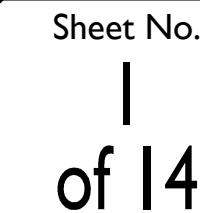


STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

CITRUS & LOWER BUCKEYE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS "R/W *" SHOWN ON THIS FINAL PLAT, AND INCLUDED IN THE PREMISES DESCRIBED HEREON.

CITRUS & LOWER BUCKEYE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WATER AND ACCESS EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT IS DESIGNATED AS "WE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER AND ACCESS EASEMENT AREAS"), THE WATER AND ACCESS EASEMENTS DEDICATED HEREON ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, WATER METERS, FIRE HYDRANTS AND APPURTENANCES THERETO THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER AND ACCESS EASEMENT AREAS AND THE WATER AND ACCESS EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. BECAUSE THE WATER 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 THE WATER AND ACCESS EASEMENT AREAS AS NECESSARY TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES

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.



DEDICATION

- 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 OWNER 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 DEVELOPMENT 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 AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATIONS OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
- I. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- J. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF 69KV OR LARGER POWER LINES.
- 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, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- M. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE LA JOLLA VISTA COMMUNITY 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 RIGHTOF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
- P. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (26, 61, 68, 69, 76, 77, 89, 104, 105, 123, 152, 153, 194, 195, 224, 225, 237, 238, 249, 250, 264, 265, 279, 280, 287, 289, 302, 303, 316, 318, 327, 340, 341, 354, 387).
- Q. 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 (97, 98, 102, 103, 155, 188, 193, 194, 211, 262, 281, 286, 320, 372, 373, 378, 383)
- R. OWNER SHALL OBTAIN FROM ALL INITIAL HOMEBUYERS AN EXECUTED ACKNOWLEDGEMENT THAT RUNS WITH THE LAND IN WHICH THE HOMEBUYER ACKNOWLEDGES THAT THE LOT THEY ARE PURCHASING IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE; AND SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE
- S. OWNER WHO RENTS MORE THAN ONE RESIDENTIAL UNIT WITHIN THE PROPERTY SHALL OBTAIN AN EXECUTED ACKNOWLEDGMENT FROM EACH TENANT IN WHICH THE TENANT ACKNOWLEDGES THAT THE RESIDENTIAL UNIT THEY ARE RENTING IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE; AND SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE
- T. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES THAT THE PROPERTY IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE; AND SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE
- U. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY. THIS DISPLAY SHALL INCLUDE A 24-INCH X 36-INCH MAP AT THE MAIN ENTRANCE OF SUCH SALES AND RENTAL OFFICES AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY AND ALL OF THE BUILDINGS ON THE PROPERTY

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH A PK NAIL WITH WASHER TAGGED "RPA RLS 57280" AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, BEARS NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST (AN ASSUMED BEARING) 2,645.66 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 1205.03 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 150.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 5 DEGREES 27 MINUTES 12 SECONDS WEST A DISTANCE OF 55.00 FEET;

THENCE NORTHEASTERLY 97.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 101 DEGREES 57 MINUTES 44 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY 16.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 29 SECONDS;

THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 45.20 FEET;

THENCE NORTH 44 DEGREES 55 MINUTES 33 SECONDS EAST, 16.97 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 98.00 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 60.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 10.00 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 740.00 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 34.85 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 52.34 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY 16.66 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 21 MINUTES 30 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 55.00 FEET;

THENCE WESTERLY 24.46 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25 DEGREES 29 MINUTES 03 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 258.68 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, 64.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHEASTERLY 16.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 29 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHEASTERLY 16.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 29 SECONDS;

THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, 92.21 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 07 SECONDS WEST, 1140.20 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS EAST, 1215.76 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS EAST, 1283.54 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST, 1276.46 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 22 SECONDS EAST, 689.86 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 57 SECONDS WEST, 28.26 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 22 SECONDS EAST, 50.00 FEET;

THENCE SOUTH 45 DEGREES 01 MINUTES 13 SECONDS EAST, 28.31 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 22 SECONDS EAST, 454.95 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 09 SECONDS WEST, 46.68 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, 770.82 FEET;

THENCE NORTH 86 DEGREES 16 MINUTES 30 SECONDS WEST, 180.40 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, 225.78 FEET;

THENCE NORTH 45 DEGREES 04 MINUTES 54 SECONDS WEST, 46.66 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS EAST, 12.01 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 33 SECONDS WEST, 46.67 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 705.47 FEET;

THENCE NORTH 86 DEGREES 15 MINUTES 36 SECONDS WEST, 180.40 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 229.79 FEET;

THENCE NORTH 45 DEGREES 04 MINUTES 27 SECONDS WEST, 46.67 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS EAST, 12.00 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 33 SECONDS WEST, 46.67 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 141.84 FEET TO THE POINT OF BEGINNING.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

“LA JOLLA VISTA - PHASE ONE”

GOODYEAR, ARIZONA

FINAL PLAT OF

Project:

Revisions:

Call at least two full working days before you begin excavation

811 (or 1-800-485-8746 or 1-800-485-8746) in Maricopa County: (602)263-1100

Drawn by:

Reviewed by:

A.G.
R.J.

Job No.
20-1595

FP01

Sheet No.
2
of 14

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'27"W	150.25'
L2	N00°04'27"W	45.20'
L3	N44°55'33"E	16.97'
L4	N89°55'33"E	98.00'
L5	N00°04'27"W	60.00'
L6	N89°55'33"E	10.00'
L7	S89°55'33"W	34.85'

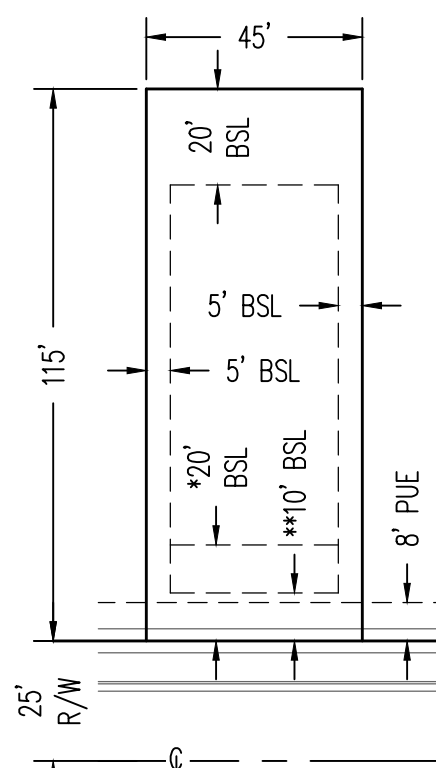
LINE TABLE		
LINE	BEARING	LENGTH
L8	N00°04'27"W	50.00'
L9	S89°55'33"W	52.34'
L10	N89°58'53"E	64.95'
L11	N89°58'53"E	92.21'
L12	S44°58'57"W	28.26'
L13	S00°04'22"E	50.00'
L14	S45°01'13"E	28.31'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S44°55'09"W	46.68'
L16	N86°16'30"W	180.40'
L17	S89°54'39"W	225.78'
L18	N45°04'54"W	46.66'
L19	S89°55'33"W	30.00'
L20	S00°04'27"E	12.01'
L21	S89°55'33"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S44°55'33"W	46.67'
L23	N86°15'36"W	180.40'
L24	S89°55'33"W	229.79'
L25	N45°04'27"W	46.67'
L26	S89°55'33"W	30.00'
L27	S00°04'27"E	12.00'
L28	S89°55'33"W	30.00'

