

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOWN ALL MEN BY THESE PRESENTS:

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY"), THE STREETS DESIGNATED AS "R/W DEDICATED HEREON" SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR 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 PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT A FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT. THE NON-EXCLUSIVE ACCESS EASEMENT DEDICATED HEREON RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACT A.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, C, E, G, H, L, N, Q & T INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S EXPENSE, SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE 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 OWNER'S 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 OWNER'S FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE 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 A, B, C, E, G, H, L, N, Q & T.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE ABEL RANCH COMMUNITY ASSOCIATION, DRAINAGE EASEMENTS ACROSS TRACTS A, B, C, E, G, H, L, N, Q & T AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE ABEL RANCH COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES; INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, AND DRYWELLS.

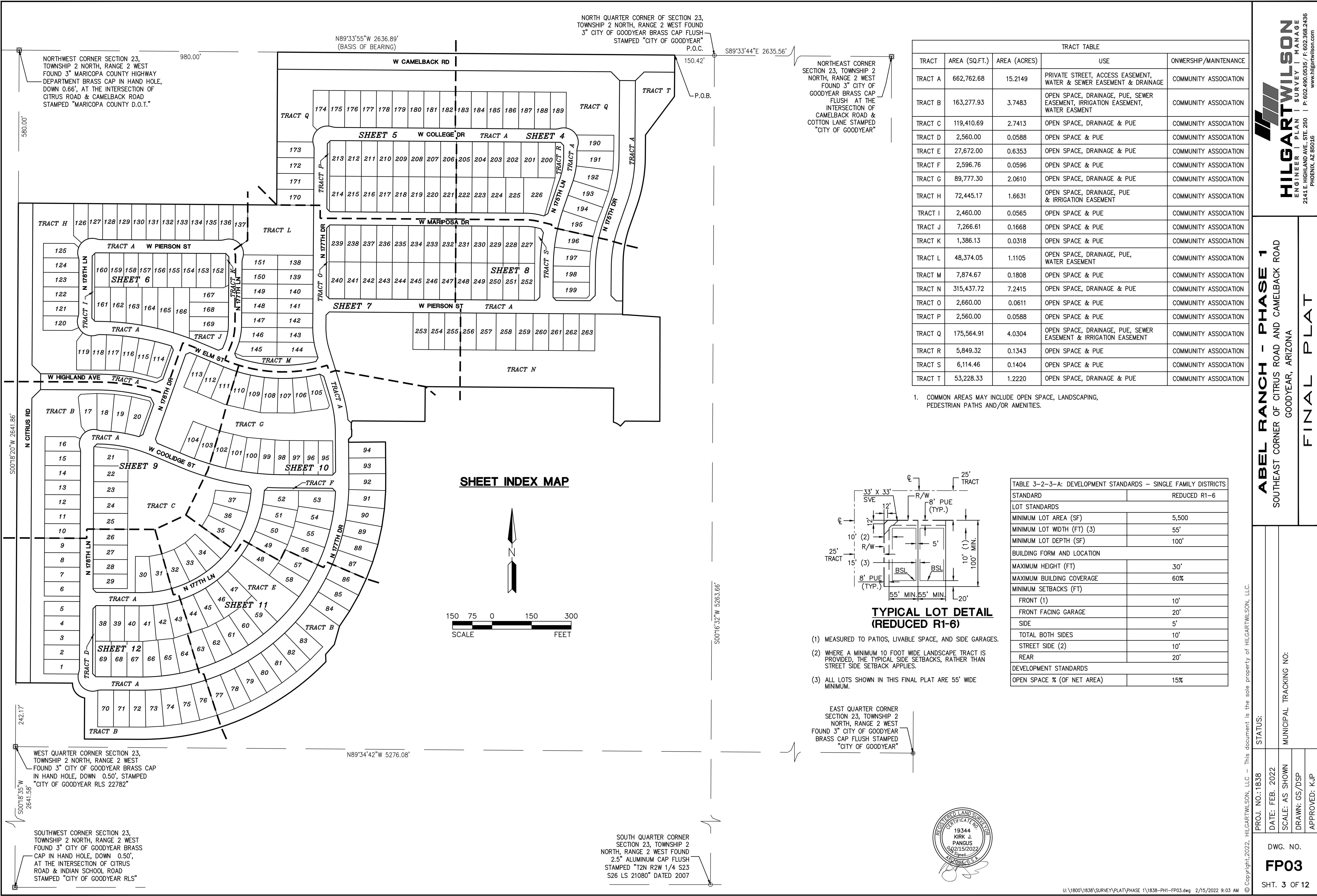
ABEL RANCH - PHA
SOUTHEAST CORNER OF CITRUS ROAD AND CAMEL
GOODYEAR, ARIZONA

FINAL PLAT

DWG. NO.

