

FINAL PLAT FOR CITRUS PARK PHASE 1

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LOT AREA AND CURVE TABLES
SHEET 3	LEGAL DESCRIPTION TRACT TABLE, AND GENERAL NOTES
SHEET 4	LEGEND, DETAILS, AND KEY MAP
SHEET 5-10	FINAL PLAT

COUNTY RECORDER



CERTIFICATION

I, RICHARD G. ALCOOER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TEN (10) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *Richard G. Alcooer*
RICHARD G. ALCOOER, R.L.S.
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

OPTIONEE CONSENT

THE UNDERSIGNED, LS-CITRUS PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OPTIONEE"), ENTERED INTO AN OPTION AGREEMENT WITH ARROYO CAP II-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY PURSUANT TO WHICH OPTIONEE WAS GRANTED A RIGHT TO PURCHASE PROPERTY INCLUDED WITHIN THE FINAL PLAT FOR CITRUS PARK PHASE 1, AS MEMORIALIZED IN THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT DATED JUNE 24, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021 0695536. OPTIONEE HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND DOES HEREBY RELEASE FROM THE OPTION AGREEMENT THAT PORTION OF THE PROPERTY CONVEYED TO THE CITY OF GOODYEAR IN FEE AS SHOWN ON THIS FINAL PLAT. OPTIONEE, ON BEHALF OF ITSELF AND ALL FUTURE SUCCESSOR AND ASSIGNS TO THE OPTION AGREEMENT, HEREBY CONSENTS TO AND SHALL BE BOUND TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS OPTIONEE CONSENT ON BEHALF OF LS-CITRUS PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF LS-CITRUS PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS _____ DAY OF _____ 20__

LS-CITRUS PARK LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: LANDSEA HOMES OF ARIZONA LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: LANDSEA HOMES UNITED STATES CORPORATION
A DELAWARE CORPORATION
ITS: MANAGER

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

ON THIS _____ DAY OF _____ 20__, BEFORE ME PERSONALLY APPEARED _____, THE _____ OF LANDSEA HOMES UNITED STATES CORPORATION, THE MANAGER OF LANDSEA HOMES OF ARIZONA, LLC, AS THE MANAGER OF LS-CITRUS PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS FINAL PLAT FOR CITRUS PARK PHASE 1 ("FINAL PLAT") AND WHO ACKNOWLEDGED THAT BY HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE FINAL PLAT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE FINAL PLAT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAW OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

SITE SUMMARY			
LAND USE AREAS	SQUARE FEET	ACRES	PERCENT
AREA OF LOTS	1,299,051	29.822	
RIGHT OF WAY	511,925	11.750	
RIGHT OF WAY ARTERIAL	144,103	3.308	
OPEN SPACE TRACTS	948,294	21.770	33
ACTIVE OPEN SPACE		12.337	57
PASSIVE OPEN SPACE		9.433	43
TOTAL GROSS AREA	2,903,373	66.652	

DEVELOPER

LS-CITRUS PARK LLC
18075 JAMBOREE ROAD, SUITE 240
SCOTTSDALE, ARIZONA 85258
CONTACT: GENE STROJEK
PHONE: (480)-629-4111
EMAIL: GSTROJEK@LANDSEAHOMES.COM

OWNER

ARROYO CAP II-2, LLC
18575 JAMBOREE ROAD, SUITE S-350
IRVINE, CALIFORNIA 92612
CONTACT: LEIGH AUSTIN
PHONE: (949) 272-1168
EMAIL: LAUSTIN@ARROYOCAPITAL.COM

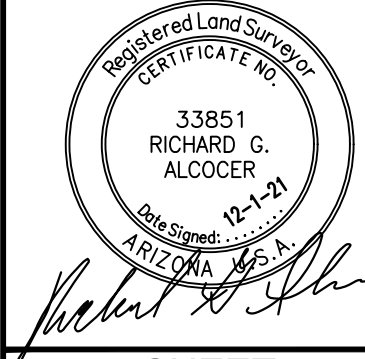
ENGINEER

COE AND VAN LOO II LLC
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: DOUGLAS W. CHUBIN P.E.
PHONE: (602) 264-6831
EMAIL: DCHUBIN@CVLCI.COM

SEE SHEET 02 FOR CURVE
TABLE AND LOT AREA TABLE
SEE SHEET 03 FOR GENERAL
NOTES

CVL Contact: D. CHUBIN
CVL Project #: 0141001
© 2021 Coe & Van Loo II L.L.C.
All rights reserved to
reproduction in any format

01 SHEET OF 10



COVER SHEET
FINAL PLAT

CITRUS PARK PHASE 1
GOODYEAR, ARIZONA

REVISION

NO.

DATE

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CITRUS PARK PHASE 1" A PORTION OF LAND LOCATED IN THE NORTHEAST 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 HERE ON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, TRACTS 1N, 10, 1GGG, 1HHH, AND 1III AND ALL STREETS DESIGNATED AS R/W SHOWN ON SAID FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN EXCEPT TRACTS 1N, 10, 1GGG, 1HHH, AND 1III AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE CITRUS PARK HOMEOWNERS ASSOCIATION. SUBJECT TO THE EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS SET FORTH HEREIN, ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY CONVEYS TO THE CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THIS FINAL PLAT EXCEPT TRACTS 1N, 10, 1GGG, 1HHH, AND 1III FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS 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, OVER, ACROSS, OVER AND UNDER THOSE AREAS TRACTS AND IN LOTS DESIGNATED AS "PUE" 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 UTILITY IMPROVEMENTS 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 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 PUBLIC UTILITY EASEMENT AREAS.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WATER EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS DESIGNATED AS W.E. WITHIN TRACTS 1GG, 1II, 1MM, 1QQ, 1RR, 1TT, 1UU, 1V, 1WW, 1X AND 1Z INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREAS"). 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 THE WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS. 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.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WATER METER EASEMENTS WITHIN, UPON, OVER, ACROSS, ABOVE, AND UNDER THOSE AREAS IN TRACTS AND IN LOTS, DESIGNATED AS W.M.E. INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER METER EASEMENT AREAS"). THE WATER METER EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING OR REPLACING WATER METER FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY, PREVENTING EROSION, PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNERS EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK, AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNERS FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE 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 TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM WATER FLOWS IDENTIFIED IN THE APPROVED GRADING AND DRAINAGE PLANS, AS DEFINED ABOVE, AND FOR PERFORMING THE MAINTENANCE WORK, AS DEFINED ABOVE. THE CITRUS PARK HOMEOWNERS ASSOCIATION, COVENANTS AND AGREES IT SHALL BE RESPONSIBLE FOR THE PERFORMING THE MAINTENANCE WORK, AS DESCRIBED ABOVE AND AGREES THAT TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z. THE CITY OF GOODYEAR AND/OR ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OF THE AGREEMENTS AND COVENANTS HEREIN CAN BRING PROCEEDINGS AT LAW OR IN EQUITY FOR SUCH DAMAGES AND/OR TO ENFORCE SUCH COVENANTS AND AGREEMENTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT IN THE FIRST INSTANCE TO RECOVER THEIR COSTS, INCLUDING ATTORNEYS' FEES, IN ANY SUCH SUITS. ANY SUCH SUITS SHALL BE A MERGER OF TITLE, ESTATE, OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO CITRUS PARK HOMEOWNERS ASSOCIATION IN TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z. THE EASEMENT, AGREEMENTS AND COVENANTS CONTAINED 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 TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM WATER FLOWS IDENTIFIED IN THE APPROVED GRADING AND DRAINAGE PLANS, AS DEFINED ABOVE, AND FOR PERFORMING THE MAINTENANCE WORK, AS DEFINED ABOVE. THE CITRUS PARK HOMEOWNERS ASSOCIATION, COVENANTS AND AGREES IT SHALL BE RESPONSIBLE FOR THE PERFORMING THE MAINTENANCE WORK, AS DESCRIBED ABOVE AND AGREES THAT TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z. THE CITY OF GOODYEAR AND/OR ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OF THE AGREEMENTS AND COVENANTS HEREIN CAN BRING PROCEEDINGS AT LAW OR IN EQUITY FOR SUCH DAMAGES AND/OR TO ENFORCE SUCH COVENANTS AND AGREEMENTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT IN THE FIRST INSTANCE TO RECOVER THEIR COSTS, INCLUDING ATTORNEYS' FEES, IN ANY SUCH SUITS. ANY SUCH SUITS SHALL BE A MERGER OF TITLE, ESTATE, OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO CITRUS PARK HOMEOWNERS ASSOCIATION IN TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z. THE EASEMENT, AGREEMENTS AND COVENANTS CONTAINED 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 TRACTS 1A, 1AAA, 1B, 1BB, 1BBB, 1C, 1DD, 1DDDD, 1EE, 1EEE, 1F, 1FFF, 1G, 1GG, 1H, 1II, 1J, 1JJ, 1JJJ, 1K, 1KK, 1L, 1M, 1MM, 1OO, 1P, 1QQ, 1R, 1RR, 1T, 1TT, 1UU, 1V, 1W, 1WW, 1X, 1YY, AND 1Z.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROVIDING ALL USE OF MOTOR VEHICLES OVER AND ACROSS THE TRACTS AND LOTS ADJACENT TO THE MOTOR COURT EASEMENT AREAS. THE VEHICLE NON-ACCESS 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 VEHICLE NON-ACCESS EASEMENT AREAS.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, (THE "HOA") A MOTOR COURT EASEMENT OVER, ACROSS AND THROUGH TRACTS 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z (MOTOR COURT EASEMENT AREAS) FOR THE PURPOSE OF ENTERING, INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING ALL IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE LOTS ADJACENT TO 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z. THE HOA SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR AND REPLACEMENT OF THE IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE LOTS ADJACENT 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z. NO MERGER OF TITLE, ESTATE, OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO CITRUS PARK HOMEOWNERS ASSOCIATION IN TRACTS 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z. ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, FURTHER DEDICATES TO THE OWNERS OF THE LOTS ADJACENT TO THE MOTOR COURT EASEMENT AREAS DESCRIBED HEREIN NON-EXCLUSIVE PERMANENT ACCESS EASEMENTS OVER, ACROSS AND THROUGH THE MOTOR COURT EASEMENT AREAS FOR USE BY THE OWNERS OF LOTS ADJACENT TO THE MOTOR COURT EASEMENT AREAS AND THEIR RESPECTIVELY FOR THE PURPOSE OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND LOTS ADJACENT TO THE MOTOR COURT EASEMENT AREAS. THE MOTOR COURT EASEMENTS AND ACCESS 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 TRACTS 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS FINAL PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACTS 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSE OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND LOTS ADJACENT TO THE MOTOR COURT EASEMENT AREAS. THE MOTOR COURT EASEMENTS AND ACCESS 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 TRACTS 1AAA, 1BB, 1DDDD, 1GG, 1JJ, 1KK, 1MM, 1P, 1QQ, 1R, 1T, 1TT, 1UU, 1V, 1WW, 1X AND 1Z.

