

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THAT ARROYO CAP II-2 L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CITRUS PARK PHASE 2A" A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASIN 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 DECLARES TRACTS 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, AND 2I 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 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, TRACTS 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, AND 2I FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

ARROYO CAFE II-P.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 NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER 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, 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; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE CITY AND ITS PERMITTEES SHALL HAVE THE RIGHT TO ENTER UPON, INSTALL, OPERATE, MAINTAIN, REPLACE AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

ARROYO CAY 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, A WATER EASEMENT WITHIN, UPON, OVER, ACROSS, ABOVE, AND UNDER THE AREA IN TRACT 2F, DESIGNATED AS "20" WATER EASEMENT," INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREA"). THE WATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING WATER LINES AND APPURTENANT MOSES. THE WATER EASEMENT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER FACILITIES") WITHIN, UPON, OVER, ACROSS, ABOVE AND UNDER THE WATER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN THE WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREA 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 AREA AND SHALL BE KEPT FREE OF ALL VEGETATION AND OBSTRUCTIONS. THE CITY OF GOODYEAR HEREBY RELEASES AND AGREES TO RELEASE THE CITY OF GOODYEAR FROM THE WATER 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 WATER EASEMENT AREA.

ARROYO CAP I-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECATES TO THE CITY OF GOODYEAR AN AFFIRMATIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 2E AND 2G, 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 PREMISES DESCRIBED HEREIN APPROVED BY THE CITY OF 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 OPERATING, 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 COLLAPSE, DEBRIS BLOCKAGE OR HETALITY TO OTHERS; AND PROVIDING FOR ACCUMULATED WATER TO BE REMOVED FROM THE TRACTS (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. THE CITY WHEN UNDERTAKING THE MAINTENANCE WORKS SHALL BE ENTITLED TO ENTER UPON THE LAND AND BE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS 2E AND 2G.

ARROYO CAP II-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECIDED TO THE CITRUS PARK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS 2E AND 2G, 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 THE PROTECTION OF THE MAINTENANCE OF THE CITRUS PARK HOMEOWNERS ASSOCIATION, ITS INTERESTS AND AGREED TO BE RESPONSIBLE FOR PERFORMING THE MAINTENANCE DESCRIBED ABOVE. I, AGREE TO 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 TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEY'S FEE, NO MERGER OF TITLE, ESTATE OR INTERESTS THAT BE DEEMED TO BE IN ANY COMMONPOLL OF SUBSEQUENT DEED OR ASSIGNMENT THAT BE DEEMED TO BE DEEDS TO CITRUS PARK HOMEOWNERS ASSOCIATION IN TRACTS 2E AND 2G. 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 2E AND 2G.

ARROYO CAP I-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 PROHIBITING ALL USE OF MOTOR VEHICLES ON, OVER AND ACROSS ANY 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.

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: _____
JEFFREY BROULETTE
ITS: EXECUTIVE VICE PRESIDENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON _____, 2022, BEFORE ME _____

PERSONALLY APPEARED JEFFREY BROUETTE, THE EXECUTIVE VICE PRESIDENT OF ARROYO CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF ARROYO CAP II, 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 THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

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

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 TRACTS 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, AND 2I WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

CITRUS PARK HOMEOWNERS ASSOCIATION
AN ARIZONA NON-PROFIT CORPORATION

BY: _____
ITS: GENE STROJEK
DIRECTOR

DATE: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED GENE STROEK, AND ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED AGENT OF CITRUS PARK HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, 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: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

I, RICHARD G. ALCOCKER, 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. Alcocer
 RICHARD G. ALCOCER, R.L.S.
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCL.COM

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

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)

[illegible]

(NOT-TO-SCALE)

(NOT-TO-SCALE)

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

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

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

cvt
CONSULTANTS

CELEBRATING 60 YEARS

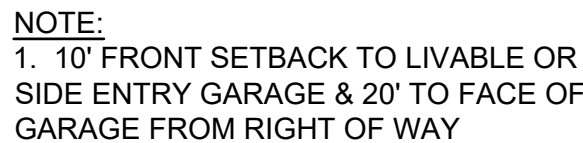
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvtcl.com

