

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 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.

B. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN, OR OVER UTILITY EASEMENTS, EXCEPT UTILITIES, ASPHALT PAVING, GRASS, A/F 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 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.

a. 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.

b. 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.

c. 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.

d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

e. 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 MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

a. 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.

b. 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.

c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

d. WHEN 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.

e. 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.

f. 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, EL CIDRO, IS IN THE PROXIMITY TO THE PROPOSED LOOP 303 AND I-10 RELIEVER FREEWAYS AND MAY BE SUBJECT 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 USE.

K. ALL NEW OR RELOCATED FACILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).

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. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.

O. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

P. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT.

Q. MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG ALL LOCAL STREETS, BETWEEN THE CURB & SIDEWALK SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

R. MAINTENANCE OF ALL OPEN SPACE AREAS, TRAILS AND OTHER AMENITIES INCLUDING ARTERIAL & COLLECTOR RIGHTS-OF-WAY LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

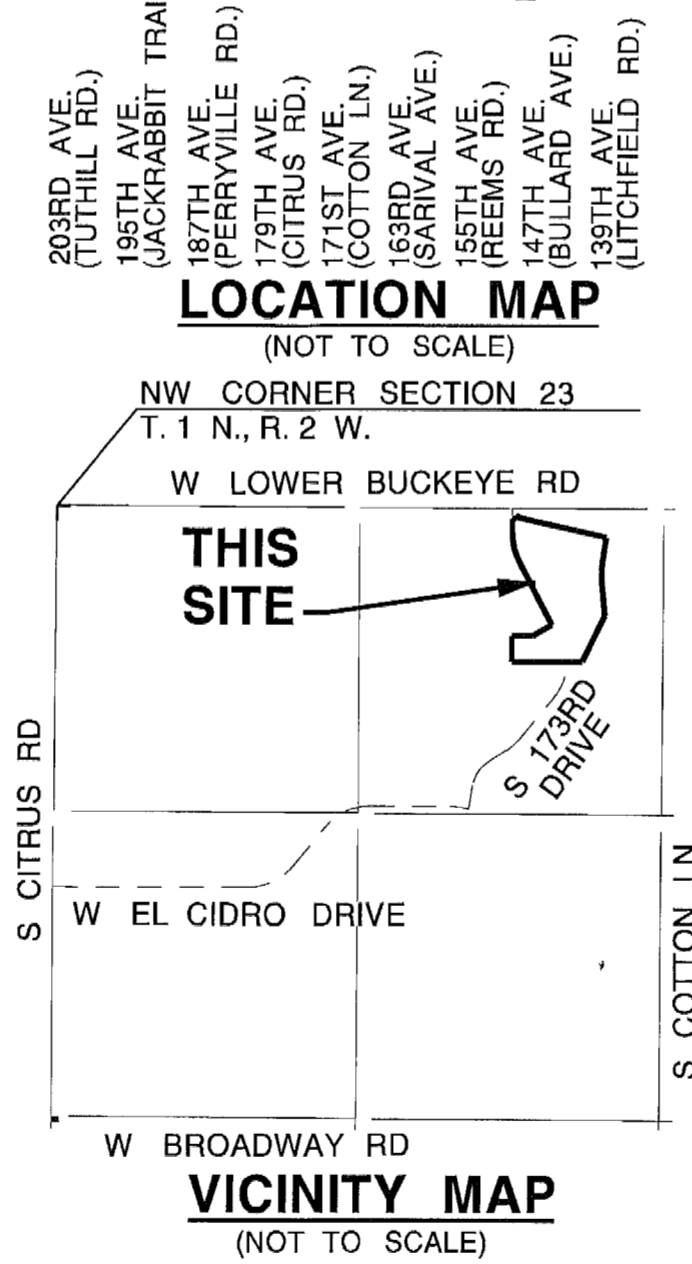
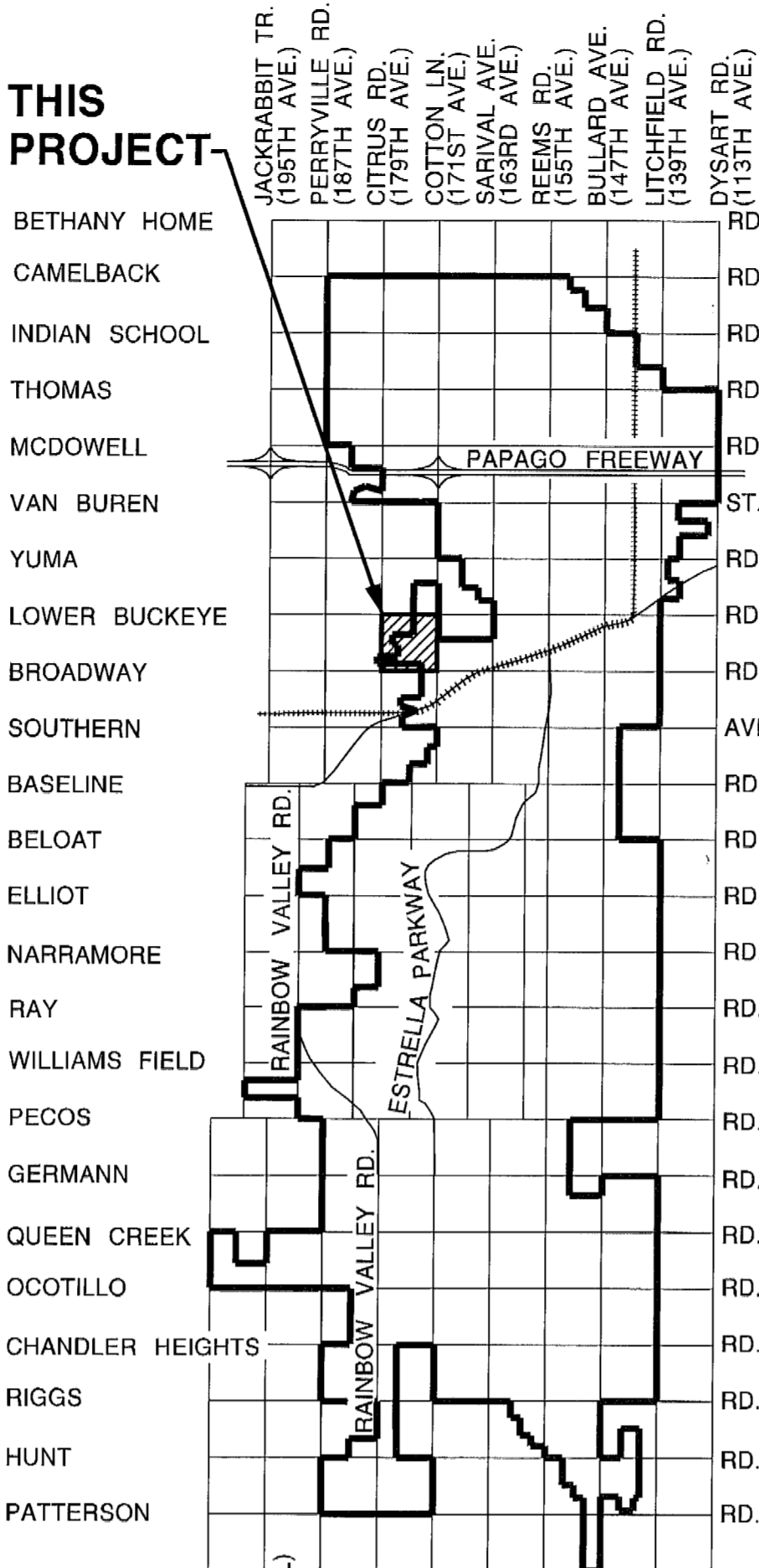
S. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. THIS AFFECTS LOT 33.

T. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THIS AFFECTS LOTS 1, 28, 29, 34, 47, 48, 57, 58 & 68.

U. AT T-INTERSECTIONS (THREE-WAY INTERSECTION) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. THIS AFFECTS LOT 19.

V. NO 2-STORY HOMES SHALL BE PERMITTED ON CORNER LOTS OR LOTS ABUTTING OR ADJACENT TO AN ARTERIAL STREET UNLESS THERE IS A 35 FOOT WIDE LANDSCAPE TRACT BETWEEN RIGHT-OF-WAY AND LOT LINE. THIS AFFECTS LOTS 1, 28, 29, 34, 47, 48, 57, 58 & 68.

FINAL PLAT
"EL CIDRO-PHASE 1 PARCEL 3"
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACTS:
BRIAN HENSLEY-BHENSLEY@CVLCI.COM
DAVID COBLE-DCOBLE@CVLCI.COM

OWNER/DEVELOPER

EL CIDRO RANCH, LLC
5506 EAST SAN MIGUEL AVENUE
PARADISE VALLEY, AZ 85253
PHONE: (480) 563-3891
CONTACT: SCOTT MOORE
SMOORE@BETINVESTMENTS.COM

SITE SUMMARY	
PARCEL	AREA
EXISTING ZONING	PAD
% OPEN SPACE	32.77%
YIELD	57 LOTS
RIGHT OF WAY AREA	4.362 AC
GROSS / NET AREA	17.297/15.445 AC
GROSS DENSITY	3.30 DU/AC
ACTIVE OPEN SPACE	3.114 AC
PASSIVE OPEN SPACE	2.553 AC
AVERAGE LOT SIZE	45'x110'
NET AREA = GROSS ACRES LESS EXTERIOR RIGHT-OF-WAY ACRES	

UTILITY PROVIDER TABLE	
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	A.P.S.
TELEPHONE	CENTURYLINK
CATV	COX CABLE
GAS	SOUTHWEST GAS

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 2017, BEFORE ME,
PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF EL CIDRO RANCH L.L.C., AN ARIZONA 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 THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES: _____ DATE
NOTARY PUBLIC

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2017.

