

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

KNOW ALL BY THESE PRESENTS: THAT HILLSTONE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF ARROYO RANCH, A PORTION OF THE NORTHEAST QUARTER 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT FOR SAID ARROYO RANCH, A SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS IN THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE ARROYO RANCH HOMEOWNER'S ASSOCIATION, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE ARROYO RANCH HOMEOWNER'S ASSOCIATION ALL TRACTS WITHIN THIS FINAL PLAT FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V N.A.E.) 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

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE OWNERS OF LOTS 1-40 INCLUSIVE NON-EXCLUSIVE ACCESS EASEMENTS ON OVER, ACROSS AND THROUGH TRACT A IN THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR USE BY THE OWNERS OF LOTS 1-40 AND THEIR RESPECTIVE INVITEES AND FOR USE BY THE CITY OF GOODYEAR, 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 FOR THE FOLLOWING PURPOSES: (I) PROVIDING RIGHTS OF INGRESS AND EGRESS FOR OWNERS OF LOTS 1-40 AND THEIR RESPECTIVE INVITEES FOR ALL PURPOSES; (II) FOR 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; AND (III) TO ALLOW THE OWNERS OF LOTS 1-40 INCLUSIVE THE RIGHT TO MAINTAIN, REPAIR, AND/OR REPLACE STREET IMPROVEMENTS WITHIN TRACT A IF THE OWNER(S) OF TRACT A FAILS TO DO SO. OWNER(S) OF TRACT A SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND/OR REPLACING STREET IMPROVEMENTS WITHIN TRACT A PURSUANT TO IMPROVEMENTS PLANS APPROVED BY THE CITY ENGINEER (THE MAINTENANCE WORK). IF THE OWNER(S) OF TRACT A FAILS TO PERFORM THE MAINTENANCE WORK, THE OWNERS OF LOTS 1-40 INCLUSIVE SHALL BE JOINTLY AND SEPARATELY RESPONSIBLE FOR PERFORMING THE MAINTENANCE WORK. 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.

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES A PERPETUAL, OVER, ACROSS, ABOVE, AND UNDER TRACT "A" OF THE FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN, THE WATER AND WASTEWATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES AND WATER LINES AND WATER LINE APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNS, NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER AND WASTEWATER IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN TRACT A WITH THE WRITTEN PERMISSION OF THE CITY ENGINEER OR HIS/HER DESIGNEE. NO BUILDING, STRUCTURE OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN TRACT A. THE WATER AND WASTEWATER 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.

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT ON, OVER, ACROSS, ABOVE AND THROUGH TRACT F IN THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE ACCESS EASEMENT AREA). THE ACCESS EASEMENT DEDICATED HEREIN IS FOR USE BY THE CITY OF GOODYEAR AND ITS PERMITEES FOR THE PURPOSES PROVIDED HEREIN. THE PURPOSE OF THIS EASEMENT IS TO: (I) PROVIDE ACCESS FOR EMERGENCY SERVICES PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES, AND (III) TO ALLOW THE CITY OF GOODYEAR INCLUDING ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE ACCESS IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS AS NEEDED TO PROVIDE ACCESS FOR EMERGENCY SERVICE PROVIDERS. OWNER SHALL CONSTRUCT ACCESS IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, ORDINANCES, POLICIES, PROCEDURES OR OTHER REQUIREMENTS APPLICABLE TO EMERGENCY ACCESS WAYS IN EFFECT AT THE TIME OF THE CONSTRUCTION OF THE EMERGENCY ACCESS IMPROVEMENTS, INCLUDING BY WAY OF EXAMPLE, BUT NOT LIMITED TO, THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUALS FOR IMPROVEMENTS NEEDED FOR EMERGENCY ACCESS (THE EMERGENCY ACCESS IMPROVEMENTS). OWNER SHALL MAINTAIN, THE EMERGENCY ACCESS IMPROVEMENTS IN GOOD WORKING CONDITION AND SHALL REPAIR AND REPLACE THE EMERGENCY ACCESS IMPROVEMENTS AS NEEDED TO MAINTAIN THE EMERGENCY ACCESS IMPROVEMENTS IN GOOD WORKING CONDITION. IF OWNER FAILS TO MAINTAIN THE EMERGENCY ACCESS IMPROVEMENTS AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE EMERGENCY ACCESS IMPROVEMENTS CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE 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 F.

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL WATER AND WASTEWATER EASEMENT AND A PERPETUAL ACCESS EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER TRACT "F" IN THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN. THE WATER AND WASTEWATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER AND WATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNS, AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER TRACT F. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER AND WASTEWATER IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN TRACT F. NO BUILDING, STRUCTURE OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN TRACT F AND TRACT F SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. BECAUSE THE WATER AND WASTEWATER FACILITIES ARE NOT BEING LOCATED WITHIN STREET RIGHT-OF-WAY, OWNER AGREES TO INSTALL, MAINTAIN, REPAIR, AND REPLACE, PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE, IMPROVEMENTS UPON, OVER AND ACROSS TRACT F 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/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE 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 TRACT F.

HILLSTONE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, FOR USE BY THE CITY AND ITS PERMITEES, AN EXCLUSIVE AND PERPETUAL SEWER LIFT STATION EASEMENT WITHIN, ON, ACROSS, OVER, ABOVE, AND UNDER ALL AREAS DESIGNATED AS "SEWER LIFT STATION EASEMENT" WITHIN TRACT C IN THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("SEWER LIFT STATION EASEMENT AREA"), AND THE SEWER LIFT STATION EASEMENT IS FOR THE PURPOSES OF ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING A SEWER LIFT STATION AND ALL UTILITIES AND APPURTENANCES ASSOCIATED WITH THE OPERATION OF A SEWER LIFT STATION THE EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER LIFT STATION EASEMENT AREA.