NO.	REVISION	DATE

COVER SHEET
FINAL PLAT

CITRUS PARK PHASE 2A
COORVEAB, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO.
 33851
 RICHARD G.
 ALCOCK
 Date Expires: 10-22
 ARIZONA
 SHEET 01 OF 03
 CVL Contact: D. CHUBIN
 CVL Project #: 0141001
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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
245	5,390	268	6,534	291	5,175
246	5,251	269	10,002	292	5,175
247	5,572	270	9,513	293	5,175
248	5,364	271	5,339	294	5,175
249	5,400	272	5,400	295	5,175
250	5,400	273	5,400	296	5,175
251	5,400	274	5,400	297	5,175
252	5,400	275	5,400	298	5,173
253	5,398	276	5,400	299	5,173
254	5,501	277	5,400	300	5,175
255	5,400	278	5,400	301	5,175
256	5,400	279	5,175	302	5,175
257	5,400	280	5,175	303	5,175
258	5,400	281	5,175	304	5,175
259	5,400	282	5,175	305	5,400
260	5,389	283	5,175	306	5,400
261	7,922	284	5,175	307	5,400
262	9,886	285	5,173	308	5,400
263	8,145	286	5,173	309	5,400
264	5,441	287	5,175	310	5,337
265	5,459	288	5,175	311	5,338
266	5,467	289	5,175	312	5,293
267	5,475	290	5,175	313	5,399

TRACT AREA TABLE					
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	A/P	DESCRIPTION	OWNERSHIP / MAINTAINED BY
TRACT 2A	3,969	0.091	P	OPEN SPACE / LANDSCAPING / PUE	HOA
TRACT 2B	1,130	0.026	P	OPEN SPACE / LANDSCAPING / PUE	HOA
TRACT 2C	1,130	0.026	P	OPEN SPACE / LANDSCAPING / PUE	HOA
TRACT 2D	5,146	0.118	P	OPEN SPACE / LANDSCAPING	HOA
TRACT 2E	33,238	0.763	P	OPEN SPACE / DRAINAGE / LANDSCAPING / PUE	HOA
TRACT 2F	5,400	0.124	A	WATER EASEMENT / OPEN SPACE/TRAIL / LANDSCAPING / PUE	HOA
TRACT 2G	17,941	0.412	A	OPEN SPACE / DRAINAGE/TRAIL / LANDSCAPING / PUE	HOA
TRACT 2H	2,160	0.050	P	OPEN SPACE / LANDSCAPING / PUE	HOA
TRACT 2I	2,160	0.050	P	OPEN SPACE / LANDSCAPING / PUE	HOA

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE ALUMINUM CAP STAMPED LS#33851 MARKING THE CENTER OF SAID SECTION 22 BEARS SOUTH 00°02'54" EAST, A DISTANCE OF 2,644.69 FEET;

THENCE SOUTH 00°02'54" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,405.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°49'28" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1,098.68 FEET;

THENCE SOUTH 17°51'34" WEST, A DISTANCE OF 11.69 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,030.00
FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'29", A DISTANCE OF 241.33 FEET,

THENCE SOUTH 47°54'17" WEST, A DISTANCE OF 28.76 FEET;
THENCE SOUTH 02°00'02" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°04'27" EAST, A DISTANCE OF 28.78 FEET;
THENCE SOUTH 00°04'47" EAST, A DISTANCE OF 123.41 FEET;
THENCE NORTH 89°49'28" WEST, A DISTANCE OF 136.51 FEET

THENCE NORTH 41°55'56" WEST, A DISTANCE OF 27.03 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 41°55'56" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°12'27", A DISTANCE OF 50.12 FEET

THENCE SOUTH 00°10'32" WEST, A DISTANCE OF 115.85 FEET,
THENCE NORTH 89°49'28" WEST, A DISTANCE OF 728.48 FEET

THENCE NORTH 53°53'50" WEST, A DISTANCE OF 142.66 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 00°02'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 486.30 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 572,751 SQUARE FEET OR 13.149 ACRES, MORE OR LESS.

