

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS
KNOW ALL MEN BY THESE PRESE

LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS "R/W DEDICATED HEREON" SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY DECLARES TRACTS A THROUGH L (A-L), 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, AN ARIZONA NON-PROFIT CORPORATION AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS IMPOSED UPON SUCH TRACTS, CONVEYS TO EL CIDRO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, TRACTS A THROUGH L (A-L), INCLUSIVE, WITHIN THIS FINAL PLAT FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS.

LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WASTEWATER LINE AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT D DESIGNATED AS "SEWER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND THE CITY OF GOODYEAR'S RECORDS. THE CITY OF GOODYEAR HEREBY DEDICATES TO THE CITY OF GOODYEAR, THE WASTEWATER LINE AND ACCESS 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") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS. NO OTHER UTILITIES SHALL BE LOCATED WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER LINE AND ACCESS EASEMENT AREAS EXCEPT UPON THE PRIOR WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WASTEWATER LINE AND ACCESS EASEMENT AREAS AND THE WASTEWATER LINE AND ACCESS EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND THE CITY OF GOODYEAR'S RECORDS. THE CITY OF GOODYEAR HEREBY AGREES TO MAINTAIN, MAINTAIN, REPAIR, AND REPLACE, PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE, IMPROVEMENTS UPON, OVER AND ACROSS THE WASTEWATER LINE AND ACCESS EASEMENT AREAS AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO WASTEWATER FACILITIES (THE "ACCESS FACILITIES"), AND OWNER SHALL MAINTAIN, INSPECT, REPAIR, AND REPLACE THE ACCESS FACILITIES AS NEEDED TO COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. 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 TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES. THE CITY OF GOODYEAR HEREBY DEDICATES TO THE CITY OF GOODYEAR, THE WASTEWATER LINE AND ACCESS EASEMENTS DEDICATED HEREIN TO THE CITY OF GOODYEAR AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WASTEWATER LINE AND ACCESS EASEMENT AREAS.

LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("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 THOSE AREAS WITHIN TRACTS A-L INCLUSIVE, AND IN LOTS DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAN AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS TO BE USED FOR THE INSTALLATION, OPERATION, MAINTAINING, REPAIRING, 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 AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS. THE CITY AND ITS PERMITTEES, THEIR SUCCESSORS AND ASSIGNS, HEREBY 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.

LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR ("THE CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, D, E AND I INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF ON-SITE AND OFF-SITE 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 AND REPAIR OF DRAINAGE FACILITIES INCLUDING BUT NOT LIMITED TO: DRAINAGE PIPES, DRAINAGE 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 THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNEES MAY BE REQUIRED TO PERFORM THE MAINTENANCE WORK, 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, E AND I.

LS-GOODYEYER LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO EL CIDRO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ALL DRAINAGE EASEMENTS ACROSS TRACTS A, D, E, AND I 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.

LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO EL CIDRO HOMEOWNERS ASSOCIATION, AN ARIZONA NO-PROFIT CORPORATION, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "N.V.N.E." AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PERMITTING THE CITY OF GOODYEAR AND EL CIDRO HOMEOWNERS ASSOCIATION TO USE THE VEHICLE NON-ACCESS EASEMENT AREAS OF 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 LS-GOODYEAR LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED THIS REPRESENTATIVE THIS

____ DAY OF _____ 2024

BY: LS-GOODYEAR LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: _____

NAME: _____

ITS: _____

[illegible]

ON THIS THE _____ DAY OF _____, 2024, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF
TO BE AN AUTHORIZED AGENT OF LS-GOODYEAR LLC, A DELAWARE 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

THIS
PROJECT-

BETHANY HOME RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

PAPAGO FREEWAY

VAN BUREN ST.

WEST YUMA RD.

LOWER BUCKEYE RD.

BROADWAY RD.

SOUTHERN AVE.

COUNTY ROUTE 85 BASELINE RD.

BELOAT RD.

ELLIOT RD.

NARRAMORE RD.

RAY RD.

WILLIAMS FIELD RD.

ALIGNMENT RD.

PECOS RD.

ALIGNMENT RD.

GERMANN RD.

ALIGNMENT RD.

QUEEN CREEK RD.

ALIGNMENT RD.

OCOTILLO RD.

ALIGNMENT RD.

CHANDLER HEIGHTS RD.

ALIGNMENT RD.

RIGGS RD.

ALIGNMENT RD.

HUNT HWY.

PATTERSON RD.

ALIGNMENT

RAINBOW VALLEY RD.

ESTRELLA PARKWAY

RAINBOW VALLEY RD.

SOUTH HILL RD. (33RD AVE.)

195TH AVE.

187TH AVE.

179TH AVE.

171ST AVE.

163RD AVE.

155TH AVE.

147TH AVE.

139TH AVE.

VICINITY MAP

(NOT-TO-SCALE)

LOWER BUCKEYE ROAD

CITRUS ROAD

23

THIS PROJECT

COTTON LANE

BROADWAY ROAD

VICINITY MAP
(NOT-TO-SCALE)

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 1	COVER SHEET
SHEET 2	KEY MAP, LEGAL DESCRIPTION, AND NOTES
SHEET 3	LEGEND AND FINAL PLAT
SHEETS 4-5	FINAL PLAT
SHEET 6	SETBACK DETAIL, CURVE, LOT, AND TRACT TABLES

- 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)

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 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.

