

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, 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 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 31.

T. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THIS AFFECTS LOTS 1, 13, 14 & 32

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, 13, 14 & 32.

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: _____
NOTARY PUBLIC DATE

HOMEOWNERS' ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE EL CIDRO MASTER HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT FOR "EL CIDRO - PHASE 1 PARCEL 2" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

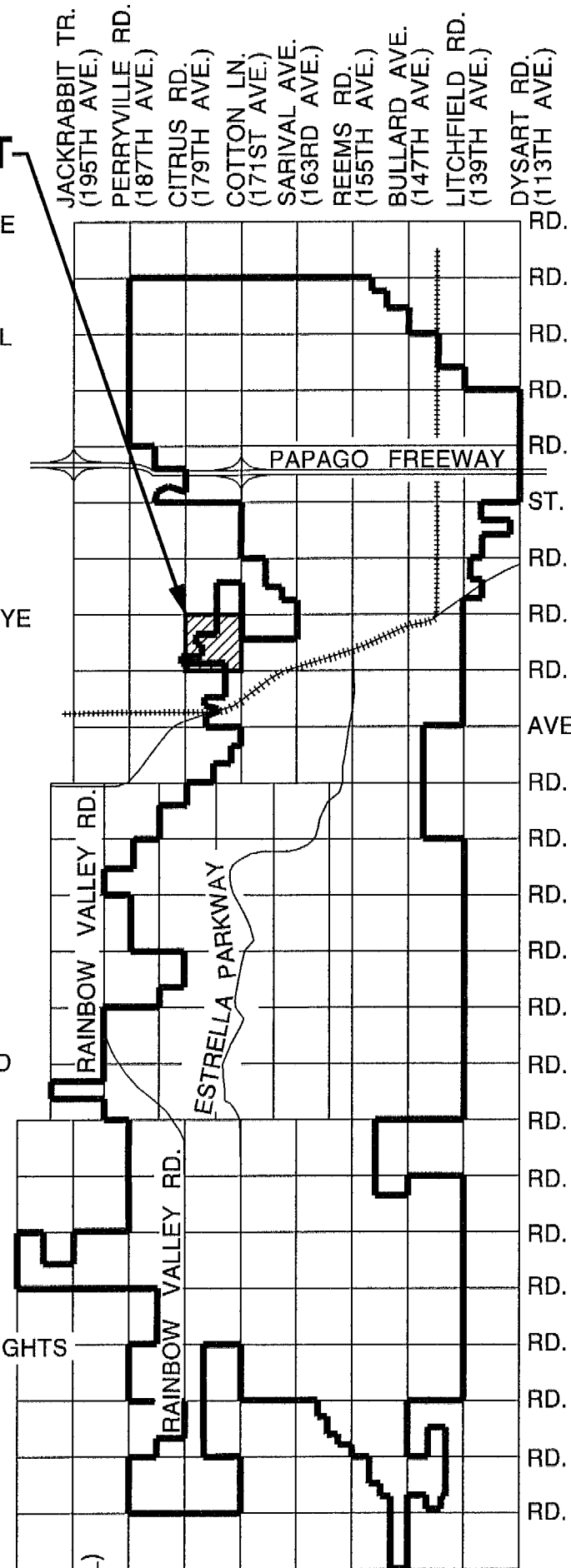
TITLE: _____ DATE: _____

FINAL PLAT
"EL CIDRO - PHASE 1
PARCEL 2"