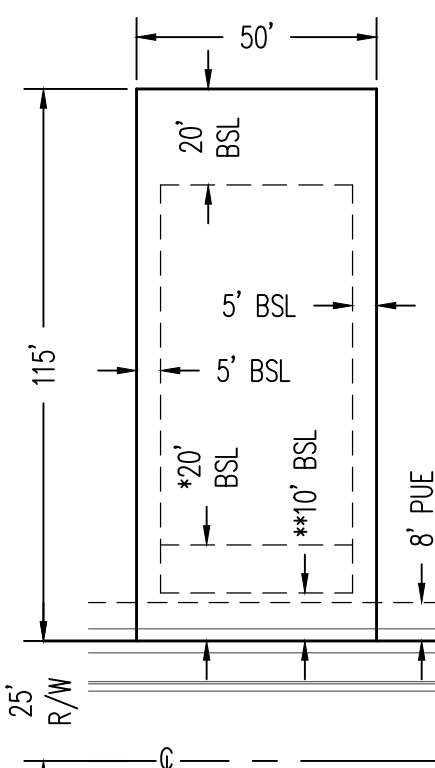
LINE TABLE		
LINE	BEARING	LENGTH
L29	S44°55'33"W	46.67'
L30	S89°55'33"W	141.84'
L31	N00°04'27"W	55.00'
L32	N00°05'21"W	55.00'
L33	S00°01'25"E	40.00'
L34	N00°00'10"W	40.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	97.88'	55.00'	101°57'44"	85.46'	N33°33'56"E
C2	16.65'	55.00'	17°20'29"	16.58'	N08°44'41"W
C3	16.66'	55.00'	17°21'30"	16.60'	N81°23'42"W
C4	24.46'	55.00'	25°29'03"	24.26'	N85°27'28"W
C5	16.65'	55.00'	17°20'29"	16.58'	N81°18'38"E
C6	16.65'	55.00'	17°20'29"	16.58'	N81°18'38"E



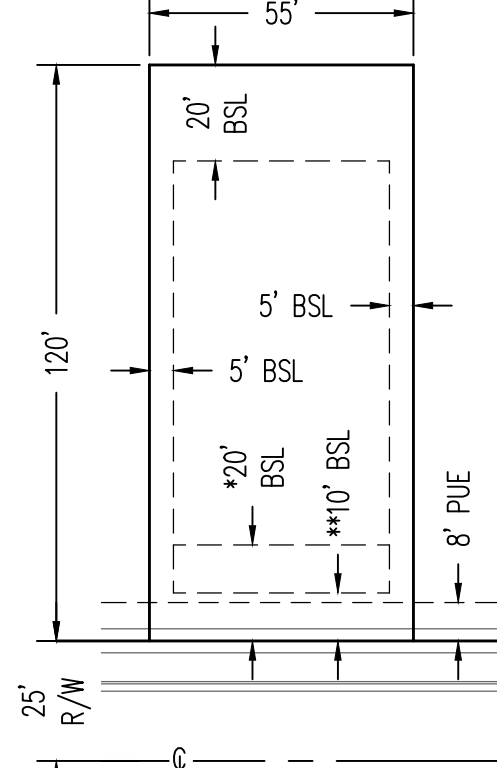
TYPICAL 45' x 115' LOT

MINIMUM LOT SIZE = 5175 SQFT
MINIMUM CORNER LOT SIZE = 5173 SQFT



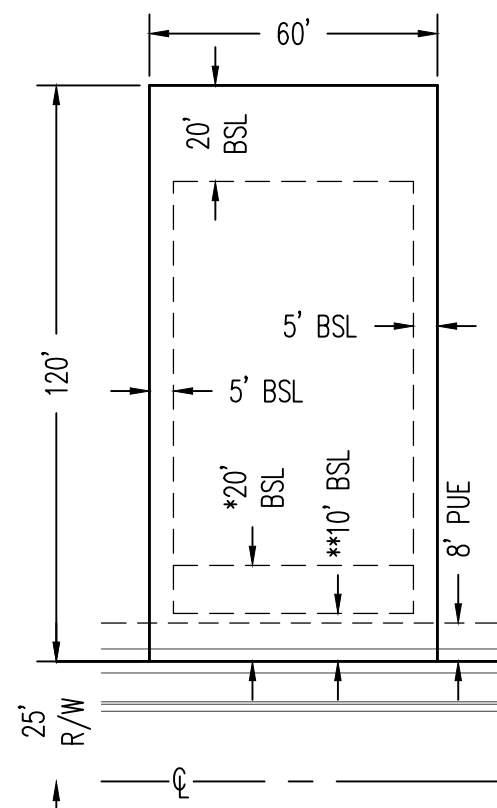
TYPICAL 50' x 115' LOT

MINIMUM LOT SIZE = 5750 SQFT
MINIMUM CORNER LOT SIZE = 5748 SQFT



TYPICAL 55' x 120' LOT

MINIMUM LOT SIZE = 6600 SQFT
MINIMUM CORNER LOT SIZE = 6598 SQFT



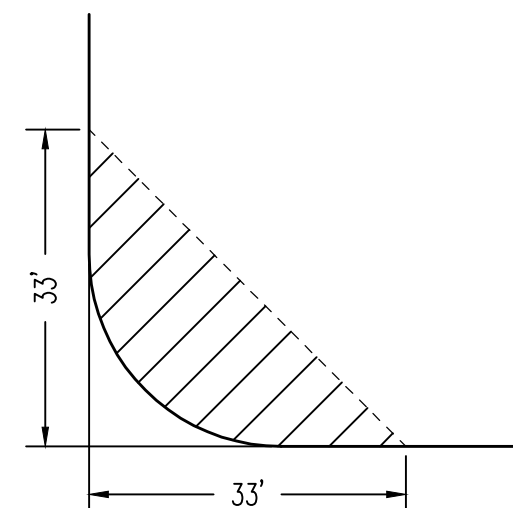
TYPICAL 60' x 120' LOT

MINIMUM LOT SIZE = 7200 SQFT
MINIMUM CORNER LOT SIZE = 7198 SQFT

DEVELOPMENT STANDARDS		
CATEGORY	R1-4 REDUCED	R1-6 REDUCED
MINIMUM LOT SIZE	4,000	5,000
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	100'	100'
MINIMUM HEIGHT	30'	30'
MAXIMUM BUILDING COVERAGE	60%	60%
MINIMUM SETBACKS - FRONT (1)	10'	10'
MINIMUM - TOTAL BOTH SIDES	10'	10'
MINIMUM SIDE YARD	5'	5'
REAR YARD	20'	20'
STREET SIDE (2)	10'	10'
AMENITY ELEMENTS	2	1
CONNECTIVITY ELEMENTS	4	2
STREETSCAPE ELEMENTS	4	2

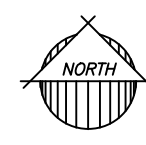
- 20' FRONT SETBACK TO FACE OF GARAGE
- ** 10' FRONT SETBACK TO LIVABLE SPACE, PATIOS, & SIDE ENTRY GARAGE
- NOTE: THE MINIMUM SQUARE FOOTAGE OF A LOT SHALL BE 5,175 SF WITH THE EXCEPTION OF CORNER LOTS AND KNOCKOUT LOTS WHICH MAY BE REDUCED TO 5,170 SF.
- | DEVELOPMENT STANDARDS | | |
|------------------------------|--------------|--------------|
| CATEGORY | R1-4 REDUCED | R1-6 REDUCED |
| MINIMUM LOT SIZE | 4,000 | 5,000 |
| MINIMUM LOT WIDTH | 40' | 50' |
| MINIMUM LOT DEPTH | 100' | 100' |
| MINIMUM HEIGHT | 30' | 30' |
| MAXIMUM BUILDING COVERAGE | 60% | 60% |
| MINIMUM SETBACKS - FRONT (1) | 10' | 10' |
| MINIMUM - TOTAL BOTH SIDES | 10' | 10' |
| MINIMUM SIDE YARD | 5' | 5' |
| REAR YARD | 20' | 20' |
| STREET SIDE (2) | 10' | 10' |
| AMENITY ELEMENTS | 2 | 1 |
| CONNECTIVITY ELEMENTS | 4 | 2 |
| STREETSCAPE ELEMENTS | 4 | 2 |
- (1) FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
- (2) WHERE A MINIMUM 10' WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACKS APPLIES.