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

BY: _____ DATE: _____
NAME: MARA SUNDQUIST
TITLE: PRESIDENT

[illegible]

ON THIS THE _____ DAY OF _____, 2024, BEFORE ME
PERSONALLY APPEARED MARA SUNDQUIST, 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 _____, 2024. 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 _____, 2024.
BY: _____ CITY ENGINEER (SUMEET MOHAN)

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT, CONSISTING OF SIX (6) 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. Alcocer
 RICHARD G. ALCOCER
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 CVLSURVEY@CVLCI.COM

COUNTY RECORDER

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4550 NORTH 12TH STREET
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CONTACT: DOUGLAS W. CHUBIN, P.E.
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LS-GOODYEAR LLC
7600 EAST DOUBLETREE RANCH ROAD, SUITE 240
SCOTTSDALE, ARIZONA 85258
CONTACT: MARA SUNDQUIST
PHONE: (480) 629-4111
EMAIL: MSUNDQUIST@LANDSEAHOMES.COM

CVL
CONSULTANTS

CELEBRATING 60 YEARS

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

[illegible]

COE AND VAN LOO II L.L.C.

COVER SHEET
FINAL PLAT

EL CIDRO PHASE 2 - PARCEL 1C
GOODYEAR, ARIZONA

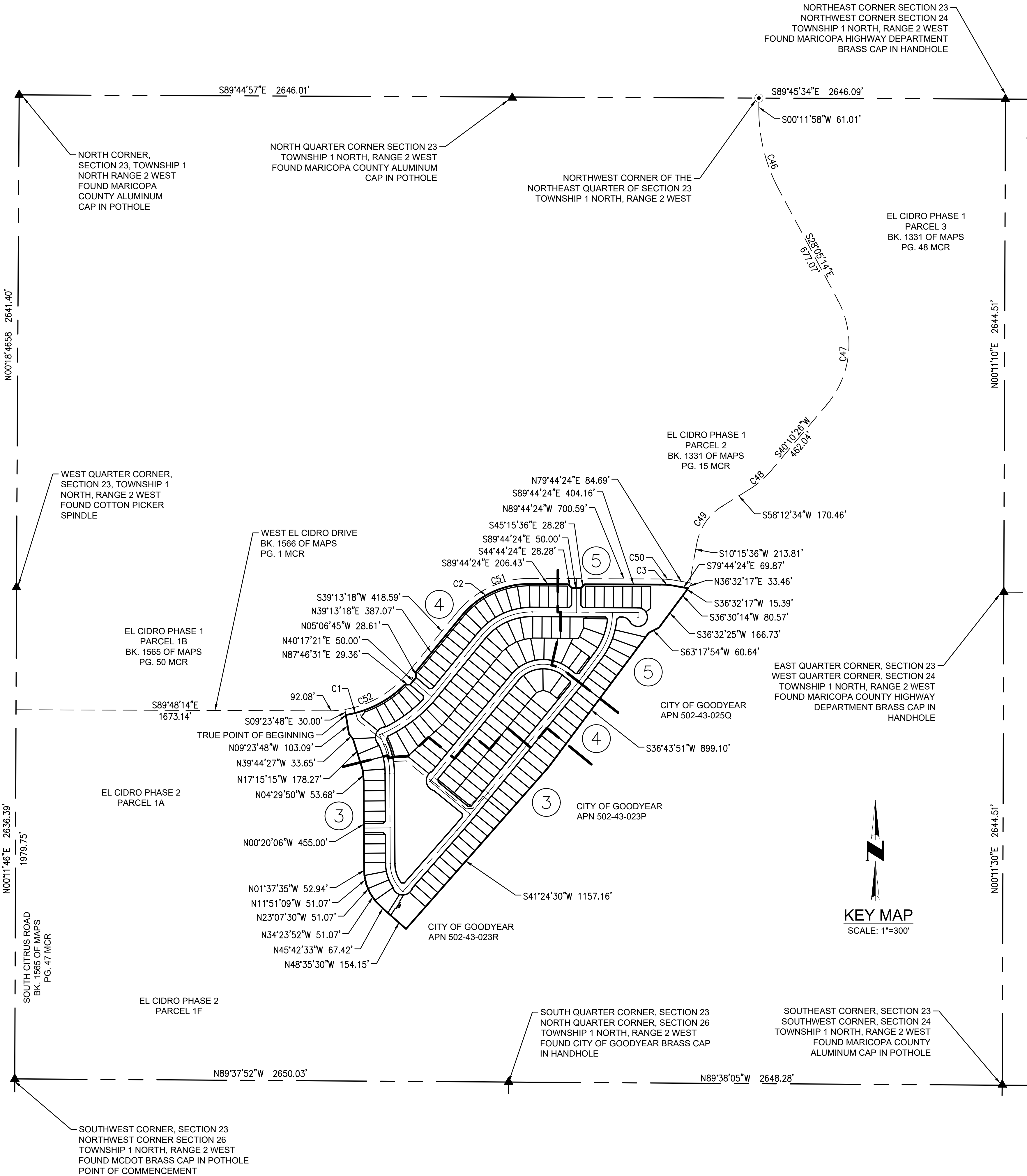
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCKER
Exp. 11-24
Date Signed: 4-17-24
ARIZONA, U.S.A.
Richard G. Alcocker

01 SHEET OF 06

CVL Contact: D. CHUBIN
CVL Project #: 01-0174621
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NOTES

- A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS 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.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- H. 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.
- I. THIS DEVELOPMENT IS IN PROXIMITY TO THE PROPOSED LOOP 303 AND I-10 RELIEVER FREEWAYS AND MAY BE SUBJECTED TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- L. 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.
- M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- 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 RIGHT-OF-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 UNLESS THERE IS A 35 FOOT LANDSCAPE BUFFER BETWEEN RIGHT-OF-WAY AND LOT LINE. APPLIES TO LOTS 1, 13, 14, 62, 63, 89, 111, 112, 128, 129, 143, AND 160.
- Q. DRIVEWAYS ON CORNER AND KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. APPLIES TO LOTS 1, 13, 14, 62, 63, 89, 111, 112, 128, 129, 143, AND 160.
- R. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NONLIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. APPLIES TO LOTS 31, 48, 59, 66, AND 83.
- S. NO MORE THAN THREE TWO-STORY HOMES SHALL BE PERMITTED SIDE-BY-SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE STORY HOMES.



