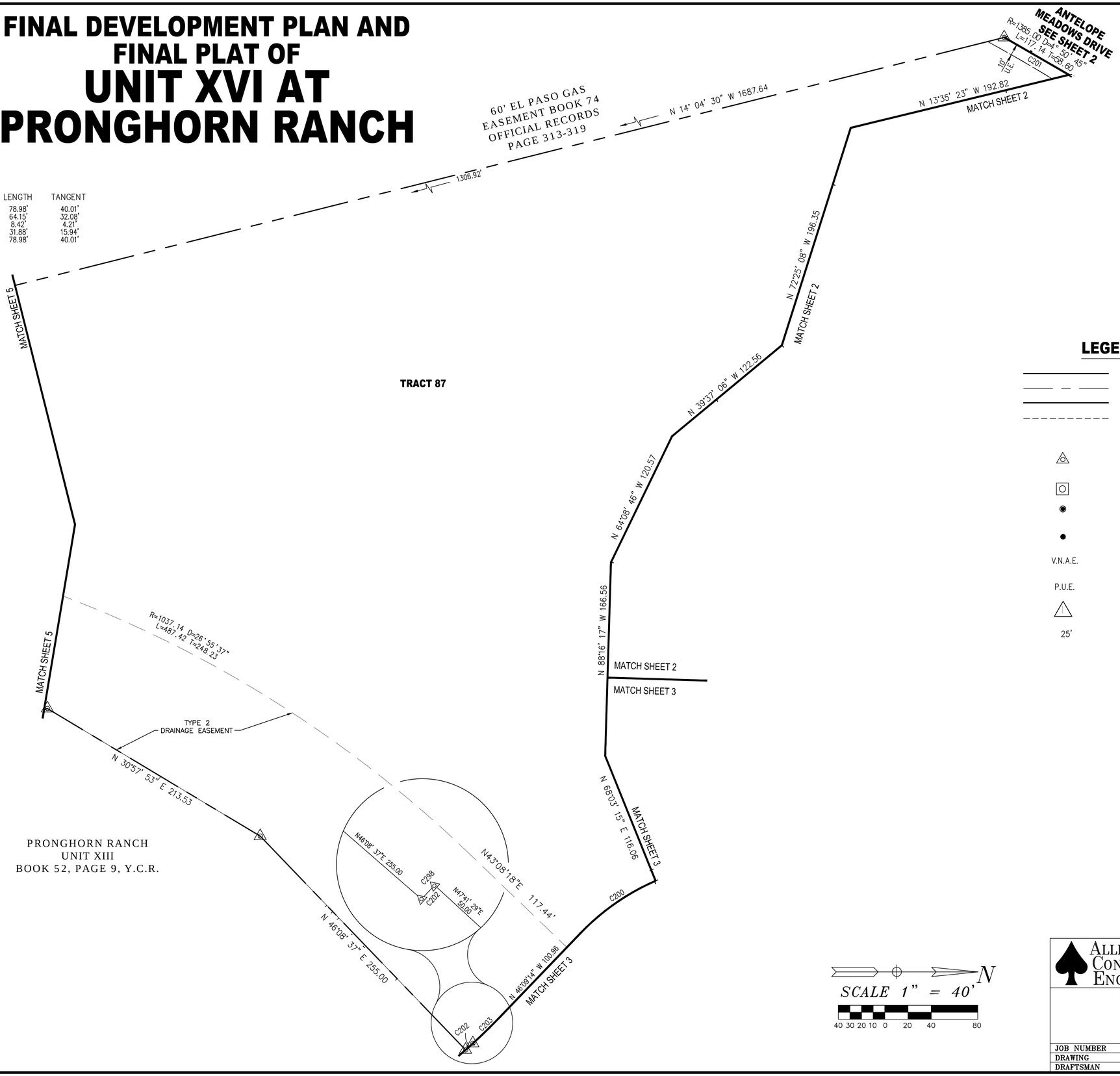
UNIT XVI AT PRONGHORN RANCH
PRESCOTT VALLEY, ARIZONA
FINAL PLAT

JOB NUMBER	95356	SHEET 3	OF 5
DRAWING	SHEET 3		
DRAFTSMAN	CHECKED BY	DATE	08-07-15

FINAL DEVELOPMENT PLAN AND FINAL PLAT OF
UNIT XVI AT PRONGHORN RANCH

BOOK _____OF MAPS
PAGE _____

CNO.	RADIUS	DELTA	LENGTH	TANGENT
C200	200.00'	22° 37' 34"	78.98'	40.01'
C201	1,385.00'	02° 39' 13"	64.15'	32.08'
C202	475.00'	01° 00' 58"	8.42'	4.21'
C203	475.00'	03° 50' 43"	31.88'	15.94'
C230	200.00'	22° 37' 34"	78.98'	40.01'



LEGEND

————————	SUBDIVISION BOUNDARY
—— — ——	CENTERLINE
————————	RIGHT-OF-WAY
- - - - - - - - - -	EASEMENT
△	CORNER OF THIS SUBDIVISION (SET 1/2" IRON PIN MAG STD DET 120 TYPE "C")
⊡	FOUND MONUMENT AS NOTED
◉	STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET 120 TYPE "B".)
•	1/2" IRON PIN TO BE SET AFTER PRELIMINARY GRADING
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
△	SIGHT VISIBILITY EASEMENT
25'	RIGHT OF WAY

FILED AND RECORDED AT THE REQUEST OF

_____

_____ A.D. 20 ____

AT _____ O'CLOCK ____M

BOOK ____OF _____MAPS AND PLATS

PAGE _____

RECORDS OF YAVAPAI COUNTY, ARIZONA

_____
COUNTY RECORDER

_____
DEPUTY RECORDER

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N.
ZAUGG
08-07-15
ARIZONA, U.S.A.