UTILITY PROVIDERS

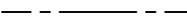
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
ELECTRICITY	ARIZONA PUBLIC SERVICE (APS)
GAS	SOUTHWEST GAS CORPORATION
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

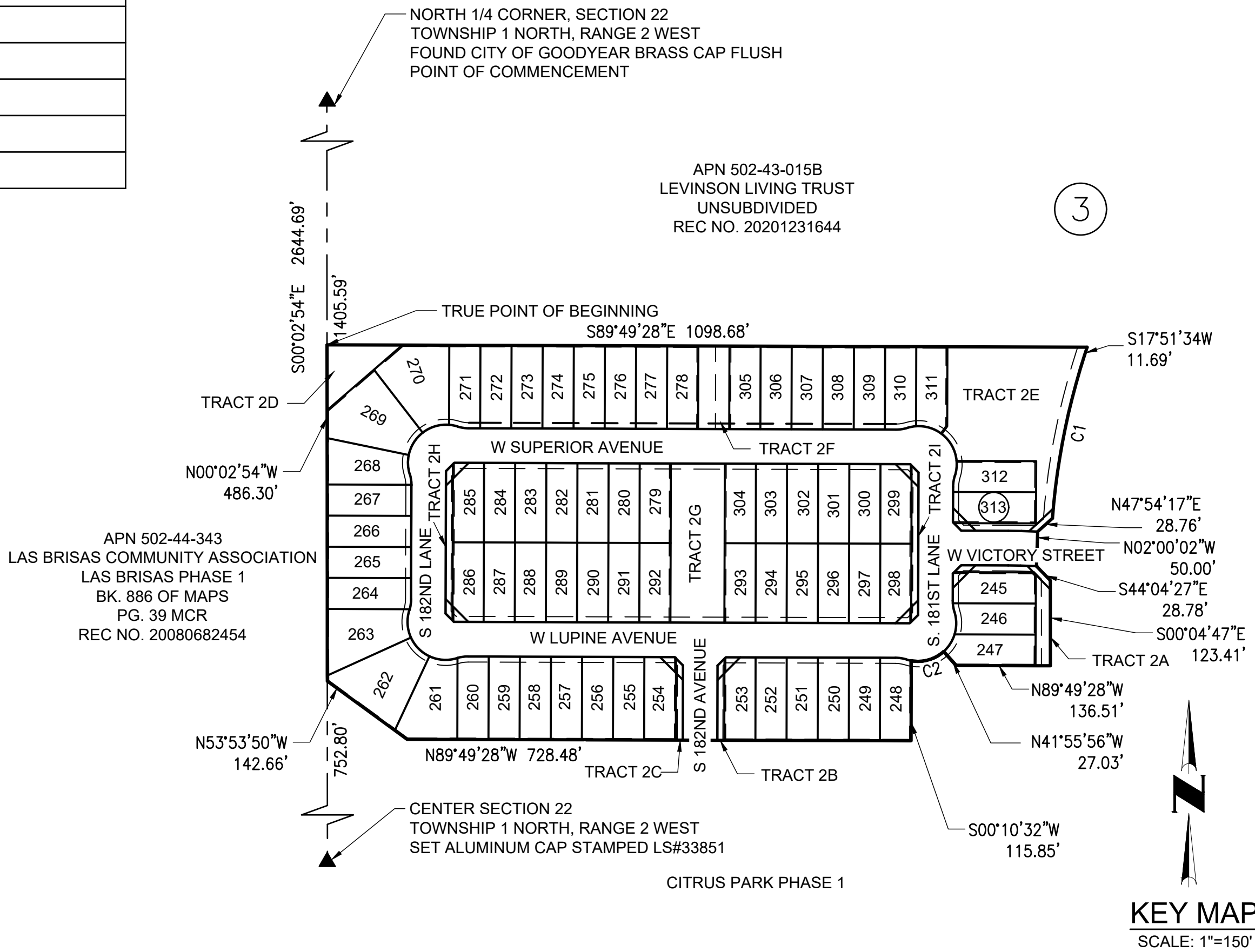
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	241.33'	1030.00'	013°25'29"	121.22	240.78	S11°08'49"W
C2	50.12'	55.00'	052°12'27"	26.95	48.40	S74°10'18"W
C3	18.39'	600.00'	001°45'21"	9.19	18.39	N88°56'48"W
C4	17.62'	575.00'	001°45'21"	8.81	17.62	N88°56'48"W
C5	13.00'	55.00'	013°32'45"	6.53	12.97	S10°23'35"E
C6	119.69'	55.00'	124°40'58"	104.94	97.43	N45°10'32"E
C7	16.65'	55.00'	017°20'29"	8.39	16.58	N81°09'14"W
C8	16.65'	55.00'	017°20'29"	8.39	16.58	S81°30'17"W
C9	119.69'	55.00'	124°40'58"	104.94	97.43	S44°49'28"E
C10	16.65'	55.00'	017°20'29"	8.39	16.58	N08°50'46"E
C11	16.65'	55.00'	017°20'29"	8.39	16.58	N08°29'43"W
C12	119.69'	55.00'	124°40'58"	104.94	97.43	S45°10'32"W
C13	16.65'	55.00'	017°20'29"	8.39	16.58	S81°09'14"E
C14	16.65'	55.00'	017°20'29"	8.39	16.58	N81°30'17"E
C15	119.69'	55.00'	124°40'58"	104.94	97.43	N44°49'28"W
C16	16.65'	55.00'	017°20'29"	8.39	16.58	S08°50'46"W
C17	19.15'	625.00'	001°45'21"	9.58	19.15	N88°56'48"W