COUNTY RECORDER

LEGAL DESCRIPTION

THAT PART 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 NORTH 00°11'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1,979.75 FEET;

THENCE SOUTH 89°48'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1,673.14 FEET TO THE BEGINNING OF A TANGENT CURVE OF 550.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°35'34", A DISTANCE OF 92.08 FEET;

THENCE SOUTH 09°23'48" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A 580.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 09°23'48" WEST, AND THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°36'22", A DISTANCE OF 360.44 FEET;

THENCE NORTH 87°48'31" EAST, A DISTANCE OF 29.36 FEET;

THENCE NORTH 40°17'21" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 05°06'45" WEST, A DISTANCE OF 28.61 FEET;

THENCE NORTH 39°13'18" EAST, A DISTANCE OF 387.07 FEET TO THE BEGINNING OF A TANGENT CURVE OF 470.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°02'18", A DISTANCE OF 418.67 FEET;

THENCE SOUTH 89°44'24" EAST, A DISTANCE OF 206.43 FEET;

THENCE SOUTH 44°44'24" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°44'24" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 45°15'36" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°44'24" EAST, A DISTANCE OF 404.16 FEET TO THE BEGINNING OF A TANGENT CURVE OF 470.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", A DISTANCE OF 82.03 FEET;

THENCE SOUTH 79°44'24" EAST, A DISTANCE OF 69.87 FEET;

THENCE SOUTH 38°32'17" WEST, A DISTANCE OF 15.39 FEET;

THENCE SOUTH 36°30'14" WEST, A DISTANCE OF 80.57 FEET;

THENCE SOUTH 36°32'25" WEST, A DISTANCE OF 166.73 FEET;

THENCE SOUTH 63°17'54" WEST, A DISTANCE OF 60.64 FEET;

THENCE SOUTH 36°43'51" WEST, A DISTANCE OF 899.10 FEET;

THENCE SOUTH 41°24'30" WEST, A DISTANCE OF 1,157.16 FEET;

THENCE NORTH 48°35'30" WEST, A DISTANCE OF 154.15 FEET;

THENCE NORTH 45°42'33" WEST, A DISTANCE OF 67.42 FEET;

THENCE NORTH 34°23'52" WEST, A DISTANCE OF 51.07 FEET;

THENCE NORTH 23°07'30" WEST, A DISTANCE OF 51.07 FEET;

THENCE NORTH 11°51'09" WEST, A DISTANCE OF 51.07 FEET;

THENCE NORTH 01°37'35" WEST, A DISTANCE OF 52.94 FEET;

THENCE NORTH 00°20'06" WEST, A DISTANCE OF 455.00 FEET;

THENCE NORTH 04°29'50" WEST, A DISTANCE OF 53.68 FEET;

THENCE NORTH 17°15'15" WEST, A DISTANCE OF 178.27 FEET;

THENCE NORTH 39°44'27" WEST, A DISTANCE OF 33.65 FEET;

THENCE NORTH 09°23'48" WEST, A DISTANCE OF 103.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 36.573 ACRES, MORE OR LESS.

CVL

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CELEBRATING 60 YEARS

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Phoenix, AZ 85018
Phone: 602-264-8931
www.cvlaz.com

DATE	
REVISION	
NO.	