BY: _____ MAYOR (GEORGIA LORD)

ATTEST: _____ CLERK (MAUREEN SCOTT)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2017.

BY: _____ CITY ENGINEER (REBECCA ZOOK)

HOMEOWNERS' ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED BY THE EL CIDRO MASTER HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS FINAL PLAT FOR "EL CIDRO - PHASE 1 PARCEL 3" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS' ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 2017, BEFORE ME,
PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF EL CIDRO MASTER HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES: _____ DATE
NOTARY PUBLIC

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "EL CIDRO - PHASE 1 PARCEL 3" BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF SAID "EL CIDRO - PHASE 1 PARCEL 3", AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT.

EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AND ITS PERMITTEES AN EXCLUSIVE PUBLIC UTILITY EASEMENT ("PUE") UPON, OVER, ACROSS AND UNDER ALL AREAS IN THIS PLAT DESIGNATED AS "PUE" FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING IMPROVEMENTS FOR SEWER, WATER, GAS, ELECTRIC, AND ANY OTHER UTILITY SERVICES ("PUBLIC UTILITY FACILITIES") AND FOR PROVIDING INGRESS AND EGRESS TO THE EASEMENT AREAS FOR SUCH PURPOSES. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY EASEMENT AREAS IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREAS FOR PUBLIC UTILITY FACILITIES, EXCEPT THAT ROADWAYS, SIDEWALKS, AND LANDSCAPING, AS APPROVED BY THE CITY, MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH PUBLIC UTILITY EASEMENT AREAS. PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THEIR UTILITY FACILITIES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS, STREETS, AND SIDEWALKS DAMAGED DURING THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THEIR UTILITY FACILITIES.

EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, THE PUBLIC STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, A PERPETUAL, NON-EXCLUSIVE, VEHICLE NON-ACCESS EASEMENT ("V.N.A.E.") UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

RESTRICTIVE COVENANTS:
EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER COVENANTS TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AND AGREES AS FOLLOWS:
TRACTS A, B AND C ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, AND C.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

TRACTS A, B, C, D AND E ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE EL CIDRO MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND ARE DEDICATED FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. TRACTS A, B, C, D AND E REFLECTED IN THIS PLAT ARE HEREBY CONVEYED TO THE EL CIDRO MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ("HOA"), AND SUCH TRACTS SHALL BE MAINTAINED BY THE HOA, AS DEFINED IN THE TRACT TABLE. DWELLING UNITS SHALL NOT BE CONSTRUCTED OVER SAID TRACTS.

THE EL CIDRO MASTER 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 AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS WITHIN ALL TRACTS.

IN WITNESS WHEREOF: EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY: _____

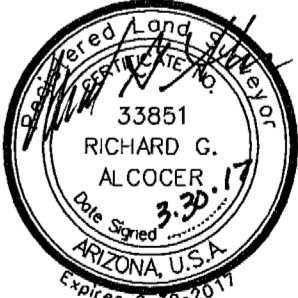
DATE: _____

ITS: _____

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCKER
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 33851
COE & VAN LOO CONSULTANTS, INC.



PREPARED: _____ 3-30-2017
DATE

SHEET INDEX

- 1.....COVER SHEET
- 2.....SHEET INDEX MAP, LEGEND, SECTION CORNERS & LEGAL DESCRIPTION
- 3-4.....FINAL PLAT
- 5.....CURVE TABLE, LOT TABLE, TRACT TABLE & SETBACK DETAIL

GROSS AREA=17.297 ACRES
SEE SHEET 2 FOR SHEET INDEX MAP, SECTION CORNERS, LEGAL DESCRIPTION & LEGEND.
SEE SHEET 5 FOR CURVE TABLE, LOT TABLE, TRACT TABLE & SETBACK DETAIL.

DATE: MARCH 29, 2017
JOB # 050050 01-0174612

CVL COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET PHOENIX,
CONSULTANTS ARIZONA (602) 264-6831 WWW.CVLCI.COM

SHEET 1 OF 5

EL CIDRO PHASE 1 PARCEL 3

CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	778.00	171.78	012°39'01"	86.24	171.42	S01°43'09.5"W
2	3075.72	196.41	003°39'32"	98.24	196.38	S25°16'26.0"W
3	540.00	266.60	028°17'12"	136.07	263.90	N13°56'38.0"W
28	500.00	489.32	050°58'28"	262.19	473.34	N64°42'32.0"E
29	500.00	445.39	051°02'18"	238.69	430.81	N64°44'27.0"E
30	500.00	87.27	010°00'00"	43.74	87.16	S84°44'24.0"E
31	300.00	251.06	047°56'58"	133.41	243.80	N34°14'05.0"E
32	500.00	157.39	018°02'08"	79.35	156.74	N49°11'30.0"E
33	500.00	595.69	068°15'40"	338.92	561.08	N06°02'36.0"E