HILLSTONE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE ARROYO RANCH HOMEOWNERS ASSOCIATION AND TO THE OWNERS OF LOTS 1-40 INCLUSIVE NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, C, D, G, H, I, J, K, L, M AND N INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE TRACTS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PROPERTY APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS") AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APPROVED GRADING AND DRAINAGE PLANS (THE "DRAINAGE FACILITIES"). OWNER(S) OF THE DRAINAGE TRACTS, 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"); IF OWNER(S) OF THE DRAINAGE TRACTS FAILS TO PERFORM THE MAINTENANCE WORK, THE OWNERS OF LOTS 1-40 INCLUSIVE SHALL BE JOINTLY AND SEPARATELY RESPONSIBLE FOR PERFORMING THE MAINTENANCE WORK. 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 TRACT(S) TRACTS A, B, C, D, G, H, I, J, K, L, M AND N AND TO LOTS 1-40 INCLUSIVE.

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA

THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR - JOE PIZZILLO

ATTEST: _____
CITY CLERK - DARCIE MCCrackEN

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

THIS _____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER - SUMEET MOHAN

FINAL PLAT FOR ARROYO RANCH

A SUBDIVISION OF THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DATA TABLE

GROSS AREA = 1,737,972 SF
NET AREA (LESS TRACT A) = 1,401,075 SF
ACTIVE OPEN SPACE = 0
PASSIVE OPEN SPACE = 452,867 SF
PERCENT OPEN SPACE TO NON-OPEN SPACE = 35%

DEDICATION: (cont.)

HILLSTONE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS 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, ABOVE, AND UNDER THOSE AREAS DESIGNATED AS "PU" IN TRACTS B-N INCLUSIVE AND IN LOTS 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, REPAIRING, AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON ACROSS, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES. 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.

IN WITNESS WHEREOF:

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: LJT OPCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
LOUIS L. TURNER
ITS: MANAGER

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

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

ON THIS, THE _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOUIS L. TURNER WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF LJT OPCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF HILLSTONE HOMES, LLC, AN ARIZONA LLC FOR THE PURPOSES HEREIN CONTAINED. ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PARENT PARCEL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16, A BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 16, A BRASS CAP, BEARS SOUTH 01 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 2614.78 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 01 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 1307.39 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, NORTH 89 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 1323.23 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, NORTH 00 DEGREES 59 MINUTES 13 SECONDS EAST, A DISTANCE OF 1309.05 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, SOUTH 89 DEGREES 35 MINUTES 23 SECONDS EAST, A DISTANCE OF 1334.10 FEET, TO THE POINT OF BEGINNING.

BENCHMARK

2" GLO BRASS CAP ON IRON PIPE, NEC, SECTION 16, T1S, R2W,
ELEVATION = 975.275, NAVD 88.

3" BRASS CAP FLUSH IN CONCRETE, N 1/4 COR, SECTION 16, T1S, R2W
ELEVATION = 928.75, NAVD 88.

HOME OWNERS' ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE ARROYO RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT FOR ARROYO RANCH AND RATIFIES, ACKNOWLEDGES, APPROVES, AFFIRMS, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH HEREIN.

NAME: _____

TITLE: _____ DATE: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

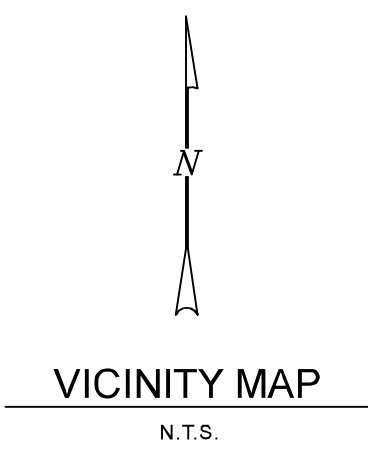
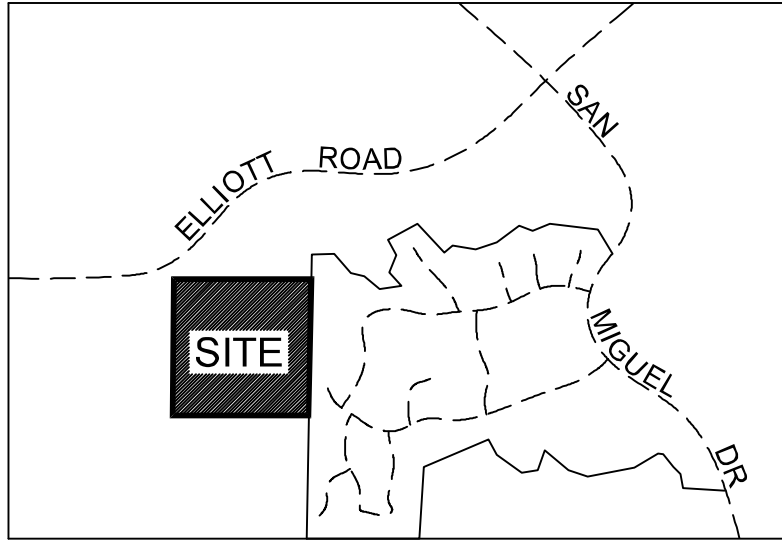
ON THIS, THE _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED

NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED AGENT OF THE ARROYO RANCH HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE AS THE AUTHORIZED AGENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF ARROYO RANCH HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



OWNER/DEVELOPER

HILLSTONE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2440 W. MISSION LANE, #15
PHOENIX, AZ 85021
602-595-5120
LOU TURNER
LTURNER@HILLSTONEHOMES.COM

SURVEYOR

AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMUJO
DARMUJO@AWLANDSURVEY.COM

