

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT ISOLA GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF EL CIDRO PARCEL 5, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ISOLA GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITTEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER, AND UNDER THOSE AREAS WITHIN LOT 1 DESIGNATED AS PUBLIC UTILITY EASEMENT AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING, AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

ISOLA GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES WATER EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN LOT 1 DESIGNATED AS "WATER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN. THE WATER EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS AND THE WATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WATER EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WATER EASEMENT AREAS.

ISOLA GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR SIDEWALK EASEMENTS ON, OVER AN ACROSS THOSE AREAS IN THIS FINAL PLAT IDENTIFIED AS SIDEWALK EASEMENTS AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("SIDEWALK EASEMENT AREAS"). SUCH SIDEWALK EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE SIDEWALK EASEMENT AREAS. THE SIDEWALK EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SIDEWALK EASEMENT AREAS.

ISOLA GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
BY: THE ISOLA GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.
ITS: SOLE MEMBER

BY: _____ DATE: _____
MANAGER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS _____ DAY OF _____, 2021, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

LENDER'S CONSENT

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED AUGUST 4, 2020 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2020-0725969 ENCUMBERING THE PROPERTY SUBJECT TO THIS FINAL PLAT, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED TO THE CITY OF GOODYEAR IN FEE AS SHOWN ON THIS FINAL PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED TO THE CITY OF GOODYEAR AND SHALL NOT IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST DATED AUGUST 4, 2020 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2020-0725969.

CAPITAL FUND II, LLC

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

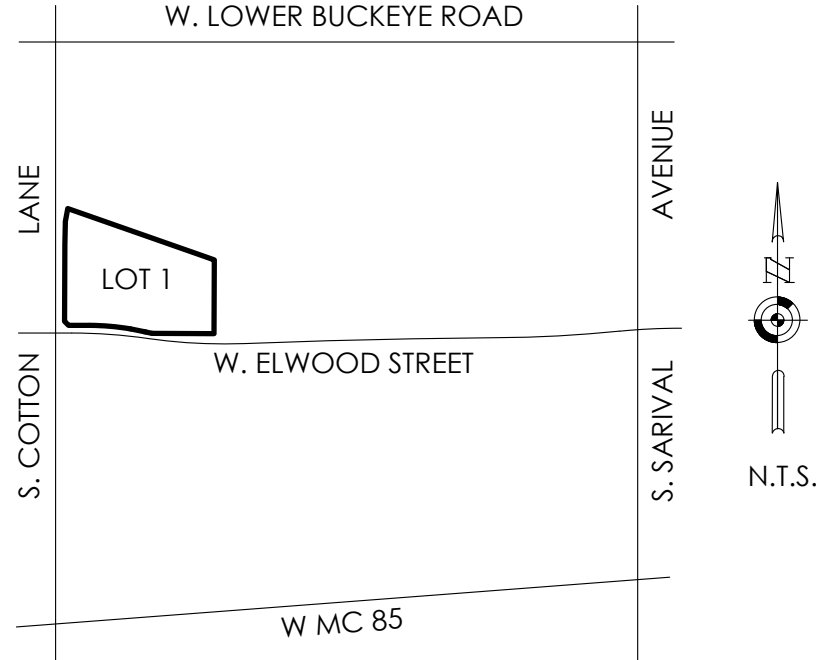
BEFORE ME THIS _____ DAY OF _____, 2021, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

FINAL PLAT
FOR
EL CIDRO PARCEL 5

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

NOTES

- A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 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.
- B. 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.
- C. NO STRUCTURE 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.
- D. 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.

1. 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.
2. 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.
3. 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.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. 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.

E. 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.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

F. 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.

G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

H. THIS PARCEL 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.

I. EL CIDRO IS IN PROXIMITY TO THE PROPOSED LOOP 303 AND I-10 RELIEVER FREEWAYS AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS.

J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTION 69kv AND LARGER OVERHEAD POWER LINES).

L. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

O. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH THE 2 ½ INCH PIPE MARKING THE CENTER OF SAID SECTION 24 BEARS SOUTH 89 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF 2,641.63 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 97.93 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 50 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 642.11 FEET;

THENCE NORTH 01 DEGREES 23 MINUTES 32 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 190.04 FEET;

THENCE NORTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 109.06 FEET TO A POINT ON THE NORTHERLY LINE OF THE 100 FOOT WIDE ELECTRICAL TRANSMISSION LINE EASEMENT RECORDED IN BOOK 68 OF MISCELLANEOUS, PAGE 92, MARICOPA COUNTY RECORDS, THE CENTERLINE OF SAID 100 FOOT WIDE EASEMENT BEING ESTABLISHED BY THE LOCATION OF THE EXISTING TRANSMISSION LINE TOWERS;

THENCE ALONG THE NORTHERLY LINE OF SAID ELECTRIC TRANSMISSION LINE EASEMENT THE FOLLOWING COURSES:

THENCE SOUTH 71 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.95 FEET;

THENCE SOUTH 70 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,004.08 FEET;

THENCE SOUTH 70 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 140.14 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00 DEGREES 12 MINUTES 11 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 614.48 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 517.85 FEET TO A POINT ON A 1,935.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 11 DEGREES 42 MINUTES 22 SECONDS EAST;

THENCE NORTHWESTERLY, DEPARTING SAID SOUTH LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 54.09 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 2,065.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 04 MINUTES 16 SECONDS, A DISTANCE OF 471.10 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 175.15 FEET;

THENCE NORTH 44 DEGREES 47 MINUTES 19 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 46.69 FEET TO THE TRUE POINT OF BEGINNING.

SITE SUMMARY

EXISTING ZONING	PAD
LOT COUNT	1
AREA NET (LOT 1)	996,327.32 S.F. / 22.87 AC.
AREA GROSS	996,327.32 S.F. / 22.87 AC.

BASIS OF BEARING

S 89°45'48"E, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, G&SRM PER THE LEGAL DESCRIPTION AS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC., TITLE COMMITMENT ORDER NO. 71004805-071-CH1-SHA, COMMITMENT DATE NOVEMBER 14, 2018 AT 7:30 A.M

OWNER / DEVELOPER

ISOLA GOODYEAR, LLC
13555 SE 36TH ST., STE. 320
BELLEVUE, WA 98006
ATTN: GRAHM SATTERWHITE
206-413-6942
GRAHM.SATTERWHITE@ISOLAHOMES.COM

SURVEYOR / ENGINEER

TERRASCAPE CONSULTING
645 E. MISSOURI AVE., STE 160
PHOENIX, AZ 85014
ATTN: MITCHELL RAGSDALE
602.297.8732
mragsdale@terrascape.us

BENCHMARK

CITY OF GOODYEAR BENCHMARK G307, BEING A MARICOPA HIGHWAY DEPT. BRASS CAP IN HANDHOLE ON SARIVAL AVE. 1/2 MILE SOUTH OF LOWER BUCKEYE. HAVING A CITY OF GOODYEAR NAVD 88 ELEVATION OF 937.21

CITY OF GOODYEAR BENCHMARK G309, BEING A BRASS CAP IN HANDHOLE AT COTTON LANE & LOWER BUCKEYE. HAVING A CITY OF GOODYEAR NAVD 88 ELEVATION OF 938.33

FINAL PLAT APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 20__.

BY: _____
MAYOR: GEORGIA LORD

ATTEST BY: _____
CITY CLERK: DARCIE MCCrackEN

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 20__.

BY: _____
CITY ENGINEER: SUMEET MOHAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HERON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Mitchell H. Ragdsdale
MITCHELL H RAGSDALE RPLS #48943
TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE. STE. 160, PHOENIX AZ, 85012
602-297-8732
mragsdale@terrascape.us

