

DEDICATION

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

THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY SUBDIVIDES UNDER THE NAME OF "ABEL RANCH – PHASE 2" BEING LOCATED WITHIN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (‘OWNER’) HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS ‘RIGHT OF WAY DEDICATED HEREIN’ SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (‘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, ACROSS AND THROUGH TRACT A ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES 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, INCLUDING REFUSE COLLECTION, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS FINAL PLAT. THE NON-EXCLUSIVE 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 TRACT A.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (‘OWNER’) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE ‘CITY’) FOR USE BY THE CITY AND ITS PERMITEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS AA, BB, CC, DD, EE, FF, GG, HH, II, W, X, Y AND Z 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 PERMITEES; 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 PERMITEES; 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (‘OWNER’), HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ABEL RANCH COMMUNITY 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (‘OWNER’) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE ‘CITY’) NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, EE, AND II 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 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 A, EE, AND II.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION (‘OWNER’) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE ‘CITY’), FOR USE BY THE CITY AND ITS PERMITEES, WASTEWATER LINE EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT A AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE ‘WASTEWATER LINE EASEMENT AREAS’). THE WASTEWATER LINE EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE ‘WASTEWATER FACILITIES’) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERCTED, CONSTRUCTED, OR DRILLED WITHIN THE WASTEWATER LINE EASEMENT AREAS AND THE WASTEWATER LINE EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WASTEWATER LINE 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 WASTEWATER LINE EASEMENT AREAS.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DECLARES TRACTS A, AA, BB, CC, DD, EE, FF, GG, HH, II, W, X, Y AND Z 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 ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A, AA, BB, CC, DD, EE, FF, GG, HH, II, W, X, Y AND Z WITHIN THIS FINAL PLAT FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE ABEL RANCH COMMUNITY ASSOCIATION, NON-EXCLUSIVE DRAINAGE EASEMENTS ACROSS TRACTS A, EE, AND II. 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.

IN WITNESS WHEREOF: MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED SO TO DO.

BY: MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION,

BY: TROY HILL DATE:

VICE PRESIDENT – FORWARD PLANNING & ENTITLEMENTS

FINAL PLAT
OF
ABEL RANCH - PHASE 2
GOODYEAR, ARIZONA
LOCATED WITHIN A PORTION OF THE WEST HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS DAY OF , 20, BEFORE ME, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: NOTARY PUBLIC

HOMEOWNERS ASSOCIATION RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE DEDICATIONS OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN AND HEREBY AGREES TO ACCEPT OWNERSHIP OF ALL OF THE TRACTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE TO BE CONVEYED TO ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION IN FEE AS PROVIDED HEREIN.

BY: DATE:

ITS:

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS DAY OF , 20, BEFORE ME,

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: NOTARY PUBLIC

NOTICE OF ABEL RANCH DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO AN ABEL RANCH DEVELOPMENT AGREEMENT DATED SEPTEMBER 2, 2021 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 2, 2021, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2021-0952595. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT MERITAGE HOMES OF ARIZONA, INC., 8800 E. RAINTREE DRIVE, SUITE 300, SCOTTSDALE, ARIZONA 85260, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS DAY OF ,

MARICOPA COUNTY MUNICIPAL WATER
CONSERVATION DISTRICT NUMBER ONE,
A POLITICAL SUBDIVISION OF THE STATE OF
ARIZONA ("MWD")

BY: CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS MANAGER

ATTEST:

BY: GLEN VORTHMERIS

ITS: ASSISTANT SECRETARY

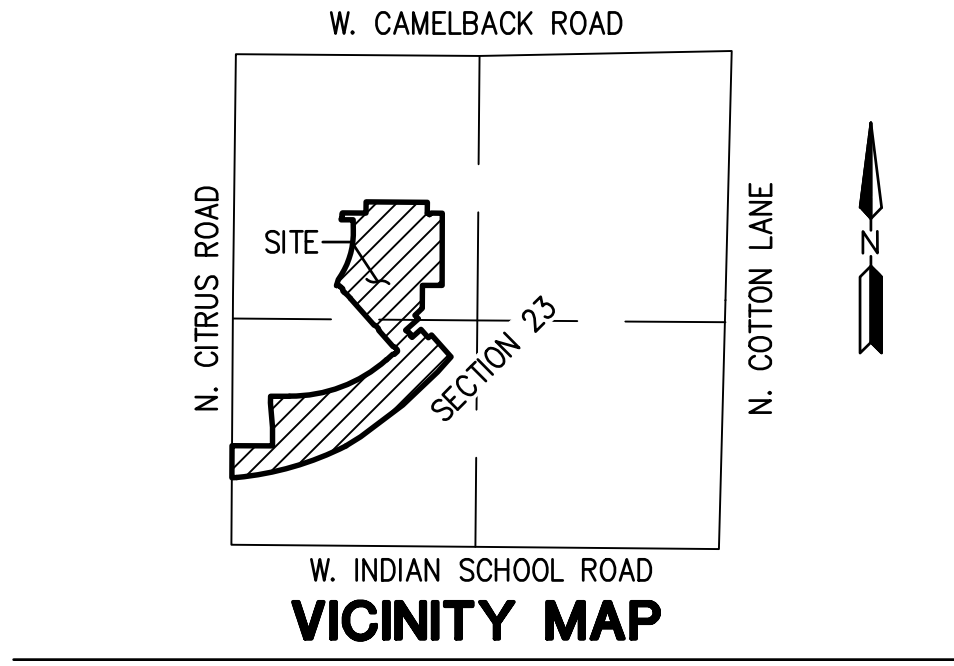
MERITAGE HOMES OF ARIZONA, INC.,
AN ARIZONA CORPORATION,

BY:

ITS:

CERTIFICATE OF ASSURED WATER SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF EPCOR WATER AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR). CERTIFICATE NUMBER 27-701086.0000



OWNER/DEVELOPER

MERITAGE HOMES
8800 E. RAINTREE DRIVE, SUITE 300
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 515-8164
CONTACT: TROY HILL
EMAIL: TROY.HILL@MERITAGEHOMES.COM

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: 602-490-0535
FAX: 602-325-0161
CONTACT: KIRK J. PANGUS
EMAIL: kpangus@hilgartwilson.com

SHEET INDEX

FP01 COVER SHEET, VICINITY MAP
FP02 LEGAL DESCRIPTION, NOTES, LOT TABLE, SITE DATA TABLE
FP03 SHEET KEY MAP, TRACT TABLES, TYPICAL LOT DETAIL
FP04-FP11 FINAL PLAT SHEETS

BASIS OF BEARING

N00°18'20"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS DAY OF , 20.

BY: MAYOR

ATTEST: CITY CLERK

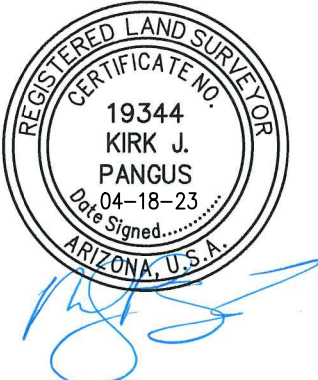
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS DAY OF , 20.