FP01

SHT. 1 OF 12



ALLEN RANCHES LLC
DOC #2015-0204830, MCR
APN: 502-27-007B

DRI FR GLENDALE LLC
DOC #2020-0748384, MCR
APN: 502-27-006A

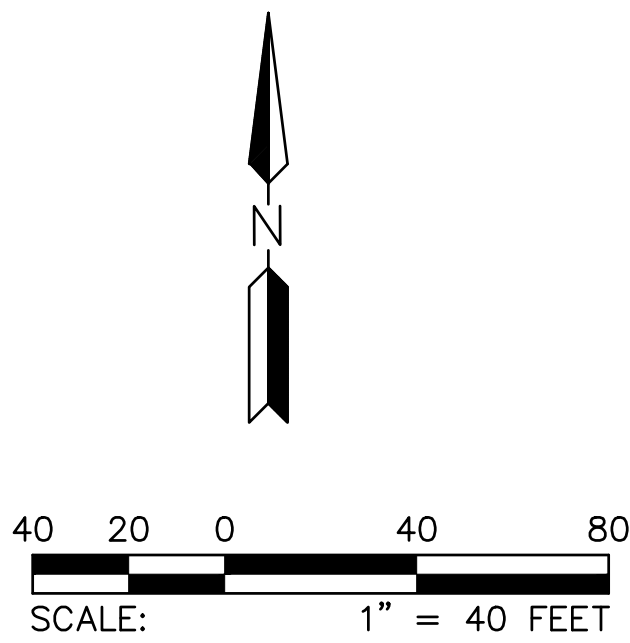
NORTH QUARTER CORNER OF
SECTION 23, TOWNSHIP 2
NORTH, RANGE 2 WEST
FOUND 3" CITY OF GOODYEAR
BRASS CAP FLUSH STAMPED
"CITY OF GOODYEAR"

LEGEND

- FOUND MONUMENT AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - - - PUBLIC UTILITY EASEMENT
 - - - VEHICLE NON-ACCESS EASEMENT
 - - - MARICOPA COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - - - ASSESSOR PARCEL NUMBER
 - - - MARICOPA WATER DISTRICT
 - - - POINT OF BEGINNING
 - - - POINT OF COMMENCEMENT
 - ① 33X33' SIGHT VISIBILITY EASEMENTS
- R/W
PUE
VNAE
MCR
RLS
APN
MWD
P.O.B.
P.O.C.

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	430.00'	18°50'58"	141.46'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	124°40'58"	119.69'
C7	55.00'	17°20'29"	16.65'
C27	715.00'	18°54'27"	235.95'
C28	200.00'	13°00'41"	45.42'
C29	285.00'	18°54'27"	94.05'
C30	36.58'	90°00'00"	57.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	S59°38'16"W	17.33'
L25	S44°33'55"E	16.97'
L53	N76°33'14"W	54.03'
L54	S00°26'05"W	43.05'



NORTHWEST CORNER SECTION 23,
TOWNSHIP 2 NORTH, RANGE 2 WEST
FOUND 3" MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HAND HOLE,
DOWN 0.66", AT THE INTERSECTION OF
CITRUS ROAD & CAMELBACK ROAD
STAMPED "MARICOPA COUNTY D.O.T."