EXPIRES 06-30-2016

SCALE 1" = 40'

N

40 30 20 10 0 20 40 80

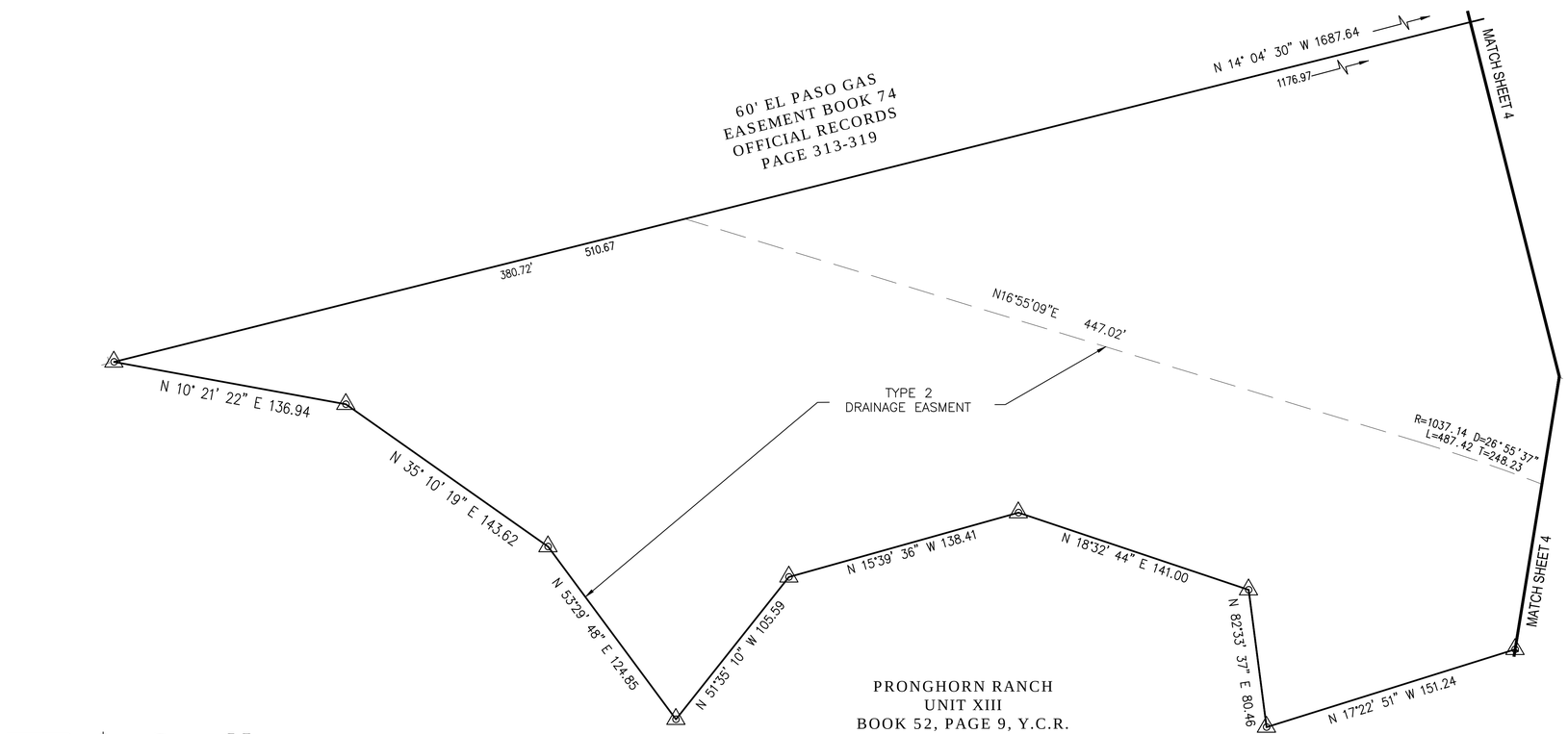
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

UNIT XVI AT PRONGHORN RANCH
PRESCOTT VALLEY, ARIZONA
FINAL PLAT

JOB NUMBER	95356	SHEET 4	OF 5
DRAWING	SHEET 4		
DRAFTSMAN	CHECKED BY	DATE	08-07-15

FINAL DEVELOPMENT PLAN AND FINAL PLAT OF
UNIT XVI AT PRONGHORN RANCH

BOOK _____OF MAPS
PAGE _____



LEGEND

	SUBDIVISION BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT
	CORNER OF THIS SUBDIVISION (SET 1/2" IRON PIN MAG STD DET 120 TYPE "C")
	FOUND MONUMENT AS NOTED
	STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET 120 TYPE "B".)
	1/2" IRON PIN TO BE SET AFTER PRELIMINARY GRADING
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
	SIGHT VISIBILITY EASEMENT
25'	RIGHT OF WAY

N

SCALE 1" = 40'

40 30 20 10 0 20 40 80

FILED AND RECORDED AT THE REQUEST OF

_____ A.D. 20 ____

AT _____ O'CLOCK ____M

BOOK ____OF _____MAPS AND PLATS

PAGE _____

RECORDS OF YAVAPAI COUNTY, ARIZONA

_____
COUNTY RECORDER

_____
DEPUTY RECORDER

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N.
ZAUGG
Date Signed 08-07-15
ARIZONA U.S.A.

EXPIRES 06-30-2016

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

UNIT XVI AT PRONGHORN RANCH
PRESCOTT VALLEY, ARIZONA
FINAL PLAT

JOB NUMBER	95356	SHEET 5 OF 5	
DRAWING	SHEET 5		
DRAFTSMAN	CHECKED BY	DATE	08-07-15