

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 UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

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

O. 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.

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

Q. 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.

R. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. THIS AFFECTS LOTS 8 & 39.

S. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THIS AFFECTS LOTS 1, 7, 13, 26, 27, 34, 35, 38, 43, 44, 46, 62, 63, 79, 83, 84, 95 AND 96.

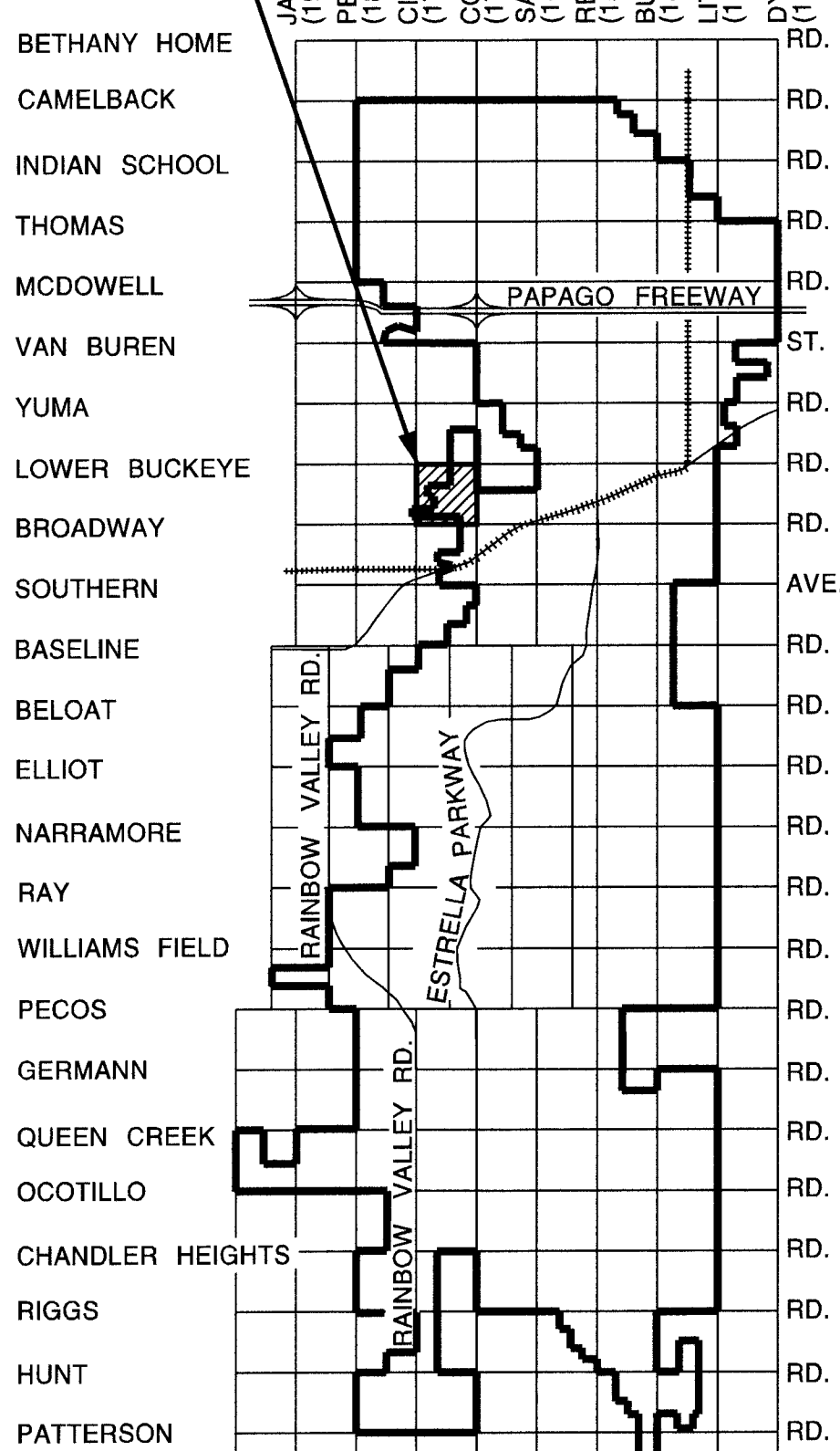
T. AT T-INTERSECTIONS (THREE-WAY INTERSECTION) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. THIS AFFECTS LOTS 20, 25, 29, 48, 49, 57 AND 74.