ALLEN RANCHES LLC
DOC #2015-0204830, MCR
APN: 502-27-010A

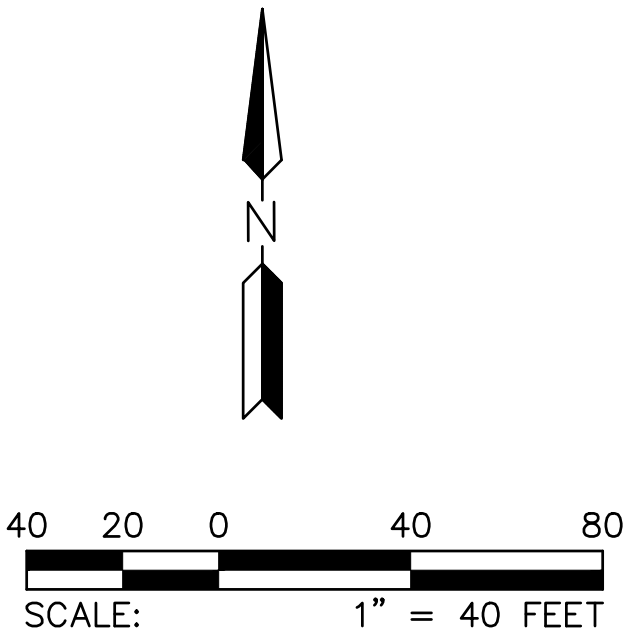
ALLEN RANCHES LLC
DOC #2015-0204830, MCR
APN: 502-27-007B

LEGEND

- FOUND MONUMENT AS NOTED
⊠ FOUND BRASS CAP IN HAND HOLE
⊙ FOUND BRASS CAP FLUSH
● SET 1/2" REBAR W/ CAP,
RLS 19344 OR AS NOTED
● SET BRASS CAP FLUSH PER
MAG STD DTL 120 TYPE "B"
--- BOUNDARY LINE
--- SECTION LINE
--- CENTER LINE
--- RIGHT OF WAY
--- PARCEL LINE
--- EASEMENT LINE
R/W RIGHT-OF-WAY
PUE PUBLIC UTILITY EASEMENT
VNAE VEHICLE NON-ACCESS EASEMENT
MCR MARICOPA COUNTY RECORDS
RLS REGISTERED LAND SURVEYOR
APN ASSESSOR PARCEL NUMBER
MWD MARICOPA WATER DISTRICT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
① 33X33' SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	55.00'	17°20'29"	16.65'
C9	55.00'	124°40'58"	119.69'
C10	55.00'	17°20'29"	16.65'
C31	36.58'	90°00'00"	57.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L26	N45°26'05"E	16.97'
L27	N44°33'55"W	16.97'



STATUS:

PROJ. NO.: 1838

DATE: FEB. 2022

SCALE: AS SHOWN

DRAWN: GS/DSP

APPROVED: KJP

DWG. NO.

FP05

SHT. 5 OF 12

NORTHWEST CORNER SECTION 23,
TOWNSHIP 2 NORTH, RANGE 2 WEST
FOUND 3" MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HAND HOLE,
DOWN 0.66', AT THE INTERSECTION OF
CITRUS ROAD & CAMELBACK ROAD.
STAMPED "MARICOPA COUNTY D.O.T."

ESR TRUST/GARCOR LLC
DOC #2013-0649705, MCR
APN: 502-31-005D

35" DRAINAGE
EASEMENT PER DOC.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- MWD MARICOPA WATER DISTRICT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 33X33' SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C12	55.00'	124°48'43"	119.81'
C13	55.00'	17°20'29"	16.65'
C14	55.00'	17°20'29"	16.65'
C15	55.00'	124°40'58"	119.69'
C16	55.00'	17°20'29"	16.65'
C17	55.00'	17°20'29"	16.65'
C18	55.00'	124°37'28"	119.63'
C19	55.00'	17°46'49"	17.07'
C33	225.00'	22°24'18"	87.98'
C34	36.58'	90°07'45"	57.54'
C35	36.58'	90°00'00"	57.46'
C36	36.58'	90°00'00"	57.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L34	S67°50'23"W	16.97'
L35	S44°37'48"E	16.95'
L36	N45°18'20"E	16.97'
L37	N44°41'40"W	16.97'
L38	S26°14'20"E	16.70'
L40	S63°27'19"W	28.93'
L55	S22°50'23"W	54.43'
L56	N89°41'40"W	13.42'

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

ABEL RANCH - PHASE 1
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA
FINAL PLAT