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	69
TOTAL NUMBER OF TRACTS	10
GROSS RESIDENTIAL DENSITY	3.66 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
AREA OF LOTS	386,264	8.877
RIGHT OF WAY	135,672	3.115
TRACTS	72,368	1.661
TOTAL GROSS AREA	594,304	13.643

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 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 |
| AC. | ACRES |
| C1 | CURVE NUMBER |
| L1 | LINE NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| R/W | RIGHT-OF-WAY |
| EX. | EXISTING |
| M.C.R. | MARICOPA COUNTY RECORDER |
| ESMT. | EASEMENTS |
| W.E. | WATER EASEMENTS |
| MISC. | MISCELLANEOUS |
| BK. | BOOK |
| PG. | PAGE |
| REC NO. | RECORDING NUMBER |
|  | INDICATES SIGHT VISIBILITY EASEMENT (33'x33') |
|  | CORNER LOT- DRIVEWAY RESTRICTION |



APN 502-44-343
LAS BRISAS COMMUNITY ASSOCIATION
LAS BRISAS PHASE 1
BK. 886 OF MAPS
PG. 38 MCR
REC NO. 20080682454

APN 502-43-015C
ARROYO CAP II-2 LLC
REC NO. 20210695535

COUNTY RECORDER

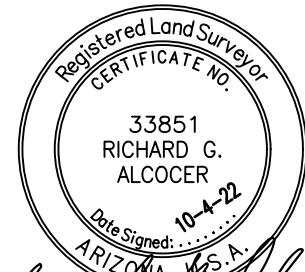


NO.	REVISION	DATE

COE AND VAN LOO II L.L.C.