LOT SIZE TABLE		
LOT SIZE	NUMBER OF LOTS	PERCENT OF LOT MIX
45' x 115'	163	42%
50' x 115'	74	19%
55' x 120'	138	36%
60' x 120'	12	3%
TOTAL	387	100%



SIGHT VISIBILITY TRIANGLE

NOT TO SCALE



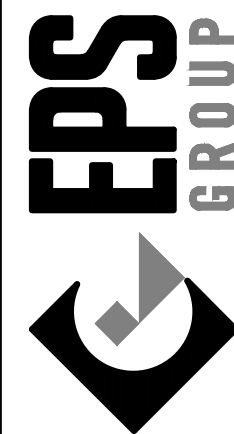
SHEET INDEX

SCALE: 1" = 150'

Jun 20, 2024 4:18pm C:\Users\agross\appdata\local\temp\AcPublish_19980\20-1595 - Final Plat.dwg

agress

11130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



“LA JOLLA VISTA - PHASE ONE”

GOODYEAR, ARIZONA

Project:

Revisions:

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One-Call, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5134)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.J.



job No.

20-1595

FP01

Sheet No.

3
of 14

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LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,400	0.1240
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	5,343	0.1227
7	5,400	0.1240
8	5,400	0.1240
9	5,490	0.1260
10	5,490	0.1260
11	5,400	0.1240
12	5,400	0.1240
13	5,490	0.1260
14	5,490	0.1260
15	5,400	0.1240
16	5,400	0.1240
17	5,490	0.1260
18	5,490	0.1260
19	5,400	0.1240
20	5,400	0.1240
21	5,490	0.1260
22	5,490	0.1260
23	5,399	0.1239
24	5,246	0.1204
25	5,253	0.1206
26	5,400	0.1240
27	5,175	0.1188
28	5,175	0.1188
29	5,175	0.1188
30	5,175	0.1188
31	5,175	0.1188
32	5,175	0.1188
33	5,175	0.1188
34	5,175	0.1188
35	5,175	0.1188
36	5,175	0.1188
37	5,175	0.1188
38	5,175	0.1188
39	5,175	0.1188
40	5,175	0.1188
41	5,175	0.1188
42	5,175	0.1188
43	5,173	0.1188
44	5,173	0.1188
45	5,175	0.1188
46	5,175	0.1188
47	5,175	0.1188
48	5,175	0.1188
49	5,175	0.1188
50	5,175	0.1188
51	5,175	0.1188
52	5,175	0.1188
53	5,175	0.1188
54	5,175	0.1188
55	5,175	0.1188
56	5,175	0.1188

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
57	5,175	0.1188
58	5,175	0.1188
59	5,175	0.1188
60	5,175	0.1188
61	5,398	0.1239
62	5,244	0.1204
63	5,730	0.1315
64	5,391	0.1238
65	5,328	0.1223
66	5,400	0.1240
67	5,400	0.1240
68	5,400	0.1240
69	5,173	0.1188
70	5,175	0.1188
71	5,175	0.1188
72	5,173	0.1188
73	5,173	0.1188
74	5,175	0.1188
75	5,175	0.1188
76	5,173	0.1188
77	5,400	0.1240
78	5,400	0.1240
79	5,400	0.1240
80	5,303	0.1217
81	9,509	0.2183
82	9,283	0.2131
83	6,340	0.1455
84	5,404	0.1241
85	5,403	0.1240
86	5,403	0.1240
87	5,392	0.1238
88	5,258	0.1207
89	6,249	0.1435
90	8,187	0.1879
91	11,323	0.2599
92	8,779	0.2015
93	5,982	0.1373
94	6,000	0.1377
95	6,000	0.1377
96	6,000	0.1377
97	6,000	0.1377
98	5,400	0.1240
99	5,400	0.1240
100	5,400	0.1240
101	5,400	0.1240
102	5,400	0.1240
103	5,400	0.1240
104	5,400	0.1240
105	5,399	0.1240
106	5,247	0.1204
107	5,490	0.1260
108	5,490	0.1260
109	5,400	0.1240
110	5,400	0.1240
111	5,490	0.1260
112	5,490	0.1260

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
113	5,400	0.1240
114	5,400	0.1240
115	5,490	0.1260
116	5,490	0.1260
117	5,400	0.1240
118	5,400	0.1240
119	5,490	0.1260
120	5,490	0.1260
121	5,342	0.1226
122	5,356	0.1230
123	5,175	0.1188
124	5,175	0.1188
125	5,175	0.1188
126	5,175	0.1188
127	5,175	0.1188
128	5,175	0.1188
129	5,175	0.1188
130	5,175	0.1188
131	5,175	0.1188
132	5,175	0.1188
133	5,175	0.1188
134	5,175	0.1188
135	5,175	0.1188
136	5,175	0.1188
137	5,175	0.1188
138	5,175	0.1188
139	5,175	0.1188
140	5,175	0.1188
141	5,175	0.1188
142	5,175	0.1188
143	5,175	0.1188
144	5,175	0.1188
145	5,175	0.1188
146	5,175	0.1188
147	5,175	0.1188
148	5,175	0.1188
149	5,175	0.1188
150	5,175	0.1188
151	5,175	0.1188
152	5,175	0.1188
153	5,398	0.1239
154	5,400	0.1240
155	5,400	0.1240
156	5,400	0.1240
157	5,400	0.1240
158	5,175	0.1188
159	5,175	0.1188
160	5,175	0.1188
161	5,175	0.1188
162	5,175	0.1188
163	5,175	0.1188
164	5,175	0.1188
165	5,175	0.1188
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167	5,175	0.1188
168	5,175	0.1188