KEY MAP, LEGAL DESCRIPTION, AND NOTES

FINAL PLAT

EL CIDRO PHASE 2 - PARCEL 1C

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCER
Exp. 12-31-24
Arizona

02 SHEET OF 06

CVL Contact: D. CHUBIN
CVL Project #: 01-0174621

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PROJECT NO. 01-0174621

CITY OF GOODYEAR
ZONE: PAD
APN: 502-43-023S

CITY OF GOODYEAR
ZONE: PAD
APN: 502-43-023R

WEST JONES AVENUE

SOUTH 176TH DRIVE

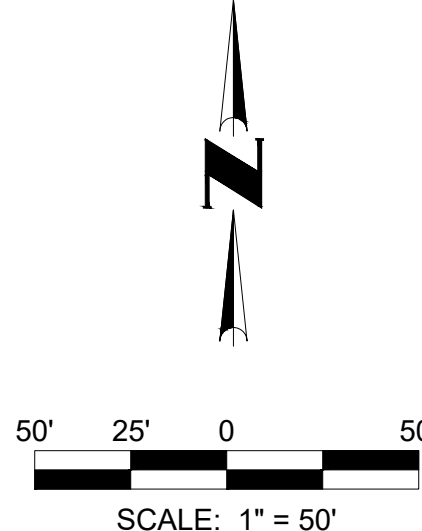
MATCH SHEET 04

MATCH SHEET 04

MATCH SHEET 04

LEGEND

- | | | | |
|--|---|---------|---|
| | SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED) | C1 | CURVE NUMBER |
| | FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED) | B.S.L. | BUILDING SETBACK LINE |
| | CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED) | R/W | RIGHT-OF-WAY DEDICATED HEREON |
| | CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED) | EX. | EXISTING |
| | CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED) | M.C.R. | MARICOPA COUNTY RECORDER |
| | CENTERLINE | ESMT. | EASEMENTS |
| | SECTION LINE | MISC. | MISCELLANEOUS |
| | BOUNDARY LINE | BK. | BOOK |
| | EASEMENT | PG. | PAGE |
| | SHEET NUMBER | REC NO. | RECORDING NUMBER |
| | SIGHT VISIBILITY EASEMENT | R.I.D. | ROOSEVELT IRRIGATION DISTRICT |
| | PUBLIC UTILITY EASEMENT | MCDOT | MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION |
| | VEHICULAR NON ACCESS EASEMENT | APN | ASSESSOR'S PARCEL NUMBER |
| | BACK OF SIDEWALK | | INDICATES SIGHT VISIBILITY EASEMENT (33'x33') |
| | ROOSEVELT IRRIGATION DISTRICT PER BOOK 238 OF DEED PAGE 271 AND PARTIAL ABANDONMENTS THEREOF. | | KEY LOT 10'x20' VISIBILITY TRIANGLE EASEMENT |
| | | | CORNER LOT- DRIVEWAY RESTRICTION |
| | | | HEADLIGHT INTRUSION LOT |
| | | | SINGLE STORY RESTRICTION |



COUNTY RECORDER

LEGEND AND FINAL PLAT
FINAL PLAT

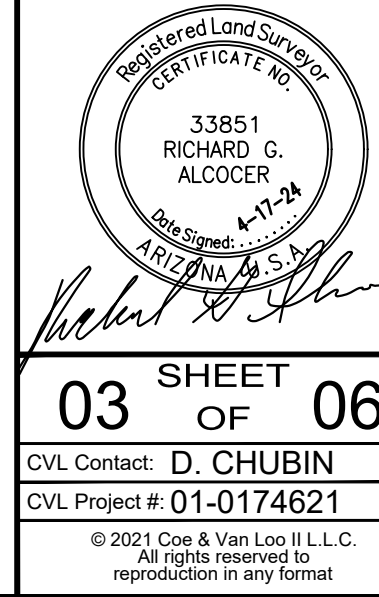


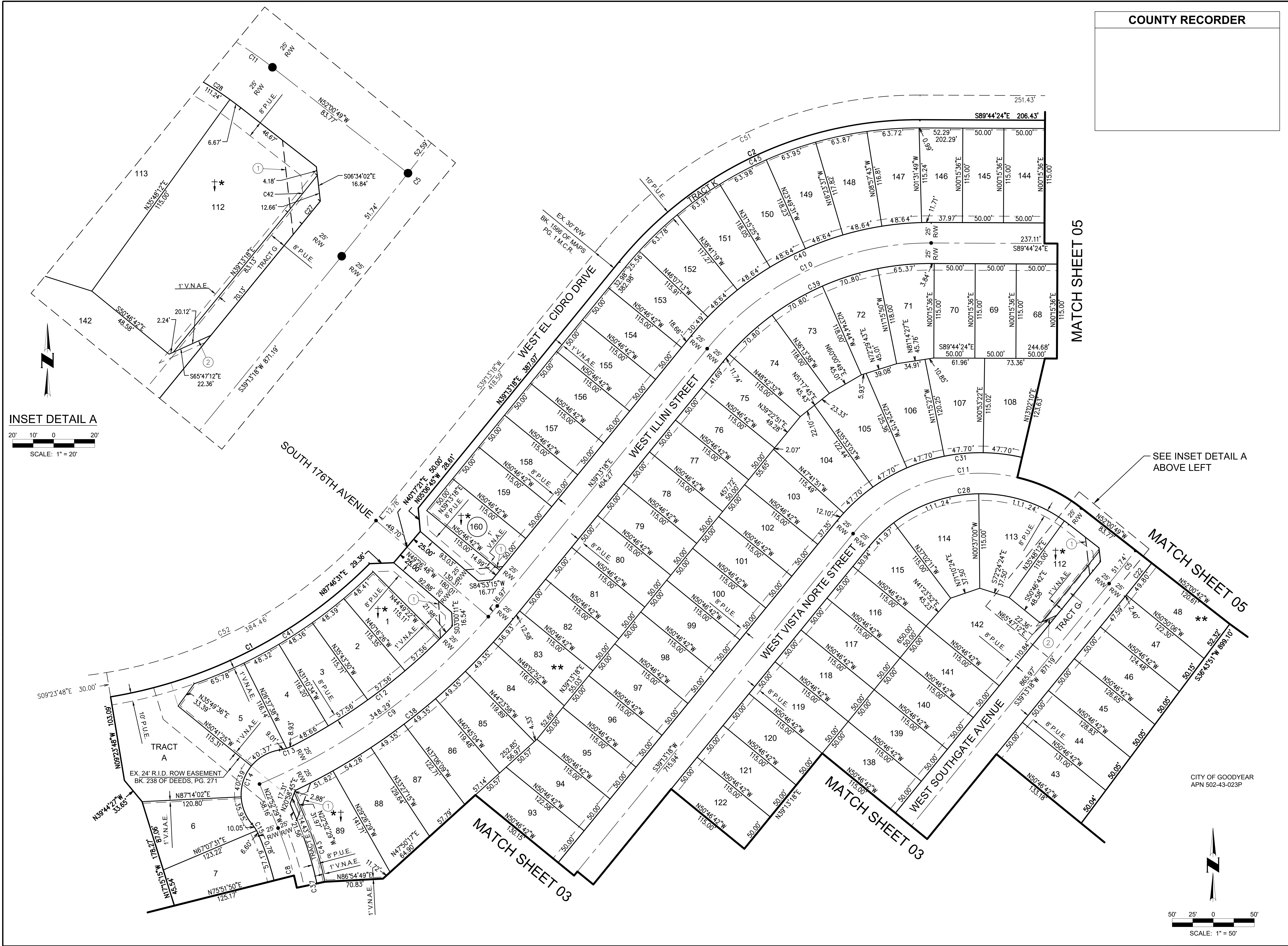
03 SHEET OF 06
CVL Contact: D. CHUBIN
CVL Project #: 01-0174621
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EL CIDRO PHASE 2 - PARCEL 1C
GOODYEAR, ARIZONA