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER 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 ALUMINUM CAP IN POTHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 23 BEARS SOUTH 89°45'34" EAST, A DISTANCE OF 2,646.09 FEET;

THENCE SOUTH 89°45'34" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1,323.05 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 00°11'58" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 88.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°48'02" EAST, A DISTANCE OF 30.42 FEET;
THENCE NORTH 44°19'51" EAST, A DISTANCE OF 45.92 FEET;
THENCE SOUTH 00°14'26" WEST, A DISTANCE OF 31.67 FEET;
THENCE SOUTH 77°52'45" EAST, A DISTANCE OF 773.33 FEET;

THENCE SOUTH 08°02'40" WEST, A DISTANCE OF 217.77 FEET TO THE BEGINNING OF A TANGENT CURVE OF 778.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°39'01", A DISTANCE OF 171.78 FEET;

THENCE SOUTH 04°36'21" EAST, A DISTANCE OF 295.33 FEET TO A POINT ON A 3,075.72 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 66°33'20" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'32", A DISTANCE OF 196.41 FEET;

THENCE SOUTH 27°06'12" WEST, A DISTANCE OF 243.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 89°44'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 616.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 00°11'58" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 222.81 FEET TO THE SOUTHWEST CORNER OF THE CITY OF GOODYEAR WELL AND TANK STORAGE FACILITY RECORDED IN DOCUMENT NO. 91-008611, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID WELL AND TANK STORAGE FACILITY THE FOLLOWING COURSES:

THENCE SOUTH 89°48'03" EAST, A DISTANCE OF 181.91 FEET;
THENCE NORTH 61°54'46" EAST, A DISTANCE OF 194.23 FEET;

THENCE NORTH 28°05'14" WEST, A DISTANCE OF 608.72 FEET TO THE BEGINNING OF A TANGENT CURVE OF 540.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'12", A DISTANCE OF 266.60 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 00°11'58" EAST, DEPARTING THE EASTERLY LINE OF SAID WELL AND TANK STORAGE FACILITY ALONG SAID WEST LINE, A DISTANCE OF 127.02 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17.297 ACRES, MORE OR LESS.

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF SUBDIVISION - SET 1/2" REBAR WITH CAP FLUSH RLS #22782 PER M.A.G. STD DET 120, TYPE 'C', MODIFIED.
- INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD DET 120, TYPE 'B'.
- INDICATES CENTERLINE MONUMENTATION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD DET 120, TYPE 'B'.
- INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT
- INDICATES SIGHT VISIBILITY LINE PER GOODYEAR G-3232
- INDICATES KEY LOT VISIBILITY TRIANGLE EASEMENT
- INDICATES CURVE NUMBER
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES LANDSCAPE EASEMENT
- INDICATES SIDEWALK EASEMENT
- INDICATES REGISTERED LAND SURVEYOR NUMBER
- INDICATES MARICOPA DEPARTMENT OF TRANSPORTATION
- INDICATES ASSESSOR'S PARCEL NUMBER
- INDICATES DOCKET
- INDICATES BOOK
- INDICATES PAGE
- INDICATES DOCUMENT
- INDICATES EASEMENT
- INDICATES MISCELLANEOUS
- INDICATES SQUARE FOOT
- INDICATES ACRES
- INDICATES HEADLIGHT INTRUSION
- INDICATES SINGLE STORY HOME RESTRICTION & LOCATE DRIVEWAY AWAY FROM STREET INTERSECTION
- INDICATES SHEET NUMBER
- INDICATES MARICOPA COUNTY HIGHWAY DEPARTMENT
- INDICATES TO BE ABANDONED
- INDICATES CENTER LINE MONUMENTATION AS A CHANGE OF STREET NAME - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET 120, TYPE 'B' (UNLESS OTHERWISE NOTED)
- TEMPORARY TAILWATER RETENTION & ACCESSABILITY EASEMENT

SHEET INDEX MAP

NOTE:
ALL PROPOSED PARCEL BOUNDARY LINES FOR EL CIDRO ARE SHOWN GRAPHICALLY AND ARE SUBJECT TO CHANGE WITH THE FINAL PLATS.

300' 150' 0 300'
SCALE: 1" = 300'

COUNTY RECORDER



DATE: MARCH 29, 2017
JOB # 050050 01-0174612

SHEET 2 OF 5

SEE SHEET 5 FOR CURVE TABLE, LOT TABLE, TRACT TABLE & SETBACK DETAIL.