IN CONSIDERATION OF THE CITY OF GOODYEAR'S (THE "CITY") AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACTS 1GGG, 1HHH, AND 1III, IN AND 10, CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (CITRUS PARK HOA) EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE MEDIANS AND LANDSCAPING WITHIN TRACTS 1GGG, 1HHH, AND 1III, IN AND 10, INCLUDING THE PROVISION OF LAND NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. CITRUS PARK HOA SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. CITRUS PARK HOA EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISING FROM THE MEDIAN AND LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH MEDIAN AND LANDSCAPING, WITHIN TRACTS 1GGG, 1HHH, AND 1III, IN AND 10. CITRUS PARK HOA SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER

BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE MEDIAN AND LANDSCAPING WITHIN TRACTS 1GGG, 1HHH, AND 1III, IN AND 10 IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, CITRUS PARK HOA SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD CITRUS PARK HOA FAIL TO MAINTAIN THE MEDIAN AND LANDSCAPING WITHIN TRACTS 1GGG, 1HHH, AND 1III, IN AND 10, AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING OR REMOVE THE LANDSCAPING AND MEDIAN, AND CITRUS PARK HOA SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION

IN WITNESS WHEREOF ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS _____ DAY OF _____ 20__

ARROYO CAP II-2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ARROYO CAPITAL II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____ 20__, BEFORE ME PERSONALLY APPEARED _____, THE _____ OF ARROYO CAPITAL II LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF ARROYO CAP II-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT TO EXECUTE THIS DOCUMENT ON BEHALF OF ARROYO CAP II-2, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ DATE _____

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HEREBY: (i) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE EASEMENTS DEDICATED TO CITRUS PARK HOMEOWNERS ASSOCIATION IN THIS FINAL PLAT; (ii) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS FINAL PLAT; AND (iii) ACCEPTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS REFLECTED IN THIS FINAL PLAT, OWNERSHIP OF ALL TRACTS WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN EXCEPT TRACTS 1GGG, 1HHH, AND 1III, IN AND 10. CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
ITS: _____

DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____ 20__, BEFORE ME PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF CITRUS PARK HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

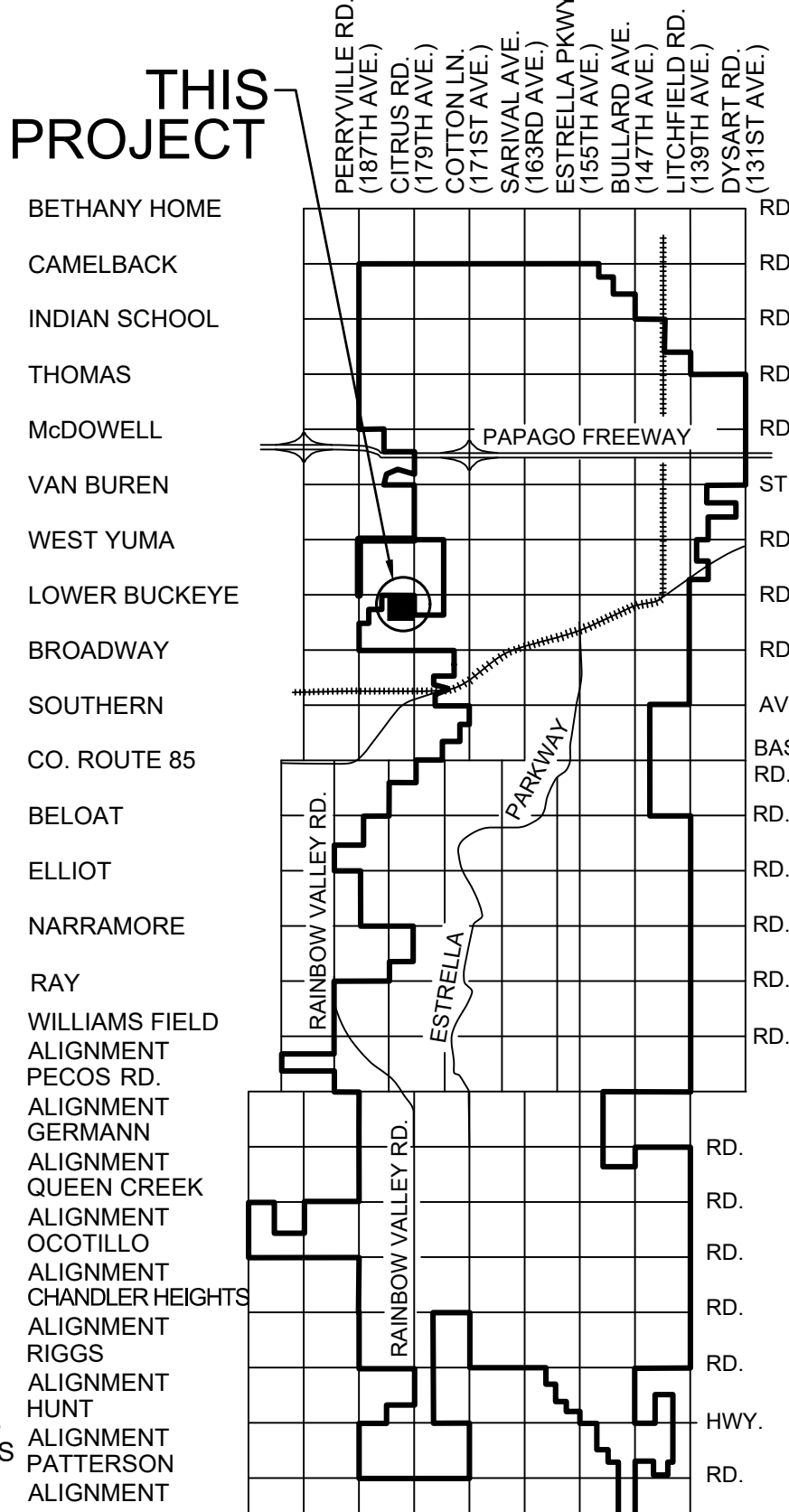
I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