ENGINEER

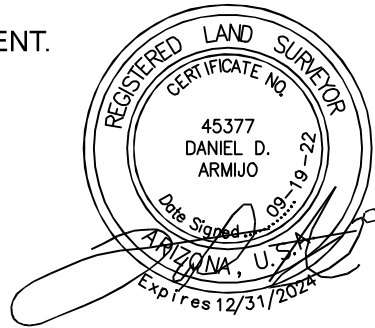
SBL ENGINEERING, LLC
CONTACT: JENNIFER SMITH
PHONE: 602-821-0011
JENNIFER@SBL-ENG.COM

NOTES

- WATER SERVICE NOTE
THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 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.
- 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.
- 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.
- NOT USED
- NOT USED
- 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- 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.
- ARROYO RANCH IS IN CLOSE PROXIMITY TO THE PROPOSED LOOP 303 SOUTH ALIGNMENT AND THE EXISTING RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID ROADWAY.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).
- 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.
- 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
- THE STREETS IN TRACT A ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
- 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 PUE.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 17, 19, 20, 24, 25, 29, 34, 37).
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOT 33).
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 17, 19, 20, 24, 25, 29, 34, 37).
- 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.
- ALL RESIDENCES SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS.
- NO TWO-STORY HOMES SHALL BE PERMITTED ON LOTS ADJACENT TO ESTRELLA MOUNTAIN RANCH PARCEL 58 (LOTS 5, 6, 7, 8 AND 9)
- PRIVACY FENCING SHALL ONLY BE ALLOWED WITHIN THE DEVELOPMENT ENVELOPE ESTABLISHED FOR EACH LOT, AND NOT OUTSIDE THE DEVELOPMENT ENVELOPE OR ALONG LOT BOUNDARIES.
- ALL TRACTS WITHIN THIS FINAL PLAT ARE COMMON AREAS AND WILL BE OWNED AND MAINTAINED BY THE ARROYO RANCH HOMEOWNERS ASSOCIATION, INC. THESE TRACTS SHALL BE CONVEYED TO THE ARROYO RANCH MASTER COMMUNITY ASSOCIATION BY WARRANTY DEED OR LEGAL INSTRUMENT.
- TURF SHALL NOT BE USED IN LANDSCAPED AREAS OR RETENTION AREAS WITHIN THE DEVELOPMENT.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE 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.

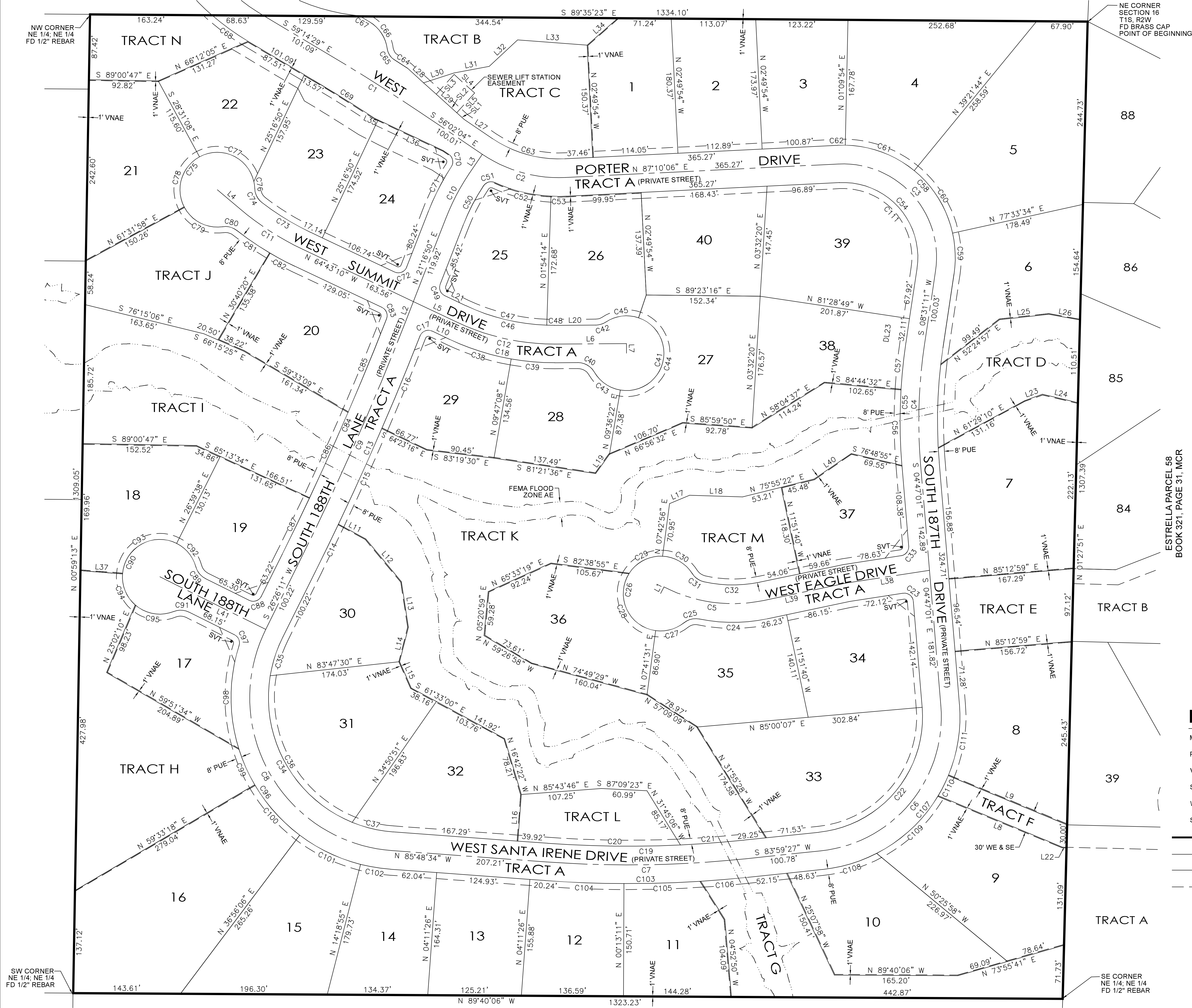


REVISIONS						AW LAND SURVEYING, LLC P.O. BOX 2170, CHANDLER, AZ 85244 (480) 244-7630 (480) 243-4287
ARROYO RANCH	NE 1/4, NE 1/4, SECTION 16, T.1S., R.2W.	FINAL PLAT				
ORIGINAL PLAN DATE	11-16-21					
LATEST REVISION DATE	09-19-22					
PROJECT NUMBER	21-101					
SHEET NUMBER	1 OF 4					

