

DEDICATION

THAT PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF THE CITY OF GOODYEAR, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN 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.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A - N INCLUSIVE 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.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, A WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE AND UNDER ALL AREAS WITHIN TRACT H DESIGNATED AS SEWER EASEMENT AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WASTEWATER LINE AND ACCESS EASEMENT AREA"). THE WASTEWATER LINE AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS ABOVE AND UNDER THE WASTEWATER LINE ACCESS EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER LINE AND ACCESS EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE, OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN THE WASTEWATER LINE AND ACCESS EASEMENT AREA AND THE WASTEWATER LINE AND ACCESS EASEMENT AREA SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. BECAUSE THE WASTEWATER FACILITIES ARE NOT BEING LOCATED WITHIN THE STREET RIGHT-OF-WAY, OWNER AGREES TO INSTALL, MAINTAIN, REPAIR, AND REPLACE, PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE, IMPROVEMENTS UPON, OVER AND ACROSS THE WASTEWATER LINE ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO WASTEWATER FACILITIES (THE "ACCESS FACILITIES"), AND OWNER SHALL MAINTAIN, INSPECT, REPAIR AND REPLAC THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE WASTEWATER LINE AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WASTEWATER LINE AND ACCESS EASEMENT AREA.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS ("OWNER") HEREBY DEDICATES TO THE CITY NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, D, H, J, K, L, AND N INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PROPERTY APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS") AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, S, S, DRAINAGE BASINS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APPROVED GRADING AND DRAINAGE PLANS (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 DEPTERMINES 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 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 A, D, H, J, K, L, AND N.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE EL CIDRO HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DRAINAGE EASEMENTS ACROSS TRACTS A, D, H, J, K, L, AND N AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE EL CIDRO HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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 DRY WELLS.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO EL CIDRO 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 PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS 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.

PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES TRACTS A-N INCLUSIVE AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE EL CIDRO HOMEOWNERS' ASSOCIATION AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO EL CIDRO HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ALL TRACTS WITHIN THIS FINAL PLAT FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF PULTE HOME COMPANY L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS

____ DAY OF _____, 2022

BY: PULTE HOME COMPANY L.L.C.,
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE ____ DAY OF _____, 2022, BEFORE ME

PERSONALLY APPEARED _____ AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF PULTE HOME COMPANY L.L.C., A MICHIGAN 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