10 / 06 / 21
DATE



consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT
EL CIDRO PARCEL 5



DATE: 10 / 06 / 21

CHECKED BY: MHR

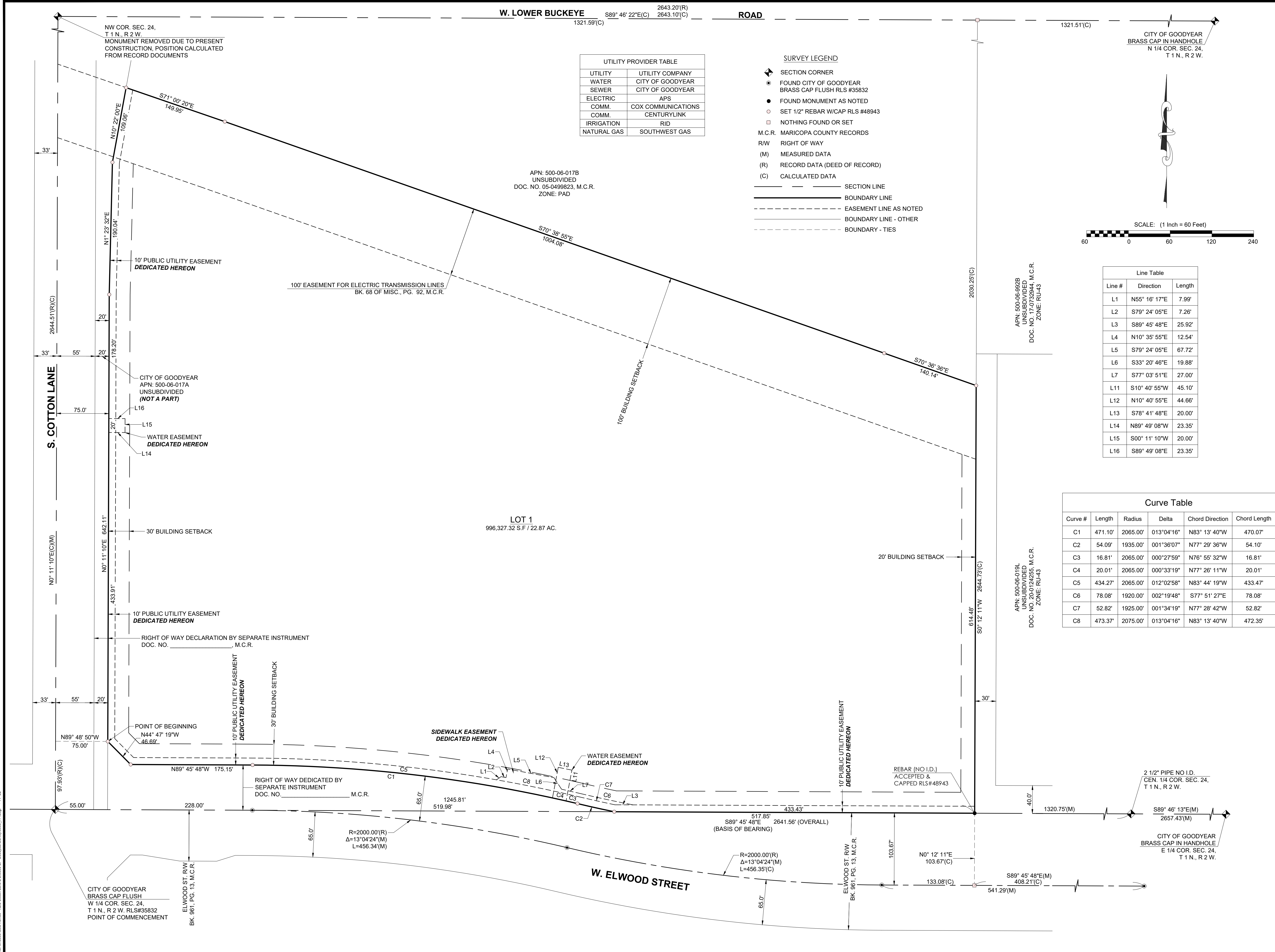
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TITLE: FINAL PLAT

SHEET No.