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2600.00'	145.53'	3°12'25"	N 57°38'17" W	145.51'
C2	183.28'	117.71'	36°47'50"	S 74°25'59" E	115.70'
C3	125.00'	221.11'	S 42°09'22" E	193.39'	
C4	685.00'	159.05'	13°18'12"	N 01°52'05" E	158.69'
C5	200.00'	136.97'	39°14'22"	S 82°14'29" E	134.31'
C6	180.00'	278.89'	88°46'27"	N 39°36'13" E	251.82'
C7	1500.00'	267.03'	10°11'59"	N 89°05'26" E	266.68'
C8	205.00'	401.61'	112°14'45"	S 29°41'11" E	340.40'
C9	3900.00'	350.94'	5°09'21"	N 23°51'30" E	350.83'
C10	300.00'	66.42'	12°41'06"	S 27°37'23" W	66.28'
C11	381.80'	100.00'	15°00'24"	S 57°12'58" E	99.71'
C12	300.00'	133.68'	25°31'54"	N 77°29'07" W	132.58'
C13	3925.00'	343.44'	5°00'48"	S 23°55'47" W	343.33'
C14	3925.00'	69.24'	1°00'38"	N 25°55'52" E	69.24'
C15	3925.00'	140.09'	2°02'42"	S 24°24'11" W	140.08'
C16	3925.00'	134.11'	1°57'28"	S 22°24'07" W	134.10'
C17	12.00'	19.66'	93°51'27"	N 68°21'06" E	17.53'
C18	325.00'	144.82'	25°31'54"	N 77°29'07" W	143.63'
C19	1475.00'	262.58'	10°11'59"	N 89°05'26" E	262.23'
C20	1475.00'	177.56'	6°53'50"	S 89°15'29" E	177.45'
C21	1475.00'	85.02'	3°18'09"	S 85°38'32" W	85.01'
C22	155.00'	240.16'	88°46'27"	N 39°36'13" E	216.85'
C23	12.00'	19.69'	94°00'00"	N 51°47'01" W	17.55'
C24	225.00'	91.59'	23°19'26"	S 89°48'03" W	90.96'
C25	25.00'	21.89'	50°09'30"	N 76°23'01" E	21.19'
C26	50.00'	241.09'	27°16'22"	S 09°26'27" W	66.74'
C27	50.00'	40.48'	46°23'15"	S 74°29'54" W	39.38'
C28	50.00'	100.73'	115°25'55"	S 24°35'31" E	84.54'
C29	50.00'	52.09'	59°41'09"	S 62°58'01" W	49.76'
C30	50.00'	47.79'	54°46'03"	N 59°48'23" W	45.99'
C31	25.00'	19.53'	44°45'54"	S 54°48'19" E	19.04'
C32	175.00'	75.36'	24°40'24"	N 89°31'28" W	74.78'
C33	12.00'	18.01'	86°00'00"	N 38°12'59" E	16.37'
C34	180.00'	352.63'	112°14'45"	N 29°41'11" W	298.88'
C35	180.00'	53.60'	17°03'41"	S 17°54'20" W	53.40'
C36	180.00'	242.54'	77°12'13"	N 29°13'36" W	224.61'
C37	180.00'	56.49'	17°58'51"	N 76°49'08" W	56.26'
C38	325.00'	86.35'	15°13'25"	S 72°19'52" E	86.10'
C39	325.00'	58.47'	10°18'30"	S 85°05'49" E	58.39'
C40	25.00'	26.26'	60°10'52"	N 60°09'38" W	25.07'
C41	50.00'	238.63'	27°32'12"	S 13°12'12" W	68.55'
C42	25.00'	14.52'	33°18'19"	N 73°06'46" E	14.31'
C43	50.00'	43.92'	50°19'26"	S 55°13'55" E	42.52'
C44	50.00'	149.11'	17°05'20"	S 14°10'22" W	99.68'
C45	50.00'	45.61'	52°15'45"	N 82°36'29" E	44.04'
C46	275.00'	122.54'	25°31'54"	S 77°29'07" W	121.53'
C47	275.00'	112.20'	2°32'26"	S 76°24'28" E	111.42'
C48	275.00'	10.34'	2°09'18"	N 89°10'25" W	10.34'
C49	12.00'	18.01'	86°00'00"	S 21°43'10" E	16.37'
C50	275.00'	58.90'	12°16'17"	S 27°24'58" W	58.79'
C51	12.00'	16.91'	80°44'32"	S 73°55'22" E	15.55'
C52	208.28'	77.86'	21°25'08"	S 76°24'56" E	77.41'
C53	208.28'	20.74'	5°42'24"	N 89°58'42" W	20.74'
C54	100.00'	176.89'	101°21'06"	S 42°09'22" E	154.71'
C55	710.00'	164.85'	13°18'12"	S 01°52'05" W	164.48'
C56	710.00'	100.91'	8°08'37"	N 00°42'42" W	100.83'
C57	710.00'	63.94'	5°09'35"	S 05°56'24" W	63.92'
C58	150.00'	265.34'	101°21'06"	S 42°09'22" E	232.07'
C59	150.00'	54.87'	20°57'37"	N 01°57'37" W	54.57'
C60	150.00'	100.00'	38°11'50"	S 31°32'21" E	98.16'
C61	150.00'	100.00'	38°11'50"	S 69°44'11" E	98.16'
C62	150.00'	10.46'	3°59'49"	N 89°10'00" E	10.46'
C63	158.28'	101.65'	36°47'50"	S 74°25'59" E	99.91'
C64	2640.00'	21.33'	0°27'47"	N 57°17'19" W	21.33'
C65	20.00'	17.43'	49°56'33"	S 32°32'56" E	16.89'
C66	50.00'	44.61'	51°06'59"	N 33°08'08" W	43.14'
C67	2665.50'	14.72'	0°18'59"	S 58°51'08" E	14.72'
C68	331.93'	59.54'	10°16'40"	S 54°06'09" E	59.46'
C69	2560.00'	97.60'	2°11'03"	S 58°08'57" E	97.59'
C70	12.00'	18.67'	89°08'41"	N 11°27'44" W	16.84'
C71	325.00'	67.10'	11°49'47"	N 27°11'44" E	66.98'
C72	12.00'	19.69'	94°00'00"	N 68°16'50" E	17.55'
C73	356.80'	76.53'	12°17'24"	N 58°34'28" W	76.39'
C74	24.98'	22.03'	50°31'20"	S 27°09'04" E	21.32'
C75	50.00'	241.13'	27°18'43"	N 39°56'12" E	66.71'
C76	50.00'	9.33'	10°41'13"	N 07°15'03" W	9.31'
C77	50.00'	92.44'	105°55'29"	N 65°33'24" W	79.82'
C78	50.00'	78.49'	89°56'54"	S 16°30'25" W	70.68'
C79	50.00'	60.87'	69°45'07"	S 63°20'36" E	57.18'
C80	25.00'	20.22'	46°20'10"	S 75°03'04" E	19.67'
C81	406.80'	52.83'	7°26'25"	S 55°36'28" E	52.79'
C82	406.80'	38.28'	5°23'30"	N 62°01'25" W	38.27'
C83	12.00'	18.03'	86°04'06"	N 21°41'07" W	16.38'
C84	3875.00'	344.07'	5°05'15"	S 23°53'34" W	343.95'
C85	3875.00'	135.49'	2°00'12"	S 22°21'02" W	135.48'
C86	3875.00'	124.85'	1°50'45"	S 24°16'31" W	124.84'
C87	3875.00'	83.73'	1°14'17"	N 25°49'02" E	83.73'
C88	12.00'	18.85'	90°00'00"	S 71°26'11" W	16.97'
C89	25.00'	21.03'	48°11'23"	N 39°28'08" W	20.41'
C90	50.00'	241.19'	27°6'22'46"	N 26°26'11" E	66.67'
C91	25.00'	21.03'	48°11'23"	N 87°39'31" W	20.41'
C92	50.00'	41.86'	47°57'55"	N 39°21'24" W	40.65'
C93	50.00'	97.92'	112°12'23"	N 60°33'27" E	83.00'
C94	50.00'	46.59'	53°23'27"	S 22°14'28" E	44.92'
C95	50.00'	54.82'	62°49'01"	N 80°20'42" W	52.11'
C96	230.00'	415.28'	103°27'04"	S 34°05'02" E	361.12'
C97	12.00'	17.01'	81°12'19"	N 22°57'39" W	15.62'
C98	230.00'	141.19'	35°10'20"	S 00°03'20" W	138.98'
C99	230.00'	51.84'	12°54'53"	N 23°59'16" W	51.73'
C100	230.00'	90.80'	22°37'12"	S 41°45'18" E	90.21'
C101	230.00'	90.80'	22°37'12"	S 64°22'29" E	90.21'
C102	230.00'	40.64'	10°07'29"	N 80°44'50" W	40.59'
C103	1525.00'	271.48'	10°11'59"	S 89°05'26" W	271.12'
C104	1525.00'	105.69'	3°58'15"	S 87°47'41" E	105.67'
C105	1525.00'	102.79'	3°51'43"	N 88°17'20" E	102.77'
C106	1525.00'	63.00'	2°22'02"	S 85°10'28" W	63.00'
C107	205.00'	317.63'	88°46'27"	S 39°36'13" W	286.80'
C108	205.00'	75.70'	21°09'24"	N 73°24'45" E	75.27'
C109	205.00'	114.25'	31°55'59"	S 46°52'04" W	112.78'
C110	205.00'	30.11'	8°24'54"	N 26°41'38" E	30.08'
C111	205.00'	97.57'	27°16'11"	S 08°51'05" W	96.65'