BY: CITY ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS, RLS
RLS# 19344
HILGARTWILSON
2141 E. HIGHLAND AVENUE,
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
kpangus@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 264	9,100	0.2089	LOT : 286	17,753	0.4076	LOT : 308	8,775	0.2014	LOT : 330	8,775	0.2014
LOT : 265	9,100	0.2089	LOT : 287	9,026	0.2072	LOT : 309	8,775	0.2014	LOT : 331	8,775	0.2014
LOT : 266	9,100	0.2089	LOT : 288	9,100	0.2089	LOT : 310	8,775	0.2014	LOT : 332	8,775	0.2014
LOT : 267	9,100	0.2089	LOT : 289	9,100	0.2089	LOT : 311	8,775	0.2014	LOT : 333	8,775	0.2014
LOT : 268	9,100	0.2089	LOT : 290	9,100	0.2089	LOT : 312	8,775	0.2014	LOT : 334	8,775	0.2014
LOT : 269	9,100	0.2089	LOT : 291	9,100	0.2089	LOT : 313	8,775	0.2014	LOT : 335	8,775	0.2014
LOT : 270	9,100	0.2089	LOT : 292	9,100	0.2089	LOT : 314	8,775	0.2014	LOT : 336	8,775	0.2014
LOT : 271	9,100	0.2089	LOT : 293	9,100	0.2089	LOT : 315	8,775	0.2014	LOT : 337	8,775	0.2014
LOT : 272	9,100	0.2089	LOT : 294	9,098	0.2089	LOT : 316	8,775	0.2014	LOT : 338	8,775	0.2014
LOT : 273	9,100	0.2089	LOT : 295	11,805	0.2710	LOT : 317	8,773	0.2014	LOT : 339	8,773	0.2014
LOT : 274	8,949	0.2054	LOT : 296	10,051	0.2307	LOT : 318	8,773	0.2014	LOT : 340	8,773	0.2014
LOT : 275	9,303	0.2136	LOT : 297	9,465	0.2173	LOT : 319	8,775	0.2014	LOT : 341	8,775	0.2014
LOT : 276	9,204	0.2113	LOT : 298	9,450	0.2169	LOT : 320	8,775	0.2014	LOT : 342	8,775	0.2014
LOT : 277	9,311	0.2138	LOT : 299	15,664	0.3596	LOT : 321	8,775	0.2014	LOT : 343	8,775	0.2014
LOT : 278	9,336	0.2143	LOT : 300	20,818	0.4779	LOT : 322	8,775	0.2014	LOT : 344	8,775	0.2014
LOT : 279	9,360	0.2149	LOT : 301	16,047	0.3684	LOT : 323	8,775	0.2014	LOT : 345	8,775	0.2014
LOT : 280	9,385	0.2155	LOT : 302	8,775	0.2014	LOT : 324	8,775	0.2014	LOT : 346	8,775	0.2014
LOT : 281	9,410	0.2160	LOT : 303	8,775	0.2014	LOT : 325	8,775	0.2014	LOT : 347	8,775	0.2014
LOT : 282	9,434	0.2166	LOT : 304	8,775	0.2014	LOT : 326	8,775	0.2014	LOT : 348	8,775	0.2014
LOT : 283	9,459	0.2171	LOT : 305	8,775	0.2014	LOT : 327	8,775	0.2014	LOT : 349	8,775	0.2014
LOT : 284	9,426	0.2164	LOT : 306	8,777	0.2015	LOT : 328	8,773	0.2014	LOT : 350	8,773	0.2014
LOT : 285	18,149	0.4166	LOT : 307	8,773	0.2014	LOT : 329	8,773	0.2014	LOT : 351	9,042	0.2076

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 352	9,077	0.2084	LOT : 374	10,847	0.2490	LOT : 396	12,040	0.2764	LOT : 418	11,036	0.2534
LOT : 353	9,098	0.2089	LOT : 375	10,847	0.2490	LOT : 397	12,334	0.2831	LOT : 419	11,409	0.2619
LOT : 354	10,371	0.2381	LOT : 376	10,847	0.2490	LOT : 398	11,109	0.2550	LOT : 420	12,096	0.2777
LOT : 355	10,371	0.2381	LOT : 377	10,847	0.2490	LOT : 399	10,726	0.2462	LOT : 421	12,959	0.2975
LOT : 356	10,445	0.2398	LOT : 378	10,847	0.2490	LOT : 400	11,341	0.2604	LOT : 422	13,692	0.3143
LOT : 357	9,949	0.2284	LOT : 379	10,847	0.2490	LOT : 401	11,637	0.2672	LOT : 423	14,411	0.3308
LOT : 358	9,100	0.2089	LOT : 380	10,847	0.2490	LOT : 402	11,152	0.2560	LOT : 424	12,799	0.2938
LOT : 359	9,100	0.2089	LOT : 381	10,847	0.2490	LOT : 403	13,547	0.3110	LOT : 425	12,686	0.2912
LOT : 360	9,100	0.2089	LOT : 382	10,847	0.2490	LOT : 404	11,601	0.2663	LOT : 426	12,469	0.2863
LOT : 361	9,100	0.2089	LOT : 383	10,847	0.2490	LOT : 405	11,129	0.2555	LOT : 427	11,826	0.2715
LOT : 362	9,100	0.2089	LOT : 384	10,847	0.2490	LOT : 406	10,726	0.2462	LOT : 428	12,048	0.2766
LOT : 363	10,500	0.2410	LOT : 385	10,663	0.2448	LOT : 407	10,796	0.2478	LOT : 429	10,644	0.2444
LOT : 364	10,498	0.2410	LOT : 386	9,800	0.2250	LOT : 408	11,376	0.2612	LOT : 430	10,891	0.2500
LOT : 365	10,500	0.2410	LOT : 387	9,800	0.2250	LOT : 409	11,959	0.2746	LOT : 431	10,555	0.2423
LOT : 366	10,500	0.2410	LOT : 388	9,654	0.2216	LOT : 410	12,124	0.2783	LOT : 432	10,533	0.2418
LOT : 367	10,608	0.2435	LOT : 389	13,415	0.3080	LOT : 411	11,871	0.2725	LOT : 433	10,508	0.2412
LOT : 368	10,866	0.2494	LOT : 390	13,125	0.3013	LOT : 412	13,606	0.3124	LOT : 434	10,725	0.2462
LOT : 369	10,847	0.2490	LOT : 391	13,125	0.3013	LOT : 413	11,783	0.2705	LOT : 435	10,533	0.2418
LOT : 370	10,847	0.2490	LOT : 392	13,340	0.3063	LOT : 414	11,449	0.2628	LOT : 436	10,499	0.2410
LOT : 371	10,847	0.2490	LOT : 393	13,537	0.3108	LOT : 415	11,114	0.2552	LOT : 437	10,499	0.2410
LOT : 372	10,847	0.2490	LOT : 394	13,537	0.3108	LOT : 416	10,778	0.2474	LOT : 438	10,500	0.2410
LOT : 373	10,847	0.2490	LOT : 395	13,537	0.3108	LOT : 417	10,661	0.2447			

SITE DATA TABLE		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	3,008,047	69.06
STREET ROW	22,173	0.51
NET AREA	2,985,874	68.55
LOT SIZE (MIN.)	65' X 135'	
TOTAL LOTS	175	
AREA SUBDIVIDED INTO LOTS	1,808,047	41.51
GROSS DENSITY	2.53	
OPEN SPACE	699,758	16.06
% OF GROSS AREA IN O.S.	23.26%	
EXISTING ZONE	P.A.D.	

