

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "EL CIDRO - PHASE 2 PARCEL 1A" 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.

BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS 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.

BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS 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 THIS A - W 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.

BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE 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 B, E, H, J, S, AND V 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, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, 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 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 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 B, E, H, J, S, AND V.

BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE EL CIDRO HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DRAINAGE EASEMENTS ACROSS TRACTS B, E, H, J, S, AND V 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.

BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE 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.

BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A-W INCLUSIVE AS SHOWN ON THIS 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 TRACTS A-W INCLUSIVE 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 BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS

____ DAY OF _____, 2022

BY: BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: TROY WAHLBERG
ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

ON THIS THE _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED TROY WAHLBERG, AND ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED GENT OF BROOKFIELD HOLDINGS (CIDRO), L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

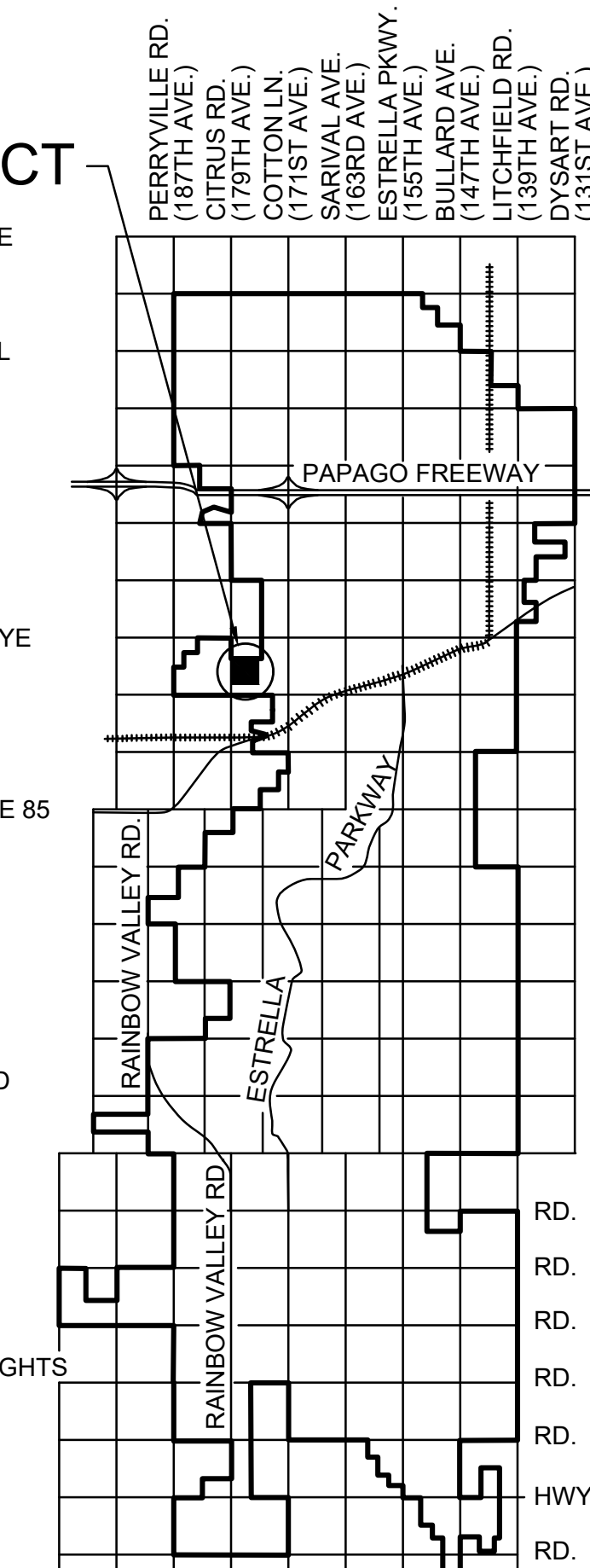
IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