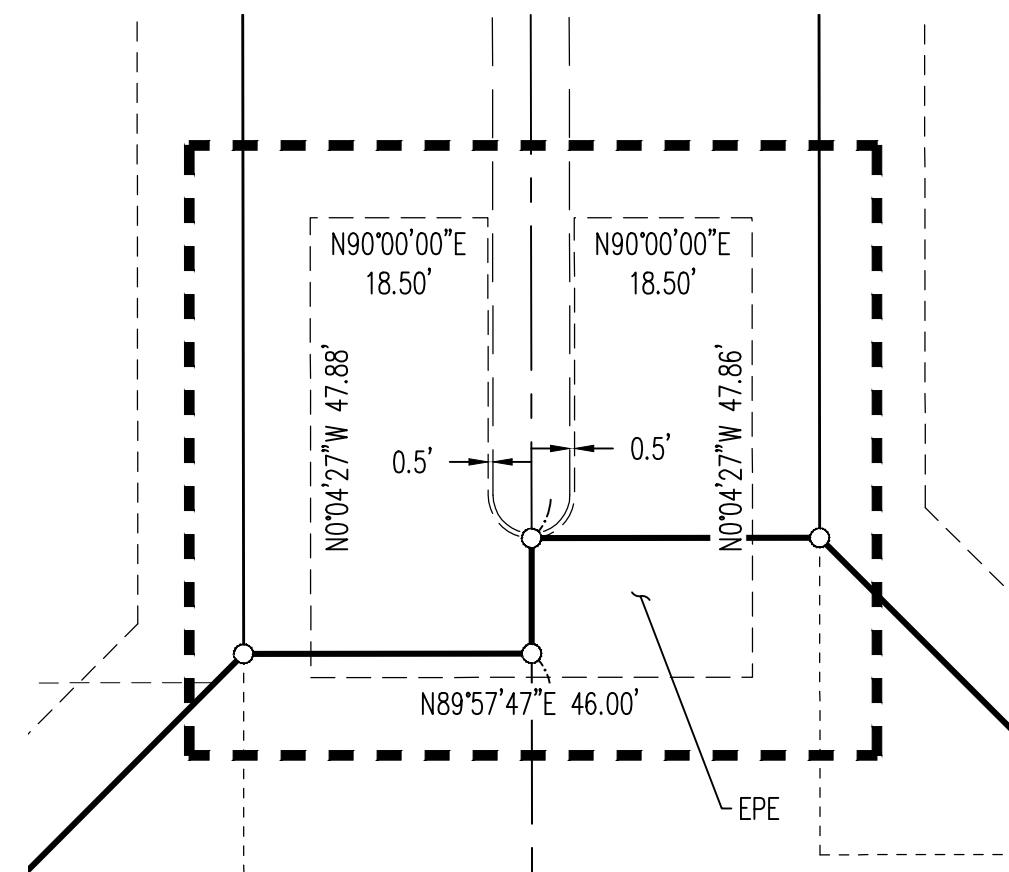
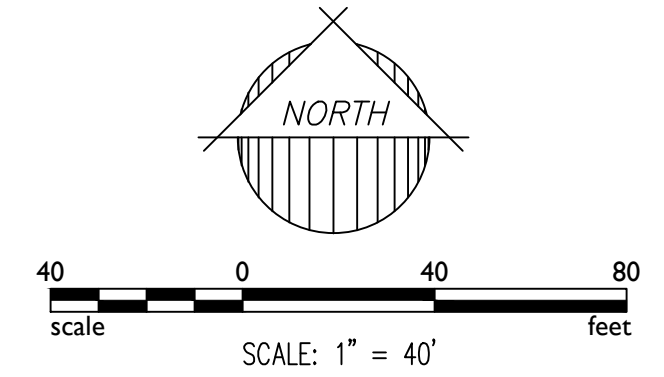
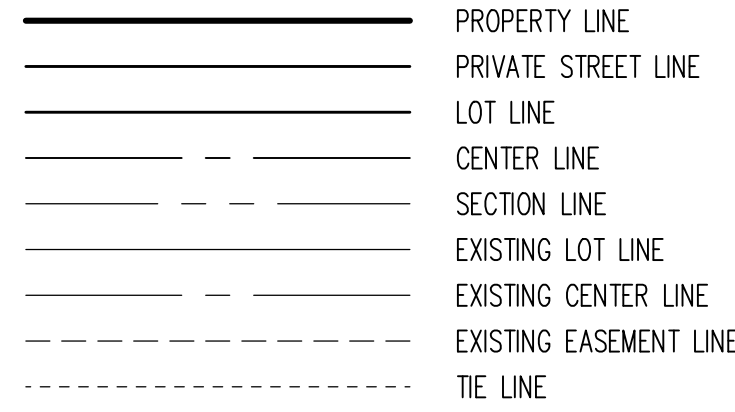
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
169	5,175	0.1188
170	5,175	0.1188
171	5,175	0.1188
172	5,175	0.1188
173	5,971	0.1371
174	5,971	0.1371
175	5,971	0.1371
176	5,971	0.1371
177	5,971	0.1371
178	5,971	0.1371
179	5,971	0.1371
180	5,971	0.1371
181	5,971	0.1371
182	5,971	0.1371
183	5,971	0.1371
184	5,971	0.1371
185	5,971	0.1371
186	6,000	0.1377
187	6,000	0.1377
188	6,000	0.1377
189	6,000	0.1377
190	6,000	0.1377
191	6,000	0.1377
192	6,000	0.1377
193	6,000	0.1377
194	5,998	0.1377
195	5,748	0.1320
196	5,750	0.1320
197	5,750	0.1320
198	5,750	0.1320
199	5,750	0.1320
200	5,750	0.1320
201	5,750	0.1320
202	5,750	0.1320
203	5,750	0.1320
204	5,750	0.1320
205	5,750	0.1320
206	5,750	0.1320
207	5,750	0.1320
208	5,750	0.1320
209	5,750	0.1320
210	5,750	0.1320
211	5,750	0.1320
212	5,750	0.1320
213	5,750	0.1320
214	5,750	0.1320
215	5,750	0.1320
216	5,750	0.1320
217	5,750	0.1320
218	5,750	0.1320
219	5,750	0.1320
220	5,750	0.1320
221	5,750	0.1320
222	5,750	0.1320
223	5,750	0.1320
224	5,748	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
225	6,000	0.1377
226	6,000	0.1377
227	6,000	0.1377
228	6,000	0.1377
229	6,000	0.1377
230	6,000	0.1377
231	6,000	0.1377
232	6,000	0.1377
233	6,000	0.1377
234	6,000	0.1377
235	6,000	0.1377
236	6,000	0.1377
237	5,998	0.1377
238	6,600	0.1515
239	6,601	0.1515
240	6,601	0.1515
241	6,601	0.1515
242	6,601	0.1515
243	6,601	0.1515
244	6,601	0.1515
245	6,601	0.1515
246	6,601	0.1515
247	6,601	0.1515
248	6,601	0.1515
249	6,601	0.1515
250	6,747	0.1549
251	6,752	0.1550
252	6,762	0.1552
253	6,762	0.1552
254	6,762	0.1552
255	6,762	0.1552
256	6,762	0.1552
257	6,762	0.1552
258	6,762	0.1552
259	6,762	0.1552
260	6,762	0.1552
261	6,762	0.1552
262	6,762	0.1552
263	6,727	0.1544
264	6,726	0.1544
265	6,726	0.1544
266	6,727	0.1544
267	6,762	0.1552
268	6,762	0.1552
269	6,762	0.1552
270	6,762	0.1552
271	6,762	0.1552
272	6,762	0.1552
273	6,762	0.1552
274	6,762	0.1552
275	6,762	0.1552
276	6,762	0.1552
277	6,762	0.1552
278	6,752	0.1550
279	6,747	0.1549
280	7,029	0.1614

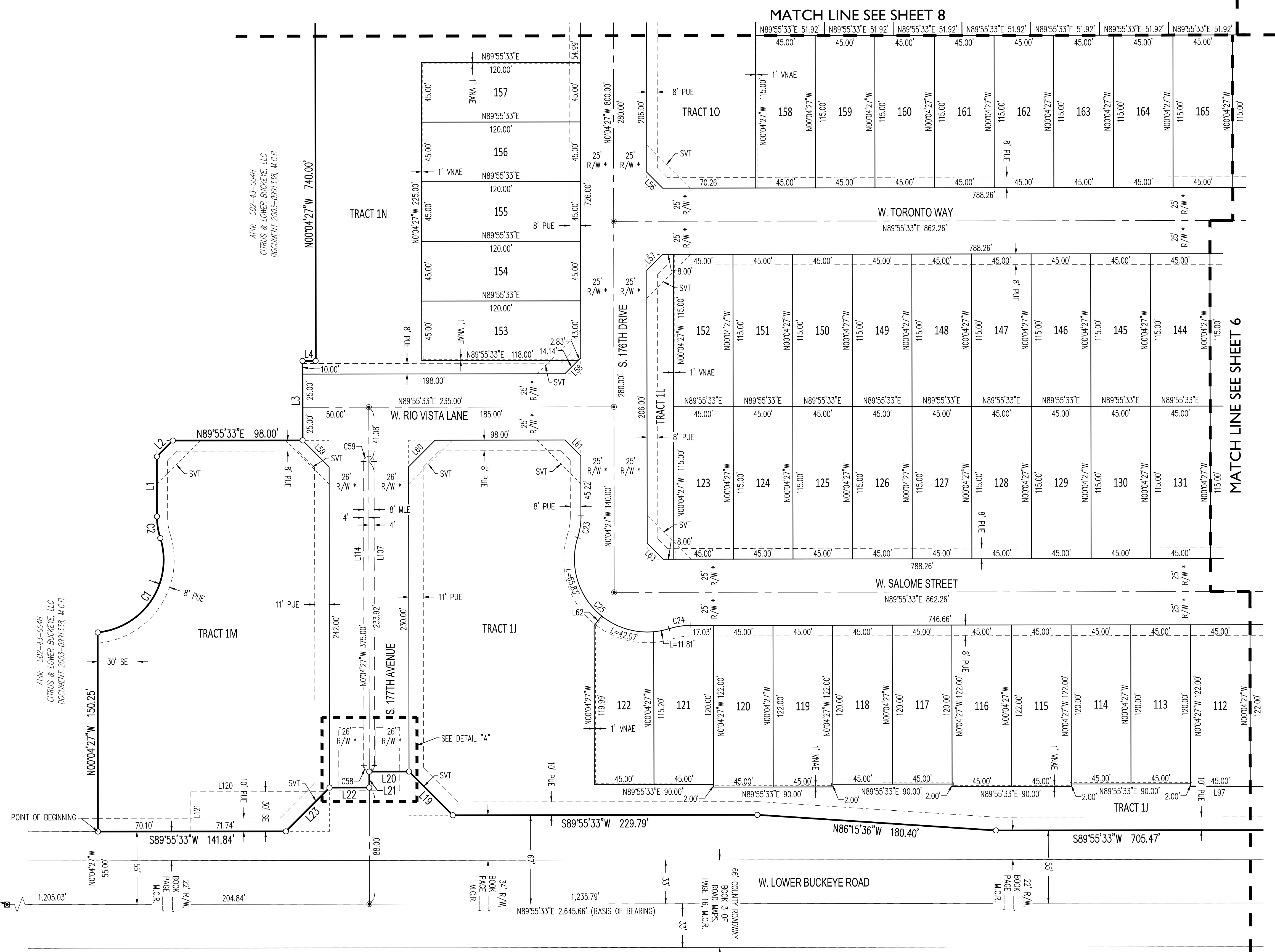
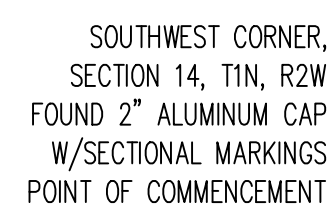
LOT AREA TABLE		
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282	7,031	0.1614
283	7,031	0.1614
284	7,031	0.1614
285	7,031	0.1614
286	7,031	0.1614
287	7,029	0.1614
288	6,600	0.1515
289	6,598	0.1515
290	6,702	0.1539
291	6,792	0.1559
292	6,792	0.1559
293	6,792	0.1559
294	6,792	0.1559
295	6,792	0.1559
296	6,792	0.1559
297	6,792	0.1559
298	6,792	0.1559
299	6,792	0.1559
300	6,792	0.1559
301	6,787	0.1558
302	6,726	0.1544
303	6,726	0.1544
304	6,787	0.1558
305	6,792	0.1559
306	6,792	0.1559
307	6,792	0.1559
308	6,792	0.1559
309	6,792	0.1559
310	6,792	0.1559
311	6,792	0.1559
312	6,792	0.1559
313	6,792	0.1559
314	6,792	0.1559
315	6,702	0.1539
316	6,598	0.1515
317	6,600	0.1515
318	6,873	0.1578
319	6,875	0.1578
320	6,875	0.1578
321	6,875	0.1578
322	6,875	0.1578
323	6,875	0.1578
324	6,793	0.1559
325	18,455	0.4237
326	6,600	0.1515
327	6,598	0.1515
328	6,702	0.1539
329	6,792	0.1559
330	6,792	0.1559
331	6,792	0.1559
332	6,792	0.1559
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334	6,792	0.1559
335	6,792	0.1559
336	6,792	0.1559