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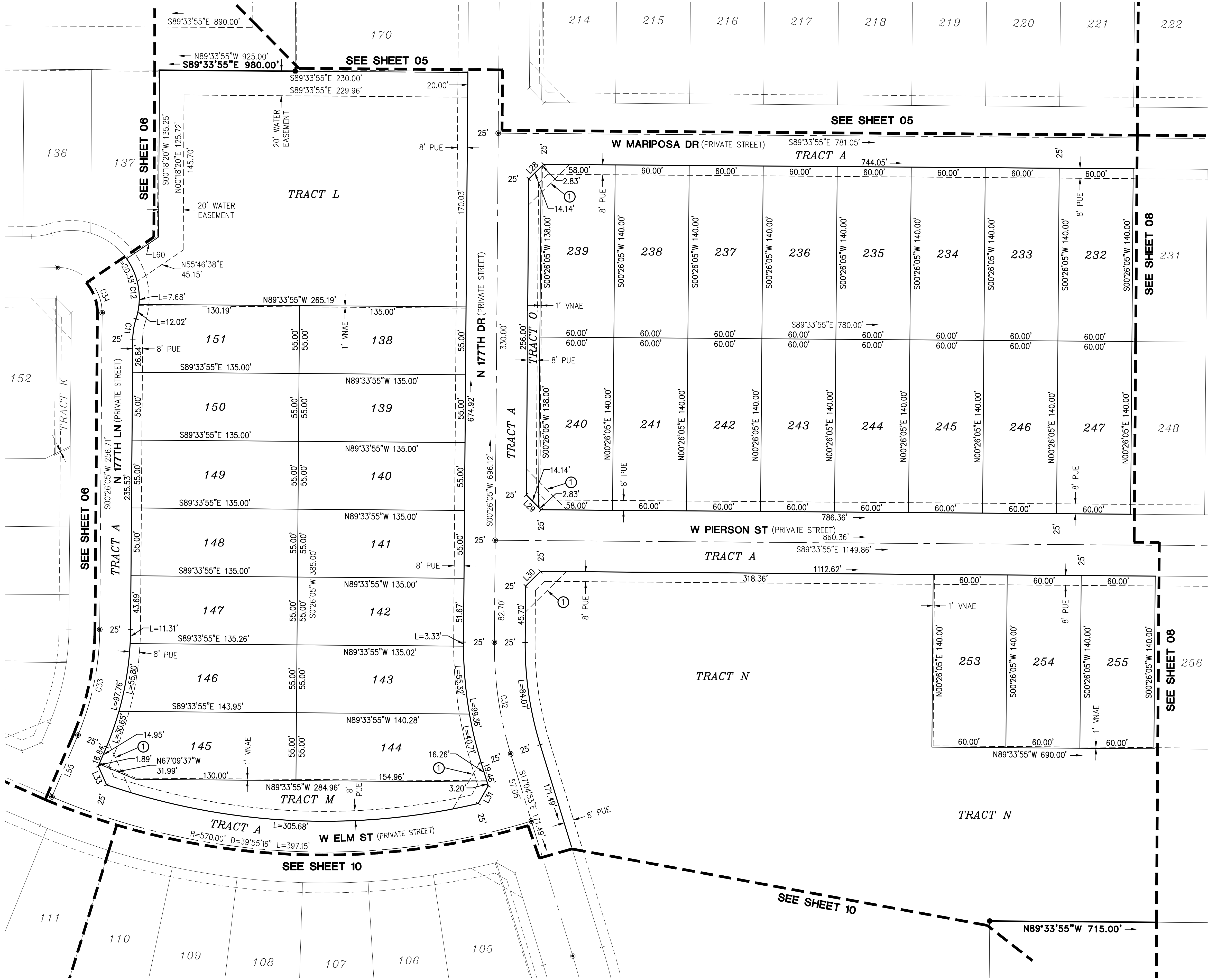
PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.

FP06

SHT. 6 OF 12

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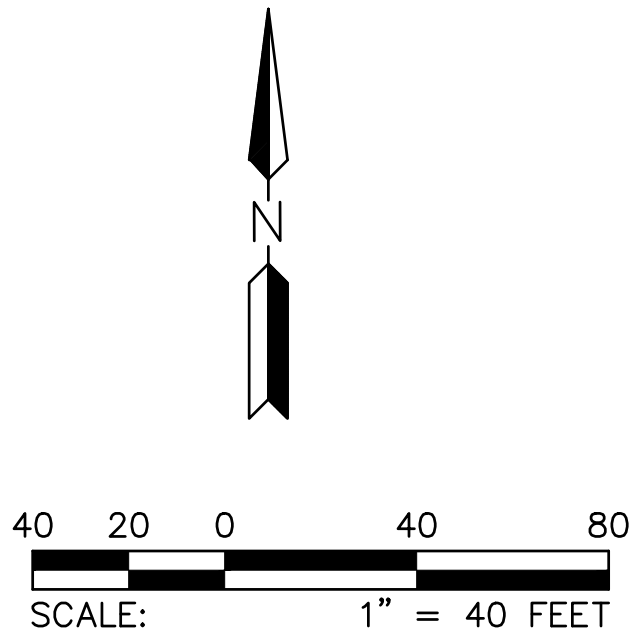