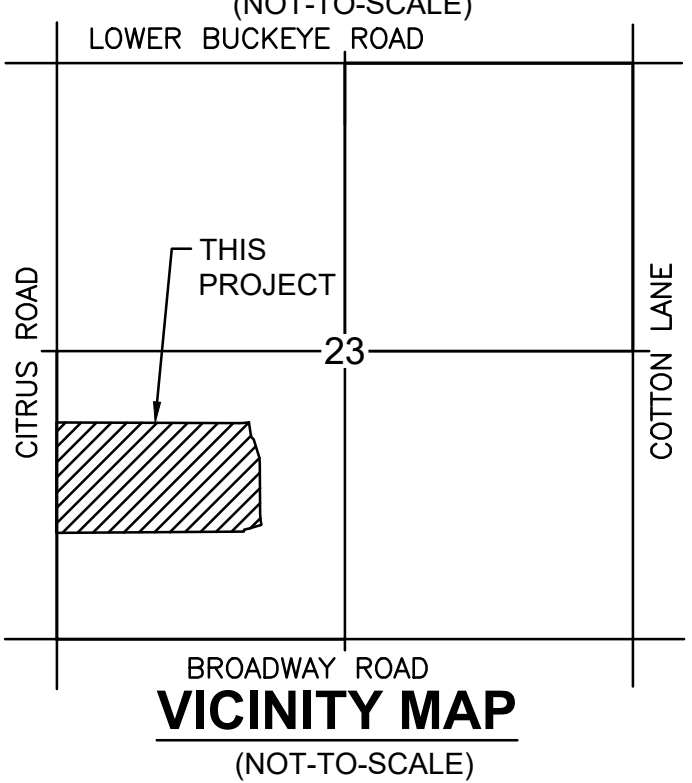
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

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



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)

OWNER

BROOKFIELD HOLDINGS (CIDRO) L.L.C.
250 VESSEY STREET, 15TH FLOOR
NEW YORK, NEW YORK 10281
CONTACT: TROY WAHLBERG
PHONE: (602) 451-4361
EMAIL: TROY.WAHLBERG@BROOKFIELD.COM

OPTIONEE

WILLIAM RYAN HOMES ARIZONA, INC.
1650 NORTH DYSART ROAD, SUITE 5
GOODYEAR, ARIZONA 85395
CONTACT: CHRIS BRAMWELL
PHONE: (602) 490-8309
EMAIL: CBRAMWELL@WMRYAN.COM

DEVELOPER

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

OPTIONEE RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, HEATHER DAVENPORT AS VICE PRESIDENT AND WILLIAM BRAMWELL AS ASSISTANT SECRETARY, AS DULY AUTHORIZED AGENTS OF WILLIAM RYAN HOMES ARIZONA, INC., AN ARIZONA CORPORATION, ACKNOWLEDGE AND CONSENT TO RECORDATION OF THIS FINAL PLAT AS PER THE MEMORANDUM OF OPTION AGREEMENT BETWEEN BROOKFIELD HOLDINGS (CIDRO) LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WILLIAM RYAN HOMES ARIZONA, INC., AN ARIZONA CORPORATION AS RECORDED IN DOCUMENT NUMBER 2021-1252140, OF THE RECORDS OF THE MARICOPA COUNTY RECORDER.

BY: _____ DATE: _____
NAME: HEATHER DAVENPORT ITS: VICE PRESIDENT
BY: _____ DATE: _____
NAME: WILLIAM BRAMWELL ITS: ASSISTANT SECRETARY

OPTIONEE RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS
ON THIS THE _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED HEATHER DAVENPORT AND WILLIAM BRAMWELL, AND ACKNOWLEDGED THEMSELVES TO BE AUTHORIZED AGENTS OF WILLIAM RYAN HOMES ARIZONA, INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT THEY, AS THE AUTHORIZED AGENTS, 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

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 W, INCLUSIVE, REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN. THE MAINTENANCE RESPONSIBILITIES OF TRACTS A THROUGH W AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

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

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS
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

BENCHMARKS

1) BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SARIVAL & LOWER BUCKEYE ROADS. ELEVATION=949.46 (NAVD88 DATUM, CITY OF GOODYEAR DATUM).

2) AN ALUMINUM CAP FLUSH AT THE INTERSECTION OF CITRUS ROAD AND DURANGO STREET ELEVATION = 955.71' (NAVD88 DATUM, CITY OF GOODYEAR DATUM)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°53'52" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN.