CVL COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET PHOENIX, ARIZONA (602) 264-6831 WWW.CVLCI.COM

EL CIDRO PHASE 1 PARCEL 3

POINT OF COMMENCEMENT
NORTH QUARTER CORNER, SECTION 23
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY ALUMINUM
CAP IN POTHOLE

TRUE POINT
OF BEGINNING

ACCESS ESMT
CONVEYED BY
SEPARATE INSTRUMENT
RECORDED ON
AS DOC. NO. 2017-_____

SALT RIVER ACRES
BOOK 23, PAGE 19
MARICOPA COUNTY RECORDS

WELL & TANK
STORAGE FACILITY
DOC. #91-008611

FOR SECTION TIE
SEE SHEET 2

TTRA
DOC. NO. 2017-_____
M.C.R.

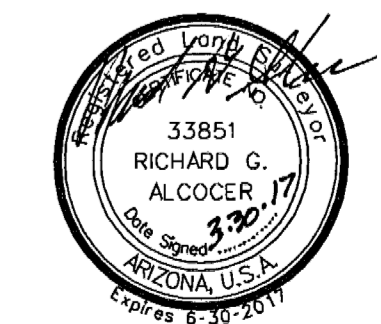
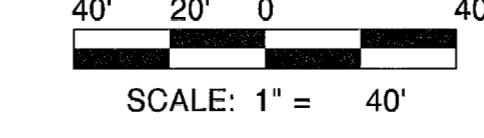
CITY OF GOODYEAR
APN 502-43-028A
UNSUBDIVIDED

CITY OF GOODYEAR
APN 502-43-028A
UNSUBDIVIDED

NORTHEAST CORNER SECTION 23
NORTHWEST CORNER SECTION 24
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND MARICOPA HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE