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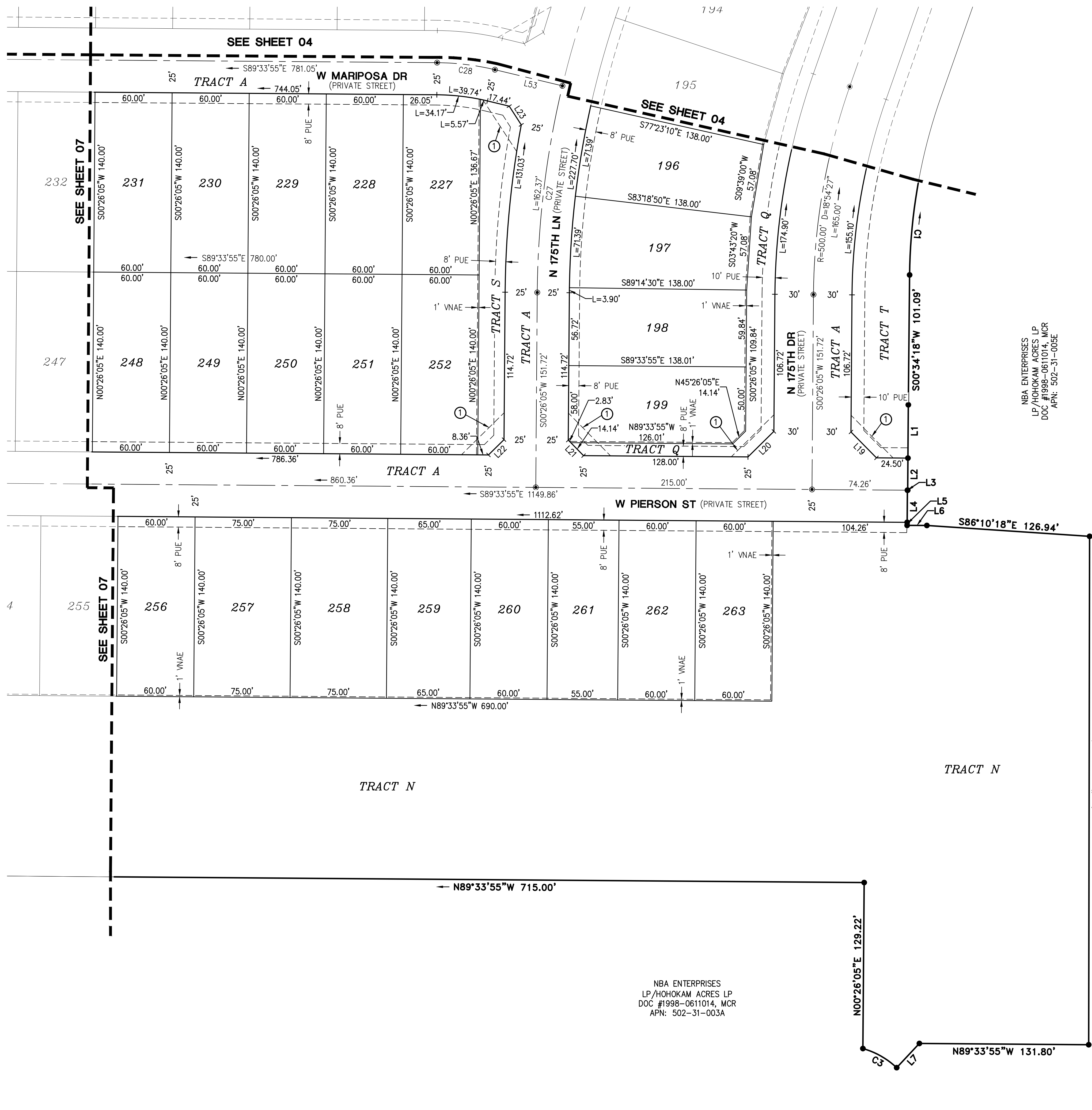
- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- · - RIGHT OF WAY
- · - PARCEL LINE
- · - EASEMENT LINE
- · - RIGHT-OF-WAY
- · - PUE PUBLIC UTILITY EASEMENT
- · - VNAE VEHICLE NON-ACCESS EASEMENT
- · - MCR MARICOPA COUNTY RECORDS
- · - RLS REGISTERED LAND SURVEYOR
- · - APN ASSESSOR PARCEL NUMBER
- · - MWD MARICOPA WATER DISTRICT
- · - P.O.B. POINT OF BEGINNING
- · - P.O.C. POINT OF COMMENCEMENT
- ① 33X33" SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C11	55.00'	17°20'29"	16.65'
C12	55.00'	124°48'43"	119.81'
C32	300.00'	17°30'58"	91.71'
C33	225.00'	22°24'18"	87.98'
C34	36.58'	90°07'45"	57.54'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	S45°26'05"W	16.97'
L29	N44°33'55"W	16.97'
L30	S45°26'05"W	16.97'
L31	S29°33'56"W	16.50'
L33	N23°48'26"W	16.50'
L55	S22°50'23"W	54.43'
L60	S55°46'38"W	31.37'