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FINAL PLAT

EL CIDRO PHASE 2 - PARCEL 1C

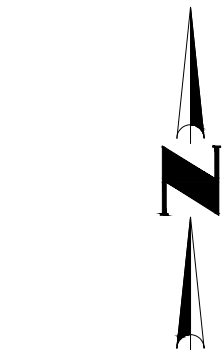
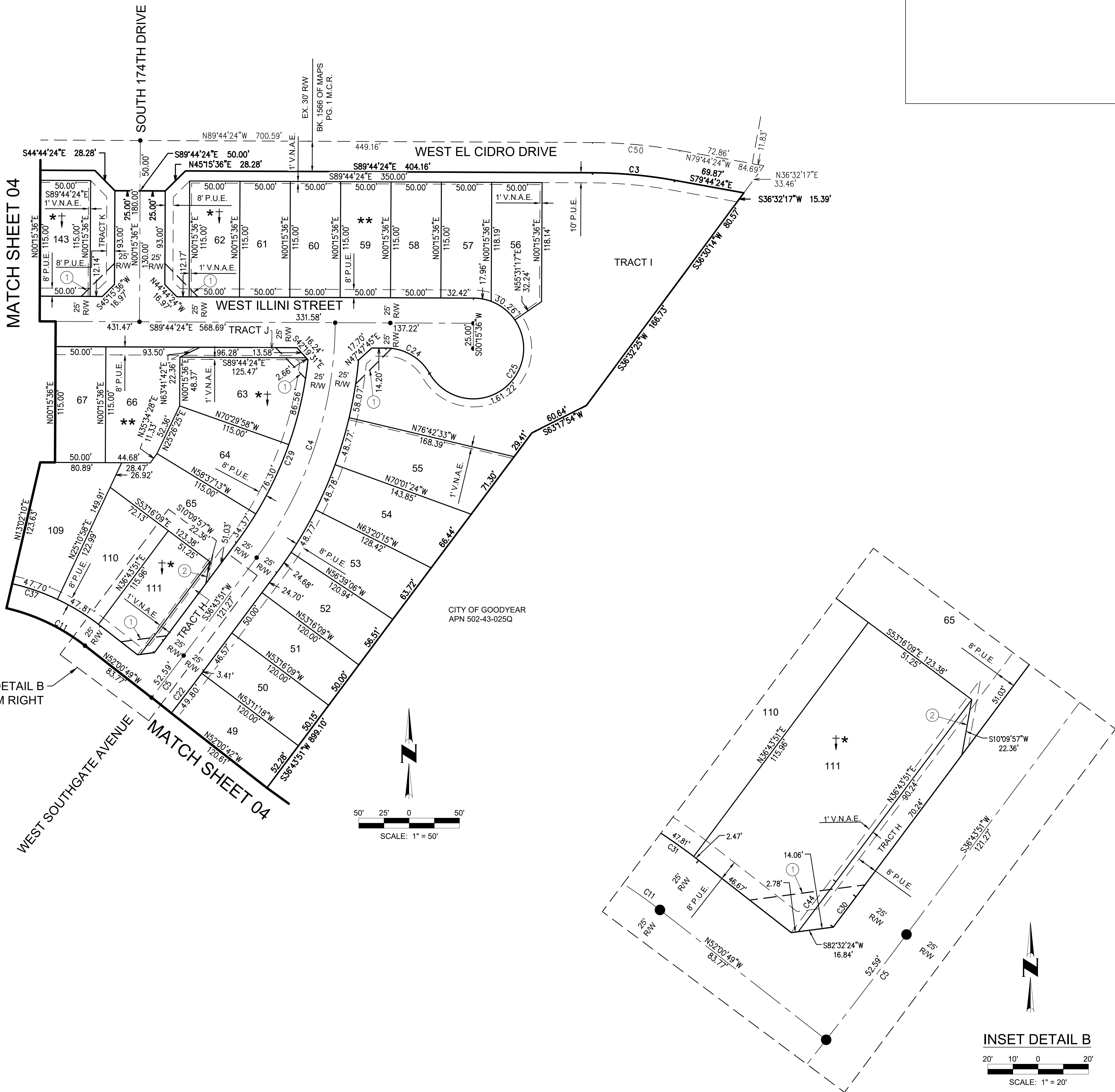
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCKER
Arizona State Seal
Exp. 12-31-24

04 SHEET OF 06

CVL Contact: D. CHUBIN
CVL Project #: 01-0174621
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SEE INSET DETAIL B
BOTTOM RIGHT



INSET DETAIL B
SCALE: 1" = 20'