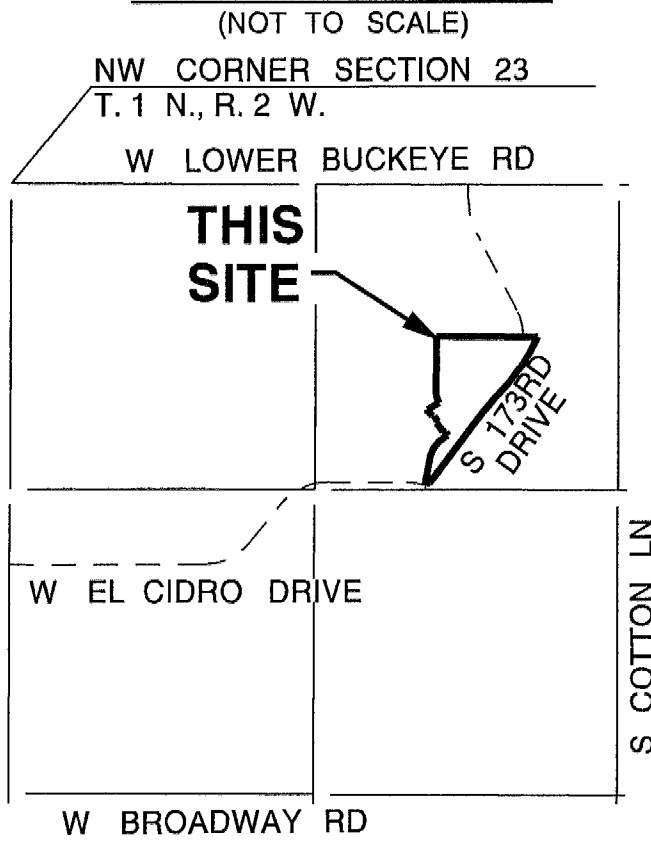
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

THIS PROJECT

BETHANY HOME
CAMELBACK
INDIAN SCHOOL
THOMAS
MCDOWELL
VAN BUREN
YUMA
LOWER BUCKEYE
BROADWAY
SOUTHERN
BASELINE
BELOAT
ELLIOT
NARRAMORE
RAY
WILLIAMS FIELD
PECOS
GERMANN
QUEEN CREEK
OCOTILLO
CHANDLER HEIGHTS
RIGGS
HUNT
PATTERSON



LOCATION MAP



VICINITY MAP

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	38.3%
YIELD	35 LOTS
RIGHT OF WAY AREA	3.323 AC
GROSS / NET AREA	12.877/10.98 AC
GROSS DENSITY	2.72 DU/AC
ACTIVE OPEN SPACE	4.419 AC
PASSIVE OPEN SPACE	0.508 AC
AVERAGE/MINIMUM LOT SIZE	45'x110'
NET AREA = GROSS ACRES LESS EXTERIOR RIGHT-OF-WAY ACRES	

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST, HAVING A BEARING OF NORTH 00°11'35" EAST.

BENCHMARK:

A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE 938.50' (NGVD-29) USED HEREIN BENCHMARK + 1.83' = 938.33' (NAVD-88/CITY OF GOODYEAR DATUM)

A BRASS CAP IN SOUTH HAND HOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND SARIVAL AVENUE 947.63' (NGVD-29) USED HEREIN BENCHMARK + 1.83' = 949.46' (NAVD-88/CITY OF GOODYEAR DATUM)

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: _____
NOTARY PUBLIC DATE

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.

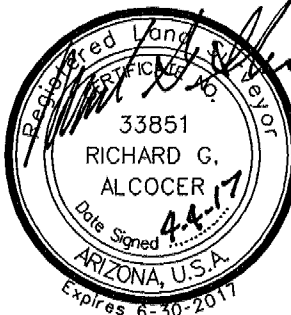
BY: _____
CITY ENGINEER (REBECCA ZOOK)

CERTIFICATION

I, RICHARD G. ALCOGER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF FOUR (4) 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. ALCOGER
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 33851
COE & VAN LOO CONSULTANTS, INC.

PREPARED: _____
DATE



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 2" 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 2", 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, EASEMENT 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 EASEMENTS ("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, FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE AND PERPETUAL WATERLINE EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACTS C & F DESIGNATED AS "WATERLINE EASEMENT". THE WATERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING WATERLINES AND APPURTENANCES. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED UPON, OVER, ACROSS OR UNDER THE WATERLINE EASEMENT AREA IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREA FOR WATERLINES, EXCEPT THAT ROADWAYS, SIDEWALKS AND LANDSCAPING AS APPROVED BY THE CITY MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH WATERLINE EASEMENT AREA. THE CITY SHALL BE AND REMAIN RESPONSIBLE FOR ITS WATERLINES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE WATERLINE EASEMENT AREA, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS, STREETS, AND SIDEWALKS DAMAGED DURING THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ITS WATERLINE. EL CIDRO RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, FOR USE BY THE CITY AND ITS PERMITTEES A NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT C DESIGNATED AS "EMERGENCY ACCESS EASEMENT" TO PROVIDE INGRESS AND EGRESS FOR EMERGENCY SERVICE VEHICLES.