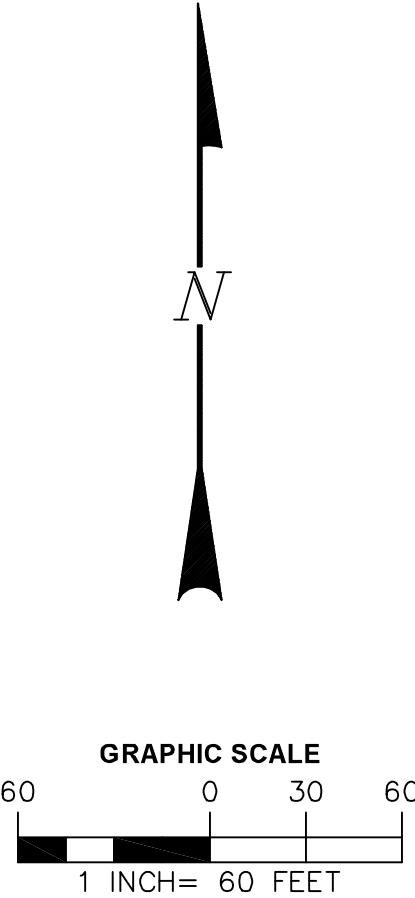
LINE	BEARING	DISTANCE
L1	S 27°22'43" W	10.00'
L2	N 21°16'50" E	29.89'
L3	N 33°57'56" E	31.97'
L4	N 49°42'46" W	39.82'
L5	S 64°43'10" E	65.64'
L6	N 89°44'56" E	96.21'
L7	S 00°15'04" E	12.71'
L8	N 67°30'49" W	179.68'
L9	N 67°30'49" W	171.90'
L10	S 64°43'10" E	25.97'
L11	S 61°24'08" E	41.64'
L12	S 39°47'04" E	74.41'
L13	S 08°46'13" E	61.56'
L14	S 14°26'59" W	47.55'
L15	S 23°54'29" E	38.42'
L16	S 04°11'26" W	62.41'
L17	N 67°20'15" E	28.92'
L18	S 88°11'36" E	70.89'
L19	N 35°42'20" E	31.44'
L20	N 89°44'56" E	55.07'
L21	N 64°43'10" W	31.13'
L22	S 88°32'09" E	5.57'
L23	N 70°21'37" E	17.55'
L24	S 76°39'25" E	48.72'
L25	N 83°49'01" E	66.10'
L26	S 79°43'12" E	42.46'
L27	N 56°02'04" W	45.98'
L28	N 47°49'58" W	28.95'
L29	N 47°49'58" W	73.25'
L30	N 72°13'42" E	42.87'
L31	N 79°27'39" E	47.71'
L32	N 46°54'55" E	52.08'
L33	S 85°40'39" E	93.16'
L34	N 48°46'01" E	54.78'
L35	S 64°49'02" E	4.54'
L36	S 64°49'02" E	96.37'
L37	N 85°32'44" W	56.58'
L38	S 81°12'59" W	112.46'
L39	S 78°08'20" W	113.05'
L40	N 55°28'57" E	60.29'
L41	N 63°33'49" W	158.20'