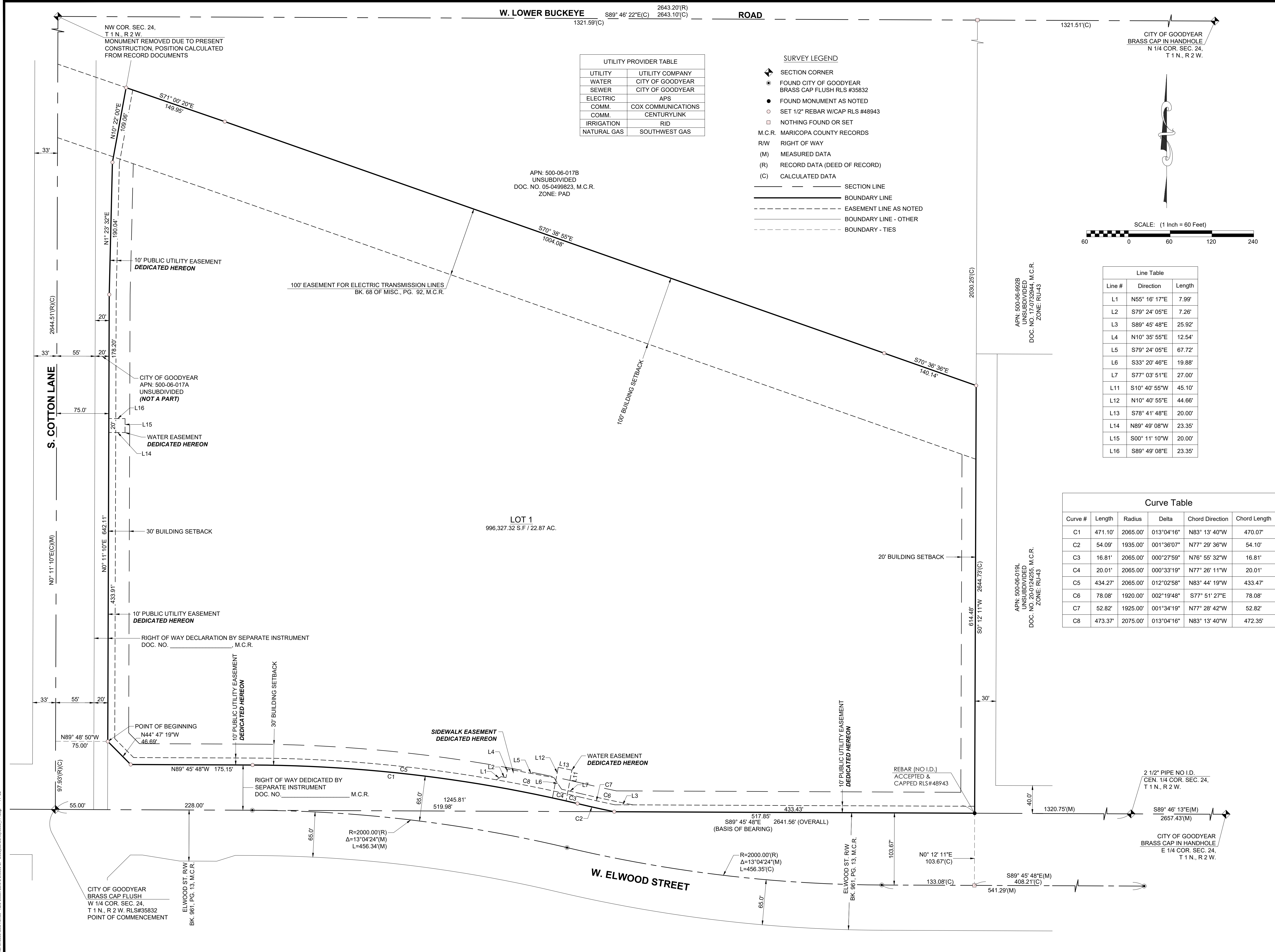
1 of 2

PROJECT No.
0909



UTILITY PROVIDER TABLE	
UTILITY	UTILITY COMPANY
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
COMM.	COX COMMUNICATIONS
COMM.	CENTURYLINK
IRRIGATION	RID
NATURAL GAS	SOUTHWEST GAS

Line Table		
Line #	Direction	Length
L1	N55° 16' 17"E	7.99
L2	S79° 24' 05"E	7.26'
L3	S89° 45' 48"E	25.92'
L4	N10° 35' 55"E	12.54'
L5	S79° 24' 05"E	67.72'
L6	S33° 20' 46"E	19.88'
L7	S77° 03' 51"E	27.00'
L11	S10° 40' 55"W	45.10'
L12	N10° 40' 55"E	44.66'
L13	S78° 41' 48"E	20.00'
L14	N89° 49' 08"E	23.35'
L15	S00° 11' 10"W	20.00'
L16	S89° 49' 08"E	23.35'



UTILITY PROVIDER TABLE	
UTILITY	UTILITY COMPANY
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
COMM.	COX COMMUNICATIONS
COMM.	CENTURYLINK
IRRIGATION	RID
NATURAL GAS	SOUTHWEST GAS

Line Table		
Line #	Direction	Length
L1	N55° 16' 17"E	7.99'
L2	S79° 24' 05"E	7.26'
L3	S89° 45' 48"E	25.92'
L4	N10° 35' 55"E	12.54'
L5	S79° 24' 05"E	67.72'
L6	S33° 20' 46"E	19.88'
L7	S77° 03' 51"E	27.00'
L11	S10° 40' 55"W	45.10'
L12	N10° 40' 55"E	44.66'
L13	S78° 41' 48"E	20.00'
L14	N89° 49' 08"E	23.35'
L15	S00° 11' 10"W	20.00'
L16	S89° 49' 08"E	23.35'