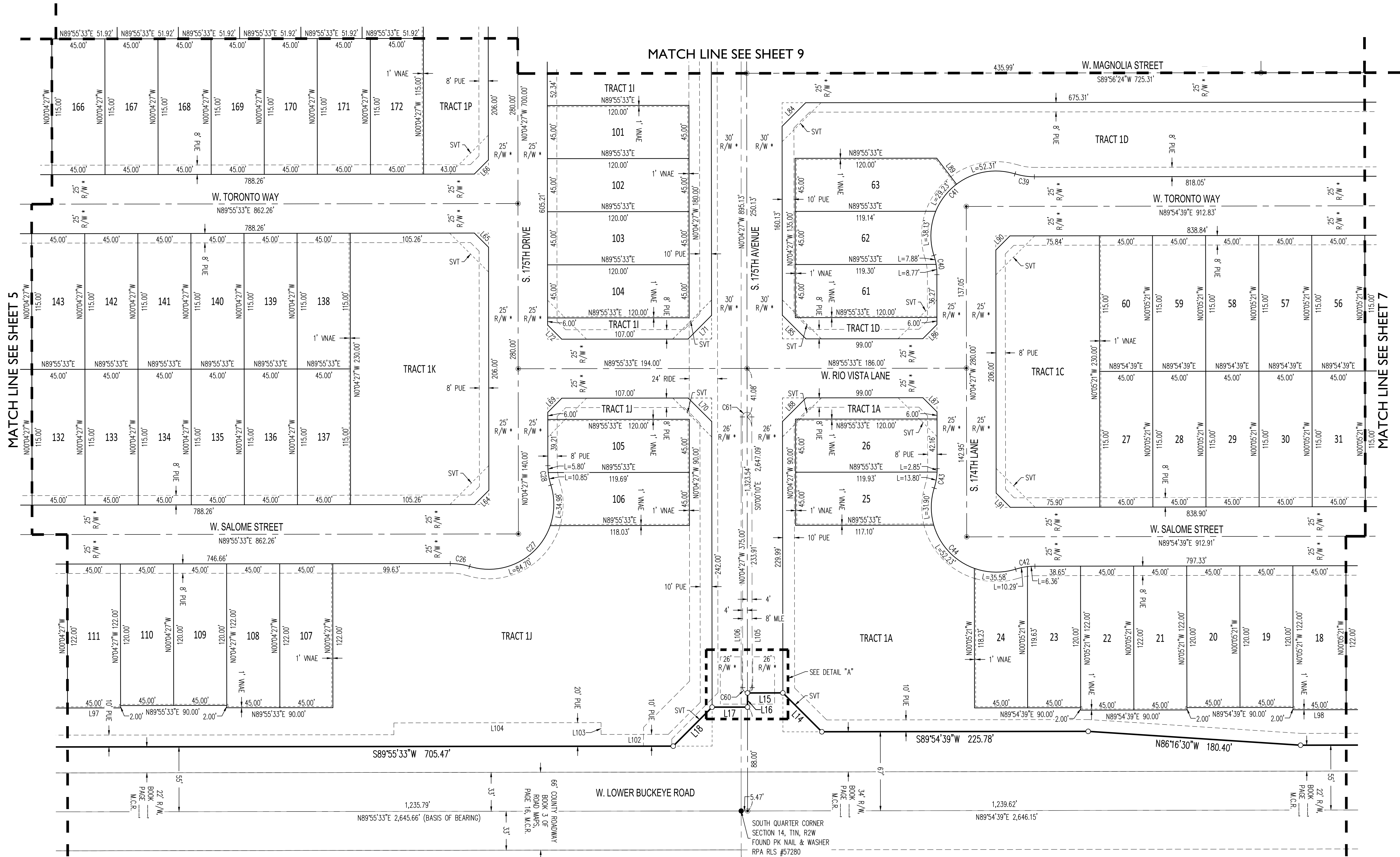
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
337	6,792	0.1559
338	6,792	0.1559
339	6,787	0.1558
340	6,726	0.1544
341	6,726	0.1544
342	6,787	0.1558
343	6,792	0.1559
344	6,792	0.1559
345	6,792	0.1559
346	6,792	0.1559
347	6,792	0.1559
348	6,792	0.1559
349	6,792	0.1559
350	6,792	0.1559
351	6,792	0.1559
352	6,792	0.1559
353	6,702	0.1539
354	6,598	0.1515
355	6,600	0.1515
356	12,958	0.2975
357	8,014	0.1840
358	8,015	0.1840
359	8,015	0.1840
360	8,016	0.1840
361	8,016	0.1840
362	8,017	0.1840
363	8,135	0.1868
364	7,517	0.1726
365	7,517	0.1726
366	7,518	0.1726
367	6,898	0.1583
368	6,638	0.1524
369	6,637	0.1524
370	6,636	0.1523
371	6,635	0.1523
372	6,634	0.1523
373	6,634	0.1523
374	6,633	0.1523
375	6,632	0.1522
376	6,631	0.1522
377	6,630	0.1522
378	6,629	0.1522
379	6,628	0.1522
380	6,628	0.1522
381	6,627	0.1521
382	6,626	0.1521
383	6,625	0.1521
384	7,237	0.1661
385	6,608	0.1517
386	6,600	0.1515
387	6,600	0.1515