LINE	BEARING	DISTANCE
DL222	S 28°31'08" E	65.89'
DL223	S 16°38'25" W	20.46'
DL224	S 48°14'42" W	20.03'
DL225	S 36°56'06" W	219.48'
DL226	N 89°40'06" W	60.86'
DL227	N 44°20'26" W	78.74'
DL228	N 00°59'13" E	51.53'
DL229	N 59°33'18" E	233.50'
DL230	N 48°14'42" E	20.03'
DL231	N 04°11'26" E	20.00'
DL232	S 85°48'34" E	25.00'
DL233	S 04°11'26" W	20.00'
DL234	S 85°48'34" E	22.04'
DL235	S 04°11'26" W	115.25'
DL236	N 89°40'06" W	98.43'
DL237	N 14°18'55" E	125.53'
DL238	N 04°11'26" E	104.81'
DL239	S 04°11'26" W	0.01'
DL240	S 85°48'34" E	5.24'
DL241	N 02°29'00" E	20.00'
DL242	S 02°29'00" W	20.00'
DL243	S 00°13'11" W	100.75'
DL244	N 89°40'06" W	104.48'
DL245	N 14°18'55" E	133.00'
DL246	N 25°37'31" E	20.03'
DL247	S 25°37'31" W	20.03'
DL248	S 36°56'06" W	197.20'
DL249	N 89°40'06" E	147.35'
DL250	N 89°40'06" W	95.14'
DL251	N 04°11'26" E	113.23'
DL252	S 85°48'34" E	34.96'
DL253	N 04°11'26" E	20.00'
DL254	S 85°48'34" E	25.00'
DL255	S 04°11'26" W	20.00'
DL256	S 85°48'34" E	34.96'
DL257	S 04°11'26" W	106.82'
DL258	S 02°49'54" E	124.77'
DL259	S 87°10'06" W	28.94'
DL260	S 02°49'54" E	20.00'
DL261	S 87°10'06" W	25.00'
DL262	N 02°49'54" W	20.00'
DL263	S 87°10'06" W	28.94'
DL264	N 02°49'54" W	129.47'
DL265	S 89°35'23" E	83.02'
DL266	S 02°30'39" W	20.03'
DL267	S 07°41'31" W	42.42'
DL268	S 57°09'09" E	66.21'
DL269	N 85°00'07" E	120.83'
DL270	N 11°51'40" W	88.09'
DL271	S 78°08'20" W	11.23'
DL272	N 02°30'39" E	20.03'
DL273	N 90°00'00" E	20.46'
DL274	S 09°36'22" W	41.57'
DL275	N 66°56'32" E	82.88'
DL276	S 85°59'50" E	66.26'
DL277	N 03°32'20" E	144.78'
DL278	N 89°23'16" W	110.66'
DL279	S 18°44'21" W	2.83'
DL280	N 90°00'00" W	20.46'
DL281	N 87°10'06" E	54.39'
DL282	S 03°32'20" W	96.38'
DL283	N 89°23'16" W	125.64'
DL284	N 02°49'54" W	88.24'
DL285	N 87°10'06" E	56.71'
DL286	N 02°49'54" W	20.00'
DL287	N 87°10'06" E	25.00'
DL288	S 02°49'54" E	20.00'
DL289	N 00°13'11" E	100.81'
DL290	N 01°52'29" W	20.00'
DL291	N 01°52'29" E	20.00'
DL292	S 32°15'06" E	41.95'
DL293	S 04°52'50" E	68.94'
DL294	N 89°40'06" W	111.54'
DL295	N 02°49'54" W	20.00'