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	3,008,047	69.06
NET AREA	2,985,874	68.55
ACTIVE OPEN SPACE	310,373	7.13
PASSIVE OPEN SPACE	389,385	8.94
OPEN SPACE	23%	
NON-OPEN SPACE	77%	

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	EPCOR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX / CENTURY LINK

NOTES:

- A. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- B. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- C. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 5. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- D. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
 4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
 5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- E. STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET: LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- F. THE **ABEL RANCH COMMUNITY ASSOCIATION**, SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- G. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- H. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICLE TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- I. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH USE.
- J. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- K. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- L. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
- M. THE STREETS IN TRACT A ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE **ABEL RANCH COMMUNITY ASSOCIATION**, AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
- O. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHTOF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
- P. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES.
- Q. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- R. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 280, 347, 348, 356, 373, 377 AND 381).
- S. ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE **ABEL RANCH COMMUNITY ASSOCIATION**.
- T. NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
- U. ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH CITY OF GOODYEAR BRASS CAP IN HAND HOLE RLS 22782 ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 23, FROM WHICH A FOUND 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 00°18'20"EAST , 2641.86 FEET;

THENCE SOUTH 00°18'35" WEST, 1485.18 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST LINE, SOUTH 89°59'33" EAST, 471.06 FEET;

THENCE NORTH 00°00'27" EAST, 20.99 FEET;

THENCE NORTH 00°00'25" EAST, 194.19 FEET;

THENCE NORTH 04°39'59" WEST, 288.25 FEET;

THENCE NORTH 00°18'31" EAST, 76.65 FEET;

THENCE SOUTH 89°41'28" EAST, 220.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1689.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°57'06", AN ARC LENGTH OF 1236.68 FEET TO A TANGENT LINE;

THENCE NORTH 48°21'26" EAST, 99.66 FEET;

THENCE SOUTH 86°38'34" EAST, 16.97 FEET;

THENCE NORTH 48°21'26" EAST, 50.00 FEET;

THENCE NORTH 03°21'26" EAST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 50.00 FEET;

THENCE NORTH 86°38'34" WEST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 258.00 FEET;

THENCE NORTH 03°21'26" EAST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 50.00 FEET;

THENCE NORTH 86°38'34" WEST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 420.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 825.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'09", AN ARC LENGTH OF 98.91 FEET TO A TANGENT LINE;

THENCE NORTH 48°30'43" WEST, 24.16 FEET;

THENCE NORTH 04°29'08" WEST, 28.76 FEET;

THENCE NORTH 51°00'55" WEST, 30.00 FEET;

THENCE NORTH 38°54'25" EAST, 2.71 FEET;

THENCE NORTH 51°10'13" WEST, 30.00 FEET;

THENCE SOUTH 85°27'15" WEST, 27.77 FEET;

THENCE NORTH 15°44'11" EAST, 72.30 FEET;

THENCE NORTH 33°45'02" EAST, 68.91 FEET;

THENCE NORTH 29°28'53" EAST, 68.91 FEET;

THENCE NORTH 25°12'44" EAST, 68.91 FEET;

THENCE NORTH 20°56'34" EAST, 68.91 FEET;

THENCE NORTH 16°40'25" EAST, 68.91 FEET;

THENCE NORTH 12°24'16" EAST, 68.91 FEET;

THENCE NORTH 08°08'06" EAST, 68.91 FEET;

THENCE NORTH 03°51'57" EAST, 68.91 FEET;

THENCE NORTH 00°09'36" EAST, 64.49 FEET;

THENCE NORTH 00°25'05" WEST, 120.00 FEET;

THENCE SOUTH 89°34'55" WEST, 140.00 FEET;

THENCE NORTH 00°25'05" WEST, 11.08 FEET;

THENCE NORTH 45°00'30" EAST, 16.84 FEET;

THENCE NORTH 00°26'05" EAST, 25.00 FEET;

THENCE NORTH 89°33'55" WEST, 1.79 FEET;

THENCE NORTH 00°26'05" EAST, 25.00 FEET;

THENCE NORTH 21°39'10" EAST, 8.58 FEET;

THENCE SOUTH 89°33'55" EAST, 276.06 FEET;

THENCE NORTH 00°26'05" EAST, 132.00 FEET;

THENCE SOUTH 89°33'55" EAST, 715.00 FEET;

THENCE SOUTH 00°26'05" WEST, 129.22 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS SOUTH 15°41'13" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°44'15", AN ARC LENGTH OF 30.50 FEET TO A NON-TANGENT LINE;

THENCE NORTH 43°10'13" EAST, 25.85 FEET;

THENCE SOUTH 89°33'55" EAST, 131.80 FEET;

THENCE SOUTH 00°06'04" WEST, 844.54 FEET;

THENCE NORTH 89°42'04" WEST, 230.00 FEET;

THENCE SOUTH 00°17'56" WEST, 266.91 FEET;

THENCE SOUTH 45°26'42" WEST, 119.23 FEET;

THENCE SOUTH 44°31'47" EAST, 56.55 FEET;

THENCE SOUTH 48°20'45" WEST, 199.48 FEET;

THENCE SOUTH 41°38'36" EAST, 12.31 FEET;

THENCE SOUTH 86°38'36" EAST, 16.97 FEET;

THENCE SOUTH 41°38'36" EAST, 50.00 FEET;

THENCE SOUTH 03°21'24" WEST, 16.97 FEET;

THENCE SOUTH 41°38'36" EAST, 27.31 FEET;

THENCE NORTH 48°21'24" EAST, 140.00 FEET;

THENCE SOUTH 41°38'36" EAST, 129.74 FEET;

THENCE NORTH 48°21'31" EAST, 50.00 FEET;

THENCE SOUTH 41°38'36" EAST, 343.29 FEET;

THENCE SOUTH 41°36'45" WEST, 235.55 FEET;

THENCE SOUTH 46°27'21" WEST, 561.61 FEET;

THENCE SOUTH 52°57'44" WEST, 616.35 FEET;

THENCE SOUTH 58°15'30" WEST, 201.37 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3573.00 FEET, THE CENTER OF WHICH BEARS NORTH 26°54'11" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°47'46", AN ARC LENGTH OF 1359.22 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89°41'25" WEST, 33.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE NORTH 00°18'35" EAST, 372.51 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**.

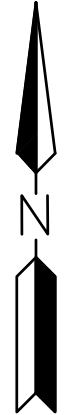


NORTHWEST CORNER SEC. 23, T2N, R2W
FOUND 3" MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HAND HOLE

S89°33'55"E 2636.89'

NORTH 1/4 CORNER
SEC. 23, T2N, R2W
CITY OF GOODYEAR
BRASS CAP FLUSH

N00°18'20"E 2641.86'
(BASIS OF BEARING)