●	FOUND SURVEY MONUMENT AS NOTED
○	CORNER OF SUBDIVISION, MONUMENT AS NOTED.
◎	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
APN:	ASSESSOR'S PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORD
EPE	ENHANCED PAVEMENT EASEMENT GRANTED HEREON
RIDE	ROOSEVELT IRRIGATION DISTRICT EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT
TAE	TEMPORARY ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
SE	SEWER EASEMENT
WE	WATER EASEMENT
MLE	MEDIAN LANDSCAPE EASEMENT GRANTED HEREON
P/S	PRIVATE STREET TRACT
R/W	RIGHT-OF-WAY
R/W *	RIGHT-OF-WAY DEDICATED HEREON
RLS	REGISTERED LAND SURVEYOR
MCDOT	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION



DETAIL "A"

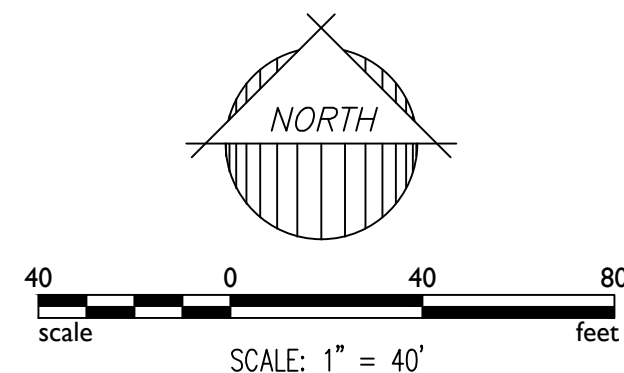
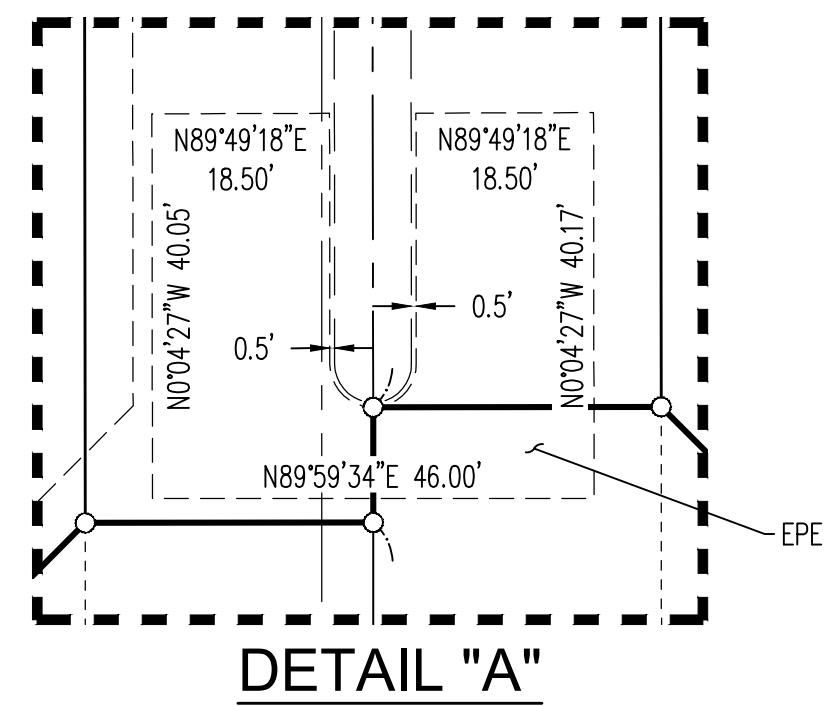




LEGEND

- | | | | |
|--------|---|-------|--|
| ● | FOUND SURVEY MONUMENT AS NOTED | SVT | SIGHT VISIBILITY TRIANGLE EASEMENT |
| ○ | CORNER OF SUBDIVISION, MONUMENT AS NOTED. | SE | SEWER EASEMENT |
| ● | SET BRASS CAP AT COMPLETION OF CONSTRUCTION | WE | WATER EASEMENT |
| APN: | ASSESSORS PARCEL NUMBER | MLE | MEDIAN LANDSCAPE EASEMENT GRANTED HEREON |
| M.C.R. | MARICOPA COUNTY RECORD | P/S | PRIVATE STREET TRACT |
| EPE | ENHANCED PAVEMENT EASEMENT GRANTED HEREON | R/W | RIGHT-OF-WAY |
| RIDE | ROOSEVELT IRRIGATION DISTRICT EASEMENT | R/W * | RIGHT-OF-WAY DEDICATED HEREON |
| | TO BE DEDICATED BY SEPARATE INSTRUMENT | RLS | REGISTERED LAND SURVEYOR |
| TAE | TEMPORARY ACCESS EASEMENT | MCDOT | MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION |
| PUE | PUBLIC UTILITY EASEMENT | | |

- | | |
|-----|------------------------|
| --- | PROPERTY LINE |
| --- | PRIVATE STREET LINE |
| --- | LOT LINE |
| --- | CENTER LINE |
| --- | SECTION LINE |
| --- | EXISTING LOT LINE |
| --- | EXISTING CENTER LINE |
| --- | EXISTING EASEMENT LINE |
| --- | TIE LINE |



Project:

Revisions:

Call at least two full working days before you begin excavation.

ARIZONA

State of Arizona - Maricopa County

Drawn by: A.G.

Reviewed by: R.J.

Job No. 20-1595

FP01

Sheet No. 6 of 14

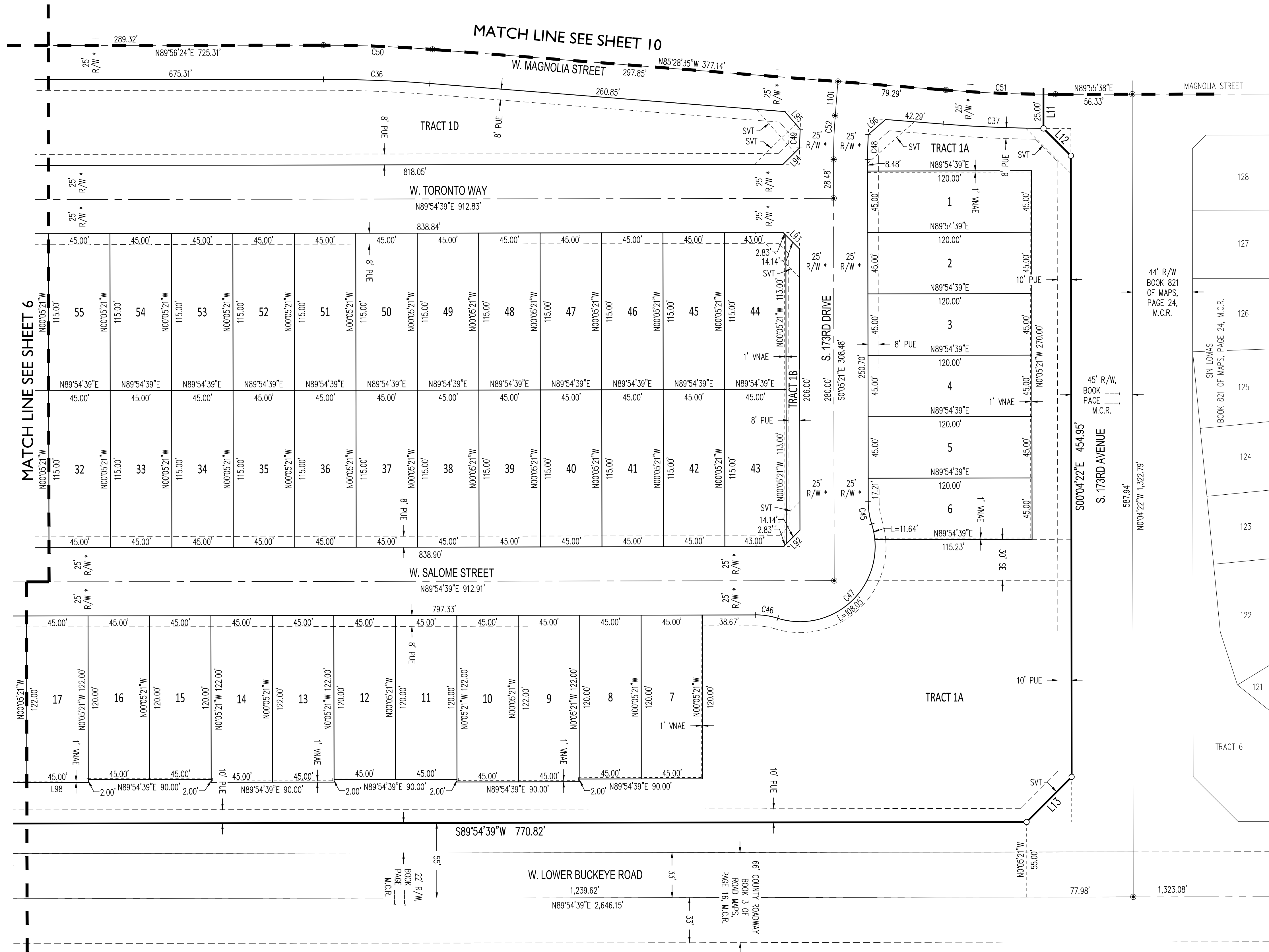
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