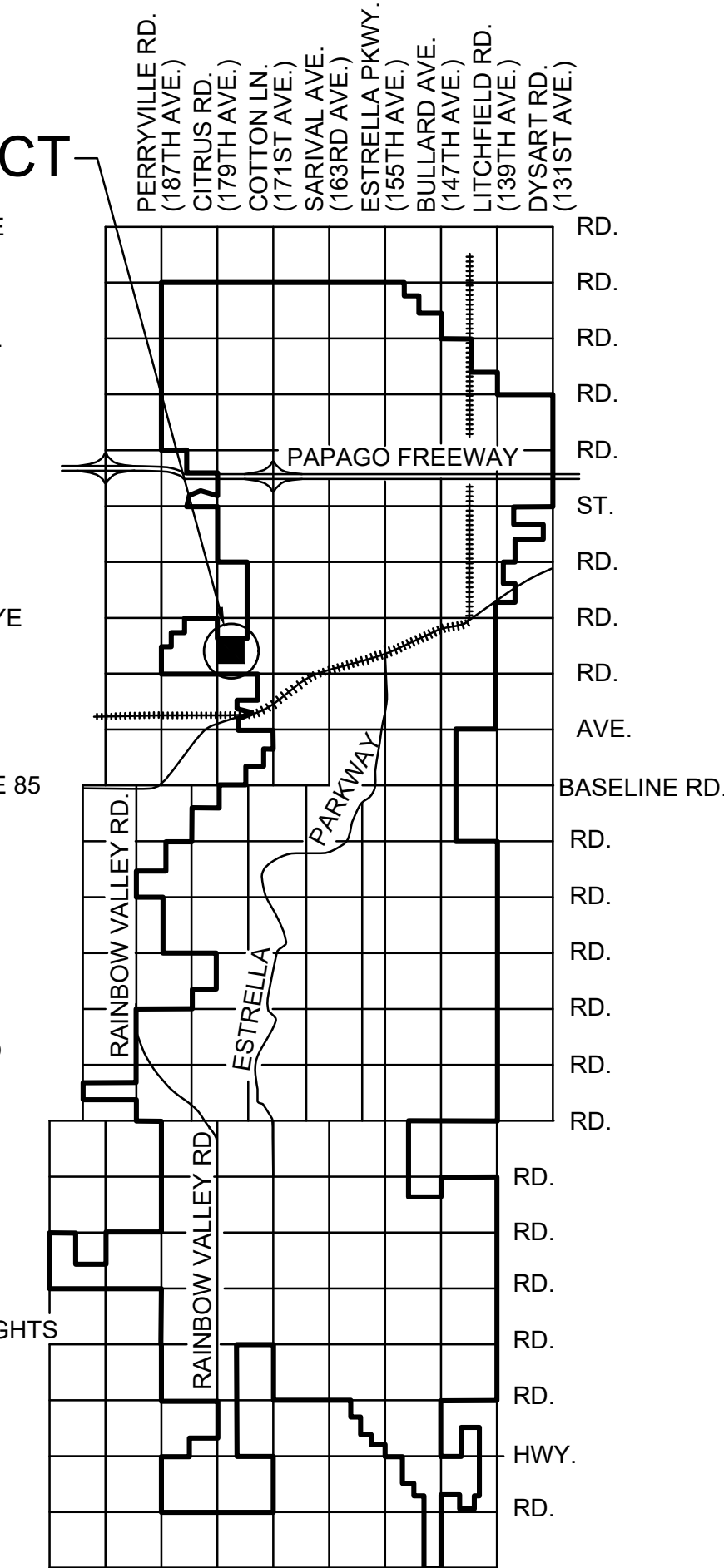
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

FINAL PLAT FOR
EL CIDRO PHASE 2 - PARCEL 1F

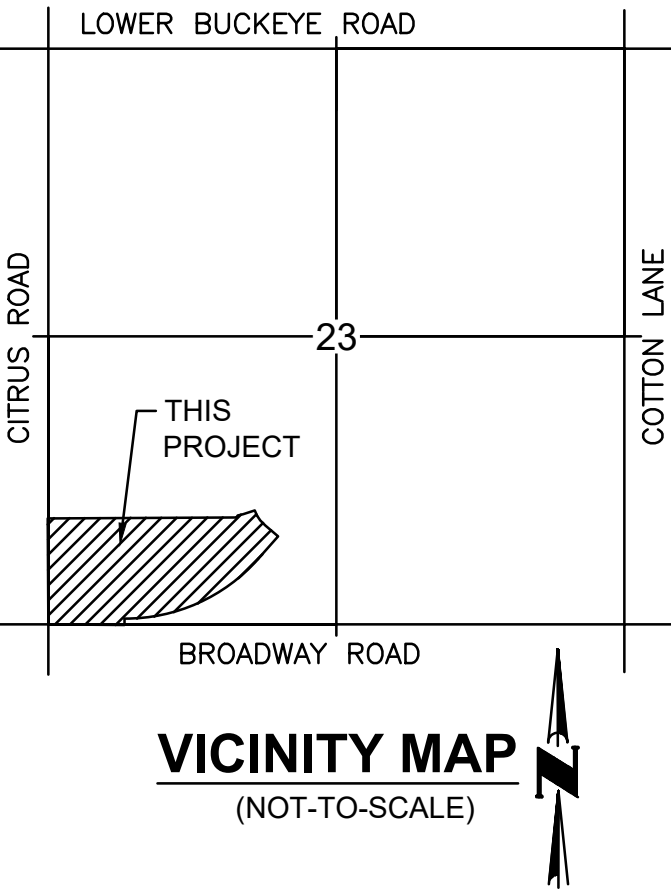
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