U. 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, 7, 13, 26, 27, 34, 35, 38, 43, 44, 46, 62, 63, 79, 83, 84, 95 AND 96.

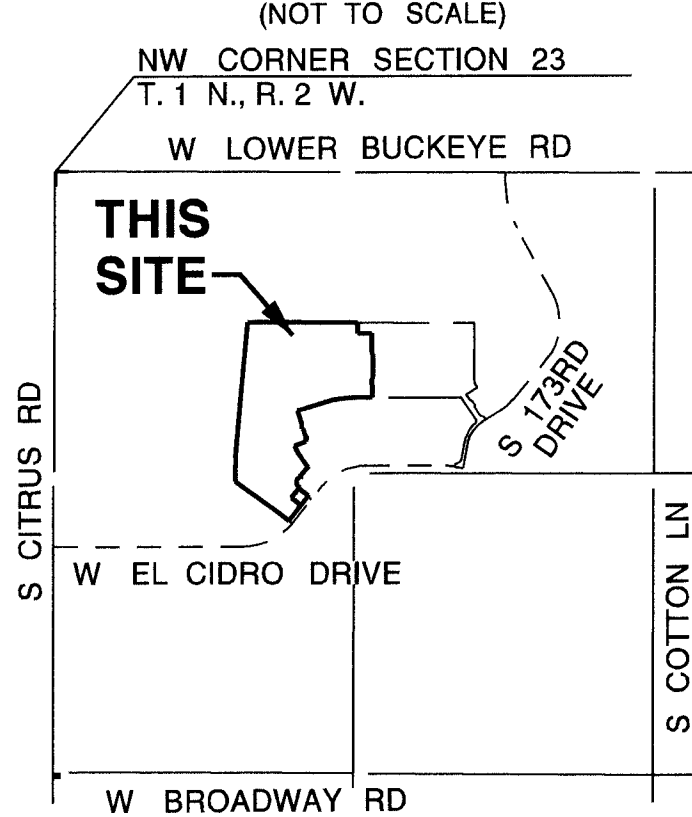
V. NO MORE THAN THREE TWO-STORY HOMES SHALL BE PERMITTED SIDE BY SIDE AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.

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

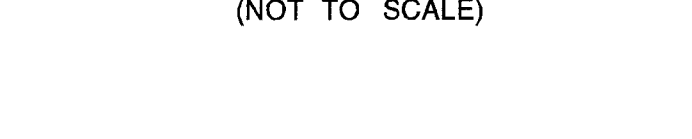
THIS PROJECT



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: RYAN WEED
RWEED@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	24.33%
YIELD	101 LOTS
INTERIOR RIGHT OF WAY AREA	5.037 AC.
GROSS / NET AREA	29.320/24.283 AC.
GROSS DENSITY	3.445 DU/AC.
ACTIVE OPEN SPACE	6.708 AC.
PASSIVE OPEN SPACE	0.427 AC.
AVERAGE/MINIMUM LOT SIZE	55'x115'

NET AREA = GROSS ACRES MINUS INTERIOR RIGHT OF WAY

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°11'46" EAST.

BENCHMARK:

A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE 936.50' (NGVD-29) USED HEREIN BENCHMARK + 1.83' = 949.46' (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

HOMEOWNERS' ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 2020, 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

HOMEOWNERS' ASSOCIATION RATIFICATION AND CONSENT

BY THIS RATIFICATION, EL CIDRO MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN AND HEREBY AGREES TO ACCEPT OWNERSHIP OF ALL OF THE TRACTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE BEING CONVEYED HEREIN TO EL CIDRO MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

_____ DULY OF THE EL CIDRO MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME: _____
TITLE: _____ DATE: _____

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2020.

BY: _____ MAYOR (GEORGIA LORD)

ATTEST: _____ CLERK (DARCIE McCRACKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2020.