COUNTY RECORDER

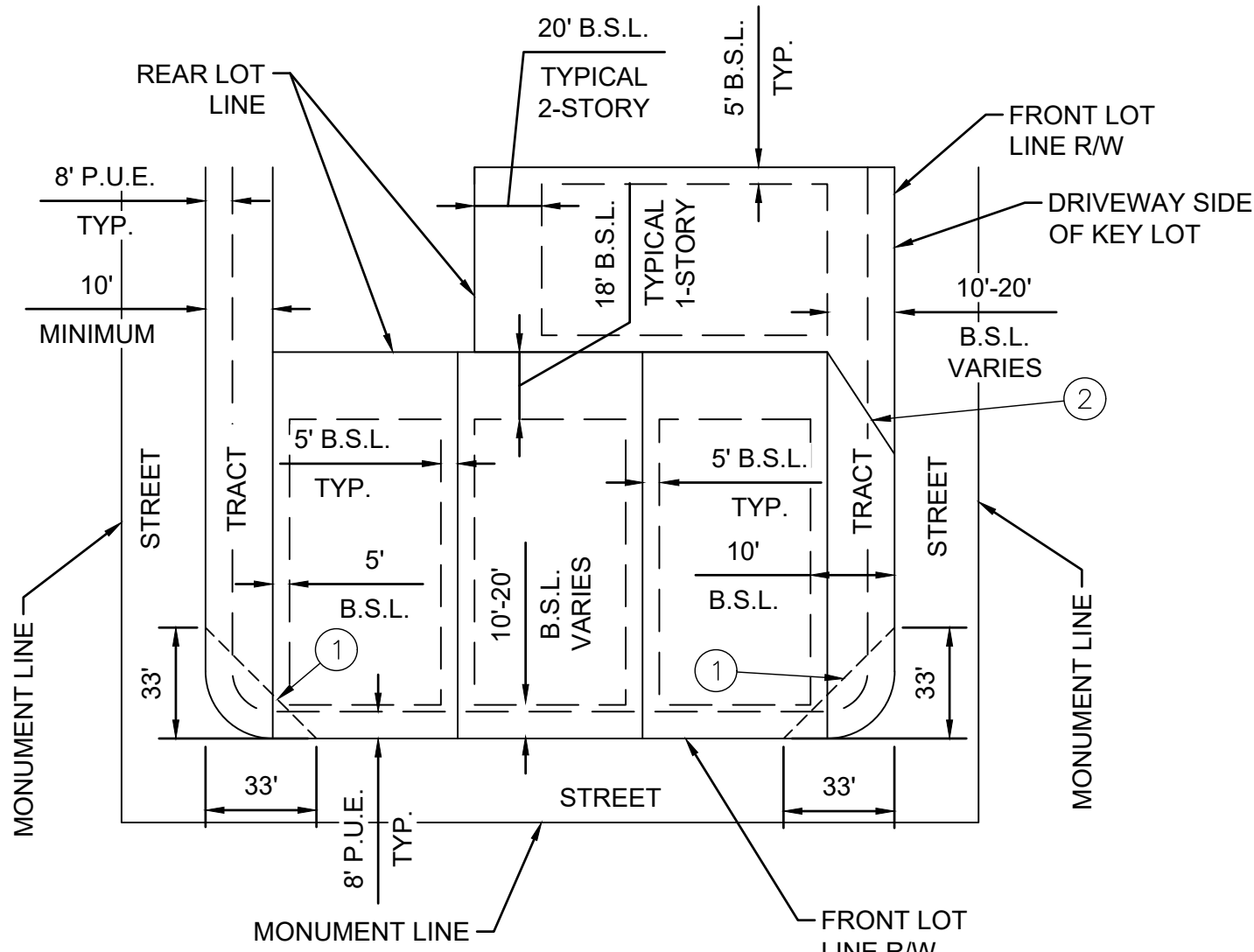


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CVL Project #: 01-0174621
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NO.	REVISION	DATE



FINAL PLAT
EL CIDRO PHASE 2 - PARCEL 1C
GOODYEAR, ARIZONA
COE AND VAN LOO II L.L.C.



TYPICAL LOT SETBACKS AND VISIBILITY RESTRICTIONS

(NOT-TO-SCALE)

- ① 33' X 33' VISIBILITY TRIANGLE EASEMENT
② KEY LOT 10'x20' VISIBILITY TRIANGLE EASEMENT

SETBACKS:			
FRONT:	10'	SINGLE STORY	
		REAR:	18'
FRONT ENTRY GARAGE FROM B/W:	20'	TWO-STORY	
		REAR:	20'
SIDE TURN GARAGE:	10'	STREET SIDE:	10'
		(IF NO ADJ. TRACT)	
SIDE:	5' & 5'		

VISIBILITY NOTE:

NO OBSTRUCTION EXCEEDING 3 FOOT IN HEIGHT OR TREE WITH BRANCHES LOWER THAN 7 FOOT HIGH ARE ALLOWED WITHIN THE VISIBILITY TRIANGLE EASEMENT