CERTIFICATION

I, RICHARD G. ALCOCER, 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 SEPTEMBER, 2013, 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. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCI.COM

SHEET INDEX

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

COUNTY RECORDER

LENDER'S CONSENT AND SUBORDINATION LANGUAGE

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED NOVEMBER 23, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021 1252137 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 NOVEMBER 23, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021 1252137.
LS-GOODYEAR, LLC
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: LANDSEA HOMES US CORPORATION
A DELAWARE CORPORATION
ITS: MANAGER

BY: _____
NAME: _____
ITS: _____

LENDER'S CONSENT AND SUBORDINATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

THE FINAL PLAT FOR EL CIDRO PHASE 2 - PARCEL 1A 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	1,092,606	25.083	
RIGHT OF WAY	372,635	8.555	
OPEN SPACE TRACTS	274,676	6.306	16
ACTIVE OPEN SPACE	185,369	4.255	67
PASSIVE OPEN SPACE	89,307	2.050	33
TOTAL GROSS AREA	1,739,917	39.943	

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

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

GROSS AREA = 39.943 ACRES

SEE SHEET 02 FOR NOTES

SEE SHEET 05 FOR CURVE, TRACT, AND LOT AREA TABLES

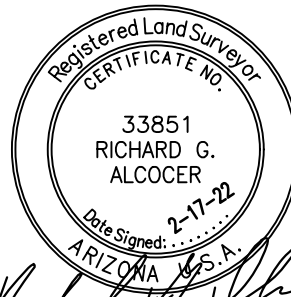


DATE	REVISION	NO.

COVER SHEET
FINAL PLAT

COE AND VAN LOO II L.L.C.