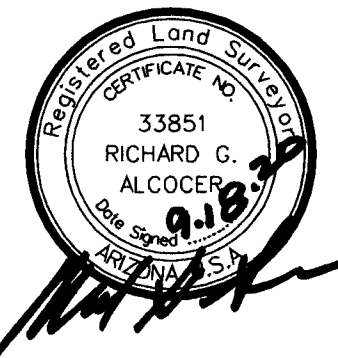
BY: _____ CITY ENGINEER (SUMEET MOHAN)

CERTIFICATION

I, RICHARD G. ALCOCER, 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. ALCOCER
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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "EL CIDRO" - PARCEL 1D PHASE 2" BEING LOCATED IN A PORTION 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" - PARCEL 1D PHASE 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A THRU O INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS.

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

EL CIDRO RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A AND I 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. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR 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 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 A AND I.

EL CIDRO RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION 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 AND CONVEYED TO THE EL CIDRO MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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, DRYWELLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS WITHIN ALL TRACTS.

IN WITNESS WHEREOF, EL CIDRO RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER

BY: _____
DATE: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 2020, BEFORE ME, _____, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF EL CIDRO RANCH, LLC, 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

SHEET INDEX

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

GROSS AREA=29.320 ACRES

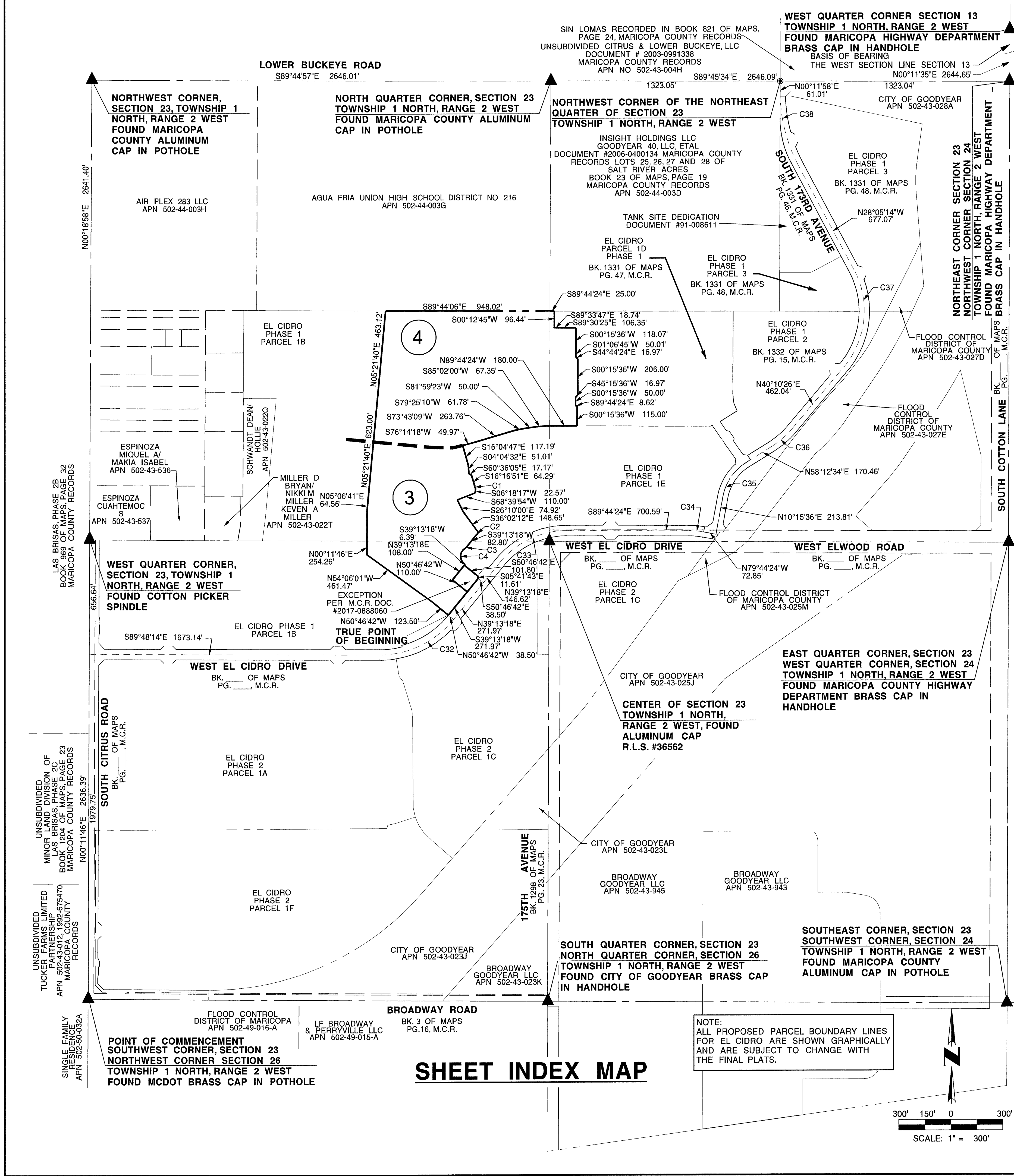
SEE SHEET 2 FOR SHEET INDEX, SECTION CORNERS & LEGAL DESCRIPTION.
SEE SHEET 3 FOR LEGEND.
SEE SHEET 5 FOR CURVE TABLE, LOT TABLE, TRACT TABLE & SETBACK DETAIL.