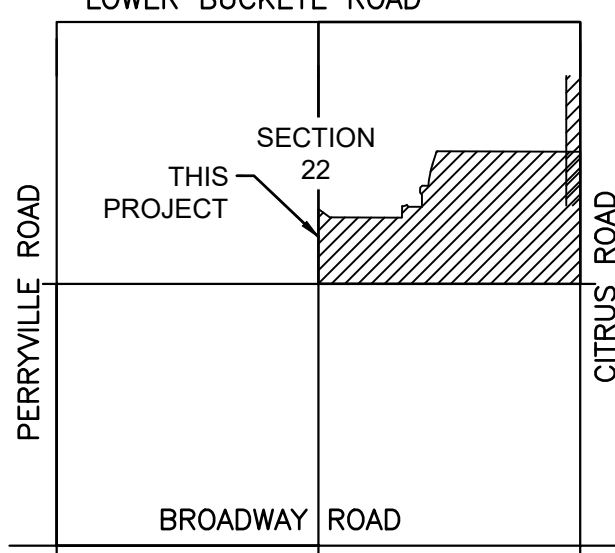
FINAL PLAT APPROVAL	
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____ 20__.	
BY: _____ MAYOR (JOE PIZZILLO)	
ATTEST: _____ CITY CLERK (DARCIE MCCrackEN)	

FINAL PLAT APPROVAL	
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA ON THIS _____ DAY OF _____ 20__.	
BY: _____ CITY ENGINEER (SUNEET MOHAN)	



VICINITY MAP

(NOT-TO-SCALE)



VICINITY MAP

(NOT-TO-SCALE)

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,569
2	6,571
3	9,272
4	8,172
5	7,101
6	5,655
7	5,715
8	5,856
9	5,998
10	6,139
11	6,281
12	6,422
13	6,564
14	6,702
15	7,171
16	6,742
17	6,668
18	14,884
19	14,467
20	6,447
21	5,432
22	5,440
23	5,448
24	5,448
25	8,027
26	10,293
27	8,009
28	5,614
29	5,400
30	5,400
31	5,400
32	5,400
33	5,400
34	5,398
35	5,175
36	5,175
37	5,175
38	5,175
39	5,175
40	5,175
41	5,173
42	5,193
43	5,186
44	5,178
45	5,227
46	5,359
47	5,495
48	5,632
49	5,995
50	6,131
51	6,268
52	6,387
53	5,173
54	5,175
55	5,175
56	5,175
57	5,175
58	5,175
59	5,398
60	5,400
61	5,400

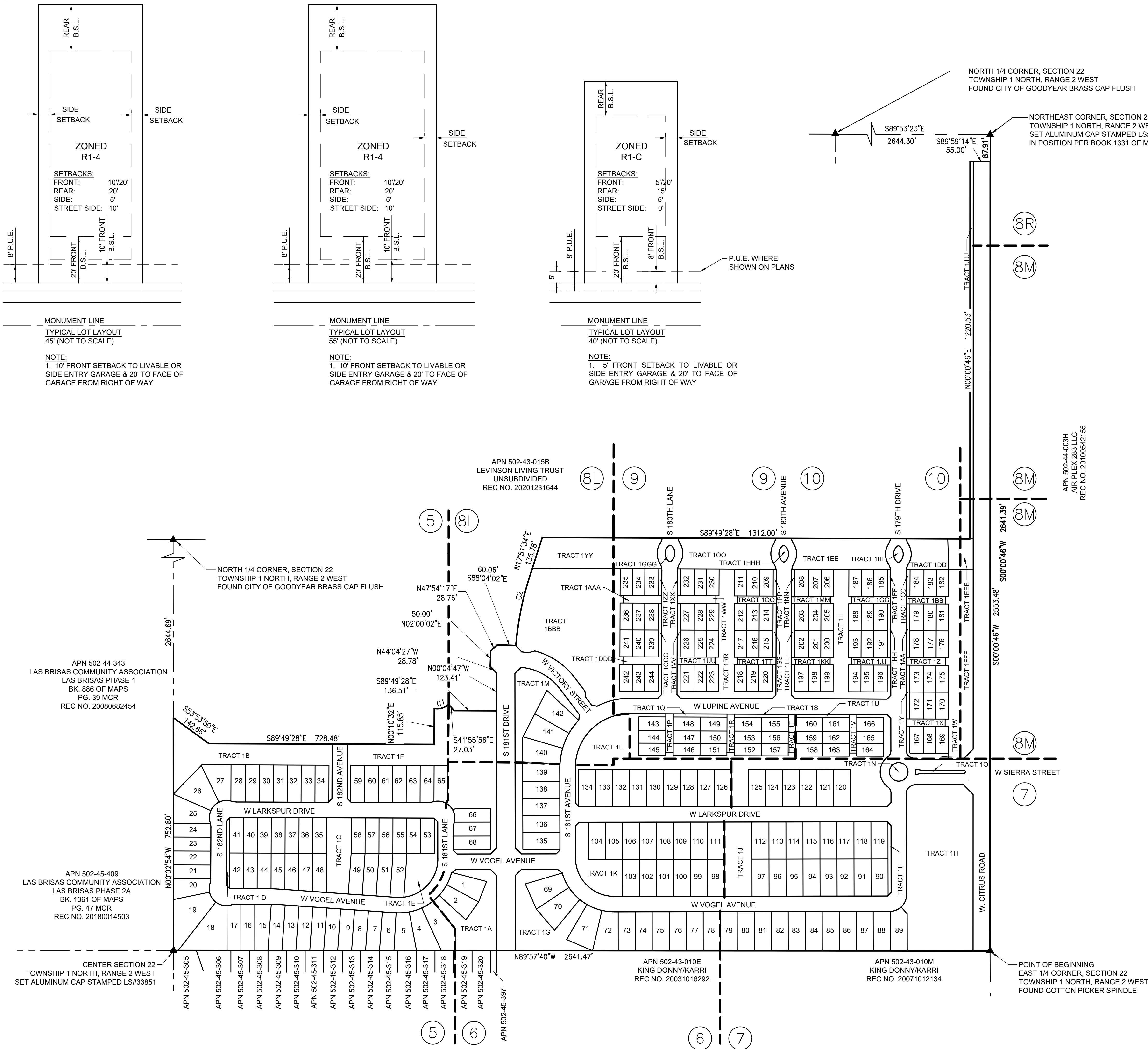
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
62	5,400
63	5,400
64	5,375
65	5,253
66	5,245
67	5,377
68	5,400
69	8,654
70	8,916
71	9,312
72	8,629
73	6,919
74	6,926
75	6,932
76	6,938
77	6,944
78	6,951
79	6,957
80	6,963
81	6,970
82	6,976
83	6,982
84	6,988
85	6,995
86	7,001
87	7,007
88	7,013
89	7,249
90	6,598
91	6,600
92	6,600
93	6,600
94	6,600
95	6,600
96	6,600
97	6,600
98	6,600
99	6,600
100	6,600
101	6,600
102	6,600
103	6,600
104	6,600
105	6,600
106	6,600
107	6,600
108	6,600
109	6,600
110	6,600
111	6,600
112	6,600
113	6,600
114	6,600
115	6,600
116	6,600
117	6,600
118	6,600
119	6,598
120	6,600
121	6,600
122	6,600