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 EASEMENTS ("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 B, E AND F 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 ATTORNEYS' 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 B, E AND F.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

ALL TRACTS 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. ALL TRACTS 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, OR 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 HERETO 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: _____

COUNTY RECORDER

SHEET INDEX

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

GROSS AREA=12.877 ACRES

SEE SHEET 2 FOR SHEET INDEX, SECTION CORNERS, LEGAL DESCRIPTION & LEGEND.

SEE SHEET 4 FOR CURVE TABLE, LOT TABLE, TRACT TABLE & SETBACK DETAIL.

DATE: APRIL 3, 2017
JOB # 050050-01-0174612

SHEET 1 OF 4

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

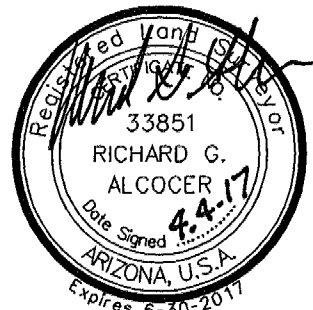


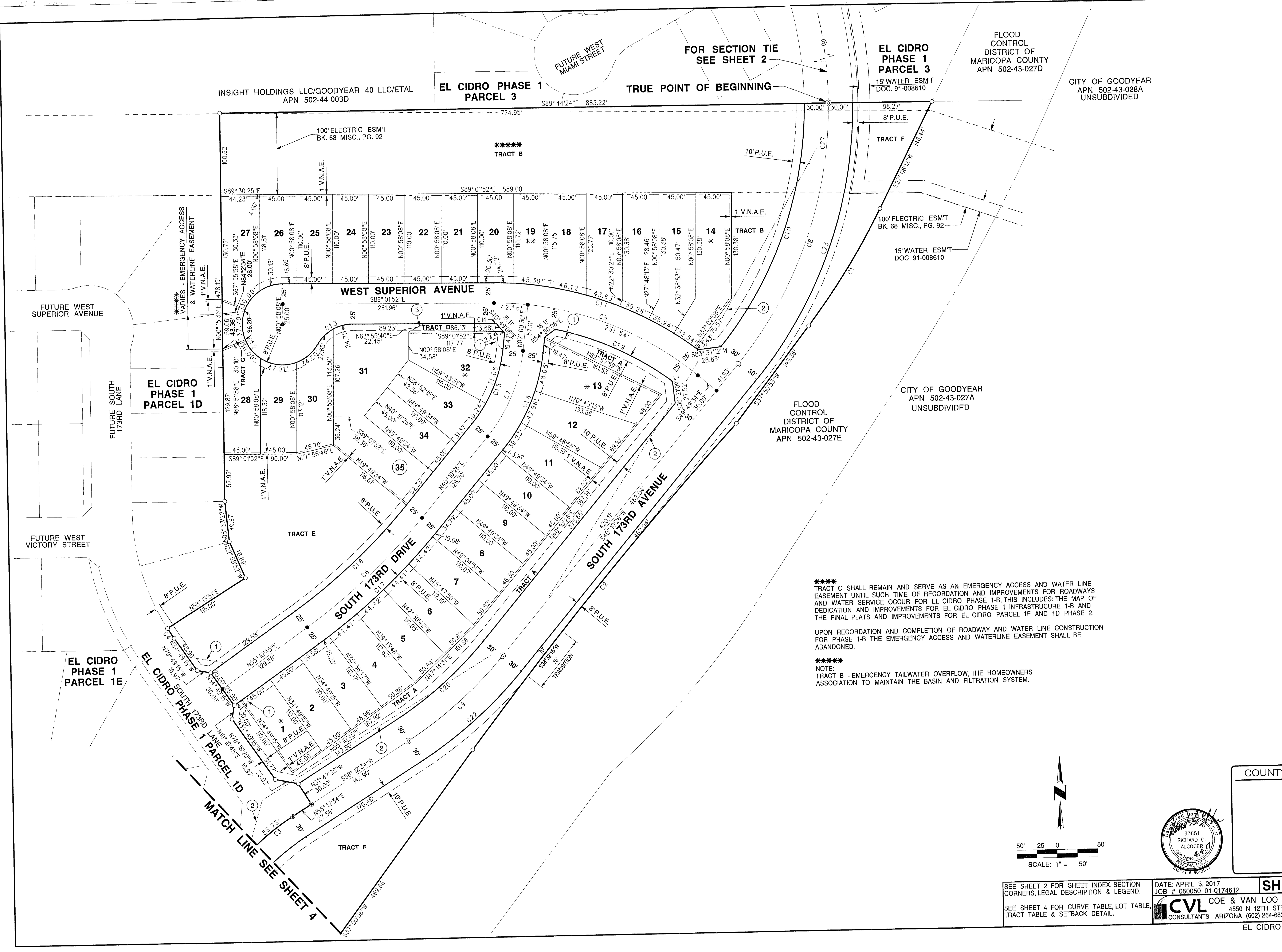
LEGAL DESCRIPTION

CONTAINING 12.877 ACRES, MORE OR LESS.

LEGEND

- 3





FOR SECTION TIE
SEE SHEET 2

EL CIDRO
PHASE 1
PARCEL 3
15' WATER ESM'T
DOC. 91-008610

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

CITY OF GOODYEAR
APN 502-43-028A
UNSUBDIVIDED

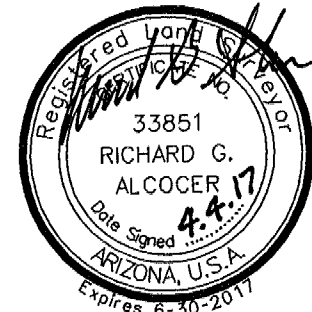
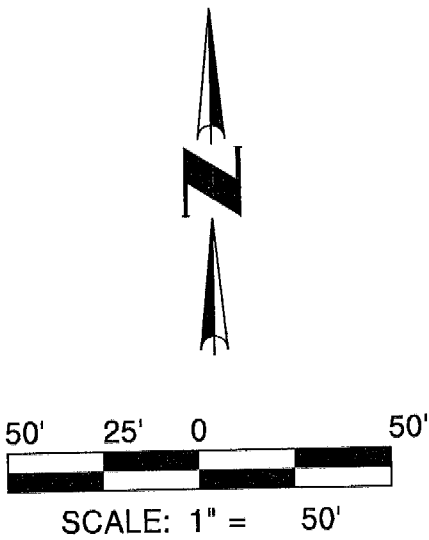
CITY OF GOODYEAR
APN 502-43-027A
UNSUBDIVIDED

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

TRACT C SHALL REMAIN AND SERVE AS AN EMERGENCY ACCESS AND WATER LINE
EASEMENT UNTIL SUCH TIME OF RECORDATION AND IMPROVEMENTS FOR ROADWAYS
AND WATER SERVICE OCCUR FOR EL CIDRO PHASE 1-B, THIS INCLUDES THE MAP OF
DEDICATION AND IMPROVEMENTS FOR EL CIDRO PHASE 1 INFRASTRUCTURE 1-B AND
THE FINAL PLATS AND IMPROVEMENTS FOR EL CIDRO PARCEL 1E AND 1D PHASE 2.

UPON RECORDATION AND COMPLETION OF ROADWAY AND WATER LINE CONSTRUCTION
FOR PHASE 1-B THE EMERGENCY ACCESS AND WATERLINE EASEMENT SHALL BE
ABANDONED.