DATE: SEPTEMBER 18, 2020
JOB # 050050 01-0174612

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

COUNTY RECORDER

SHEET 1 OF 5



LEGAL DESCRIPTION

THAT PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN POTHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 23 FROM WHICH THE COTTON PICKER SPINDLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 00°11'46" EAST, A DISTANCE OF 2,636.39 FEET;

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

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

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°58'28", A DISTANCE OF 489.32 FEET;

THENCE NORTH 50°46'42" WEST, A DISTANCE OF 38.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 50°46'42" WEST, A DISTANCE OF 123.50 FEET;
THENCE NORTH 54°08'01" WEST, A DISTANCE OF 461.47 FEET;
THENCE NORTH 00°11'46" EAST, A DISTANCE OF 254.26 FEET;
THENCE NORTH 05°06'41" EAST, A DISTANCE OF 64.56 FEET;
THENCE NORTH 05°21'40" EAST, A DISTANCE OF 623.00 FEET;

THENCE NORTH 05°21'40" EAST, A DISTANCE OF 463.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89°44'06" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 948.02 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89°44'24" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°12'45" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 96.44 FEET;

THENCE SOUTH 89°33'47" EAST, A DISTANCE OF 18.74 FEET;
THENCE SOUTH 89°30'25" EAST, A DISTANCE OF 106.35 FEET;
THENCE SOUTH 00°15'36" WEST, A DISTANCE OF 118.07 FEET;
THENCE SOUTH 01°06'45" WEST, A DISTANCE OF 50.01 FEET;
THENCE SOUTH 44°44'24" EAST, A DISTANCE OF 16.97 FEET;
THENCE SOUTH 00°15'36" WEST, A DISTANCE OF 206.00 FEET;
THENCE SOUTH 45°15'36" WEST, A DISTANCE OF 16.97 FEET;
THENCE SOUTH 00°15'36" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°44'24" EAST, A DISTANCE OF 8.62 FEET;
THENCE SOUTH 00°15'36" WEST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 89°44'24" WEST, A DISTANCE OF 180.00 FEET;
THENCE SOUTH 85°02'00" WEST, A DISTANCE OF 67.35 FEET;
THENCE SOUTH 81°59'23" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 79°25'10" WEST, A DISTANCE OF 61.78 FEET;
THENCE SOUTH 73°43'09" WEST, A DISTANCE OF 263.76 FEET;
THENCE SOUTH 76°14'18" WEST, A DISTANCE OF 49.97 FEET;
THENCE SOUTH 16°04'47" EAST, A DISTANCE OF 117.19 FEET;
THENCE SOUTH 04°04'32" EAST, A DISTANCE OF 51.01 FEET;
THENCE SOUTH 60°36'05" EAST, A DISTANCE OF 17.17 FEET;

THENCE SOUTH 16°16'51" EAST, A DISTANCE OF 64.29 FEET TO THE BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'28", A DISTANCE OF 17.49 FEET;

THENCE SOUTH 06°18'17" WEST, A DISTANCE OF 22.57 FEET;
THENCE SOUTH 68°39'54" WEST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 26°10'00" EAST, A DISTANCE OF 74.92 FEET;