GOODYEAR, ARIZONA

"LA JOLLA VISTA - PHASE ONE"

FINAL PLAT OF

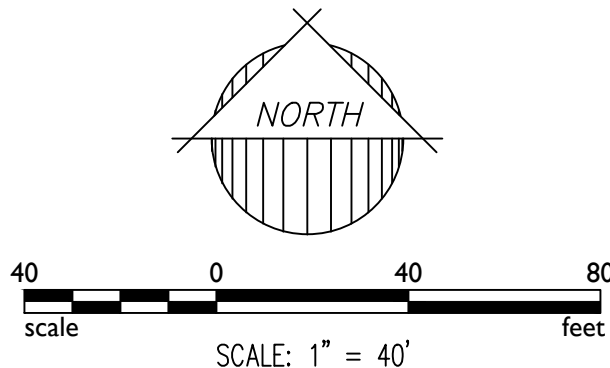


LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORD
- EPE ENHANCED PAVEMENT EASEMENT GRANTED HEREON
- RIDE ROOSEVELT IRRIGATION DISTRICT EASEMENT
- TO BE DEDICATED BY SEPARATE INSTRUMENT
- TAE TEMPORARY ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- SE SEWER EASEMENT
- WE WATER EASEMENT
- MLE MEDIAN LANDSCAPE EASEMENT GRANTED HEREON
- P/S PRIVATE STREET TRACT
- R/W RIGHT-OF-WAY
- R/W * RIGHT-OF-WAY DEDICATED HEREON
- RLS REGISTERED LAND SURVEYOR
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

- PROPERTY LINE
- PRIVATE STREET LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- EXISTING LOT LINE
- EXISTING CENTER LINE
- EXISTING EASEMENT LINE
- TIE LINE

SOUTHEAST CORNER
SECTION 14, T1N, R2W
FOUND PK NAIL & WASHER
RPA RLS #57280



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project: "LA JOLLA VISTA - PHASE ONE"

Revisions:

Drawn by: A.G.
Reviewed by: R.J.

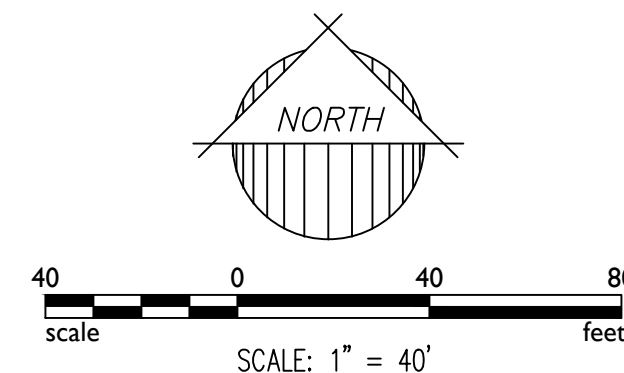
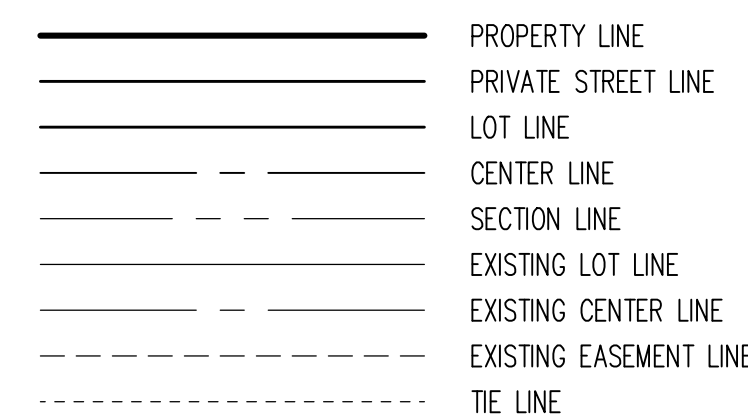
Call at least two full working days before you begin excavation.

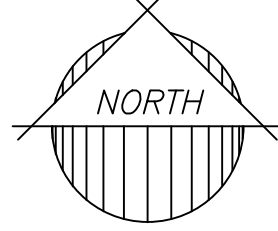
ARIZONA
REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
RPA #57280