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
123	6,600
124	6,600
125	6,600
126	6,600
127	6,600
128	6,600
129	6,600
130	6,600
131	6,600
132	6,600
133	6,600
134	6,598
135	6,600
136	6,600
137	6,600
138	6,600
139	6,911
140	8,497
141	8,737
142	9,069
143	3,915
144	3,480
145	3,480
146	3,480
147	3,480
148	3,915
149	3,915
150	3,480
151	3,480
152	3,480
153	3,480
154	3,915
155	3,915
156	3,480
157	3,480
158	3,480
159	3,480
160	3,915
161	3,915
162	3,480
163	3,480
164	3,480
165	3,480
166	3,915
167	3,913
168	3,480
169	3,480
170	3,480
171	3,480
172	3,915
173	3,915
174	3,480
175	3,480
176	3,480
177	3,480
178	3,915
179	3,915
180	3,480
181	3,480
182	3,480
183	3,480

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
184	3,915
185	3,915
186	3,480
187	3,480
188	3,480
189	3,480
190	3,915
191	3,915
192	3,480
193	3,480
194	3,480
195	3,480
196	3,915
197	3,915
198	3,480
199	3,480
200	3,480
201	3,480
202	3,915
203	3,915
204	3,480
205	3,480
206	3,480
207	3,480
208	3,915
209	3,915
210	3,480
211	3,480
212	3,480
213	3,480
214	3,915
215	3,915
216	3,480
217	3,480
218	3,480
219	3,480
220	3,915
221	3,915
222	3,480
223	3,480
224	3,480
225	3,480
226	3,915
227	3,915
228	3,480
229	3,480
230	3,480
231	3,480
232	3,915
233	3,915
234	3,480
235	3,480
236	3,480
237	3,480
238	3,915
239	3,915
240	3,480
241	3,480
242	3,480
243	3,480
244	3,915

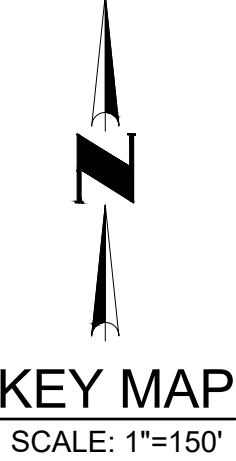
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	50.12'	55.00'	052°12'27"	26.95	48.40	N74°10'18"E
C2	224.65'	970.00'	013°16'11"	112.83	224.15	S11°13'28"W
C3	2.27'	100.00'	001°18'12"	1.14	2.27	N00°28'34"W
C4	1.59'	100.00'	000°54'34"	0.79	1.59	S00°40'23"E
C5	1.73'	100.00'	000°59'38"	0.87	1.73	S00°40'21"W
C6	0.87'	100.00'	000°29'49"	0.43	0.87	N00°55'15"E
C7	235.62'	150.00'	090°00'00"	150.00	212.13	S45°04'47"E
C8	315.05'	200.00'	090°15'18"	200.89	283.47	S45°02'52"W
C9	177.79'	200.00'	050°56'00"	95.25	171.99	N62°36'07"W
C10	80.10'	1000.00'	004°35'22"	40.07	80.08	S02°12'54"W
C11	246.39'	150.00'	094°06'56"	161.18	219.61	N46°58'41"E
C12	35.91'	500.00'	004°06'56"	17.96	35.91	N88°01'19"W
C13	28.98'	50.00'	033°12'11"	14.91	28.57	S73°19'08"W
C14	23.79'	24.00'	056°48'13"	12.98	22.83	S28°18'56"W
C15	86.40'	55.00'	090°00'23"	55.01	77.79	N44°55'01"E
C16	225.39'	175.00'	073°47'36"	131.38	210.13	S53°10'59"E
C17	240.58'	175.00'	078°46'01"	143.66	222.08	N54°39'09"E
C18	34.12'	475.00'	004°06'56"	17.07	34.11	N88°01'19"W
C19	16.65'	55.00'	017°20'29"	8.39	16.58	S81°14'59"W
C20	119.93'	55.00'	124°56'17"	105.51	97.54	S44°57'08"E
C21	16.65'	55.00'	017°20'29"	8.39	16.58	N08°50'46"E
C22	16.65'	55.00'	017°20'29"	8.39	16.58	N08°29'43"W
C23	119.69'	55.00'	124°40'58"	104.94	97.43	S45°10'32"W
C24	16.65'	55.00'	017°20'29"	8.39	16.58	S81°09'14"E
C25	16.65'	55.00'	017°20'29"	8.39	16.58	N81°30'17"E
C26	119.44'	55.00'	124°25'40"	104.38	97.32	N44°57'08"W
C27	16.65'	55.00'	017°20'29"	8.39	16.58	S08°35'28"W
C28	205.33'	125.00'	094°06'56"	134.32	183.01	N46°58'41"E
C29	37.71'	525.00'	004°06'56"	18.86	37.70	N88°01'19"W
C30	146.89'	175.00'	048°05'28"	78.08	142.61	N61°10'51"W
C31	170.86'	225.00'	043°30'32"	89.79	166.78	S21°40'29"W
C32	196.35'	125.00'	090°00'00"	125.00	176.78	S45°04'47"E
C33	23.55'	25.00'	053°58'05"	12.73	22.69	N26°53'52"E
C34	113.03'	60.00'	107°56'10"	82.49	97.04	S00°05'10"E
C35	23.55'	25.00'	053°58'05"	12.73	22.69	N27°04'13"W
C36	275.67'	175.00'	090°15'18"	175.78	248.04	S45°02'52"W
C37	21.81'	225.00'	005°33'10"	10.91	21.80	N83°04'54"W
C38	157.45'	235.00'	038°23'18"	81.81	154.52	N56°19'46"W
C39	109.47'	225.00'	027°52'31"	55.84	108.39	S76°14'16"W
C40	26.99'	50.00'	030°55'22"	13.83	26.66	N15°17'09"W
C41	26.99'	50.00'	030°55'22"	13.83	26.66	N15°17'09"W
C42	66.56'	60.00'	063°33'41"	37.17	63.20	S01°02'01"W
C43	19.43'	50.00'	022°15'53"	9.84	19.31	N21°40'55"E
C44	20.12'	50.00'	023°03'15"	10.20	19.98	S19°13'12"E
C45	66.56'	60.00'	063°33'41"	37.17	63.20	N01°02'01"E
C46	28.48'	50.00'	032°38'19"	14.64	28.10	S16°29'41"W
C47	28.48'	50.00'	032°38'19"	14.64	28.10	S16°29'41"W
C48	10.57'	7.00'	086°30'01"	6.58	9.59	N88°49'50"W
C49	55.48'	34.00'	093°29'59"	36.14	49.53	N01°10'10"E
C50	10.57'	7.00'	086°30'01"	6.58	9.59	S88°49'50"E
C51	55.48'	34.00'	093°29'59"	36.14	49.53	S01°10'10"W
C52	9.60'	50.00'	011°00'16"	4.82	9.59	N05°19'36"W
C53	19.10'	50.00'	021°53'29"	9.67	18.99	N21°46'28"W
C54	66.55'	60.00'	063°33'03"	37.17	63.19	S00°56'41"E
C55	20.45'	50.00'	023°26'08"	10.37	20.31	N19°06'46"E
C56	19.56'	50.00'	022°24'40"	9.91	19.43	S21°30'53"E
C57	66.55'	60.00'	063°33'03"	37.17	63.19	N00°56'41"W
C58	20.00'	50.00'	022°55'14"	10.14	19.87	S19°22'13"W
C59	6.75'	50.00'	007°44'05"	3.38	6.74	S04°02'34"W
C60	10.57'	7.00'	086°30'01"	6.58	9.59	S88°52'19"W
C61	55.48'	34.00'	093°29'59"	36.14	49.53	N01°07'41"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C62	10.57'	7.00'	086°30'01"	6.58	9.59	N88°52'19"E
C63	55.48'	34.00'	093°29'59"	36.14	49.53	S01°07'41"E
C64	8.10'	50.00'	009°16'47"	4.06	8.09	N04°43'34"W
C65	19.64'	50.00'	022°30'31"	9.95	19.52	N20°37'13"W
C66	66.58'	60.00'	063°34'36"	37.18	63.21	S00°05'10"E
C67	19.88'	50.00'	022°46'49"	10.07	19.75	N20°18'43"E
C68	19.64'	50.00'	022°30'31"	9.95	19.52	S20°37'13"E
C69	66.58'	60.00'	063°34'36"	37.18	63.21	N00°05'10"W
C70	19.88'	50.00'	022°46'49"	10.07	19.75	S20°18'43"W
C71	7.86'	50.00'	009°00'29"	3.94	7.85	S04°25'04"W
C72	10.57'	7.00'	086°30'01"	6.58	9.59	S89°54'50"W
C73	55.48'	34.00'	093°29'59"	36.14	49.53	N00°05'10"W
C74	10.57'	7.00'	086°30'01"	6.58	9.59	N89°54'50"E
C75	55.48'	34.00'	093°29'59"	36.14	49.53	S00°05'10"E
C76	29.35'	24.00'	070°03'24"	16.82	27.55	S35°06'52"E
C77	34.80'	100.00'	019°56'13"	17.58	34.62	S80°06'40"E
C78	94.25'	30.00'	180°00'00"	INFINITY	60.00	S00°05'10"E
C79	94.25'	30.00'	180°00'00"	INFINITY	60.00	N00°05'10"W
C80	15.68'	4.99'	180°00'00"	INFINITY	9.99	N03°11'43"W
C81	30.00'	130.00'	013°13'25"	15.07	29.94	S83°18



LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE
- SECTION LINE
- BOUNDARY LINE
- EASEMENT
- 1 SHEET NUMBER
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY DEDICATED HEREON
- EX. EXISTING
- M.C.R. MARICOPA COUNTY RECORDER
- M.C.E. MOTOR COURT EASEMENT
- ESMT. EASEMENTS
- W.E. WATER EASEMENTS
- W.M.E. WATER METER EASEMENTS
- MISC. MISCELLANEOUS
- BK. BOOK
- PG. PAGE
- REC NO. RECORDING NUMBER
- INDICATES SIGHT VISIBILITY EASEMENT (33'x33')
- CORNER LOT- DRIVEWAY RESTRICTION
- HEADLIGHT INTRUSION LOT



COUNTY RECORDER



NO.	REVISION	DATE

LEGEND, DETAILS, AND KEY MAP
FINAL PLAT

COE AND VAN LOO II L.L.C.
CITRUS PARK PHASE 1
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOER
ARIZONA 12-1-21

04 SHEET OF 10

CVL Contact: D. CHUBIN
CVL Project #: 0141001

© 2021 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

PROJECT NO. 0141001

APN 502-44-343
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 1
BK. 886 OF MAPS
PG. 39 MCR
REC NO. 20080682454

APN 502-45-409
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 2A
BK. 1361 OF MAPS
PG. 47 MCR
REC NO. 20180014503

CENTER SECTION 22
TOWNSHIP 1 NORTH, RANGE 2 WEST
SET ALUMINUM CAP STAMPED LS#33851

APN 502-45-305
PEREZ MARIA B RUIZ/
COTACASTIN RODRIGUEZ
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
REC NO. 20200278578

APN 502-45-306
ESCOBEDO SALLY STEPHANIE/
MARK ERIC
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
REC NO. 20200583305

APN 502-45-307
RODRIGUEZ ARMANDO JR
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
REC NO. 20191012378

APN 502-45-308
DAVIS DEBRA W
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200115735

APN 502-45-309
CROSSE-MEDINA GENESIS FAITH
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200351803

APN 502-45-310
WHITE GRADY M III
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200066346

APN 502-45-311
NIELSEN RICHGHERYL LYNN
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200077343

APN 502-45-312
BUSH STEVE KERYBRENDA LEE
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200047811

APN 502-45-313
RETAMAL ANDREA ELIZABETH/
ANDRES ALEJANDRO
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20190919746

APN 502-45-314
RIDDLE DONALD L
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200124808

APN 502-45-315
WEINLEIN HILARY JACOB
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20190988654

APN 502-45-316
CHATMAN THERESA YVONNE
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200185033

APN 502-45-317
PEREZ RYAN BONIKAYCE ANN
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20190996310

APN 502-45-318
BELLA RITA PEREZ JACOB DAVID
LAS BRISAS PHASE 2B 2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200215043

APN 502-43-015B
LEVINSON LIVING TRUST
UNSUBDIVIDED
REC NO. 20201231644

COUNTY RECORDER

GENERAL NOTES:

1. WAPA APPROVAL FOR IMPROVEMENTS WITHIN THEIR EASEMENT IS REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.
2. WATER AND SEWER IMPROVEMENTS IN PRIVATE DRIVE TRACTS SHALL BE PRIVATE EXCEPT FOR THE WATER IMPROVEMENTS WITHIN TRACTS 1GG, 1MM, 1QQ, AND 1WW, WHICH SHALL BE PUBLIC.



NO.	REVISION	DATE

FINAL PLAT

CITRUS PARK PHASE 1

GOODYEAR, ARIZONA

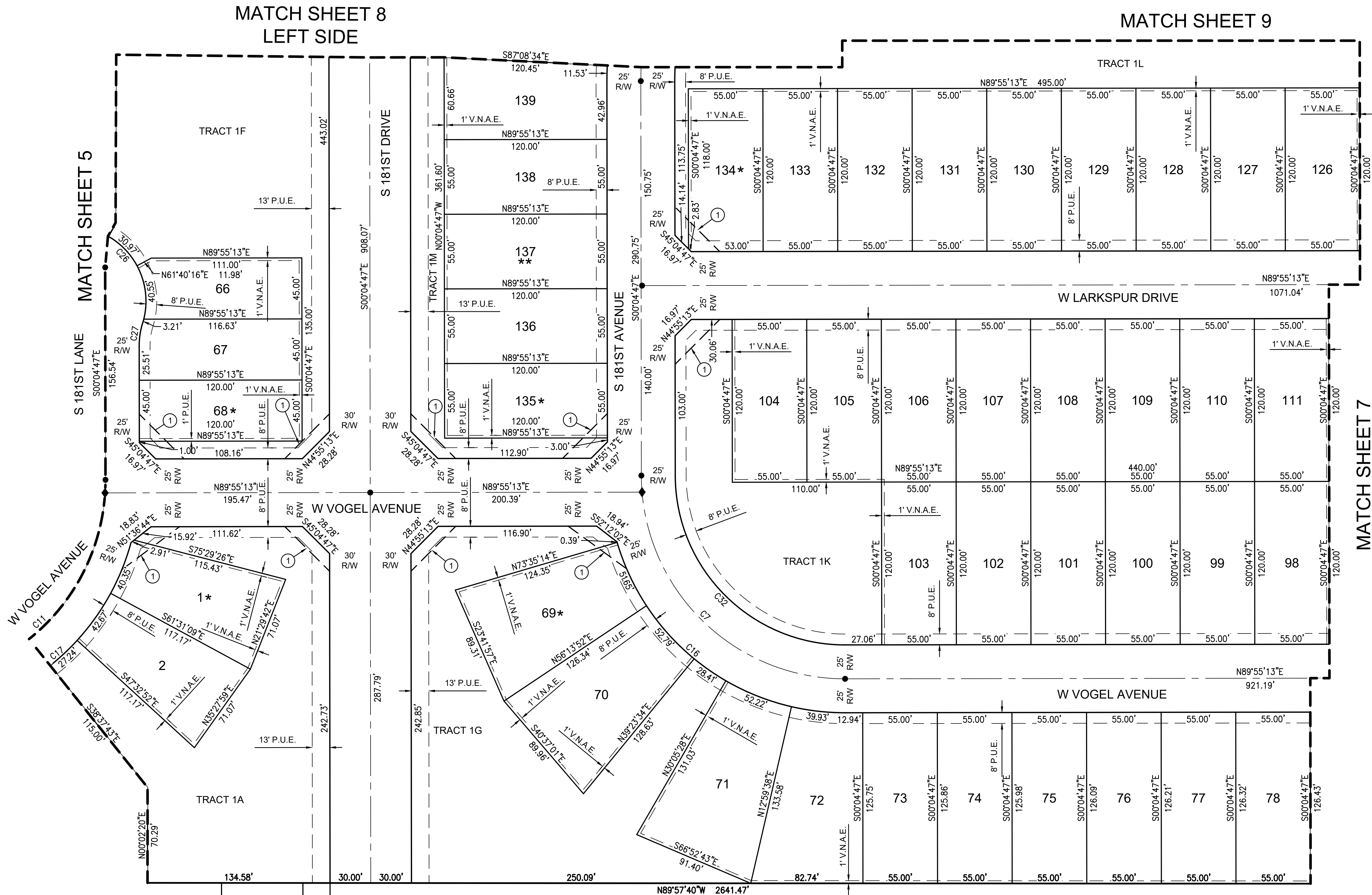
COE AND VAN LOO II L.L.C.