THENCE SOUTH 36°02'12" EAST, A DISTANCE OF 148.65 FEET TO A POINT ON A 625.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 48°58'51" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°47'51", A DISTANCE OF 19.61 FEET;

THENCE SOUTH 39°13'18" WEST, A DISTANCE OF 82.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°07'43", A DISTANCE OF 109.56 FEET;

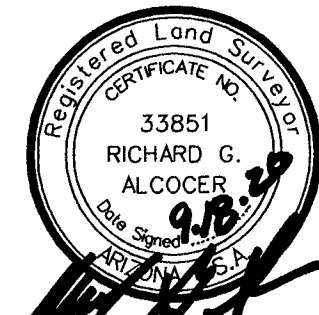
THENCE SOUTH 39°13'18" WEST, A DISTANCE OF 6.39 FEET;
THENCE SOUTH 50°46'42" EAST, A DISTANCE OF 101.80 FEET;
THENCE SOUTH 05°41'43" EAST, A DISTANCE OF 11.61 FEET;

THENCE SOUTH 39°13'18" WEST, A DISTANCE OF 271.97 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF GOODYEAR IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2017-0888060, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 1,277,176 SQUARE FEET OR 29.320 ACRES, MORE OR LESS.

COUNTY RECORDER



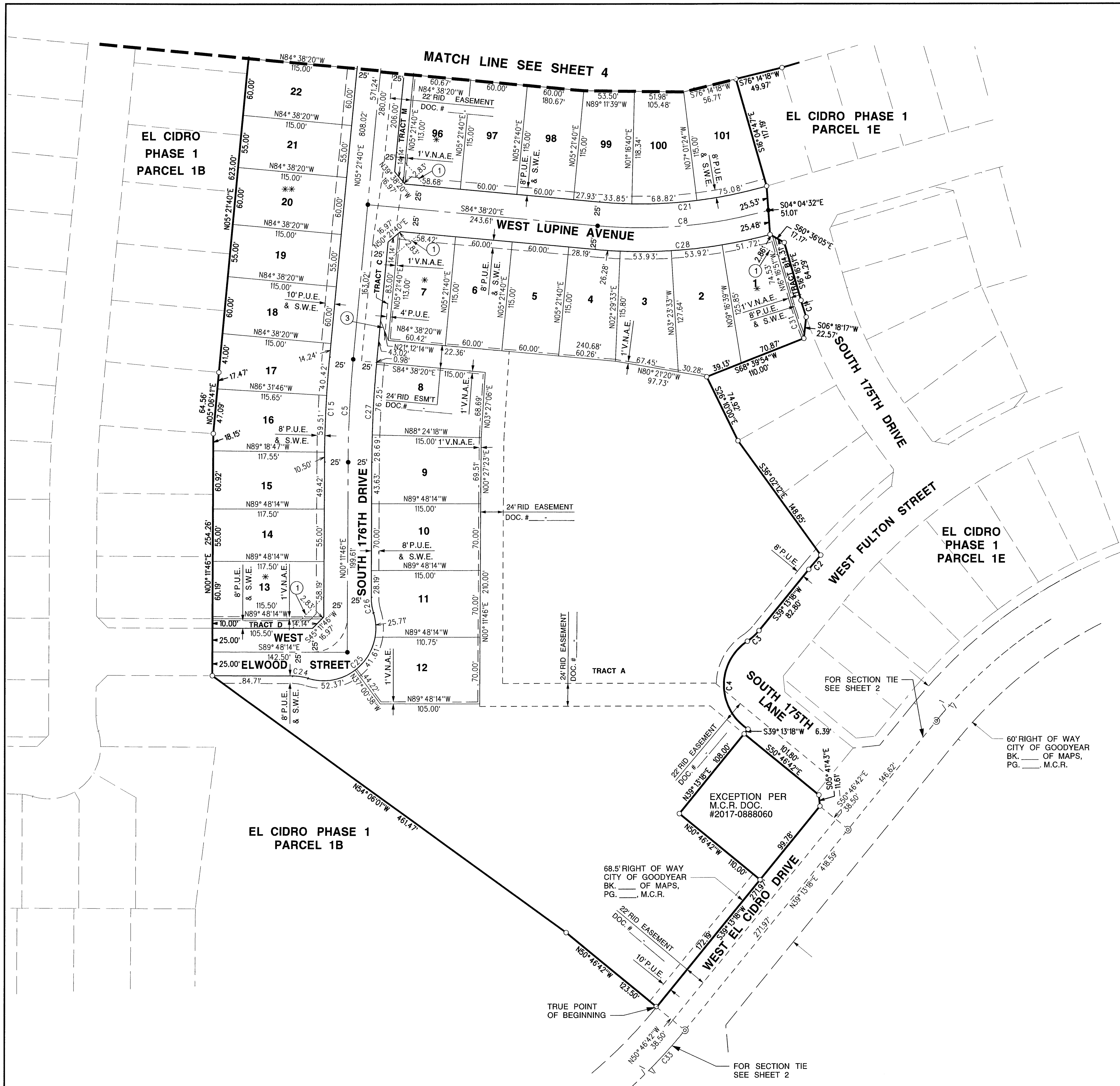
DATE: SEPTEMBER 18, 2020
JOB # 050050 01-0174612