THIS
PROJECT

BETHANY HOME
CAMELBACK
INDIAN SCHOOL
THOMAS
McDOWELL
VAN BUREN
WEST YUMA
LOWER BUCKEYE
BROADWAY
SOUTHERN
COUNTY ROUTE 85
BELOAT
ELLIOT
NARRAMORE
RAY
WILLIAMS FIELD
ALIGNMENT
PECOS
ALIGNMENT
GERMANN
ALIGNMENT
QUEEN CREEK
ALIGNMENT
OCOTILLO
ALIGNMENT
CHANDLER HEIGHTS
ALIGNMENT
RIGGS
ALIGNMENT
HUNT
ALIGNMENT
PATTERSON
ALIGNMENT



VICINITY MAP
(NOT-TO-SCALE)



UTILITY PROVIDERS

SEWER CITY OF GOODYEAR
WATER CITY OF GOODYEAR
TELEPHONE CENTURYLINK
CABLE COX COMMUNICATIONS
ELECTRICITY ARIZONA PUBLIC SERVICE (APS)
GAS SOUTHWEST GAS CORPORATION
FIRE CITY OF GOODYEAR
POLICE CITY OF GOODYEAR

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 KEY MAP, LEGAL DESCRIPTION, AND NOTES
SHEET 3 FINAL PLAT & LEGEND
SHEET 4 FINAL PLAT
SHEET 5 SETBACK DETAIL, CURVE, LOT, AND TRACT TABLES

HOMEOWNERS ASSOCIATION RATIFICATION
AND CONSENT

BY THIS RATIFICATION AND CONSENT, SARA ANDREWS, DULY AUTHORIZED AGENT OF EL CIDRO HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A THROUGH N, INCLUSIVE, REFLECTED HEREIN. THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN. THE MAINTENANCE RESPONSIBILITIES OF TRACTS A THROUGH N AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

BY: _____ DATE: _____
NAME: SARA ANDREWS
TITLE: PRESIDENT

HOMEOWNERS ASSOCIATION RATIFICATION
ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE ____ DAY OF _____, 2022, BEFORE ME

PERSONALLY APPEARED SARA ANDREWS, AND ACKNOWLEDGED HERSELF TO BE AN AUTHORIZED AGENT OF EL CIDRO HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT 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: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

FINAL PLAT APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS ____ DAY OF _____, 2022.
BY: _____
MAYOR (JOE PIZZILLO)
ATTEST: _____
CITY CLERK (DARCIE McCRACKEN)

FINAL PLAT APPROVAL
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS ____ DAY OF _____, 2022.
BY: _____
CITY ENGINEER (SUMEET MOHAN)

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 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. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCI.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°11'46" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1331 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS.

BENCHMARKS

- BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SARIVAL & LOWER BUCKEYE ROADS. ELEVATION=949.46 (NAVD88 DATUM, CITY OF GOODYEAR DATUM).
- AN ALUMINUM CAP FLUSH AT THE INTERSECTION OF CITRUS ROAD AND DURANGO STREET ELEVATION = 955.71' (NAVD88 DATUM, CITY OF GOODYEAR DATUM)

COUNTY RECORDER

DEVELOPER

LS-GOODYEAR L.L.C.
7600 EAST DOUBLETREE RANCH ROAD,
SUITE 240
SCOTTSDALE, ARIZONA 85258
CONTACT: GENE STROJEK
PHONE: (480) 629-4111
EMAIL: GSTROJEK@LANDSEAHOMES.COM

OWNER

PULTE HOME COMPANY, L.L.C.
16767 NORTH PERIMETER DRIVE,
SUITE 100
SCOTTSDALE, ARIZONA 85260
CONTACT: GREG ABRAMS
PHONE: (602) 663-1173
EMAIL: GREG.ABRAMS@PULTEGROUP.COM

ENGINEER

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

LENDER'S CONSENT AND SUBORDINATION LANGUAGE

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED DECEMBER 1, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021 1278526 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 DECEMBER 1, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021 1278526.