EL CIDRO PHASE 2 - PARCEL 1A
GOODYEAR, ARIZONA

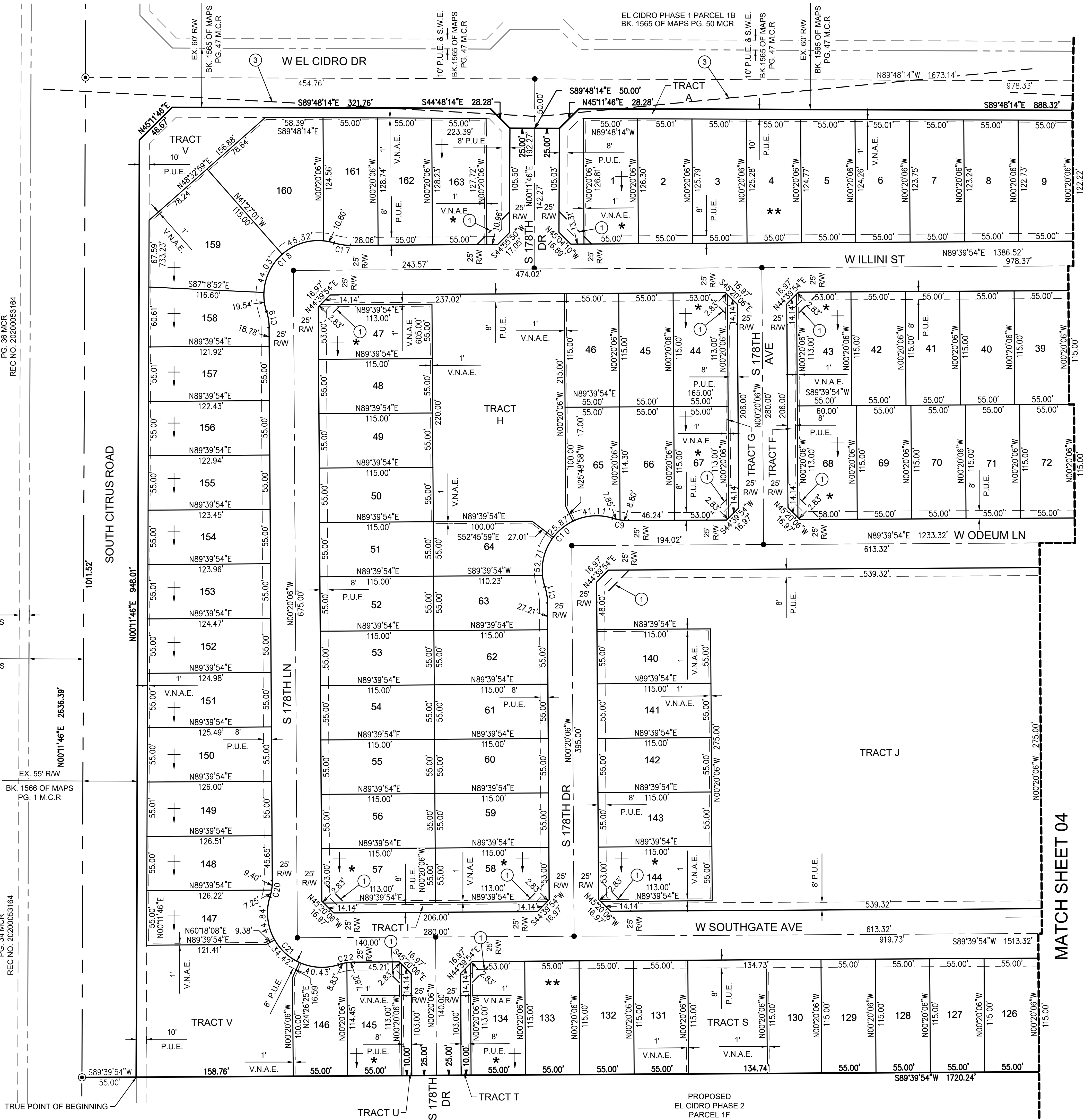


01 SHEET OF 05
CVL Contact: D. CHUBIN
CVL Project #: 0174621
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APN 502-45-952
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 2C AND TRACT G
TRACT C MLD PLAT
BK. 1456 OF MAPS
PG. 34 MCR
REC NO. 20200053164

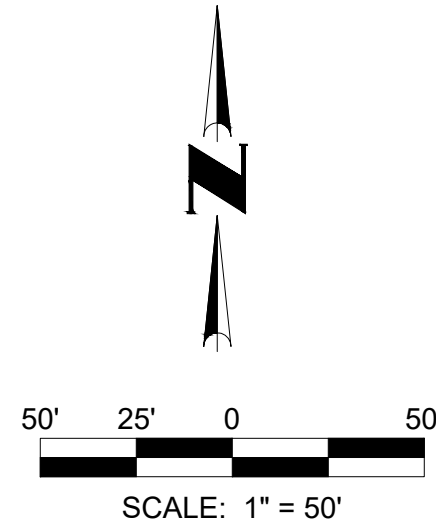
10' P.U.E.
BK. 969 OF MAPS
PG. 31 MCR
EX. 55' R/W
BK. 969 OF MAPS
PG. 31 MCR

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



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 - 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
- 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
- INDICATES SIGHT VISIBILITY EASEMENT (33'x33')
- KEY LOT 10'x20' VISIBILITY TRIANGLE EASEMENT
- INDICATES SIGHT VISIBILITY LINE PER GOODYEAR G-3232
- CORNER LOT - DRIVEWAY RESTRICTION
- HEADLIGHT INTRUSION LOT
- SINGLE STORY RESTRICTION