BASIS OF BEARING
THE WEST SECTION LINE SECTION 13

MATCH LINE SEE SHEET 4

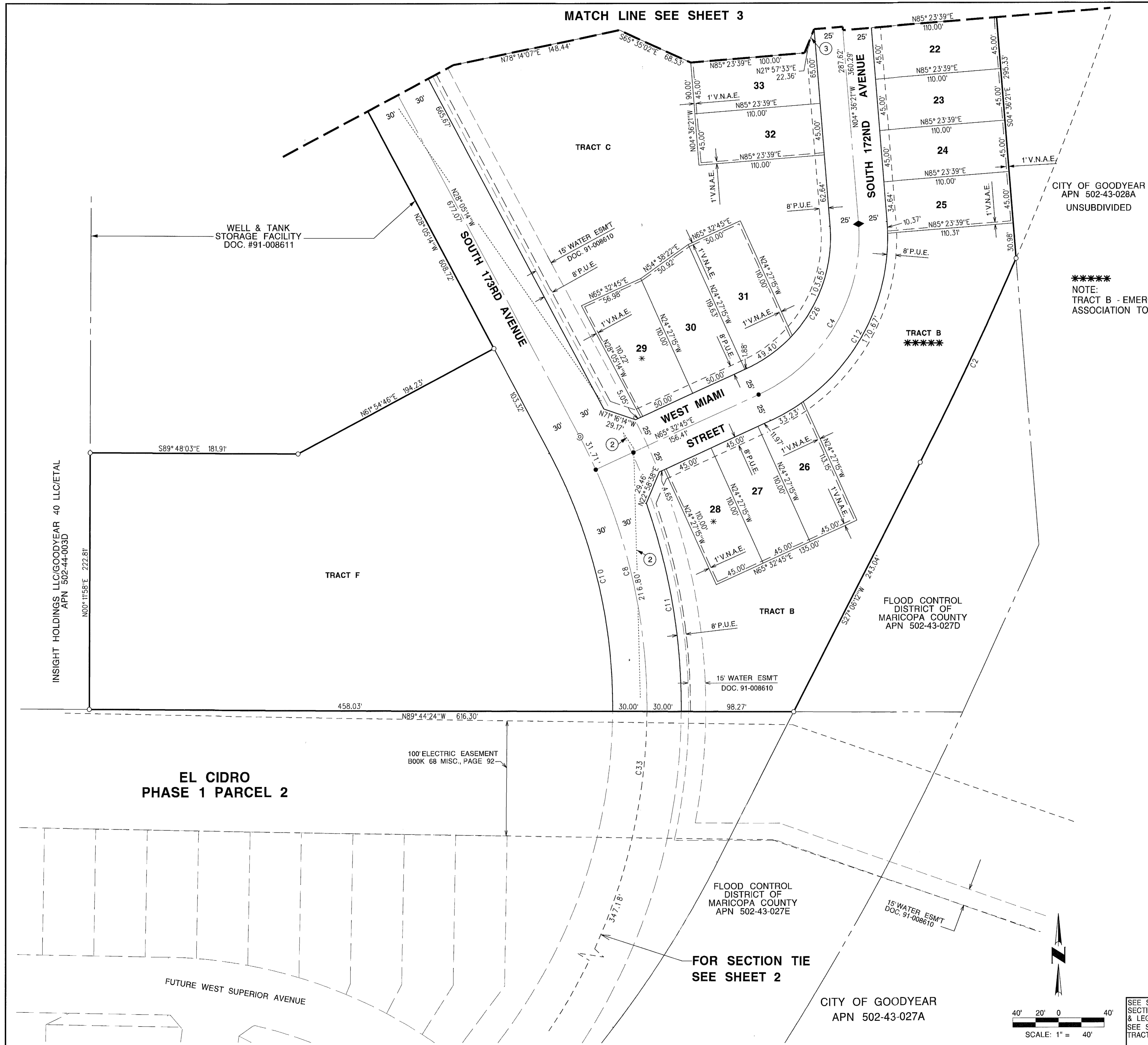


SEE SHEET 2 FOR SHEET INDEX MAP,
SECTION CORNERS, LEGAL DESCRIPTION
& LEGEND.
SEE SHEET 5 FOR CURVE TABLE, LOT TABLE,
TRACT TABLE & SETBACK DETAIL.

DATE: MARCH 29, 2017
JOB # 050050 01-0174612
CVL COE & VAN LOO CONSULTANTS, INC.
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ARIZONA (602) 264-6831 WWW.CVLCI.COM

COUNTY RECORDER

SHEET 3 OF 5



NOTE:
TRACT B - EMERGENCY TAILWATER OVERFLOW, THE HOMEOWNERS
ASSOCIATION TO MAINTAIN THE BASIN AND FILTRATION SYSTEM.

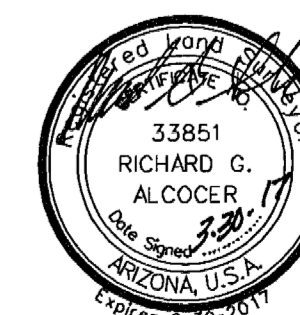
TRACT B

FLOOD CONTROL
DISTRICT OF
MARICOPA COUNTY
APN 502-43-027D

FLOOD CONTROL
DISTRICT OF
MARICOPA COUNTY
APN 502-43-027E

CITY OF GOODYEAR
APN 502-43-027A

COUNTY RECORDER



DATE: MARCH 29, 2017
JOB # 050050 01-0174612

SHEET 4 OF 5

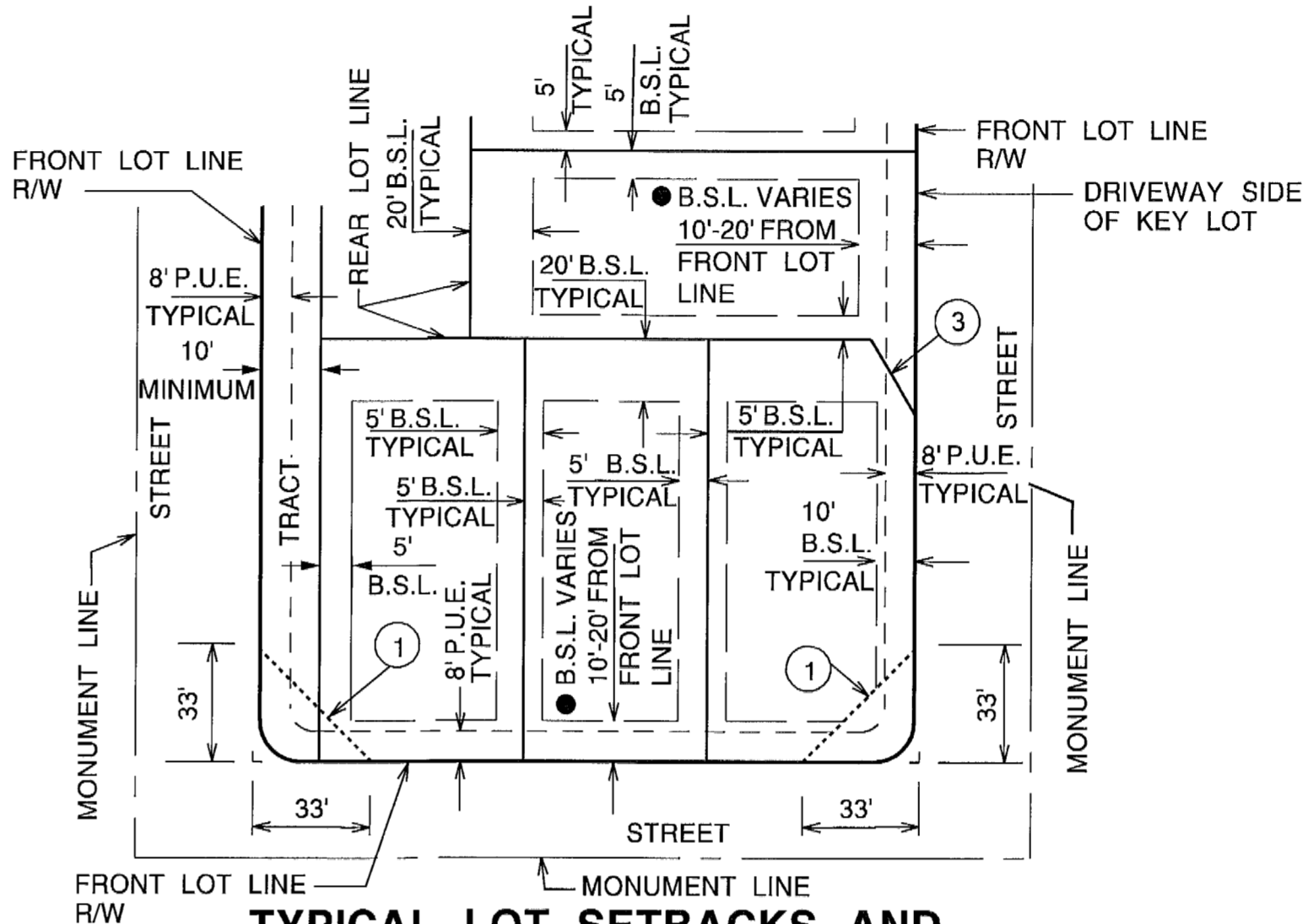
CVL COE & VAN LOO CONSULTANTS, INC.
CONSULTANTS ARIZONA (602) 264-6831 WWW.CVLCI.COM