LS-GOODYEAR, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: LANDSEA HOMES OF ARIZONA LLC
ITS A DELAWARE LIMITED LIABILITY COMPANY
MANAGING MEMBER

BY: LANDSEA HOMES US CORPORATION
ITS A DELAWARE CORPORATION
MANAGER

BY: _____
NAME: _____
ITS: _____

LENDER'S CONSENT AND SUBORDINATION
ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

THE FINAL PLAT FOR EL CIDRO PHASE 2 - PARCEL 1F WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2022 BY _____, THE

____ OF LANDSEA HOMES US CORPORATION, A DELAWARE CORPORATION, THE MANAGER OF LANDSEA HOMES OF ARIZONA LLC, A DELAWARE LIMITED LIABILITY COMPANY THE MANAGING MEMBER OF LS-GOODYEAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT HE/SHE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED ON BEHALF OF LS-GOODYEAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARIZONA REVISED STATUTE SECTION 45-576.

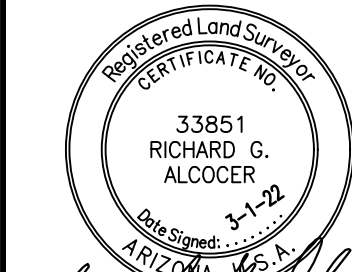
SITE SUMMARY			
LAND USE AREAS	SQUARE FEET	ACRES	PERCENT
AREA OF LOTS	1,021,677	23.454	
RIGHT OF WAY	329,078	7.555	
OPEN SPACE TRACTS	234,052	5.373	15
ACTIVE OPEN SPACE	166,185	3.815	71
PASSIVE OPEN SPACE	67,867	1.558	29
TOTAL GROSS AREA	1584807	36.382	

SEE SHEET 02 FOR NOTES	GROSS AREA = 36.382 ACRES	SEE SHEET 05 FOR CURVE, TRACT, AND LOT AREA TABLES
------------------------	---------------------------	--



DATE	REVISION	NO.

COVER SHEET
FINAL PLAT
EL CIDRO PHASE 2 - PARCEL 1F
GOODYEAR, ARIZONA



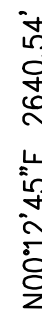
01 SHEET OF 05

CVL Contact: D. CHUBIN
CVL Project #: 01-0174621
© 2021 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

- APN 502-45-724
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 2B (2B.3) REPLAT
BK. 1456 OF MAPS
PG. 36 MCR
REC NO. 20200053164

APN 502-45-852
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 2C AND TRACT G
TRACT C MLD PLAT
BK. 1456 OF MAPS
PG. 34 MCR
REC NO. 20200053164

APN 502-43-012
SILVERTON VENTURES
LLC/59TH AVENUE &
LOWER BUICK EYE LLC



75TH AVENUE
1298 OF MAPS
PG. 23 MCR

COUNTY RECORDER

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION BRASS CAP IN POTHOLE MARKING THE
SOUTHWEST CORNER OF SAID SECTION 23, FROM WHICH
THE COTTON PICKER SPINDLE MARKING THE WEST
QUARTER CORNER OF SAID SECTION 23 BEARS NORTH
00°11'46" EAST, A DISTANCE OF 2,636.39 FEET;

THENCE SOUTH 89°37'52" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 87.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS ROAD, AS DEDICATED IN THE MAP OF DEDICATION EL CIDRO INFRASTRUCTURE PHASE 1-B, SOUTH CITRUS ROAD & WEST EL CIDRO DRIVE AS RECORDED IN BOOK 1565 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTH 00°22'08" EAST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 44°43'03" WEST, A DISTANCE OF 46.74 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 36.00 FEET;
THENCE NORTH 09°07'36" EAST, A DISTANCE OF 28.47 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 35.81 FEET;
THENCE SOUTH 89°48'14" EAST, A DISTANCE OF 4.58 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 24°17'54" WEST, A DISTANCE OF 21.71 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 35.81 FEET;
THENCE NORTH 44°55'50" EAST, A DISTANCE OF 28.42 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 60.00 FEET;
THENCE NORTH 45°04'10" WEST, A DISTANCE OF 28.15 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 525.02 FEET;