COUNTY RECORDER

FINAL PLAT & LEGEND

EL CIDRO PHASE 2 - PARCEL 1A

GOODYEAR, ARIZONA



03 SHEET OF 05

CVL Contact: D. CHUBIN
CVL Project #: 0174621

SEE SHEET 05 FOR CURVE, TRACT, AND LOT AREA TABLES

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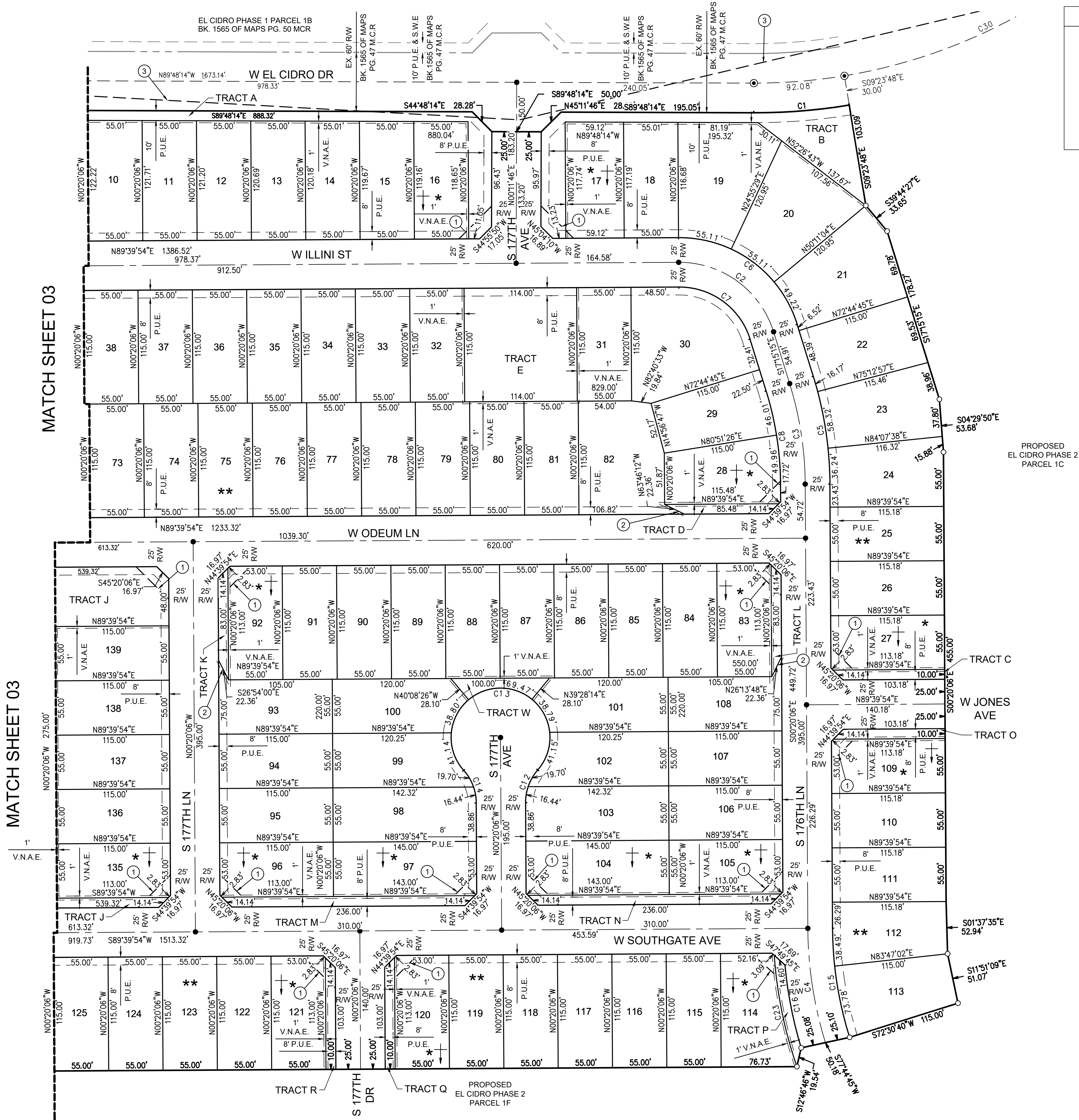
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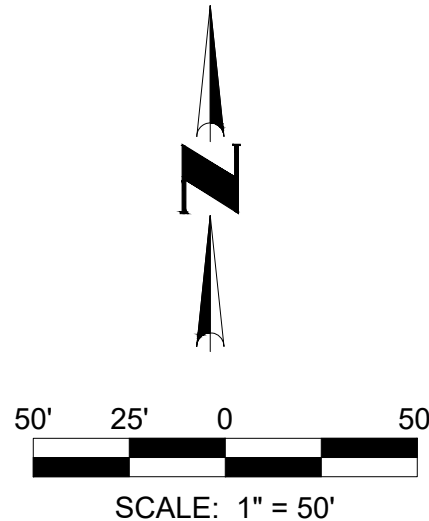
DATE

REVISION

NO.



COUNTY RECORDER



SEE SHEET 05 FOR CURVE,
TRACT, AND LOT AREA
TABLES



NO.	REVISION	DATE

FINAL PLAT

EL CIDRO PHASE 2 - PARCEL 1A

GOODYEAR, ARIZONA

04 SHEET OF 05

CVL Contact: D. CHUBIN
CVL Project #: 0174621

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