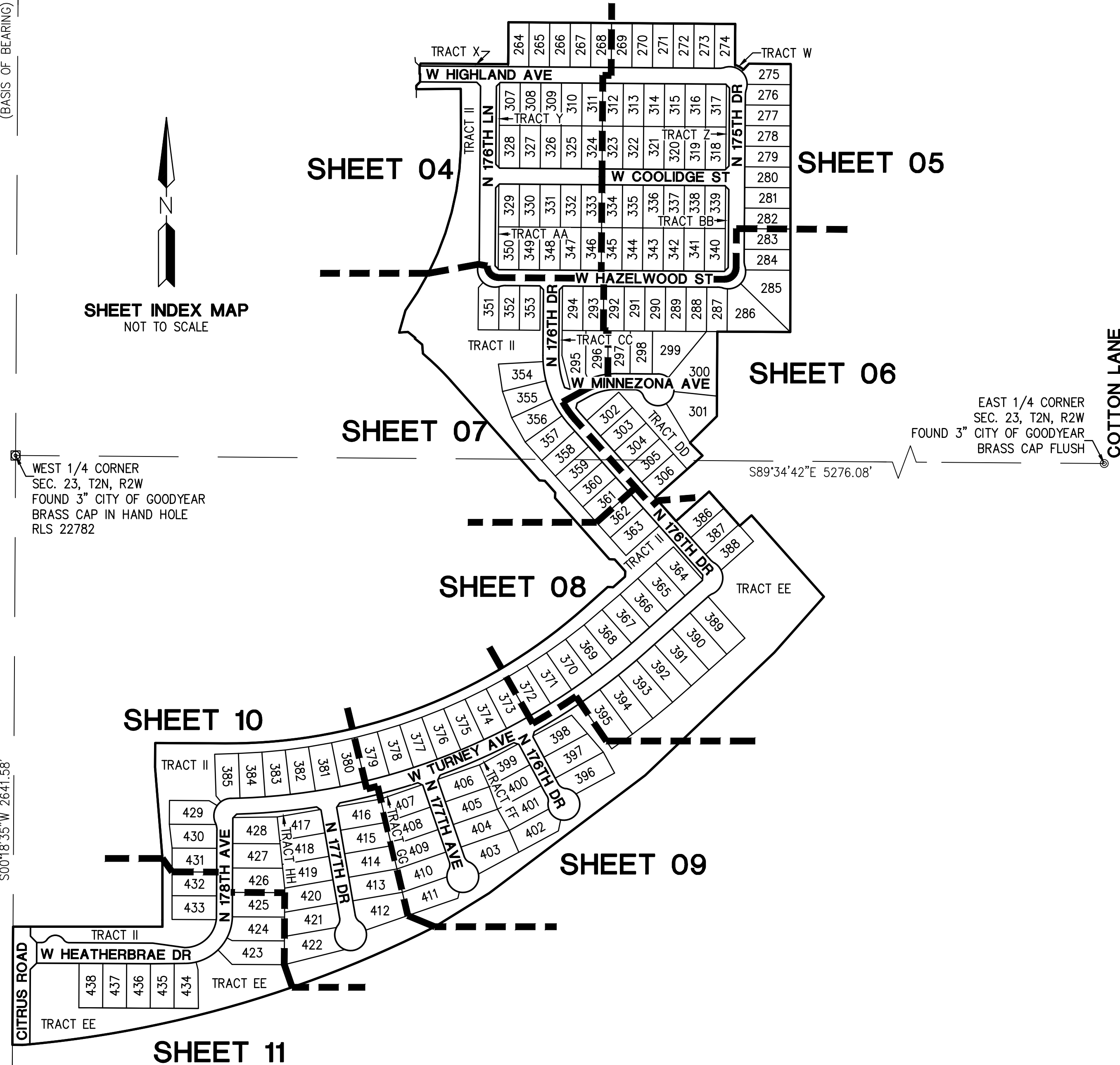


SHEET INDEX MAP
NOT TO SCALE

WEST 1/4 CORNER
SEC. 23, T2N, R2W
FOUND 3" CITY OF GOODYEAR
BRASS CAP IN HAND HOLE
RLS 22782

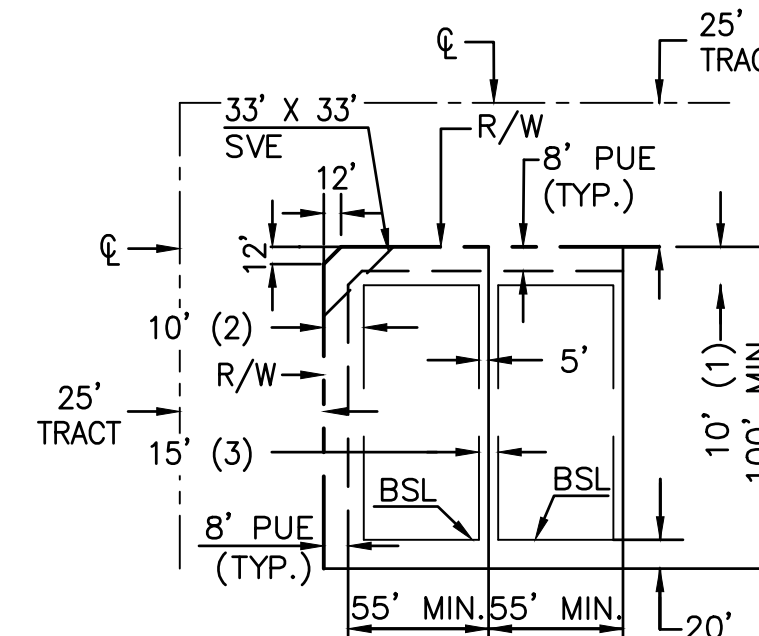
S00°18'35"W 2641.58'

SOUTHWEST CORNER
SEC. 23, T2N, R2W
FOUND 3" CITY OF GOODYEAR
BRASS CAP IN HAND HOLE
INDIAN SCHOOL ROAD



TRACT TABLE			
TRACT	AREA (ACRES)	USE	OWNERSHIP/MAINTENANCE
TRACT A	10.9750	PRIVATE STREET, EMERGENCY ACCESS, WATER & SEWER EASEMENT & DRAINAGE	COMMUNITY ASSOCIATION
TRACT AA	0.0588	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT BB	0.0588	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT CC	0.0883	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT DD	0.6046	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT EE	7.3723	COMMON AREA & DRAINAGE, PUE	COMMUNITY ASSOCIATION
TRACT FF	0.0765	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT GG	0.0765	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT HH	0.0770	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT II	7.4778	COMMON AREA & DRAINAGE, PUE, EMERGENCY ACCESS	COMMUNITY ASSOCIATION
TRACT W	0.0050	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT X	0.0510	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT Y	0.0588	COMMON AREA, PUE	COMMUNITY ASSOCIATION
TRACT Z	0.0588	COMMON AREA, PUE	COMMUNITY ASSOCIATION

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



TYPICAL LOT DETAIL
(REDUCED R1-6)

- (1) MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE GARAGES.
- (2) WHERE A MINIMUM 10 FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACK APPLIES.
- (3) ALL LOTS SHOWN IN THIS FINAL PLAT ARE 55' WIDE MINIMUM.

STANDARD	REDUCED R1-6
LOT STANDARDS	
MINIMUM LOT AREA (SF)	5,500
MINIMUM LOT WIDTH (FT) (3)	55'
MINIMUM LOT DEPTH (SF)	100'
BUILDING FORM AND LOCATION	
MAXIMUM HEIGHT (FT)	30'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM SETBACKS (FT)	
FRONT (1)	10'
FRONT FACING GARAGE	20'
SIDE	5'
TOTAL BOTH SIDES	10'
STREET SIDE (2)	10'
REAR	20'
DEVELOPMENT STANDARDS	
OPEN SPACE % (OF NET AREA)	15%