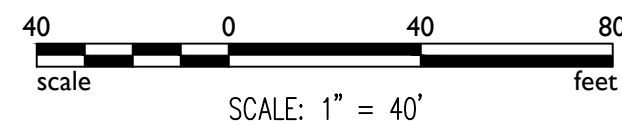
Job No.
20-1595

FP01

Sheet No.
7
of 14





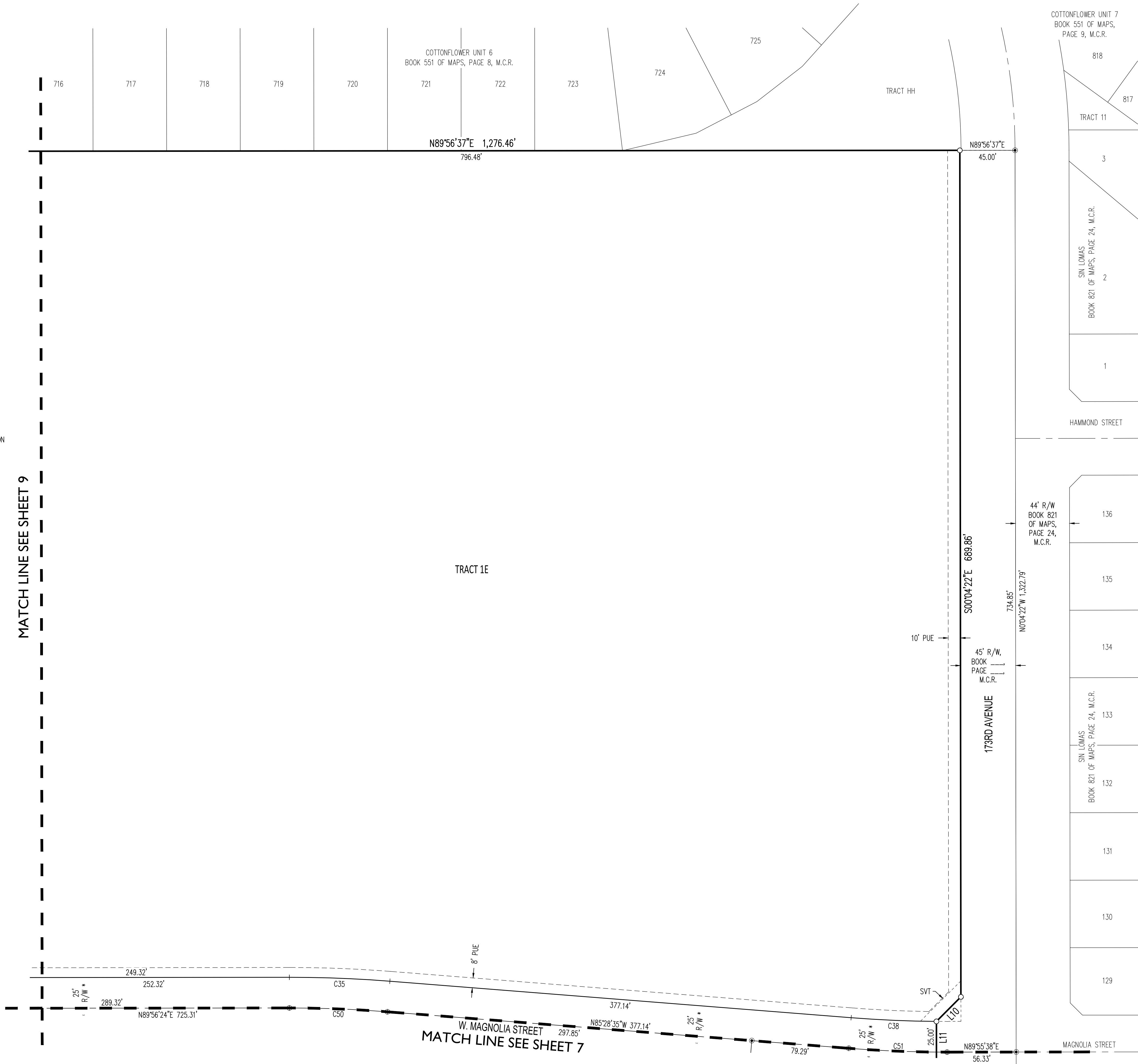


LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- APN: ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORD
- EPE ENHANCED PAVEMENT EASEMENT GRANTED HEREON
- RIDE ROOSEVELT IRRIGATION DISTRICT EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT
- TAE TEMPORARY ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- SE SEWER EASEMENT
- WE WATER EASEMENT
- MLE MEDIAN LANDSCAPE EASEMENT GRANTED HEREON
- P/S PRIVATE STREET TRACT
- R/W RIGHT-OF-WAY
- R/W * RIGHT-OF-WAY DEDICATED HEREON
- RLS REGISTERED LAND SURVEYOR
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

- PROPERTY LINE
- PRIVATE STREET LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- EXISTING LOT LINE
- EXISTING CENTER LINE
- EXISTING EASEMENT LINE
- TIE LINE

MATCH LINE SEE SHEET 9



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project:

“LA JOLLA VISTA - PHASE ONE”

Revisions:

No.	Description	By	Date

Call at least two full working days before you begin excavation.

800.481.8111 or 1-800-875-ARIZONA (2747) in Maricopa County: (602)263-1100

Drawn by:

A.G.

Reviewed by:

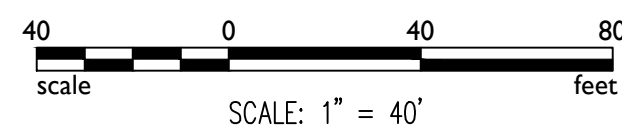
R.J.

Job No.
20-1595

FP01

Sheet No.
10 of 14

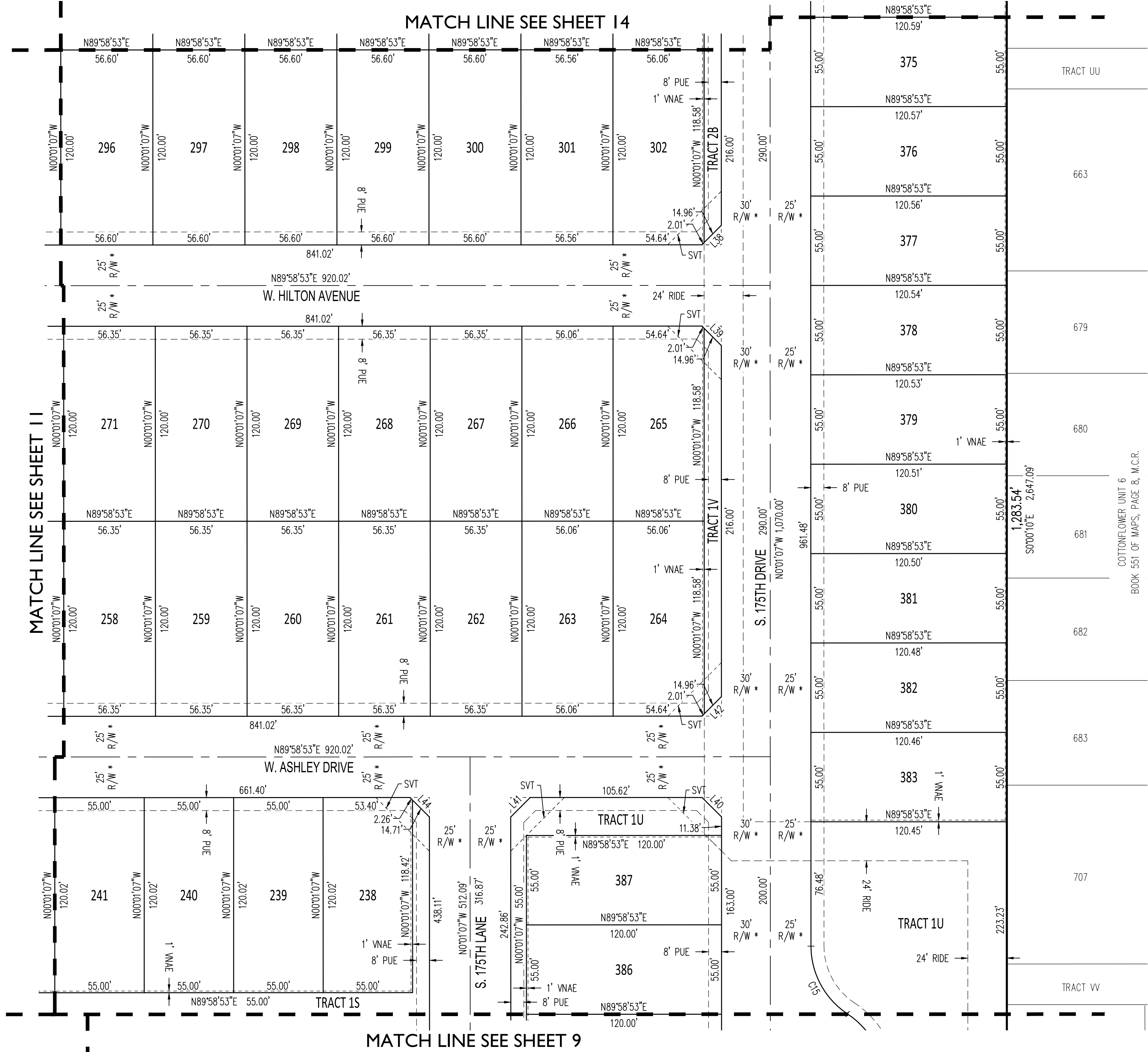
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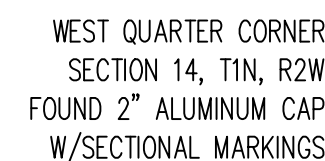


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APN: 502-43-004H
CITRUS & LOWER BUCKEYE, LLC
DOCUMENT 2003-0991338, M.C.R.

LIMITS OF REGIONAL WASTEWATER TRUNK LINE IMPROVEMENTS DOCUMENT
2014-0344073, M.C.R. & LIMITS OF DEVELOPMENT AGREEMENT DOCUMENTS
2013-0594314, 2014-0040963, 2014-0334245, 2014-0373259, 2015-0457194,
2015-0722868, 2016-0060955, 2016-0288863 & 2017-0077324, M.C.R.

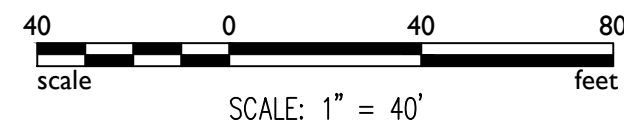
MATCH LINE SEE SHEET 11

120.00 | 120.00
MATCH LINE SEE SHEET 14

LEGEND

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| ◻ ● | FOUND SURVEY MONUMENT AS NOTED |
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| | SECTION LINE |
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| | EXISTING CENTER LINE |
|  | EXISTING EASEMENT LINE |
|  | TIE LINE |



Jun 20, 2024 4:19pm C:\Users\agross\agross\appdata\local\temp\AcPublish_19980\20-1595 - Final Plat.dwg

agross

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