THENCE NORTH 89°39'54" EAST, DEPARTING SAID EASTERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 1,665.23 FEET;

THENCE NORTH 12°46'46" EAST, A DISTANCE OF 19.54 FEET;
THENCE NORTH 77°44'45" EAST, A DISTANCE OF 50.18 FEET;
THENCE NORTH 72°30'40" EAST, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 23°07'30" EAST, A DISTANCE OF 51.07 FEET;
THENCE SOUTH 34°23'52" EAST, A DISTANCE OF 51.07 FEET;
THENCE SOUTH 45°42'33" EAST, A DISTANCE OF 67.42 FEET;
THENCE SOUTH 48°35'30" EAST, A DISTANCE OF 154.15 FEET;

THENCE SOUTH 41°24'30" WEST, A DISTANCE OF 276.14 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,615.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'38", A DISTANCE OF 1,380.06 FEET:

THENCE SOUTH 00°22'08" WEST, A DISTANCE OF 55.00 FEET
TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 23;

THENCE NORTH 89°37'52" WEST, ALONG SAID SOUTH LINE, A
DISTANCE OF 606.86 FEET TO THE TRUE POINT OF
BEGINNING.

CONTAINING 36.382 ACRES, MORE OR LESS.



CVL
CONSULTANTS

CELEBRATING 60 YEARS

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

NO.	REVISION	DATE

KEY MAP, LEGAL DESCRIPTION, AND LEGEND

COE & VAN LOO II L.L.C.