ABEL RANCH - PHASE 2
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1838

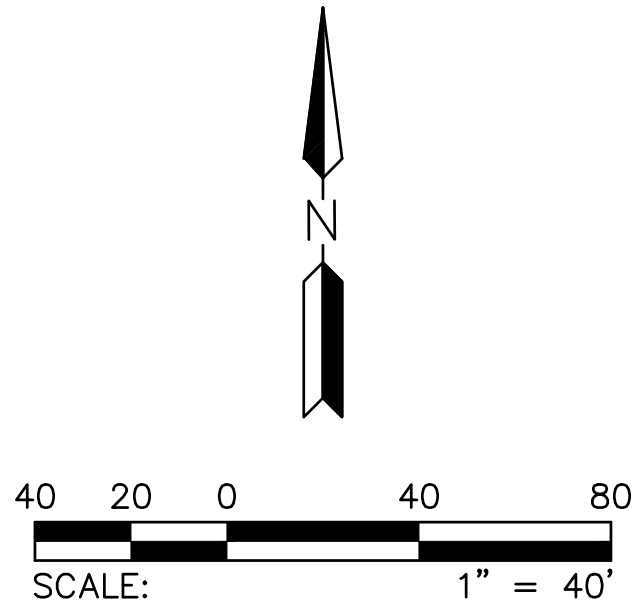
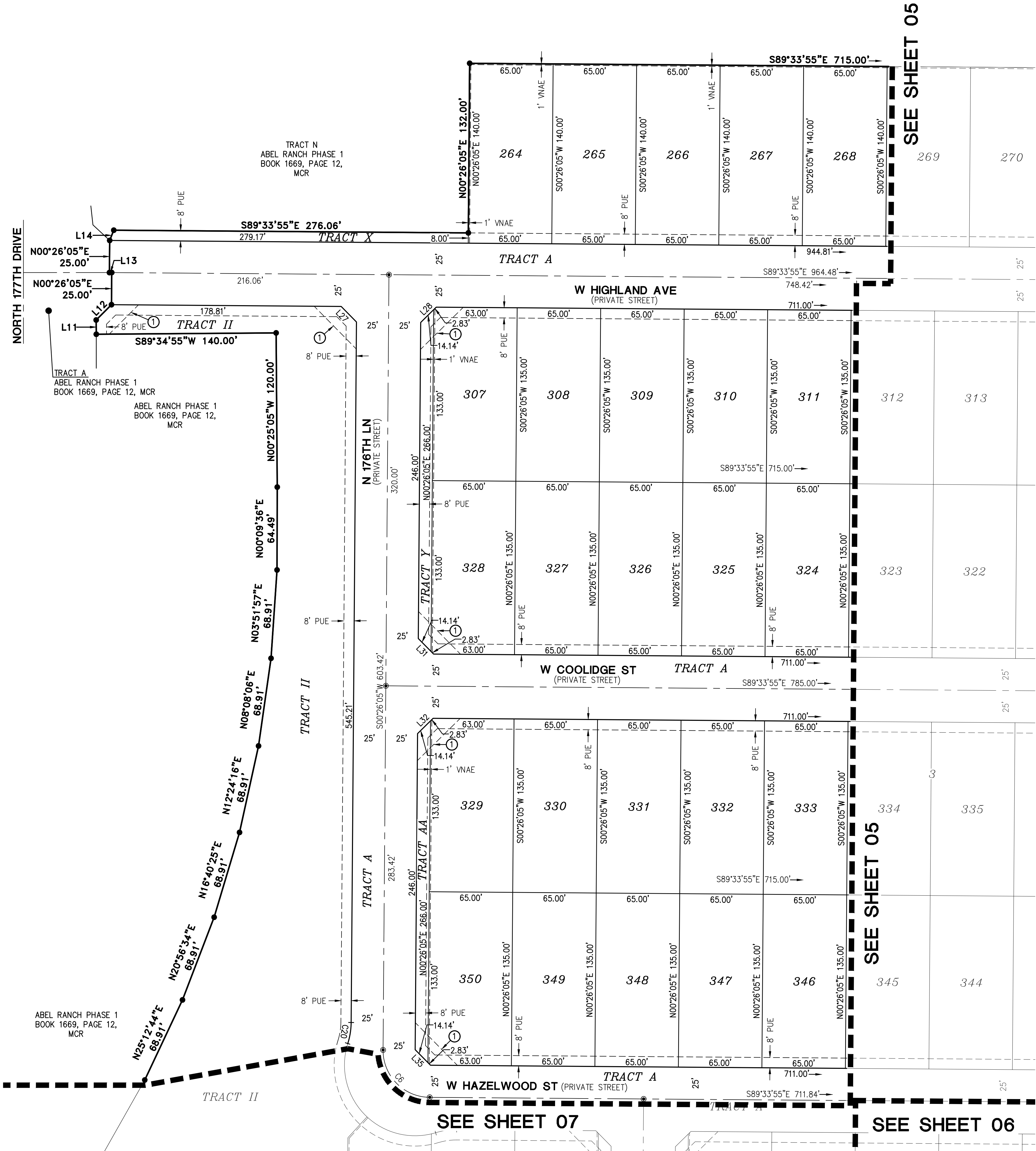
SCALE: NONE

APPROVED: KJP

DWG. NO.

FP03

SHT. 3 OF 11



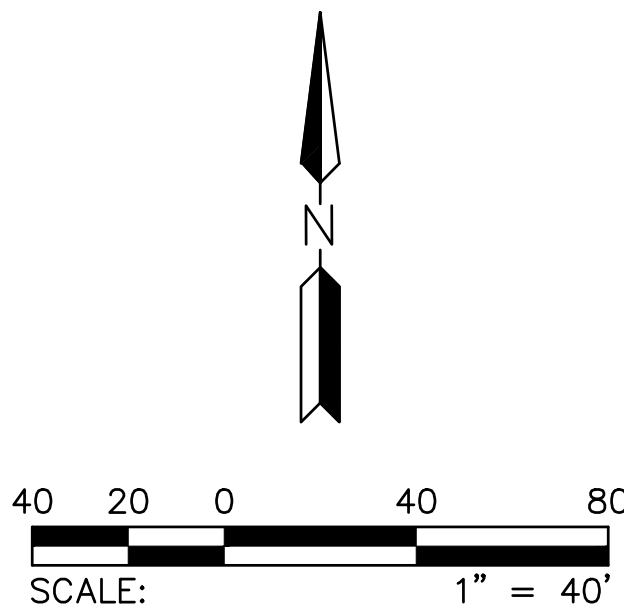
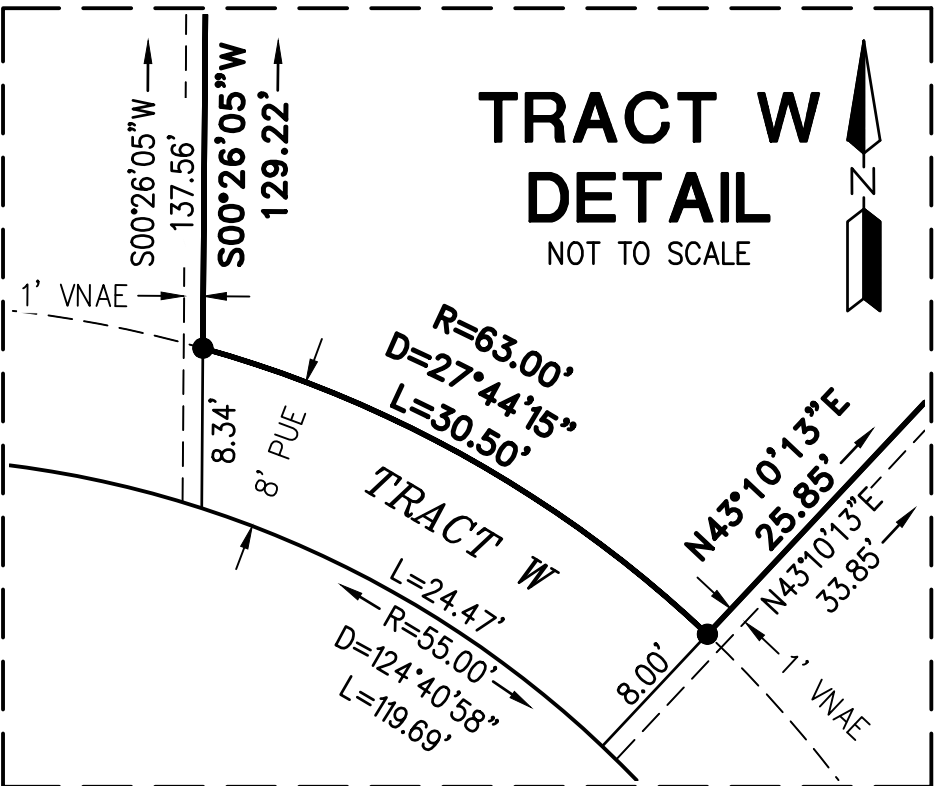
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L11	N00°25'05"W	11.08'
L12	N45°00'30"E	16.84'
L13	N89°33'55"W	1.79'
L14	N21°39'10"E	8.58'
L27	S44°33'55"E	16.97'
L28	N45°26'05"E	16.97'
L31	N44°33'55"W	16.97'
L32	N45°26'05"E	16.97'
L35	N44°33'55"W	16.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	36.58'	90°00'00"	57.46'
C20	55.00'	17°20'29"	16.65'

LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP RLS 19344 OR 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
- - - WATER EASEMENT
- - - SEWER EASEMENT





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S15°41'13"W	(RADIAL)
L16	N43°10'13"E	25.85'
L29	S44°33'55"E	16.97'
L30	S45°26'05"W	16.97'
L33	S44°33'55"E	16.97'
L34	S45°26'05"W	16.97'
L49	N43°10'13"E	33.85'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	63.00'	27°44'15"	30.50'
C2	36.58'	90°00'00"	57.46'
C3	36.58'	90°00'00"	57.46'
C12	55.00'	17°20'29"	16.65'
C13	55.00'	124°40'58"	119.69'
C14	55.00'	17°20'29"	16.65'