05 SHEET OF 10
CVL Contact: D. CHUBIN
CVL Project #: 0141001

© 2021 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

PROJECT NO. 0141001

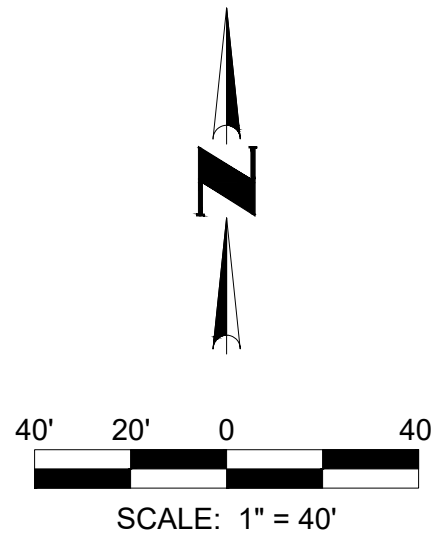


APN 502-45-319
VALERA BRANDON/
CONTRERAS MOLINA MARIANA
LAS BRISAS PHASE 2B.2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 2019090406

APN 502-45-320
SEPULVEDA JESUS MANUEL
LAS BRISAS PHASE 2B.2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20190909610

APN 502-45-397
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 2B.2 REPLAT
BK. 1362 OF MAPS
PG. 1 MCR
NO. 20200053164

APN 502-43-010E
KING DONNY/KARRI
REC NO. 20031016292



COUNTY RECORDER

- GENERAL NOTES:
1. WAPA APPROVAL FOR IMPROVEMENTS WITHIN THEIR EASEMENT IS REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.
 2. WATER AND SEWER IMPROVEMENTS IN PRIVATE DRIVE TRACTS SHALL BE PRIVATE EXCEPT FOR THE WATER IMPROVEMENTS WITHIN TRACTS 1GG, 1MM, 1QQ, AND 1WW, WHICH SHALL BE PUBLIC.

CVL
CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, AZ 85014
602-264-8931
www.cvlai.com

NO.	REVISION	DATE

FINAL PLAT

CITRUS PARK PHASE 1
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCKER
Arizona 12-1-21

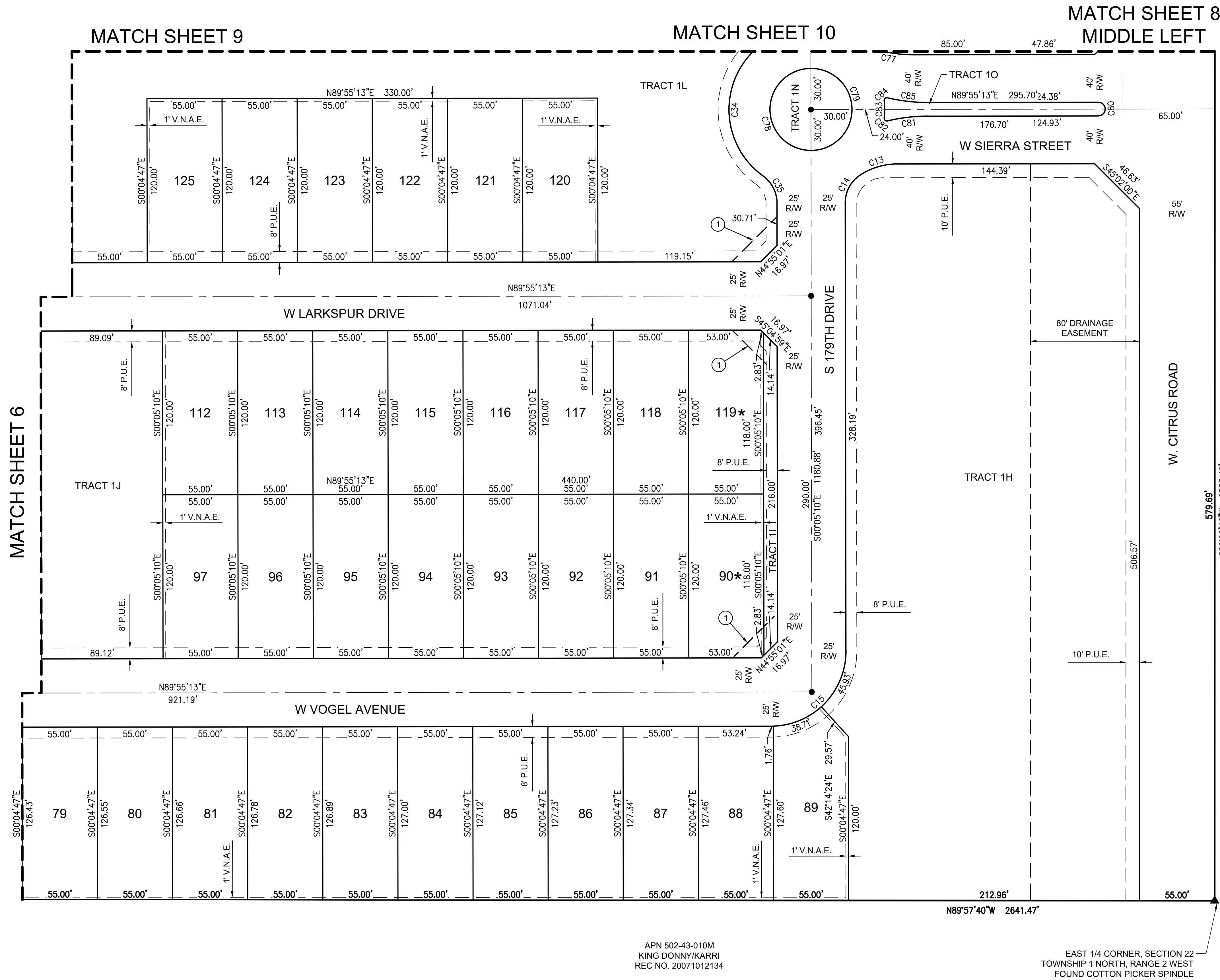
06 SHEET OF 10

CVL Contact: D. CHUBIN
CVL Project #: 0141001
© 2021 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

PROJECT NO. 0141001

COE AND VAN LOO II L.L.C.

PROJECT NO. 0141001



COUNTY RECORDER

GENERAL NOTES:
1. WAPA APPROVAL FOR IMPROVEMENTS WITHIN THEIR EASEMENT IS REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.
2. WATER AND SEWER IMPROVEMENTS IN PRIVATE DRIVE TRACTS SHALL BE PRIVATE EXCEPT FOR THE WATER IMPROVEMENTS WITHIN TRACTS 1GG, 1MM, 1QQ, AND 1WW, WHICH SHALL BE PUBLIC.

CVL CONSULTANTS

CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, AZ 85014
602-264-8931
www.cvl.com

DATE

REVISION

NO.