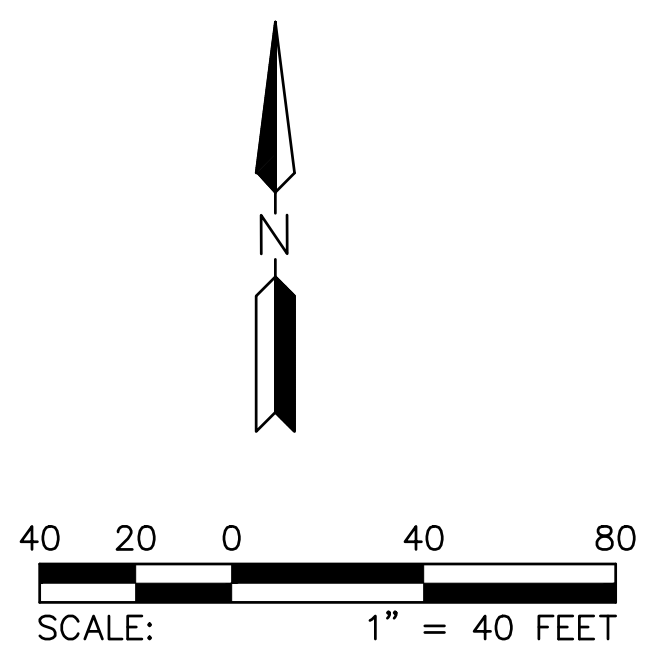
PROJ. NO.: 1838	STATUS:
DATE: FEB. 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: GS/DSP	
APPROVED: KJP	



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - ⦿ SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
 - BOUNDARY LINE
 - - - SECTION LINE
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 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - - - PUBLIC UTILITY EASEMENT
 - - - VEHICLE NON-ACCESS EASEMENT
 - - - MARICOPA COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - - - ASSESSOR PARCEL NUMBER
 - - - MARICOPA WATER DISTRICT
 - - - POINT OF BEGINNING
 - - - POINT OF COMMENCEMENT
 - ① 33X33' SIGHT VISIBILITY EASEMENTS
- R/W
PUE
VNAE
MCR
RLS
APN
MWD
P.O.B.
P.O.C.

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	430.00'	18°50'58"	141.46'
C3	63.00'	27°44'15"	30.50'
C27	715.00'	18°54'27"	235.95'
C28	200.00'	13°00'41"	45.42'