EL CIDRO PHASE 1 PARCEL 3

CURVE TABLE					
NO.	RADI US	ARC	DELTA	TANGENT	CHORD
1	778.00	171.78	012°39'01"	86.24	171.42
2	3075.72	196.41	003°39'32"	98.24	196.38
3	540.00	266.60	028°17'12"	136.07	263.90
4	150.00	183.66	070°09'06"	105.33	172.40
5	400.00	116.77	016°43'36"	58.81	116.36
6	200.00	105.74	030°17'36"	54.14	104.52
7	200.00	58.39	016°43'36"	29.40	58.18
8	500.00	248.51	028°28'38"	126.88	245.96
9	900.00	444.33	028°17'12"	226.79	439.83
10	470.00	233.67	028°29'07"	119.30	231.27
11	530.00	184.76	019°58'26"	93.33	183.83
12	175.00	214.27	070°09'06"	122.88	201.13
13	375.00	109.48	016°43'36"	55.13	109.09
14	55.00	16.65	017°20'29"	8.39	16.58
15	55.00	119.69	124°40'58"	104.94	97.43
16	55.00	16.65	017°20'29"	8.39	16.58
17	225.00	118.97	030°17'36"	60.91	117.58
18	870.00	207.44	013°39'41"	104.21	206.95
19	870.00	105.09	006°55'14"	52.61	105.02
20	175.00	92.53	030°17'36"	47.37	91.45
21	425.00	124.07	016°43'36"	62.48	123.63
22	175.00	45.60	014°55'46"	22.93	45.47
23	50.00	209.44	240°00'00"	-	86.60
24	50.00	52.36	060°00'00"	28.87	50.00
25	225.00	60.20	015°19'42"	30.28	60.02
26	125.00	153.05	070°09'06"	87.77	143.67
27	435.00	126.99	016°43'36"	63.95	126.54
28	550.00	489.32	050°58'28"	262.19	473.34
29	500.00	445.39	051°02'18"	238.69	430.81
30	500.00	87.27	010°00'00"	43.74	87.16
31	300.00	251.06	047°56'58"	133.41	243.80
32	500.00	157.39	018°02'08"	79.35	156.74
33	500.00	595.69	068°15'40"	338.92	561.08
34	470.00	91.69	011°10'40"	45.99	91.55
35	450.00	97.30	012°23'21"	48.84	97.12
					S05°57'14.5"E