LEGEND

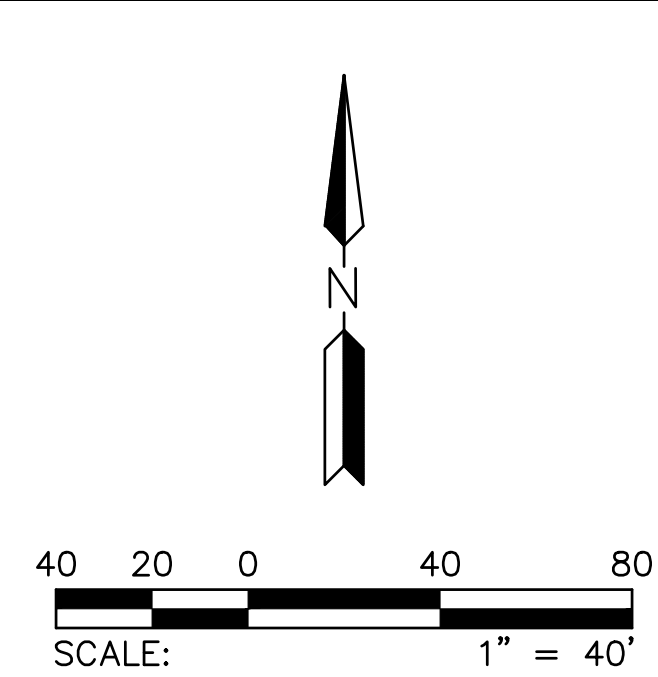
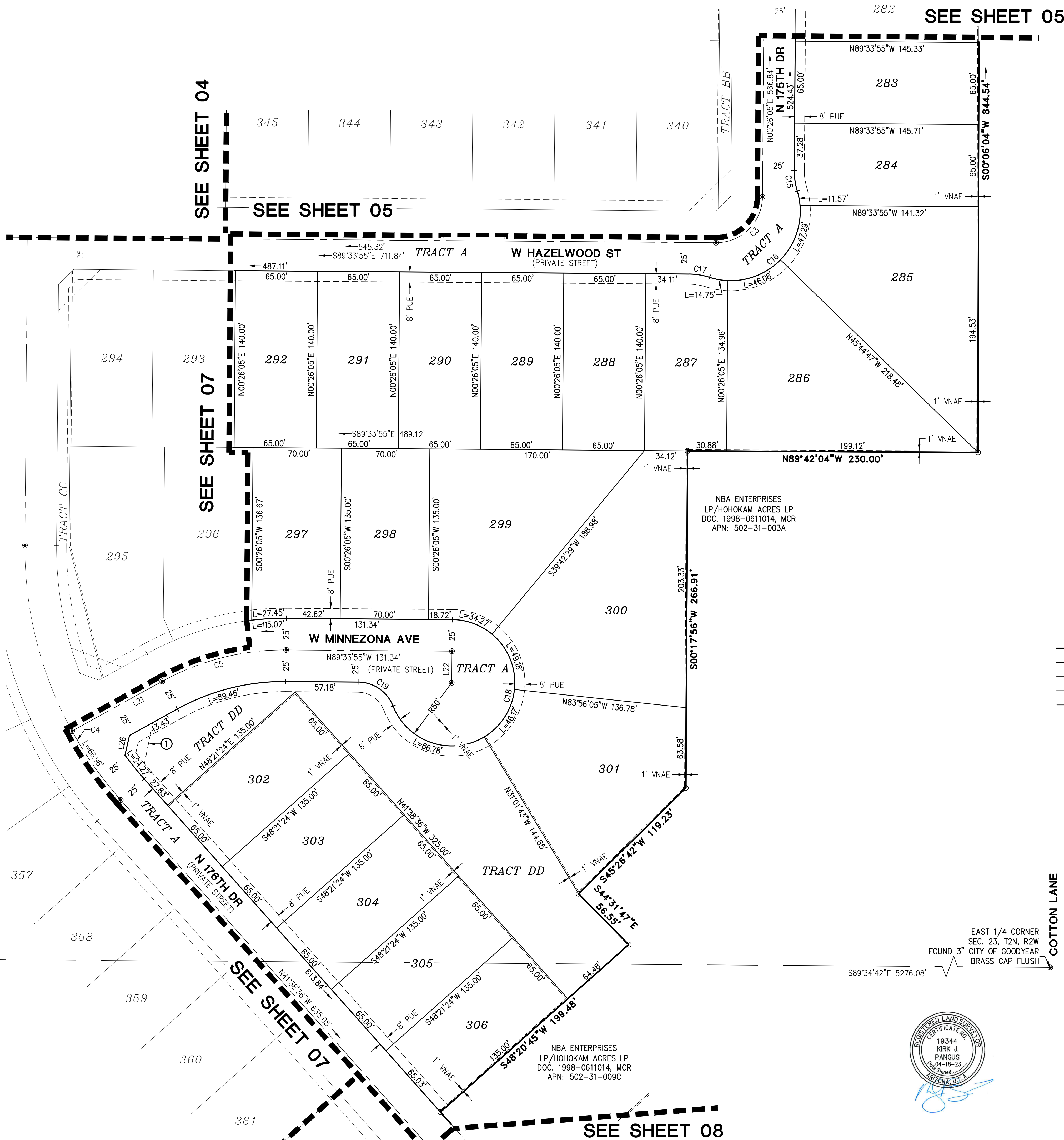
- | | |
|------------------|---|
| ○ | FOUND MONUMENT 1/2" REBAR W/
CAP RLS 19344 OR AS NOTED |
| ⊠ | FOUND BRASS CAP IN HAND HOLE |
| ◎ | FOUND BRASS CAP FLUSH |
| ● | SET 1/2" REBAR W/ CAP,
RLS 19344 OR AS NOTED |
| ◉ | SET BRASS CAP FLUSH PER
MAG STD DTL 120 TYPE "B" |
| _____ | BOUNDARY LINE |
| _____ _____ | 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 |
| WE | WATER EASEMENT |
| SE | SEWER EASEMENT |



CAMELBACK ROAD
NORTHWEST CORNER SEC. 23, T2N, R2W
FOUND 3" MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HAND HOLE

N00°18'20"E 2641.86'
(BASIS OF BEARING)

WEST 1/4 CORNER
SEC. 23, T2N, R2W
FOUND 3" CITY OF GOODYEAR
BRASS CAP IN HAND HOLE
RLS 22782
POINT OF COMMENCEMENT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	S61°08'44"W	81.62'
L22	N00°26'05"E	25.00'
L26	S12°50'33"W	16.07'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	36.58'	90°00'00"	57.46'
C4	300.00'	42°04'41"	220.32'
C5	200.00'	29°17'21"	102.24'
C15	55.00'	17°20'29"	16.65'
C16	55.00'	124°40'58"	119.69'
C17	55.00'	17°20'29"	16.65'
C18	50.00'	247°58'32"	216.40'
C19	30.00'	67°58'32"	35.59'

LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP RLS 19344 OR 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
- - - WATER EASEMENT
- - - SEWER EASEMENT

R/W
PUE
VNAE
MCR
RLS
APN
MWD
WE
SE



EAST 1/4 CORNER
SEC. 23, T2N, R2W
CITY OF GOODYEAR
BRASS CAP FLUSH
S89°34'42"E 5276.08'