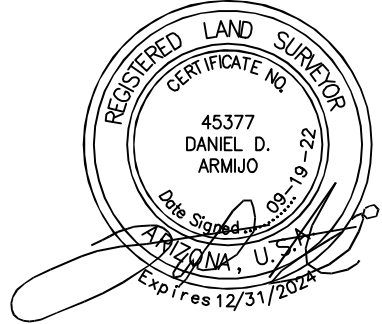
LOT AREA TABLE

1	20,157 Sq. Feet	0.4627 Acres
2	20,000 Sq. Feet	0.4591 Acres
3	20,000 Sq. Feet	0.4591 Acres
4	32,645 Sq. Feet	0.7494 Acres
5	42,306 Sq. Feet	0.9712 Acres
6	25,000 Sq. Feet	0.5739 Acres
7	38,100 Sq. Feet	0.8746 Acres
8	31,452 Sq. Feet	0.7220 Acres
9	32,661 Sq. Feet	0.7498 Acres
10	28,484 Sq. Feet	0.6539 Acres
11	20,257 Sq. Feet	0.4650 Acres
12	20,000 Sq. Feet	0.4591 Acres
13	20,000 Sq. Feet	0.4591 Acres
14	20,000 Sq. Feet	0.4591 Acres
15	28,582 Sq. Feet	0.6561 Acres
16	47,885 Sq. Feet	1.0993 Acres
17	20,005 Sq. Feet	0.4592 Acres
18	23,184 Sq. Feet	0.5322 Acres
19	20,015 Sq. Feet	0.4595 Acres
20	26,098 Sq. Feet	0.5991 Acres
21	25,878 Sq. Feet	0.5941 Acres
22	20,020 Sq. Feet	0.4596 Acres
23	20,253 Sq. Feet	0.4650 Acres
24	20,000 Sq. Feet	0.4591 Acres
25	21,000 Sq. Feet	0.4821 Acres
26	21,547 Sq. Feet	0.4946 Acres
27	27,807 Sq. Feet	0.6384 Acres
28	20,027 Sq. Feet	0.4598 Acres
29	20,044 Sq. Feet	0.4601 Acres
30	23,117 Sq. Feet	0.5307 Acres
31	30,536 Sq. Feet	0.7010 Acres
32	26,810 Sq. Feet	0.6155 Acres
33	35,597 Sq. Feet	0.8172 Acres
34	24,000 Sq. Feet	0.5510 Acres
35	25,557 Sq. Feet	0.5867 Acres
36	27,025 Sq. Feet	0.6204 Acres
37	20,229 Sq. Feet	0.4644 Acres
38	23,339 Sq. Feet	0.5358 Acres
39	31,858 Sq. Feet	0.7314 Acres
40	22,787 Sq. Feet	0.5231 Acres



LEGEND

MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
SVT	33' x 33' SIGHT VISIBILITY TRIANGLE EASEMENT
WE	WATERLINE EASEMENT
SE	SEWER EASEMENT
	SUBDIVISION BOUNDARY
	LOT LINE
	CENTER LINE
	EASEMENT LINE AS NOTED