FINAL PLAT

CITRUS PARK PHASE 1
GOODYEAR, ARIZONA

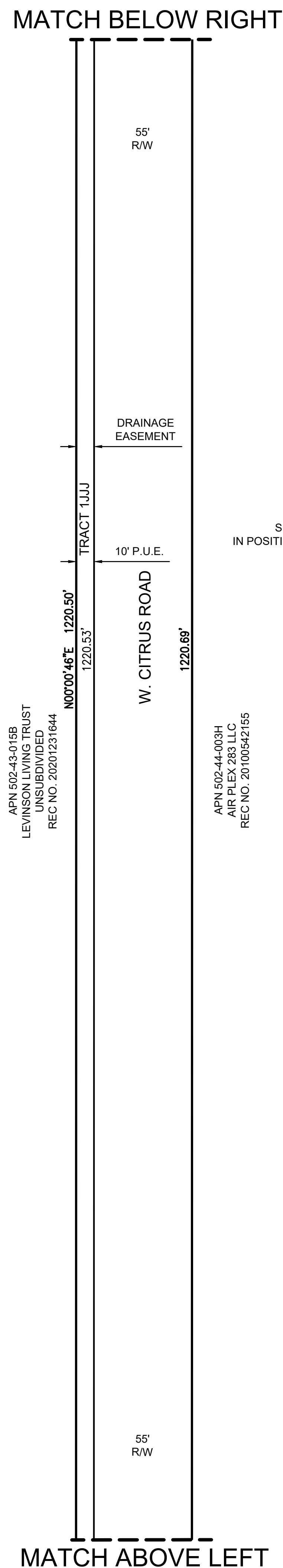
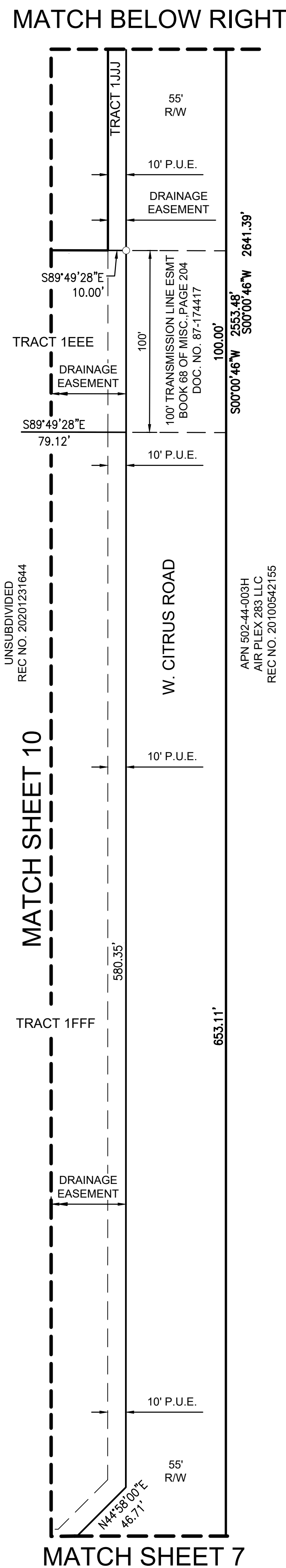
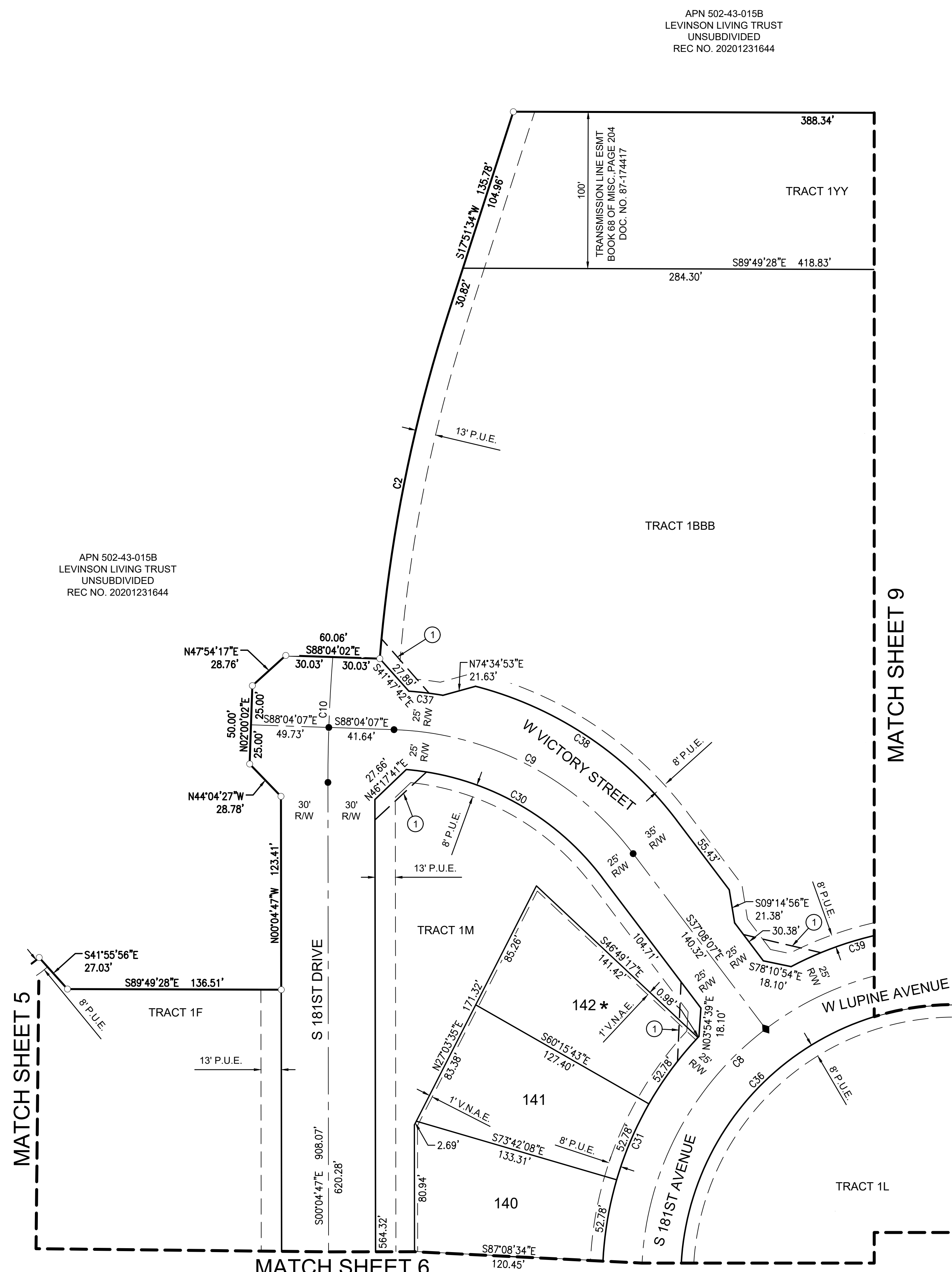
Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
Exp. 12-1-21
ARIZONA

07 SHEET OF 10

CVL Contact: D. CHUBIN
CVL Project #: 0141001
© 2021 Coe & Van Loo II L.L.C.
All rights reserved for reproduction in any format

PROJECT NO. 0141001

COE AND VAN LOO II L.L.C.