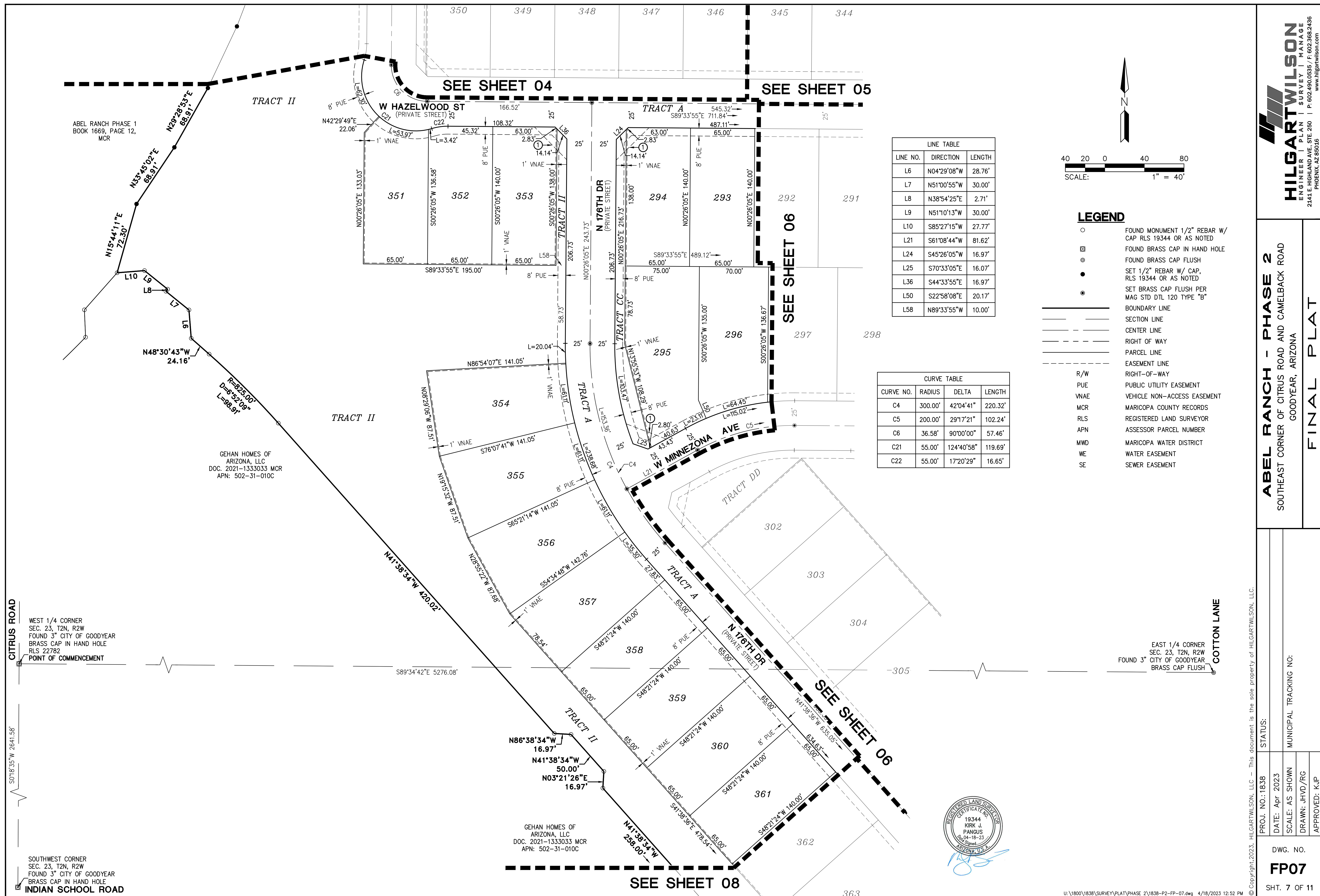
COTTON LANE

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ABEL RANCH - PHASE 2
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA
FINAL PLAT

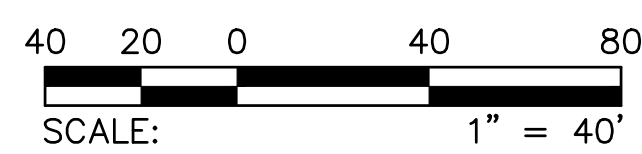
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PROJ. NO.: 1838
DATE: Apr 2023
SCALE: AS SHOWN
DRAWN: JHVD/RG
APPROVED: KJP

DWG. NO.
FP06
SHT. 6 OF 11



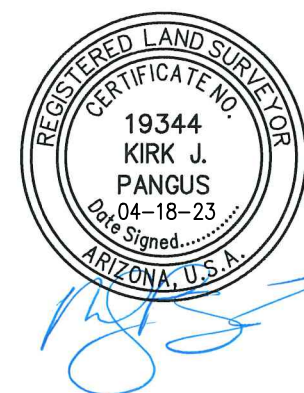
LEGEND

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- ⊠ FOUND BRASS CAP IN HAND HOLE
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- - - 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
- WE WATER EASEMENT
- SE SEWER EASEMENT



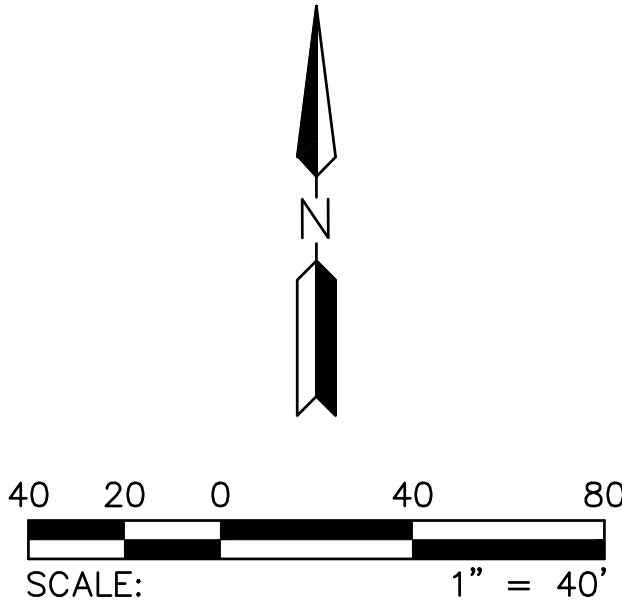
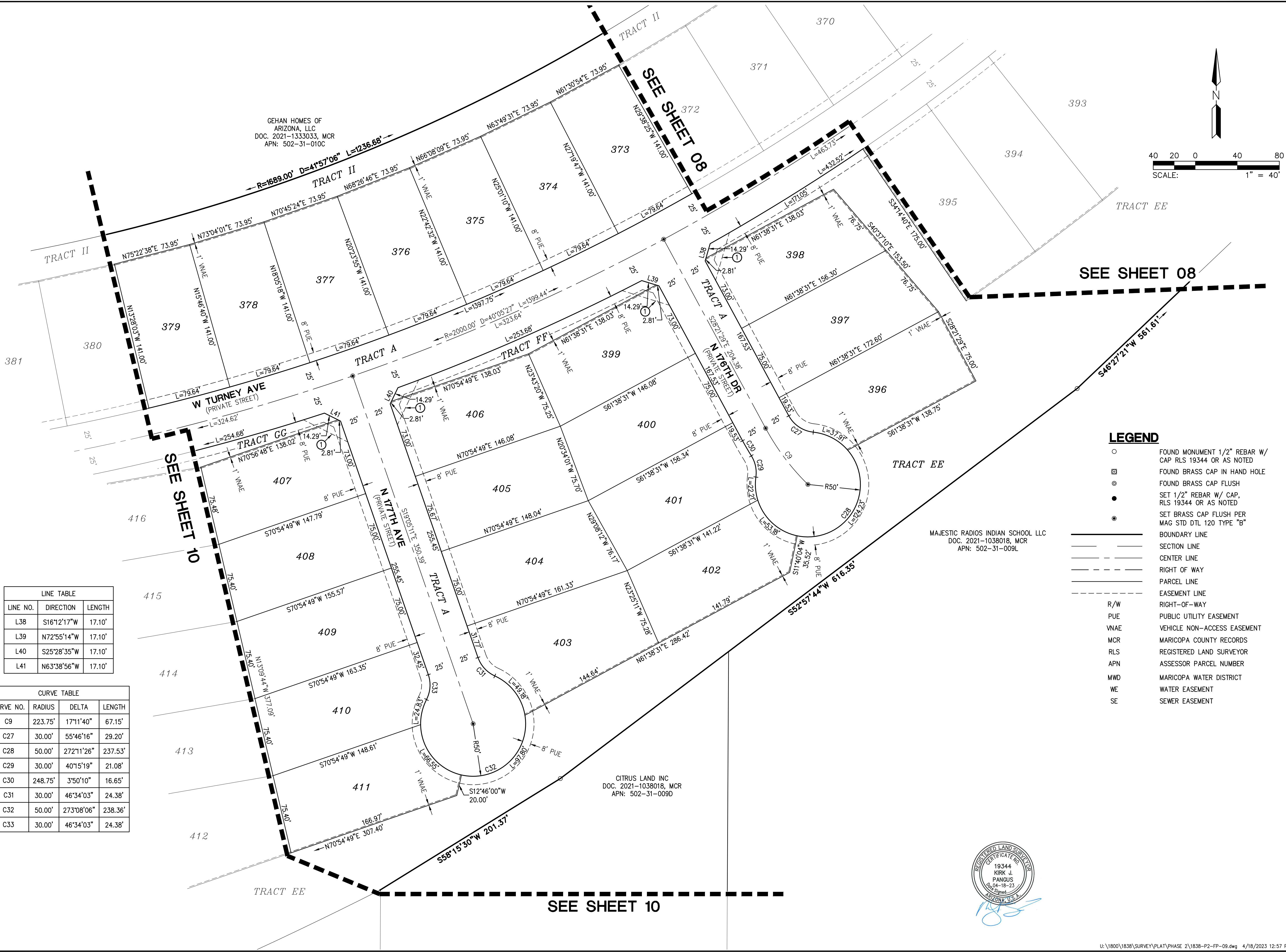
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S86°38'34"E	16.97'
L2	N48°21'26"E	50.00'
L3	N03°21'26"E	16.97'
L4	N41°38'34"W	50.00'
L5	N86°38'34"W	16.97'
L37	S03°21'25"W	16.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C24	55.00'	17°20'29"	16.65'
C25	55.00'	124°41'00"	119.69'
C26	55.00'	17°20'29"	16.65'