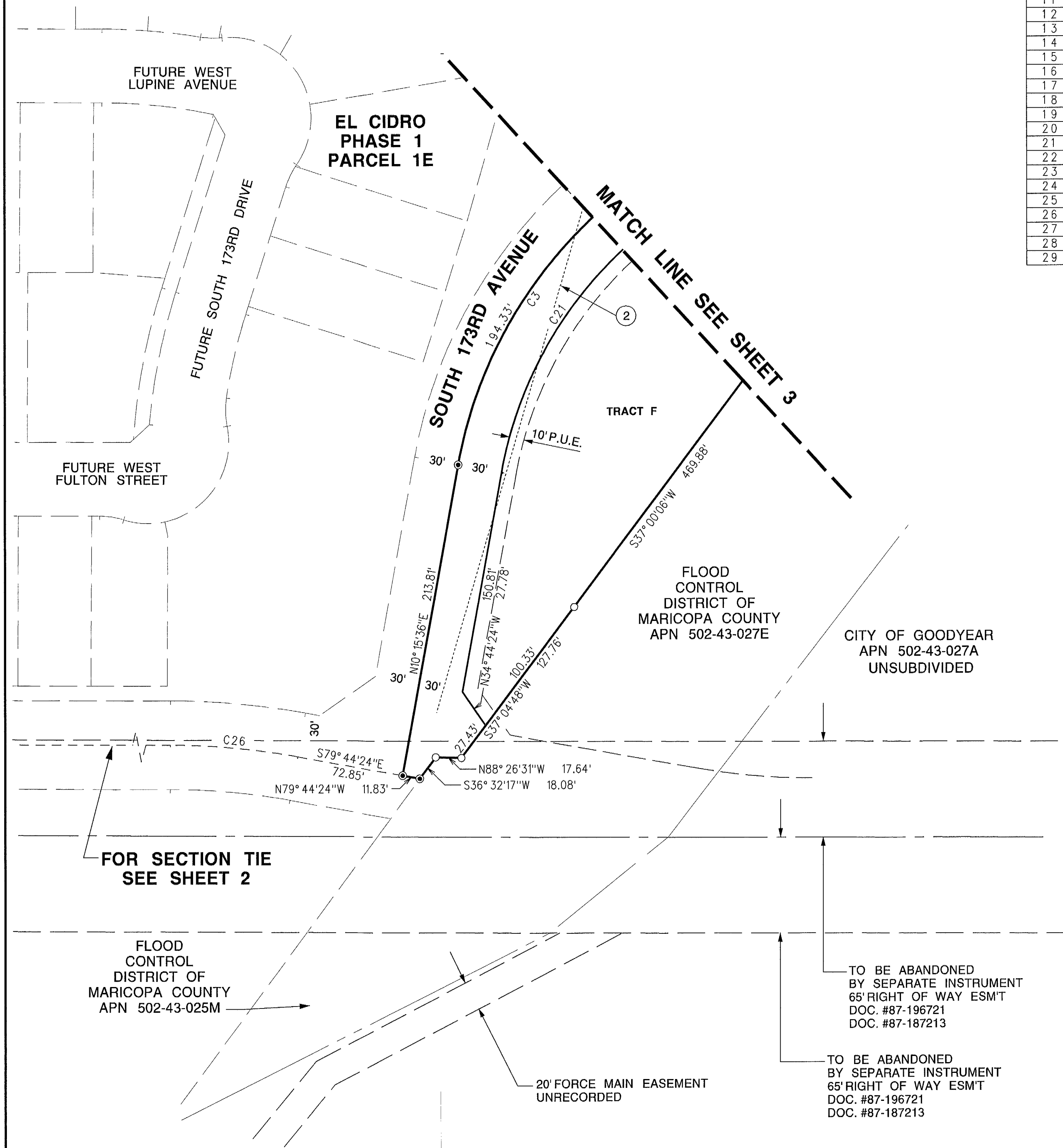
NOTE:
TRACT B - EMERGENCY TAILWATER OVERFLOW, THE HOMEOWNERS
ASSOCIATION TO MAINTAIN THE BASIN AND FILTRATION SYSTEM.