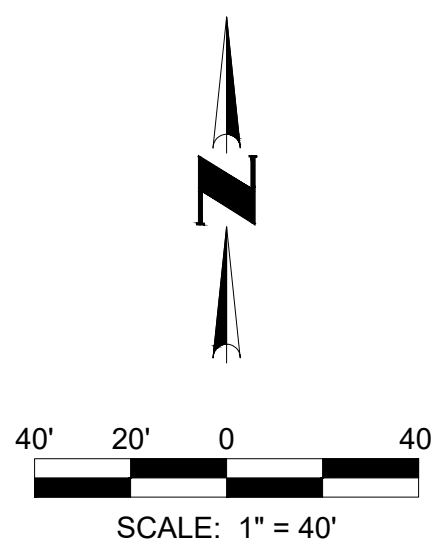
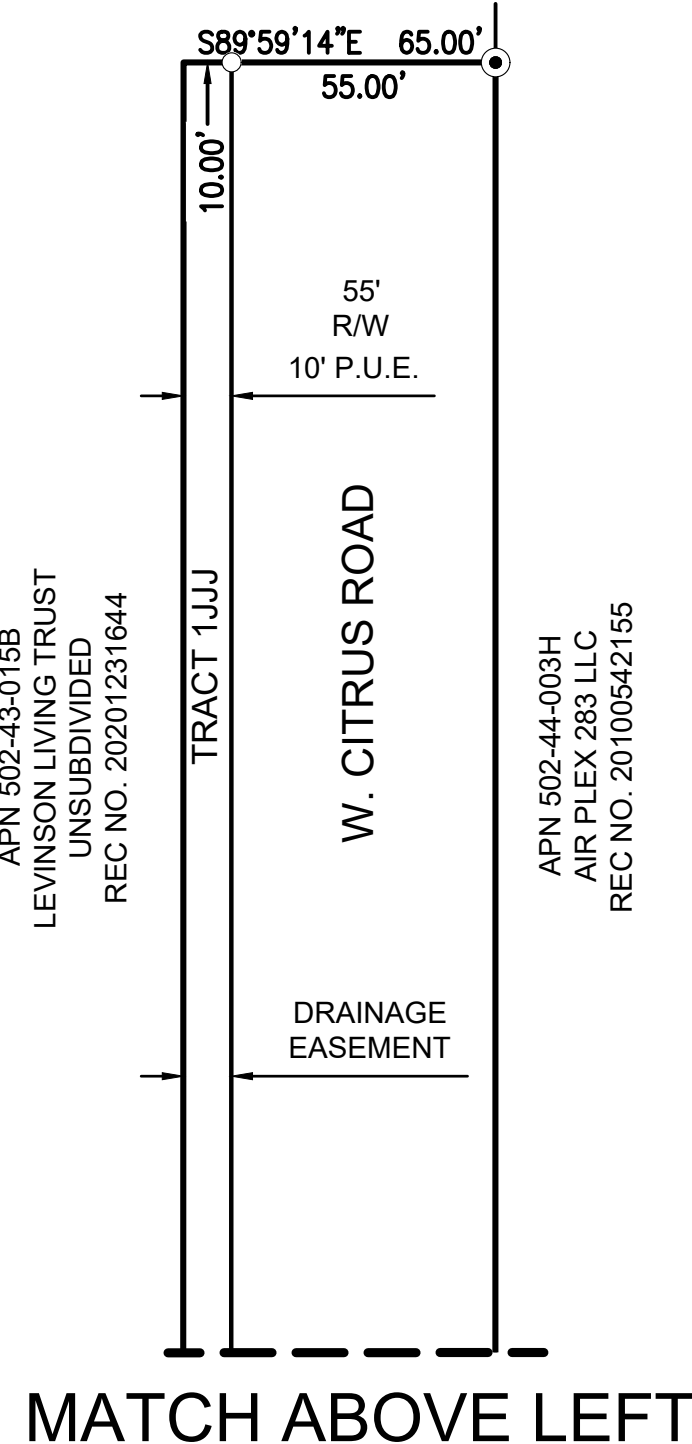


COUNTY RECORDER

GENERAL NOTES:

1. WAPA APPROVAL FOR IMPROVEMENTS WITHIN THEIR EASEMENT IS REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.
2. WATER AND SEWER IMPROVEMENTS IN PRIVATE DRIVE TRACTS SHALL BE PRIVATE EXCEPT FOR THE WATER IMPROVEMENTS WITHIN TRACTS 1GG, 1MM, 1QQ, AND 1WW, WHICH SHALL BE PUBLIC.

NORTHEAST CORNER, SECTION 22
TOWNSHIP 1 NORTH, RANGE 2 WEST
SET ALUMINUM CAP STAMPED LS#33851
IN POSITION PER BOOK 1331 OF MAPS, PAGE 36



NO.	REVISION	DATE

FINAL PLAT

CITRUS PARK PHASE 1

GOODYEAR, ARIZONA

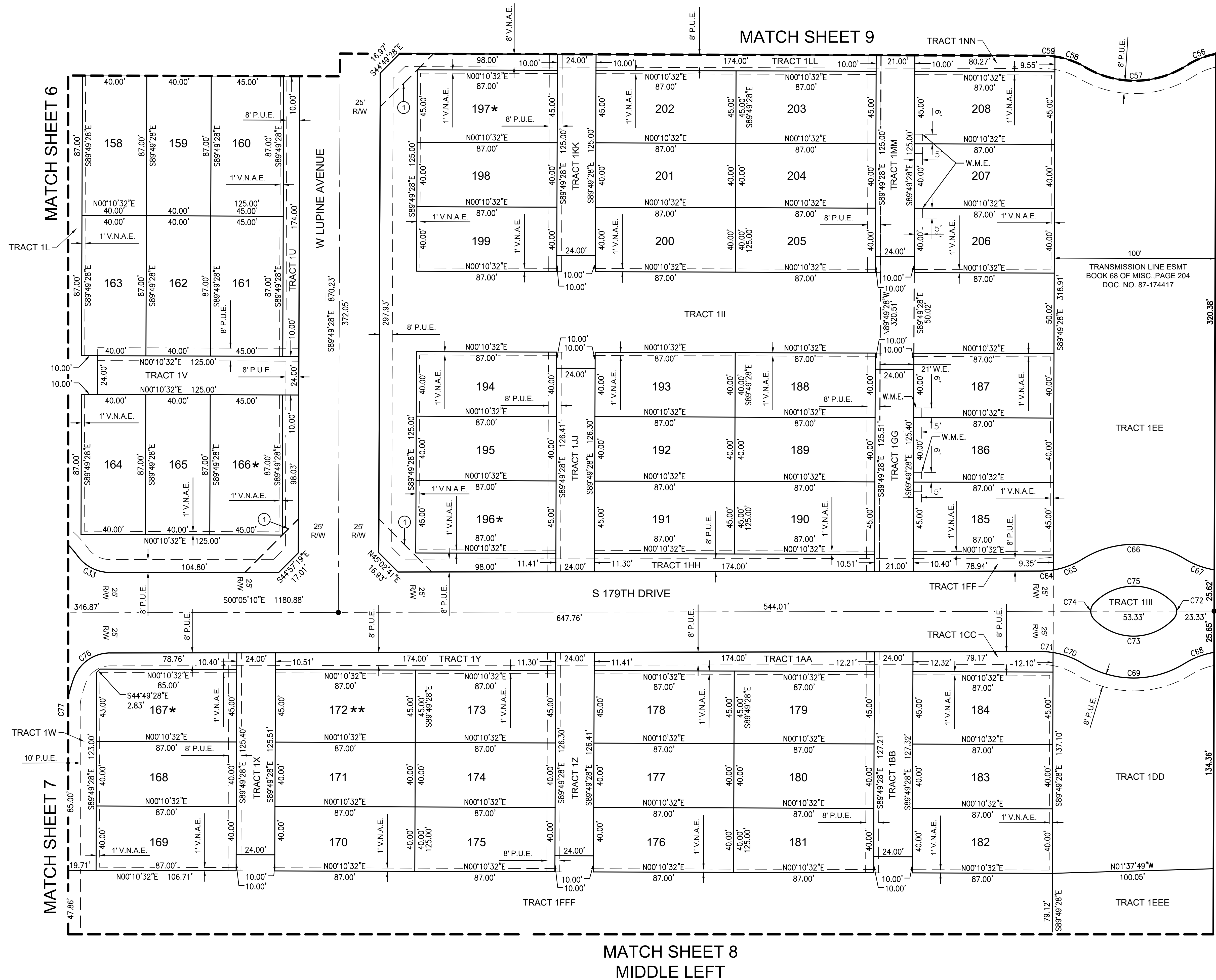


08 SHEET OF

CVL Contact: D. CHUBIN
CVL Project #: 0141001

© 2021 Coe & Van Loo II L.L.C.
All rights reserved to
reproduction in any format

PROJECT NO. 0141001



COUNTY RECORDER

GENERAL NOTES:

1. WAPA APPROVAL FOR IMPROVEMENTS WITHIN THEIR EASEMENT IS REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.
2. WATER AND SEWER IMPROVEMENTS IN PRIVATE DRIVE TRACTS SHALL BE PRIVATE EXCEPT FOR THE WATER IMPROVEMENTS WITHIN TRACTS 1GG, 1MM, 1QQ, AND 1WW, WHICH SHALL BE PUBLIC.

APN 502-43-015B
LEVINSON LIVING TRUST
UNSUBDIVIDED
REC NO. 20201231644

cvl
CONSULTANTS

CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

[illegible]

FINAL PLAT

COE AND VAN LOO II L.L.C.

CITRUS PARK PHASE 1
GOODYEAR, ARIZONA



10	SHEET OF	10
CVL Contact: D. CHUBIN		
CVL Project #: 0141001		

© 2021 Coe & Van Loo II L.L.C.
All rights reserved to
reproduction in any format

PROJECT NO. 0141001