FINAL PLAT

CITRUS PARK PHASE 2A
GOODYEAR, ARIZONA



03 SHEET OF 03
CVL Contact: D. CHUBIN
CVL Project #: 0141001

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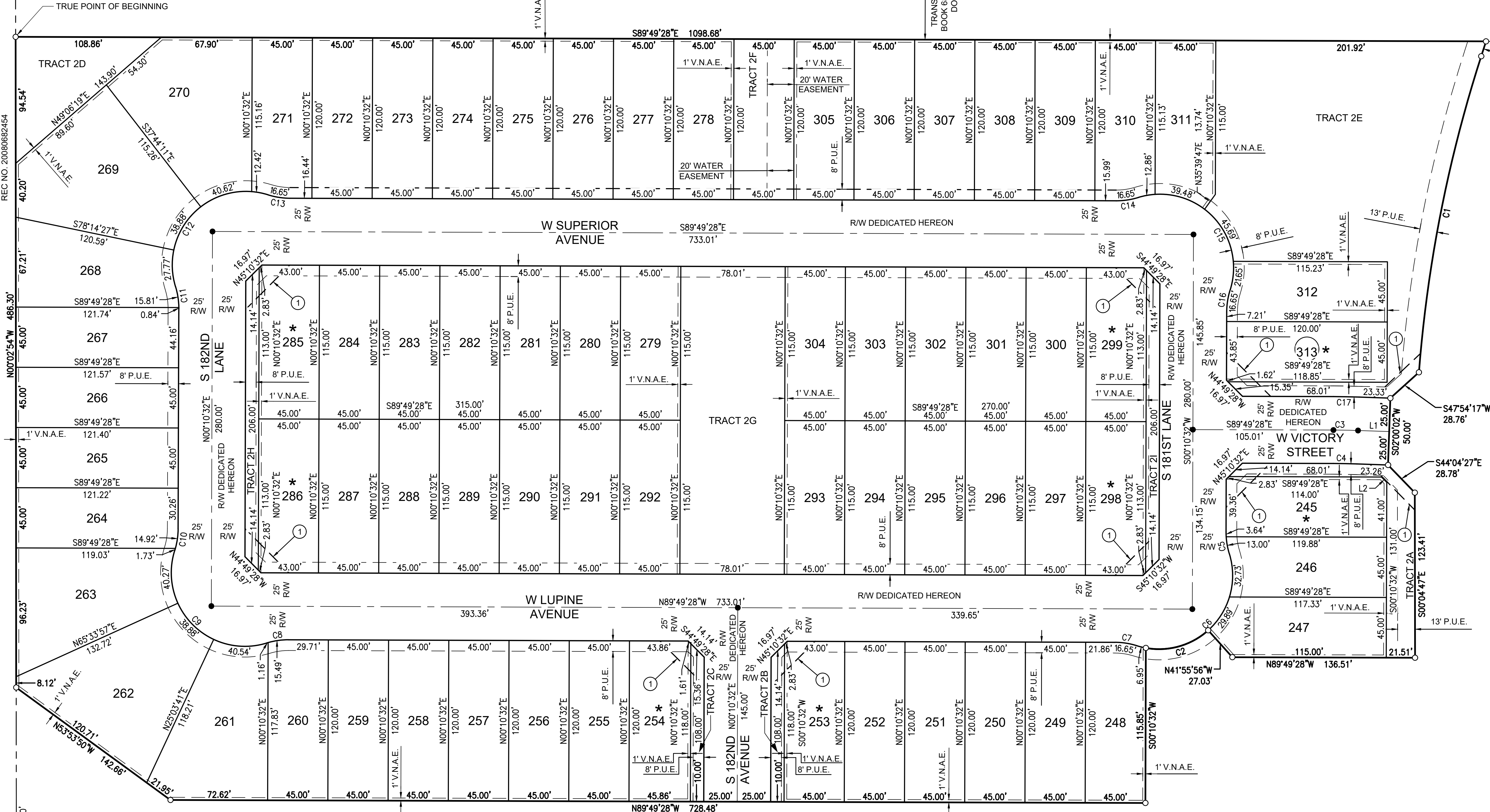
PROJECT NO. 0141001

NORTH 1/4 CORNER, SECTION 22
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND CITY OF GOODYEAR BRASS CAP FLUSH

S00°02'54"E 2644.69'
(BASIS OF BEARING)

TRUE POINT OF BEGINNING

TRANSMISSION LINE ESMT
BOOK 68 OF MISC., PAGE 204
DOC. NO. 87-174417



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

CITRUS PARK
PHASE 1