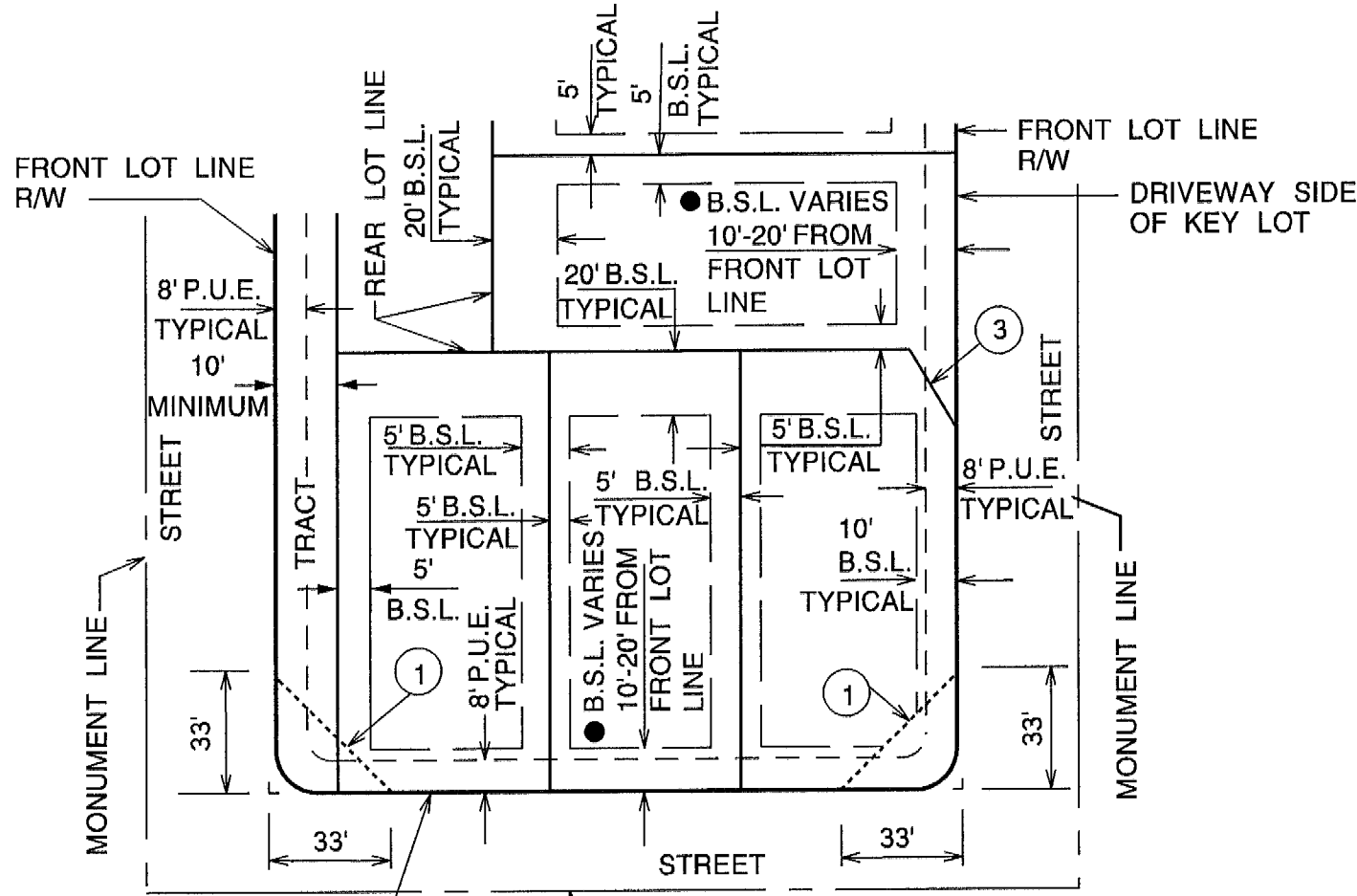
COUNTY RECORDER

SEE SHEET 2 FOR SHEET INDEX, SECTION
CORNERS, LEGAL DESCRIPTION & LEGEND.
SEE SHEET 4 FOR CURVE TABLE, LOT TABLE,
TRACT TABLE & SETBACK DETAIL.

DATE: APRIL 3, 2017
JOB # 050050 01-0174612
CVL COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET PHOENIX,
ARIZONA (602) 264-6831 WWW.CVLCI.COM



CURVE DATA TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	905.00	169.72	010°44'42"	85.11	169.47	S32°28'32.0"W
2	5095.00	517.71	005°49'19"	259.08	517.49	S40°10'24.5"W
3	300.00	251.06	047°56'58"	133.41	243.80	N34°14'05.0"E
4	275.00	14.65	003°03'06"	7.33	14.65	N33°17'42.0"W
5	400.00	273.70	039°12'18"	142.45	268.40	S69°25'43.0"E
6	750.00	196.42	015°00'19"	98.77	195.86	N47°40'35.5"E
7	200.00	115.77	033°09'56"	59.56	114.16	N23°35'28.0"E
8	500.00	347.18	039°47'02"	180.92	340.25	S20°16'55.0"W
9	500.00	157.39	018°02'08"	79.35	156.74	S49°11'30.0"W
10	470.00	322.74	039°20'38"	168.02	316.44	S20°04'12.0"W
11	425.00	270.96	036°31'45"	140.26	266.40	N70°45'59.5"W
12	50.00	209.44	240°00'00"	- - -	86.60	S29°01'52.0"E
13	50.00	52.36	060°00'00"	28.87	50.00	N60°58'08.0"E
14	375.00	2.53	000°23'10"	1.26	2.53	S88°50'17.0"E
15	175.00	101.30	033°09'56"	52.11	99.89	S23°35'28.0"W
16	725.00	189.87	015°00'19"	95.48	189.33	S47°40'35.5"W
17	775.00	202.97	015°00'19"	102.07	202.38	N47°40'35.5"E
18	225.00	130.24	033°09'56"	67.00	128.43	N23°35'28.0"E
19	375.00	160.09	024°27'34"	81.28	158.87	S65°06'31.0"E
20	470.00	147.95	018°02'08"	74.59	147.34	S49°11'30.0"W
21	270.00	225.96	047°56'58"	120.07	219.42	N34°14'05.0"E
22	530.00	166.83	018°02'08"	84.11	166.15	N49°11'30.0"E
23	530.00	368.08	039°47'29"	191.81	360.73	N20°16'41.5"E
24	550.00	489.32	050°58'28"	262.19	473.34	N64°42'32.0"E
25	500.00	445.39	051°02'18"	238.69	430.81	N64°44'27.0"E
26	500.00	87.27	010°00'00"	43.74	87.16	S84°44'24.0"E
27	500.00	595.69	068°15'40"	338.92	561.08	N06°02'36.0"E
28	900.00	444.33	028°17'12"	226.79	439.83	N13°56'38.0"W
29	325.00	23.72	004°10'55"	11.87	23.72	N32°43'47.5"W