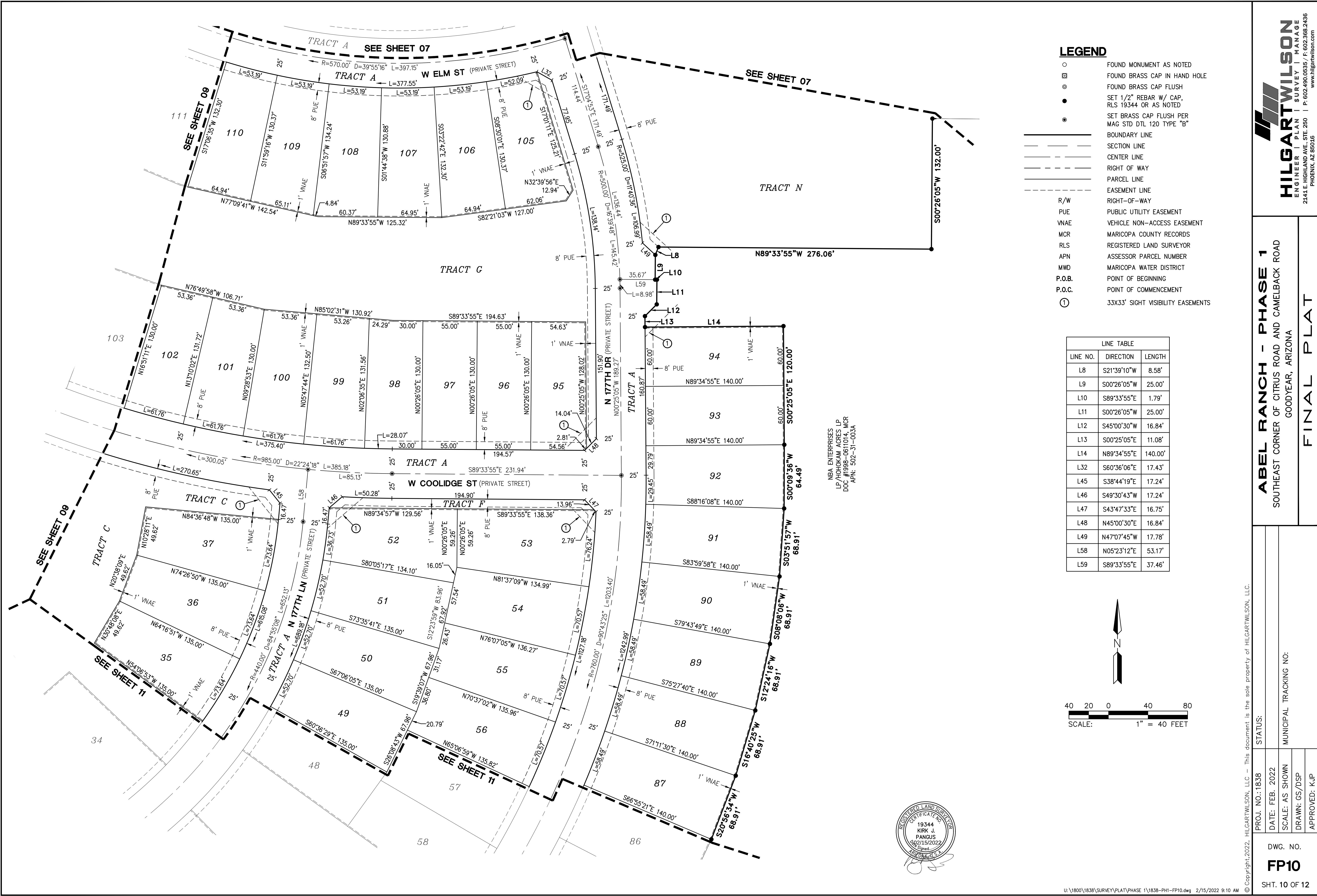
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°23'38"W	41.47'
L2	S00°26'05"W	25.00'
L3	N89°33'55"W	0.24'
L4	S00°26'05"W	25.00'
L5	S00°42'44"W	2.36'
L6	S89°42'04"E	15.38'
L7	S43°10'13"W	25.85'
L19	S44°33'55"E	28.28'
L20	N45°26'05"E	28.28'
L21	N44°33'55"W	16.97'
L22	N45°26'05"E	16.97'
L23	N32°44'45"W	17.33'
L53	N76°33'14"W	54.03'



NBA ENTERPRISES
LP/HOHOKAM ACRES LP
DOC #1998-0611014, MCR
APN: 502-31-003A

ABEL RANCH - PHASE 1
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA
FINAL PLAT

PROJ. NO.: 1838	STATUS:
DATE: FEB. 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: GS/DSP	
APPROVED: KJP	