EL CIDRO PHASE 2 - PARCEL 1F
COCONUTS ARIZONA

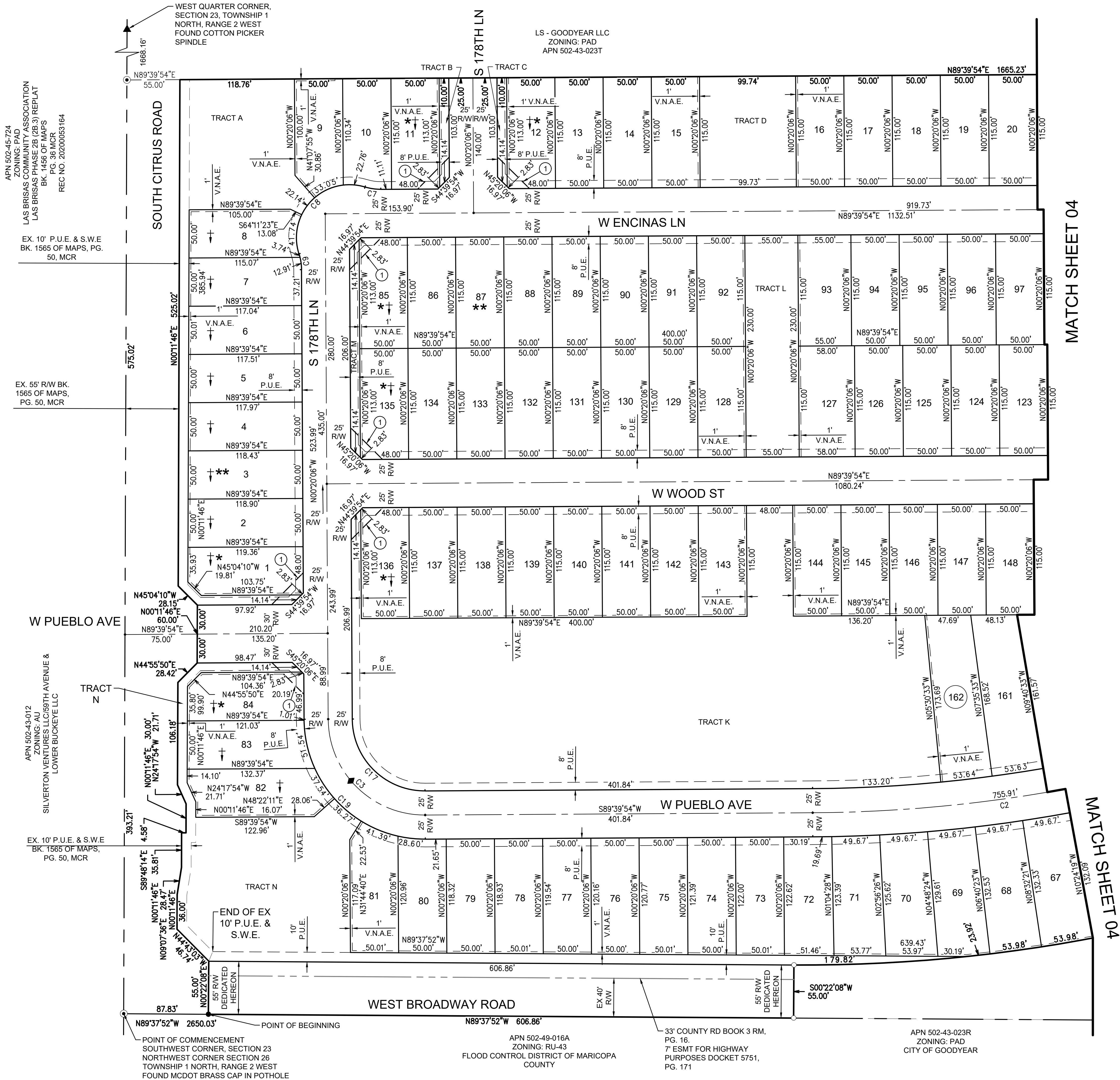


02 SHEET OF 0

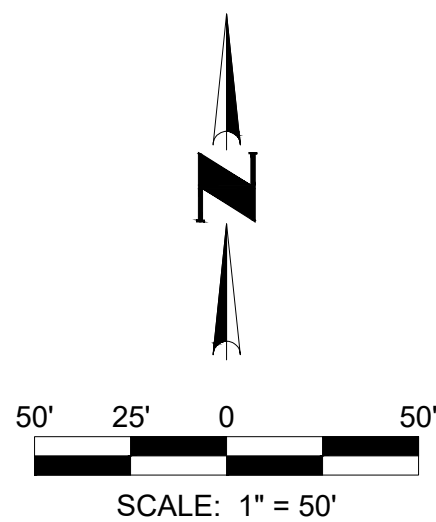
CVL Contact: D. CHUBIN

© 2021 Coe & Van Loo II LLC
All rights reserved to
reproduction in any form

PROJECT NO. 01-0174621



- 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)
 - 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)
 - 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 - 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
 - B/W BACK OF SIDEWALK
 - C1 CURVE NUMBER
 - B.S.L. BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY
 - EX. EXISTING
 - M.C.R. MARICOPA COUNTY RECORDER
 - ESMT. EASEMENTS
 - MISC. MISCELLANEOUS
 - BK. BOOK
 - PG. PAGE
 - REC NO. RECORDING NUMBER
 - 1 INDICATES SIGHT VISIBILITY EASEMENT (33'x33')
 - 2 KEY LOT 10'x20' VISIBILITY TRIANGLE EASEMENT
 - * CORNER LOT- DRIVEWAY RESTRICTION
 - ** HEADLIGHT INTRUSION LOT
 - + SINGLE STORY RESTRICTION



COUNTY RECORDER

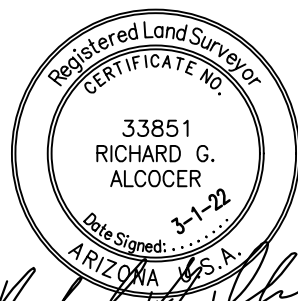


NO.	REVISION	DATE

FINAL PLAT

COE & VAN LOO II L.L.C.