LOT AREA		
LOT NUMBER	AREA (SQUARE FEET)	AREA (ACRES)
LOT 1	6,105	0.1400
LOT 2	6,119	0.1400
LOT 3	6,140	0.1410
LOT 4	6,165	0.1420
LOT 5	8,452	0.1940
LOT 6	7,762	0.1780
LOT 7	6,879	0.1580
LOT 8	6,876	0.1580
LOT 9	6,707	0.1540
LOT 10	6,336	0.1450
LOT 11	6,336	0.1450
LOT 12	6,336	0.1450
LOT 13	6,334	0.1450
LOT 14	5,758	0.1320
LOT 15	5,760	0.1320
LOT 16	5,760	0.1320
LOT 17	6,827	0.1570
LOT 18	7,284	0.1670
LOT 19	7,287	0.1670
LOT 20	8,362	0.1920
LOT 21	5,884	0.1350
LOT 22	6,000	0.1380
LOT 23	6,000	0.1380
LOT 24	6,000	0.1380
LOT 25	6,000	0.1380
LOT 26	6,000	0.1380
LOT 27	6,000	0.1380
LOT 28	6,000	0.1380
LOT 29	6,069	0.1390
LOT 30	6,138	0.1410
LOT 31	6,163	0.1410
LOT 32	6,200	0.1420
LOT 33	6,296	0.1450
LOT 34	7,098	0.1630
LOT 35	6,553	0.1500
LOT 36	7,319	0.1680
LOT 37	6,754	0.1550
LOT 38	7,539	0.1730
LOT 39	6,954	0.1600
LOT 40	7,630	0.1750
LOT 41	6,822	0.1570
LOT 42	6,713	0.1540
LOT 43	6,604	0.1520
LOT 44	6,496	0.1490
LOT 45	6,387	0.1470
LOT 46	6,278	0.1440
LOT 47	6,176	0.1420
LOT 48	6,195	0.1420
LOT 49	6,135	0.1410
LOT 50	6,008	0.1380
LOT 51	6,000	0.1380
LOT 52	6,361	0.1460
LOT 53	6,948	0.1600
LOT 54	7,677	0.1760
LOT 55	8,985	0.2060
LOT 56	6,321	0.1450
LOT 57	5,768	0.1320
LOT 58	5,750	0.1320
LOT 59	5,750	0.1320
LOT 60	5,750	0.1320
LOT 61	5,750	0.1320
LOT 62	5,750	0.1320
LOT 63	8,279	0.1900
LOT 64	7,451	0.1710
LOT 65	7,770	0.1780
LOT 66	7,789	0.1790
LOT 67	5,750	0.1320
LOT 68	5,750	0.1320
LOT 69	5,750	0.1320
LOT 70	5,750	0.1320
LOT 71	6,735	0.1550
LOT 72	6,875	0.1580
LOT 73	6,875	0.1580
LOT 74	6,807	0.1560
LOT 75	5,909	0.1360
LOT 76	5,750	0.1320
LOT 77	5,750	0.1320
LOT 78	5,750	0.1320
LOT 79	5,750	0.1320
LOT 80	5,750	0.1320

LOT AREA		
LOT NUMBER	AREA (SQUARE FEET)	AREA (ACRES)
LOT 81	5,750	0.1320
LOT 82	5,750	0.1320
LOT 83	6,023	0.1380
LOT 84	6,264	0.1440
LOT 85	6,345	0.1460
LOT 86	6,425	0.1480
LOT 87	6,716	0.1540
LOT 88	7,983	0.1830
LOT 89	8,411	0.1930
LOT 90	7,391	0.1700
LOT 91	7,076	0.1620
LOT 92	6,697	0.1540
LOT 93	6,318	0.1450
LOT 94	5,939	0.1360
LOT 95	5,750	0.1320
LOT 96	5,750	0.1320
LOT 97	5,750	0.1320
LOT 98	5,750	0.1320
LOT 99	5,750	0.1320
LOT 100	5,750	0.1320
LOT 101	5,750	0.1320
LOT 102	5,750	0.1320
LOT 103	6,045	0.1390
LOT 104	7,197	0.1650
LOT 105	7,574	0.1740
LOT 106	7,464	0.1710
LOT 107	7,037	0.1620
LOT 108	7,105	0.1630
LOT 109	8,385	0.1920
LOT 110	7,060	0.1620
LOT 111	5,968	0.1370
LOT 112	6,119	0.1400
LOT 113	8,665	0.1990
LOT 114	8,665	0.1990
LOT 115	6,830	0.1570
LOT 116	5,750	0.1320
LOT 117	5,750	0.1320
LOT 118	5,750	0.1320
LOT 119	5,750	0.1320
LOT 120	5,750	0.1320
LOT 121	5,750	0.1320
LOT 122	5,750	0.1320
LOT 123	5,750	0.1320
LOT 124	5,750	0.1320
LOT 125	5,750	0.1320
LOT 126	5,750	0.1320
LOT 127	5,750	0.1320
LOT 128	5,748	0.1320
LOT 129	5,748	0.1320
LOT 130	5,750	0.1320
LOT 131	5,750	0.1320
LOT 132	5,750	0.1320
LOT 133	5,750	0.1320
LOT 134	5,750	0.1320
LOT 135	5,750	0.1320
LOT 136	5,750	0.1320
LOT 137	5,750	0.1320
LOT 138	5,750	0.1320
LOT 139	5,750	0.1320
LOT 140	5,750	0.1320
LOT 141	5,750	0.1320
LOT 142	9,598	0.2200
LOT 143	5,750	0.1320
LOT 144	5,750	0.1320
LOT 145	5,750	0.1320
LOT 146	5,921	0.1360
LOT 147	6,519	0.1500
LOT 148	6,602	0.1520
LOT 149	6,647	0.1530
LOT 150	6,655	0.1530
LOT 151	6,624	0.1520
LOT 152	6,556	0.1500
LOT 153	6,205	0.1420
LOT 154	5,750	0.1320
LOT 155	5,750	0.1320
LOT 156	5,750	0.1320
LOT 157	5,750	0.1320
LOT 158	5,750	0.1320
LOT 159	5,750	0.1320
LOT 160	5,750	0.1320