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
LOT-1 =	4,950 S.F.	0.114 AC
LOT-2 =	4,950 S.F.	0.114 AC
LOT-3 =	6,107 S.F.	0.140 AC
LOT-4 =	6,584 S.F.	0.151 AC
LOT-5 =	6,016 S.F.	0.138 AC
LOT-6 =	5,750 S.F.	0.132 AC
LOT-7 =	5,750 S.F.	0.132 AC
LOT-8 =	5,750 S.F.	0.132 AC
LOT-9 =	5,750 S.F.	0.132 AC
LOT-10 =	5,750 S.F.	0.132 AC
LOT-11 =	5,736 S.F.	0.132 AC
LOT-12 =	6,740 S.F.	0.155 AC
LOT-13 =	11,341 S.F.	0.260 AC
LOT-14 =	8,091 S.F.	0.186 AC
LOT-15 =	5,343 S.F.	0.123 AC
LOT-16 =	6,030 S.F.	0.138 AC
LOT-17 =	5,772 S.F.	0.132 AC
LOT-18 =	5,110 S.F.	0.117 AC
LOT-19 =	4,978 S.F.	0.114 AC
LOT-20 =	4,950 S.F.	0.114 AC
LOT-21 =	4,950 S.F.	0.114 AC
LOT-22 =	4,950 S.F.	0.114 AC
LOT-23 =	4,950 S.F.	0.114 AC
LOT-24 =	4,950 S.F.	0.114 AC
LOT-25 =	4,951 S.F.	0.114 AC
LOT-26 =	4,985 S.F.	0.114 AC
LOT-27 =	4,950 S.F.	0.114 AC
LOT-28 =	4,950 S.F.	0.114 AC
LOT-29 =	5,884 S.F.	0.135 AC
LOT-30 =	5,741 S.F.	0.132 AC
LOT-31 =	5,830 S.F.	0.134 AC
LOT-32 =	4,950 S.F.	0.114 AC
LOT-33 =	5,050 S.F.	0.116 AC
LOT-34 =	6,114 S.F.	0.140 AC
LOT-35 =	6,016 S.F.	0.138 AC
LOT-36 =	5,216 S.F.	0.120 AC
LOT-37 =	5,443 S.F.	0.125 AC
LOT-38 =	7,488 S.F.	0.172 AC
LOT-39 =	8,455 S.F.	0.194 AC
LOT-40 =	9,401 S.F.	0.216 AC
LOT-41 =	6,010 S.F.	0.138 AC
LOT-42 =	9,858 S.F.	0.226 AC
LOT-43 =	4,950 S.F.	0.114 AC
LOT-44 =	4,950 S.F.	0.114 AC
LOT-45 =	4,950 S.F.	0.114 AC
LOT-46 =	4,950 S.F.	0.114 AC
LOT-47 =	6,331 S.F.	0.145 AC
LOT-48 =	5,065 S.F.	0.116 AC
LOT-49 =	4,950 S.F.	0.114 AC
LOT-50 =	4,950 S.F.	0.114 AC
LOT-51 =	4,950 S.F.	0.114 AC
LOT-52 =	4,950 S.F.	0.114 AC
LOT-53 =	4,950 S.F.	0.114 AC
LOT-54 =	4,950 S.F.	0.114 AC
LOT-55 =	8,793 S.F.	0.202 AC
LOT-56 =	5,961 S.F.	0.137 AC
LOT-57 =	8,105 S.F.	0.186 AC
TOTAL =	336,293 S.F.	7.720 AC

TRACT TABLE		AREAS	MAINTENANCE RESPONSIBILITY
TRACT	DESCRIPTION	ACRES	
TRACT-A	LANDSCAPE, DRAINAGE, RETENTION, SIDEWALK, WATER LINE EASEMENT, TTRA E & PUBLIC UTILITY EASEMENT	0.470	HOMEOWNERS ASSOCIATION
TRACT-B	LANDSCAPE, DRAINAGE, RETENTION, EMERGENCY TAILWATER OVERFLOW, SIDEWALK, WATER LINE EASEMENT & PUBLIC UTILITY EASEMENT	1.064	HOMEOWNERS ASSOCIATION
TRACT-C	LANDSCAPE, DRAINAGE, RETENTION, SIDEWALK, WATER LINE EASEMENT & PUBLIC UTILITY EASEMENT	1.580	HOMEOWNERS ASSOCIATION
TRACT-D	LANDSCAPE, SIDEWALK EASEMENT & PUBLIC UTILITY EASEMENT	0.021	HOMEOWNERS ASSOCIATION
TRACT-E	LANDSCAPE, SIDEWALK EASEMENT & PUBLIC UTILITY EASEMENT	0.046	HOMEOWNERS ASSOCIATION
TRACT-F	PLANNED PUBLIC FACILITY	2.486	PROPERTY OWNER
TOTAL		5.668	



TYPICAL LOT SETBACKS AND VISIBILITY RESTRICTION
(NOT TO SCALE)

SETBACKS:
FRONT 10'
FRONT ENTRY GARAGE 20'
SIDE TURN GARAGE 10'
REAR 20'
SIDE 5' & 5'
STREET SIDE 10'

ALL FRONT YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE:
20' FRONT FACING STANDARD GARAGE
10' SIDE-TURN GARAGE
10' PORCH/LIVING AREA

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

① 33'x33' VISIBILITY TRIANGLE EASEMENT
② SIGHT LINE - DISTANCE: A=440'; B=335' PER CITY OF GOODYEAR G-3232
③ KEY LOT 10'x20' VISIBILITY TRIANGLE EASEMENT