EL CIDRO PHASE 2 - PARCEL 1F
GOODYEAR, ARIZONA



03 SHEET OF 05

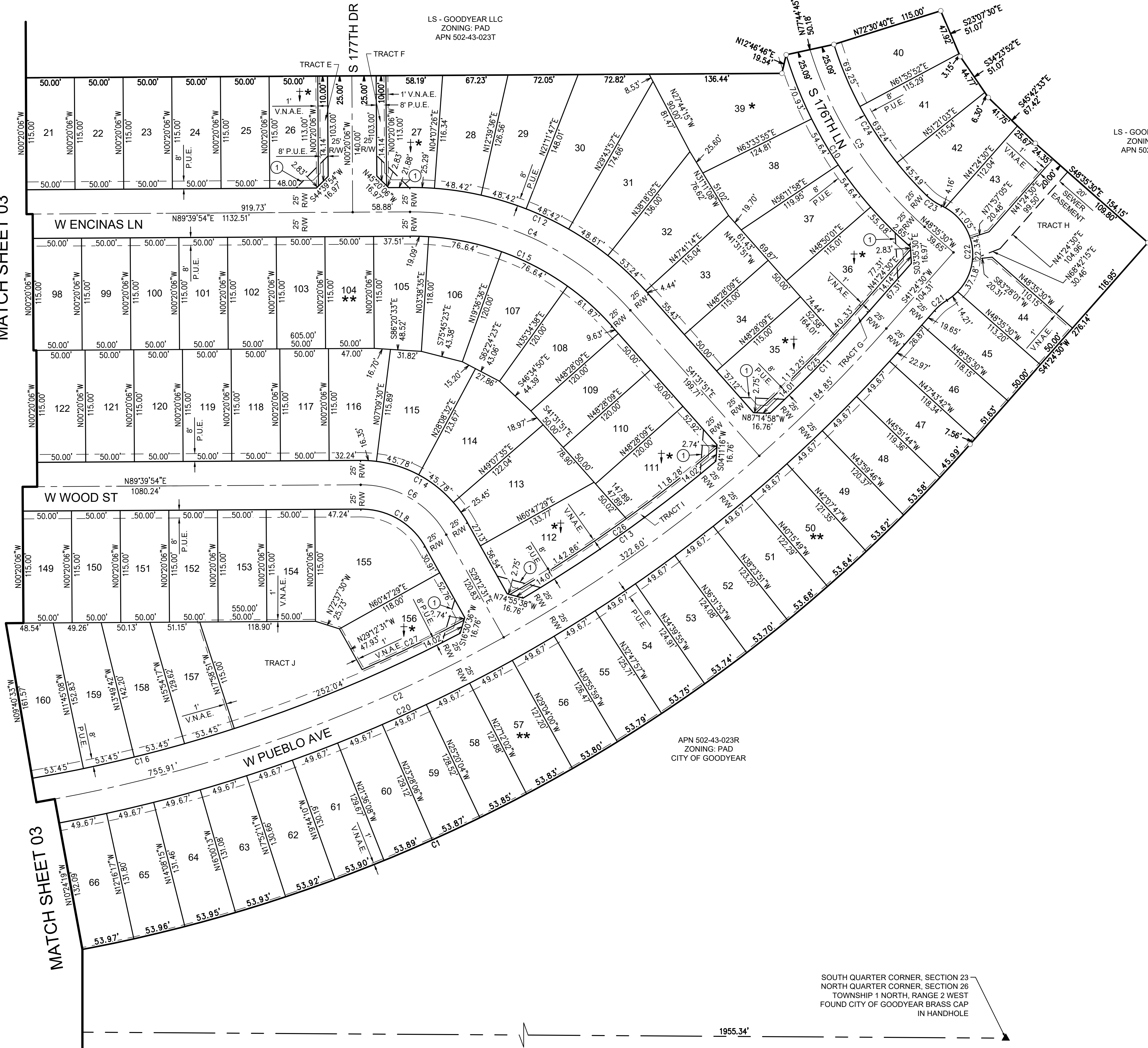
CVL Contact: D. CHUBIN

CVL Project #: 01-0174621

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

MATCH SHEET 03

MATCH SHEET 03



COUNTY RECORDER



NO.	REVISION	DATE

FINAL PLAT

EL CIDRO PHASE 2 - PARCEL 1F
GOODYEAR, ARIZONA

COE & VANLOO II L.L.C.



04 SHEET OF 05

CVL Contact: D. CHUBIN
CVL Project #: 01-0174621
© 2021 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