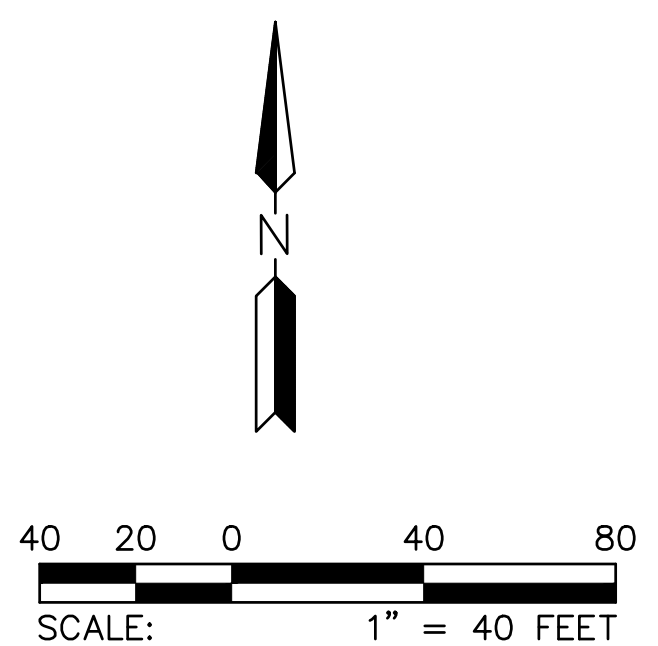
ABEL RANCH - PHASE 1
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA
FINAL PLAT

PROJ. NO.: 1838	STATUS:
DATE: FEB. 2022	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: GS/DSP
APPROVED: KJP	
DWG. NO.	
FP10	
SHT. 10 OF 12	

LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
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- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- VNAE MARICOPA COUNTY RECORDS
- MCR REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN MARICOPA WATER DISTRICT
- MWD POINT OF BEGINNING
- P.O.B. POINT OF COMMENCEMENT
- P.O.C. 33X33' SIGHT VISIBILITY EASEMENTS
- ①

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	S21°39'10"W	8.58'
L9	S00°26'05"W	25.00'
L10	S89°33'55"E	1.79'
L11	S00°26'05"W	25.00'
L12	S45°00'30"W	16.84'
L13	S00°25'05"E	11.08'
L14	N89°34'55"E	140.00'
L32	S60°36'06"E	17.43'
L45	S38°44'19"E	17.24'
L46	S49°30'43"W	17.24'
L47	S43°47'33"E	16.75'
L48	N45°00'30"E	16.84'
L49	N47°07'45"W	17.78'
L58	N05°23'12"E	53.17'
L59	S89°33'55"E	37.46'

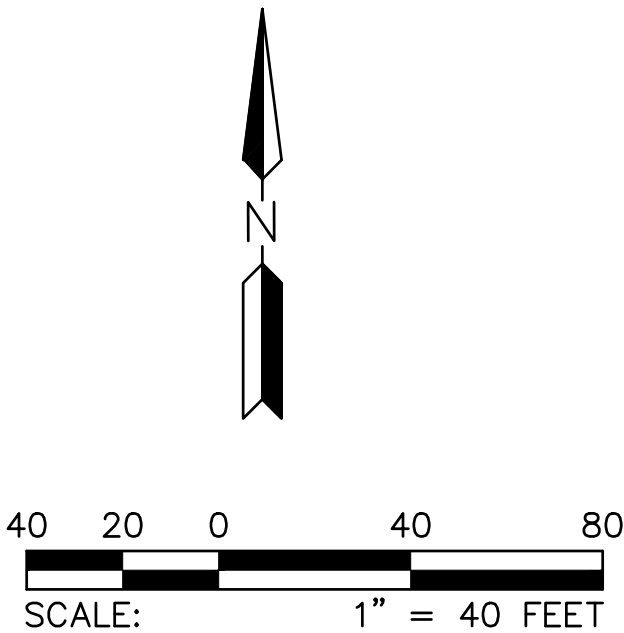




LEGEND

- FOUND MONUMENT AS NOTED
- ◻ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
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- R/W PUBLIC UTILITY EASEMENT
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- VNAE MARICOPA COUNTY RECORDS
- MCR REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN MARICOPA WATER DISTRICT
- MWD POINT OF BEGINNING
- P.O.B. POINT OF COMMENCEMENT
- P.O.C. 33X33' SIGHT VISIBILITY EASEMENTS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S41°29'17"W	50.00'
L16	S02°28'42"E	27.77'



HAM TALAVERDE, LLC
DOC #2015-082320, MCR
APN: 502-31-010C

PROJ. NO.: 1838	STATUS:
DATE: FEB. 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: GS/DSP	
APPROVED: KJP	