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L38	S16°12'17"W	17.10'
L39	N72°55'14"W	17.10'
L40	S25°28'35"W	17.10'
L41	N63°38'56"W	17.10'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	223.75'	17°11'40"	67.15'
C27	30.00'	55°46'16"	29.20'
C28	50.00'	272°11'26"	237.53'
C29	30.00'	40°15'19"	21.08'
C30	248.75'	3°50'10"	16.65'
C31	30.00'	46°34'03"	24.38'
C32	50.00'	273°08'06"	238.36'
C33	30.00'	46°34'03"	24.38'



- LEGEND**
- FOUND MONUMENT 1/2" REBAR W/ CAP RLS 19344 OR 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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ABEL RANCH - PHASE 2
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

STATUS:
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APPROVED: KJP

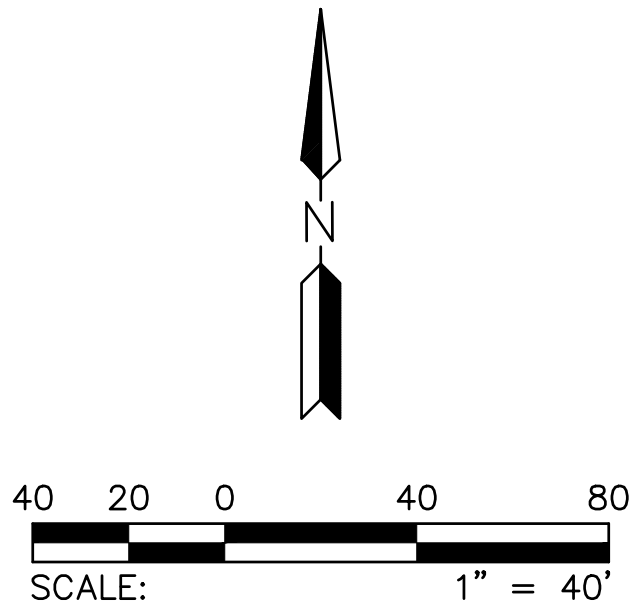
MUNICIPAL TRACKING NO:

DWG. NO.
FP09
SHT. 9 OF 11

GEHAN HOMES OF ARIZONA, LLC
DOC. 2021-1333033, MCR
APN: 502-31-010C

GEHAN HOMES OF ARIZONA, LLC
DOC. 2021-1333033, MCR
APN: 502-31-010C

CITRUS LAND INC
DOC. 2021-1038018, MCR
APN: 502-31-010G



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L42	S34°46'34"W	17.10'
L43	N54°20'57"W	17.10'
L44	S44°27'18"W	17.23'
L51	N39°41'06"W	24.00'
L52	S58°28'45"E	29.70'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	36.58'	88°08'19"	56.27'
C23	55.00'	113°03'49"	108.53'
C34	30.00'	46°34'03"	24.38'
C35	50.00'	273°08'06"	238.36'
C36	30.00'	46°34'03"	24.38'
C37	55.00'	24°27'59"	23.49'

LEGEND

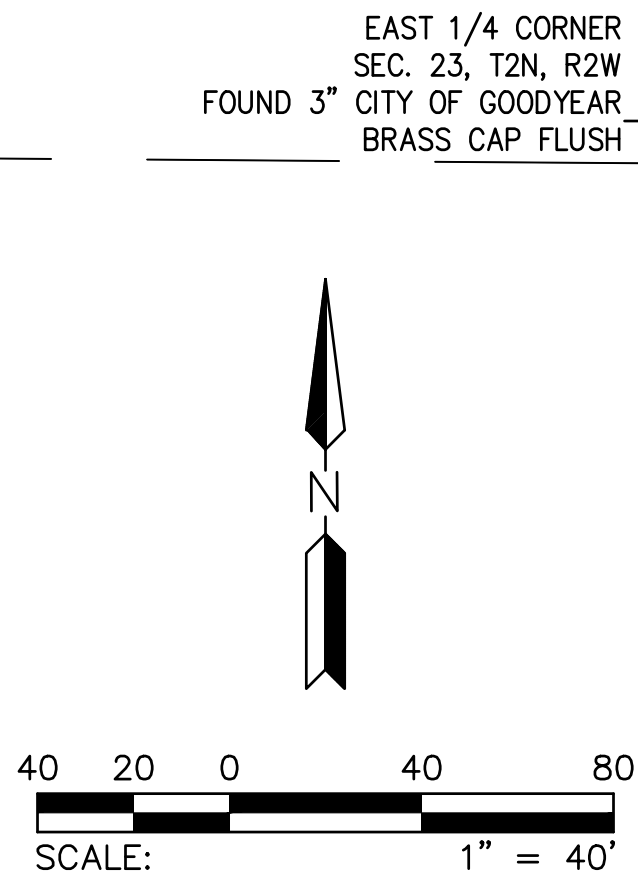
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DWG. NO.

FP10

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L45	N89°41'25"W	15.19'
L46	S44°41'25"E	28.28'
L47	S00°18'35"W	29.72'
L48	S45°18'35"W	28.28'
L53	S62°26'58"E	18.71'
L54	N89°26'56"E	32.22'
L55	N89°27'03"E	67.80'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	125.00'	93°04'41"	203.07'
C11	250.00'	3°04'41"	13.43'

LEGEND

- | | |
|-----------------------|---|
| ○ | FOUND MONUMENT 1/2" REBAR W/
CAP RLS 19344 OR 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 |
| WE | WATER EASEMENT |
| SE | SEWER EASEMENT |
| ① | 33X33" SIGHT VISIBILITY EASEMENTS |

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FINAL PLAT

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FP11

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