AW LAND SURVEYING, LLC

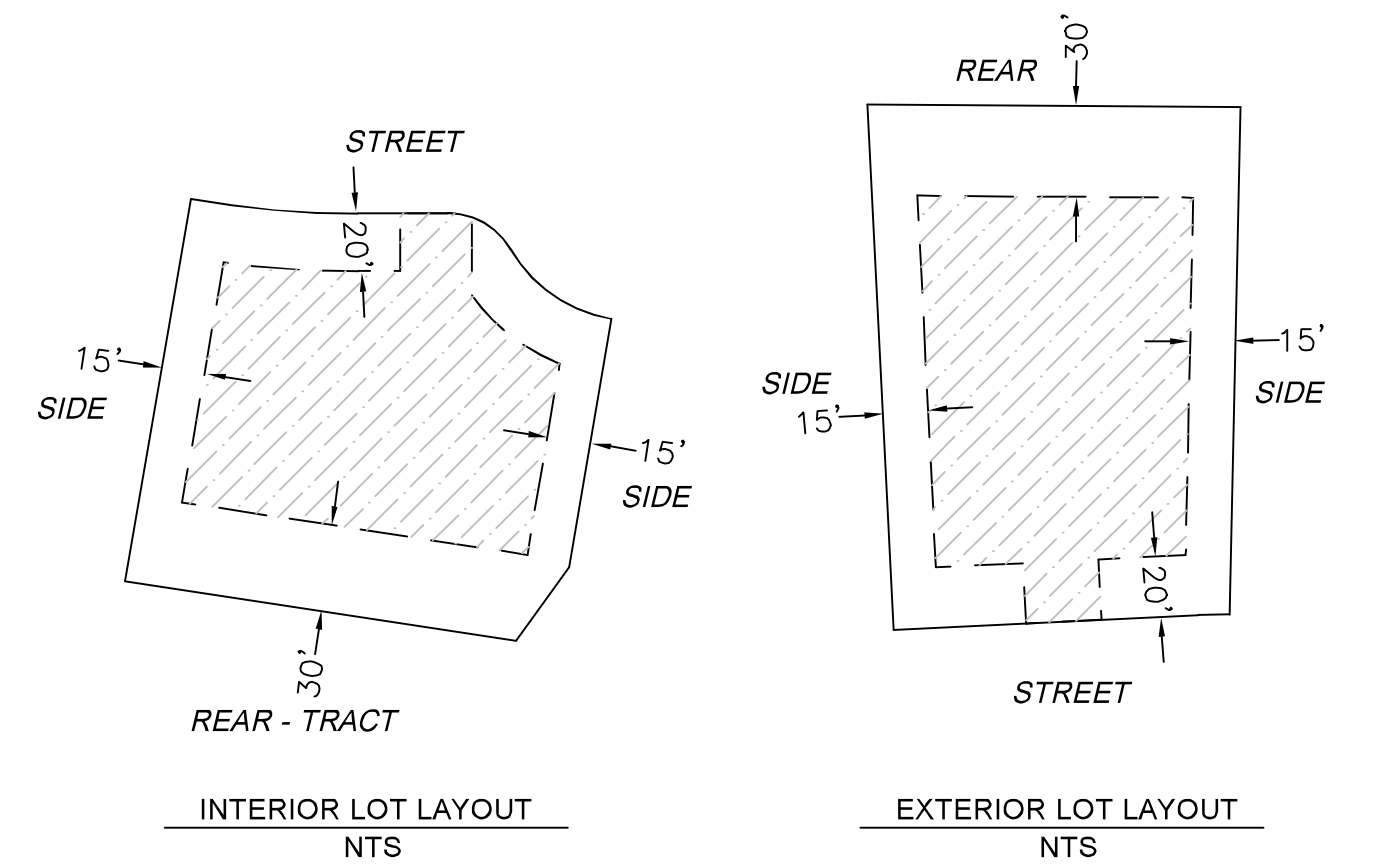
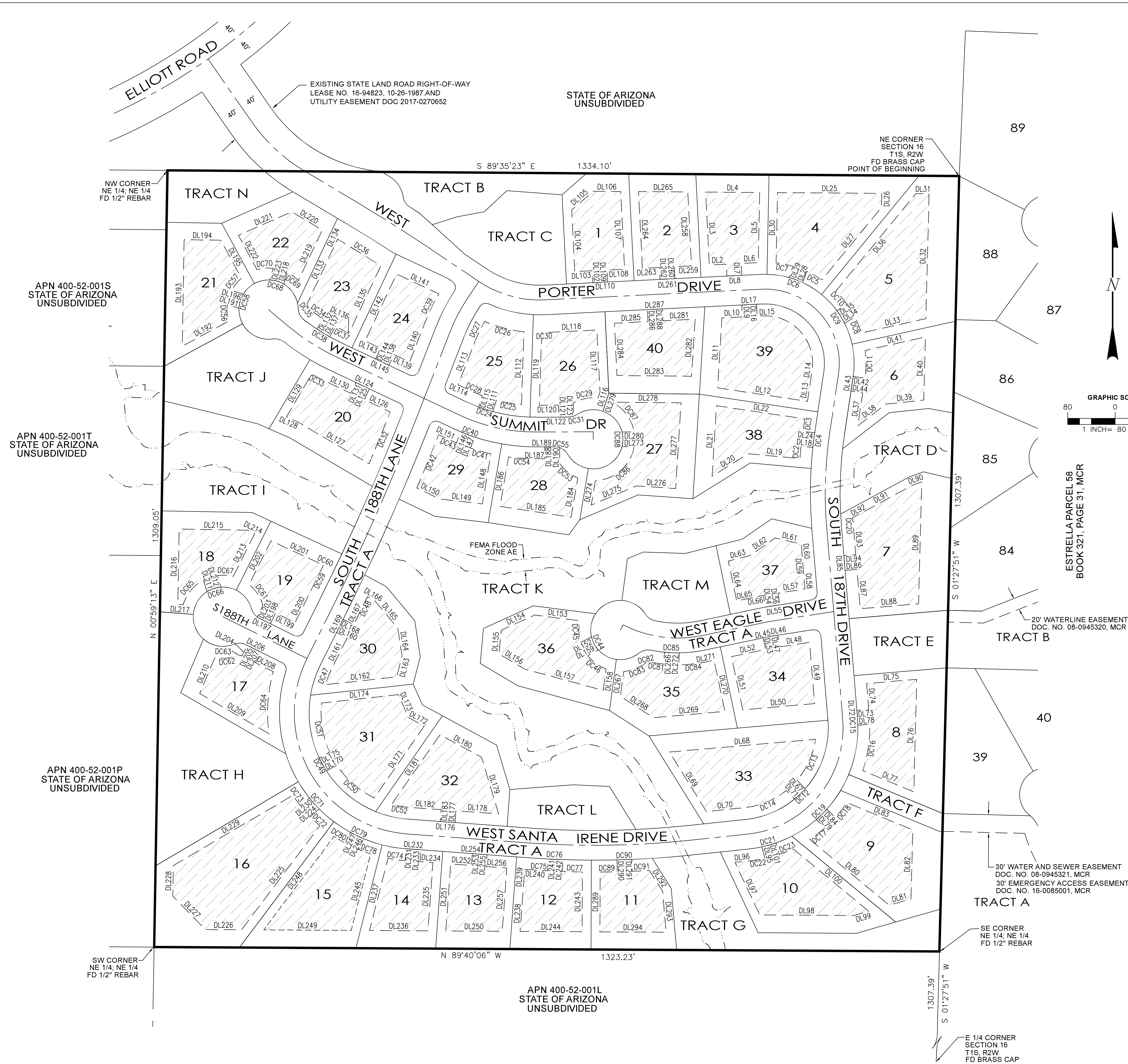
ARROYO RANCH
NE 1/4, NE 1/4, SECTION 16, T.1S., R.2W.
FINAL PLAT

ORIGINAL PLAT DATE
11-16-21

LATEST REVISION DATE
09-19-22

PROJECT NUMBER
21-101

SHEET NUMBER
3 OF 4



LEGEND

MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
SVE	33' x 33' SIGHT VISIBILITY TRIANGLE EASEMENT
WE	WATERLINE EASEMENT
SE	SEWER EASEMENT

LOT DEVELOPMENT ENVELOPE
PER ORDINANCE 2014-1316

SUBDIVISION BOUNDARY

LOT LINE

CENTER LINE

EASEMENT LINE AS NOTED

TRACT TABLE

ID	AREA(SF)	USE	OWNER	MAINTENANCE
A	336,897	PRIVATE STREET, ACCESS EASEMENT, WATER, SEWER, DRAINAGE	HOA	HOA
B	16,109	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
C	23,919	OPEN SPACE, DRAINAGE, SEWER LIFT STATION EASEMENT, PUE	HOA	HOA
D	21,520	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
E	15,641	OPEN SPACE, PUE	HOA	HOA
F	5,352	WATER, SEWER, PUE EMERGENCY ACCESS EASEMENT	HOA	HOA
G	32,066	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
H	48,289	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
I	52,135	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
J	26,816	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
K	164,156	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
L	13,897	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
M	18,382	OPEN SPACE, DRAINAGE, PUE	HOA	HOA
N	14,585	OPEN SPACE, DRAINAGE, PUE	HOA	HOA