CURVE DATA TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	580.00	360.44	035° 36' 22"	186.25	354.67	N62° 48' 01.0" E
2	470.00	418.67	051° 02' 18"	224.37	404.96	N64° 44' 27.0" E
3	470.00	82.03	010° 00' 00"	41.12	81.93	S84° 44' 24.0" E
4	393.00	250.16	036° 28' 15"	129.48	245.96	S18° 29' 43.5" W
5	2400.00	104.33	002° 29' 27"	52.17	104.32	S37° 58' 34.5" W
6	2800.00	106.86	002° 11' 12"	53.44	106.86	S40° 18' 54.0" W
7	201.00	169.29	048° 15' 24"	90.03	164.33	N24° 27' 48.0" W
8	400.00	157.35	022° 32' 23"	79.71	156.34	N11° 36' 17.5" W
9	750.00	365.26	027° 54' 13"	186.33	361.66	N53° 10' 24.5" E
10	350.00	311.78	051° 02' 18"	167.09	301.57	N64° 44' 27.0" E
11	200.00	309.85	088° 45' 53"	195.73	279.78	S83° 36' 14.5" W
12	725.00	243.32	019° 13' 44"	122.81	242.17	S53° 03' 18.0" W
13	55.00	17.94	018° 41' 33"	9.05	17.86	S72° 00' 56.5" W
14	55.00	116.71	121° 34' 41"	98.37	96.01	S20° 34' 22.5" W
15	55.00	16.65	017° 20' 29"	8.39	16.58	S31° 32' 43.5" E
16	375.00	147.52	022° 32' 23"	74.73	146.57	S11° 36' 17.5" E
17	226.00	124.78	031° 38' 08"	64.03	123.21	S16° 09' 10.0" E
18	55.00	13.06	013° 36' 23"	6.56	13.03	S25° 10' 02.5" E
19	55.00	132.06	137° 34' 08"	141.68	102.54	S87° 08' 55.0" E
20	55.00	16.65	017° 20' 29"	8.39	16.58	N32° 44' 15.5" E
21	2825.00	107.82	002° 11' 12"	53.92	107.81	N40° 18' 54.0" E
22	2425.00	105.41	002° 29' 27"	52.72	105.41	N37° 58' 34.5" E
23	418.00	229.07	031° 23' 57"	117.49	226.22	N21° 01' 52.5" E
24	50.00	52.36	060° 00' 00"	28.87	50.00	S59° 44' 24.0" E
25	50.00	209.44	240° 00' 00"	---	86.60	N30° 15' 36.0" E
26	55.00	22.40	023° 19' 47"	11.35	22.24	S83° 35' 04.5" E
27	2375.00	14.21	000° 20' 34"	7.10	14.20	S39° 03' 01.0" W
28	175.00	271.12	088° 45' 53"	171.27	244.81	N83° 36' 14.5" E
29	368.00	197.23	030° 42' 25"	101.04	194.87	S21° 22' 38.5" W
30	2375.00	15.05	000° 21' 47"	7.52	15.04	S36° 54' 44.5" W
31	225.00	348.58	088° 45' 53"	220.20	314.75	S83° 36' 14.5" W
32	55.00	16.65	017° 20' 29"	8.39	16.58	S47° 53' 32.5" W
33	55.00	119.69	124° 40' 58"	104.94	97.43	S05° 46' 42.0" E
34	55.00	16.65	017° 20' 29"	8.39	16.58	S59° 26' 56.5" E
35	2775.00	74.13	001° 31' 50"	37.07	74.13	S40° 38' 35.0" W
36	176.00	111.15	036° 10' 59"	57.50	109.31	N18° 25' 35.5" W
37	425.00	167.19	022° 32' 23"	84.69	166.12	N11° 36' 17.5" W
38	775.00	340.43	025° 10' 04"	173.00	337.70	N51° 48' 20.0" E
39	325.00	289.51	051° 02' 18"	155.15	280.03	N64° 44' 27.0" E
40	375.00	334.04	051° 02' 18"	179.02	323.11	S64° 44' 27.0" W
41	590.00	259.26	025° 10' 37"	131.76	257.18	N57° 58' 02.5" E
42	2366.00	23.03	000° 33' 27"	11.51	23.02	N38° 56' 34.5" E
43	435.00	82.93	010° 55' 22"	41.59	82.80	S17° 24' 48.0" E
44	2365.00	24.84	000° 36' 07"	12.42	24.84	N37° 01' 54.5" E
45	460.00	409.76	051° 02' 18"	219.60	396.35	N64° 44' 27.0" E
46	900.00	444.33	028° 17' 12"	226.79	439.83	S13° 56' 38.0" E
47	500.00	595.69	068° 15' 40"	338.92	561.08	S06° 02' 36.0" W
48	500.00	157.39	018° 02' 08"	79.35	156.74	S49° 11' 30.0" W
49	300.00	251.07	047° 56' 58"	133.41	243.80	S34° 14' 05.0" W
50	500.00	87.26	010° 00' 00"	43.74	87.16	N84° 44' 24.0" W
51	500.00	445.39	051° 02' 18"	238.69	430.81	S64° 44' 27.0" W
52	550.00	489.32	050° 58' 28"	262.19	473.34	S64° 42' 32.0" W

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
AREA OF LOTS	1,020,574	23.429
RIGHT OF WAY	309,796	7.112
TRACTS	262,756	6.032
TOTAL GROSS AREA	1,593,126	36.573

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	160
TOTAL NUMBER OF TRACTS	12
GROSS RESIDENTIAL DENSITY	4.37 DU/AC

SITE SUMMARY	
EXISTING ZONING	PAD
% OPEN SPACE	16.49
YIELD	160
R.O.W. AREA	7.112 AC
GROSS AREA	36.573 AC
GROSS DENSITY	4.37 DU/AC
OPEN SPACE	6.032 AC
TYPICAL LOT SIZE	115' x 50'

COUNTY RECORDER



DATE	REVISION	NO.

SETBACK DETAIL, CURVE, LOT, AND TRACT TABLES
FINAL PLAT

EL CIDRO PHASE 2 - PARCEL 1C
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCKER
Exp. 12-31-24
ARIZONA
06 SHEET OF 06
CVL Contact: D. CHUBIN
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