- 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

TRACT TABLE		AREAS	MAINTENANCE RESPONSIBILITY
TRACT	DESCRIPTION	ACRES	
TRACT-A	LANDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT	0.454	HOMEOWNERS ASSOCIATION
TRACT-B	LANDSCAPE EASEMENT, DRAINAGE, RETENTION, EMERGENCY TAILWATER OVERFLOW, ELECTRIC & PUBLIC UTILITY EASEMENT	1.945	HOMEOWNERS ASSOCIATION WESTERN AREA POWER ADMINISTRATION(WAPA)
TRACT-C	LANDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT, WATERLINE EASEMENT AND EMERGENCY ACCESS EASEMENT	0.029	HOMEOWNERS ASSOCIATION
TRACT-D	LANDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT	0.024	HOMEOWNERS ASSOCIATION
TRACT-E	LANDSCAPE EASEMENT, DRAINAGE, RETENTION & PUBLIC UTILITY EASEMENT	0.901	HOMEOWNERS ASSOCIATION
TRACT-F	LANDSCAPE EASEMENT, DRAINAGE, RETENTION, ELECTRIC & PUBLIC UTILITY EASEMENT	1.573	HOMEOWNERS ASSOCIATION
TOTAL		4.927	

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 =	5,048 S.F.	0.116 AC.
LOT-4 =	5,291 S.F.	0.121 AC.
LOT-5 =	5,311 S.F.	0.122 AC.
LOT-6 =	5,300 S.F.	0.122 AC.
LOT-7 =	5,278 S.F.	0.121 AC.
LOT-8 =	5,015 S.F.	0.115 AC.
LOT-9 =	4,950 S.F.	0.114 AC.
LOT-10 =	4,950 S.F.	0.114 AC.
LOT-11 =	5,900 S.F.	0.135 AC.
LOT-12 =	6,742 S.F.	0.155 AC.
LOT-13 =	8,143 S.F.	0.187 AC.
LOT-14 =	8,055 S.F.	0.185 AC.
LOT-15 =	7,335 S.F.	0.168 AC.
LOT-16 =	6,622 S.F.	0.152 AC.
LOT-17 =	5,965 S.F.	0.137 AC.
LOT-18 =	5,415 S.F.	0.124 AC.
LOT-19 =	5,077 S.F.	0.117 AC.
LOT-20 =	4,956 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 =	4,950 S.F.	0.114 AC.
LOT-26 =	5,030 S.F.	0.115 AC.
LOT-27 =	6,306 S.F.	0.145 AC.
LOT-28 =	6,060 S.F.	0.139 AC.
LOT-29 =	5,042 S.F.	0.116 AC.
LOT-30 =	5,773 S.F.	0.133 AC.
LOT-31 =	8,734 S.F.	0.201 AC.
LOT-32 =	7,265 S.F.	0.167 AC.
LOT-33 =	5,748 S.F.	0.132 AC.
LOT-34 =	4,950 S.F.	0.114 AC.
LOT-35 =	6,629 S.F.	0.152 AC.
TOTAL	201,540 S.F.	4.627 AC.