SHEET 2 OF 5

SEE SHEET 3 FOR LEGEND.
SEE SHEET 5 FOR CURVE TABLE, LOT TABLE,
TRACT TABLE & SETBACK DETAIL.

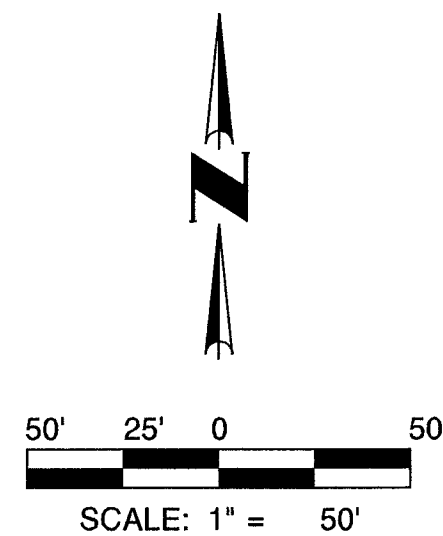
CVL COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET PHOENIX,
ARIZONA (602) 264-6831 WWW.CVLCI.COM

EL CIDRO PARCEL 1D PHASE 2



LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF SUBDIVISION - SET 1/2" REBAR WITH CAP FLUSH RLS #33851 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
- C1 INDICATES CURVE NUMBER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- L.S.E. INDICATES LANDSCAPE EASEMENT
- S.W.E. INDICATES SIDEWALK EASEMENT
- RLS# INDICATES REGISTERED LAND SURVEYOR NUMBER
- MCDOT INDICATES MARICOPA DEPARTMENT OF TRANSPORTATION
- APN INDICATES ASSESSOR'S PARCEL NUMBER
- DKT. INDICATES DOCKET
- BK. INDICATES BOOK
- PG. INDICATES PAGE
- DOC. INDICATES DOCUMENT
- ESM'T INDICATES EASEMENT
- MISC. INDICATES MISCELLANEOUS
- S.F. INDICATES SQUARE FOOT
- AC. INDICATES ACRES
- R/W INDICATES RIGHT OF WAY
- B.S.L. INDICATES BUILDING SETBACK LINE
- ** INDICATES HEADLIGHT INTRUSION
- * INDICATES SINGLE STORY HOME RESTRICTION & LOCATE DRIVEWAYS AWAY FROM STREET INTERSECTION
- RID INDICATES ROOSEVELT IRRIGATION DISTRICT
- 3 INDICATES SHEET NUMBER



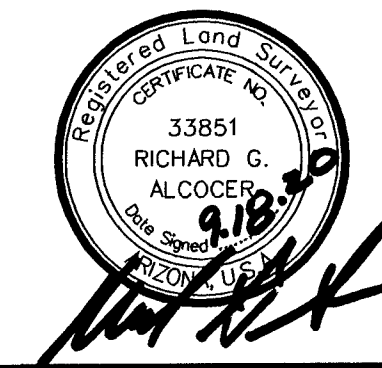
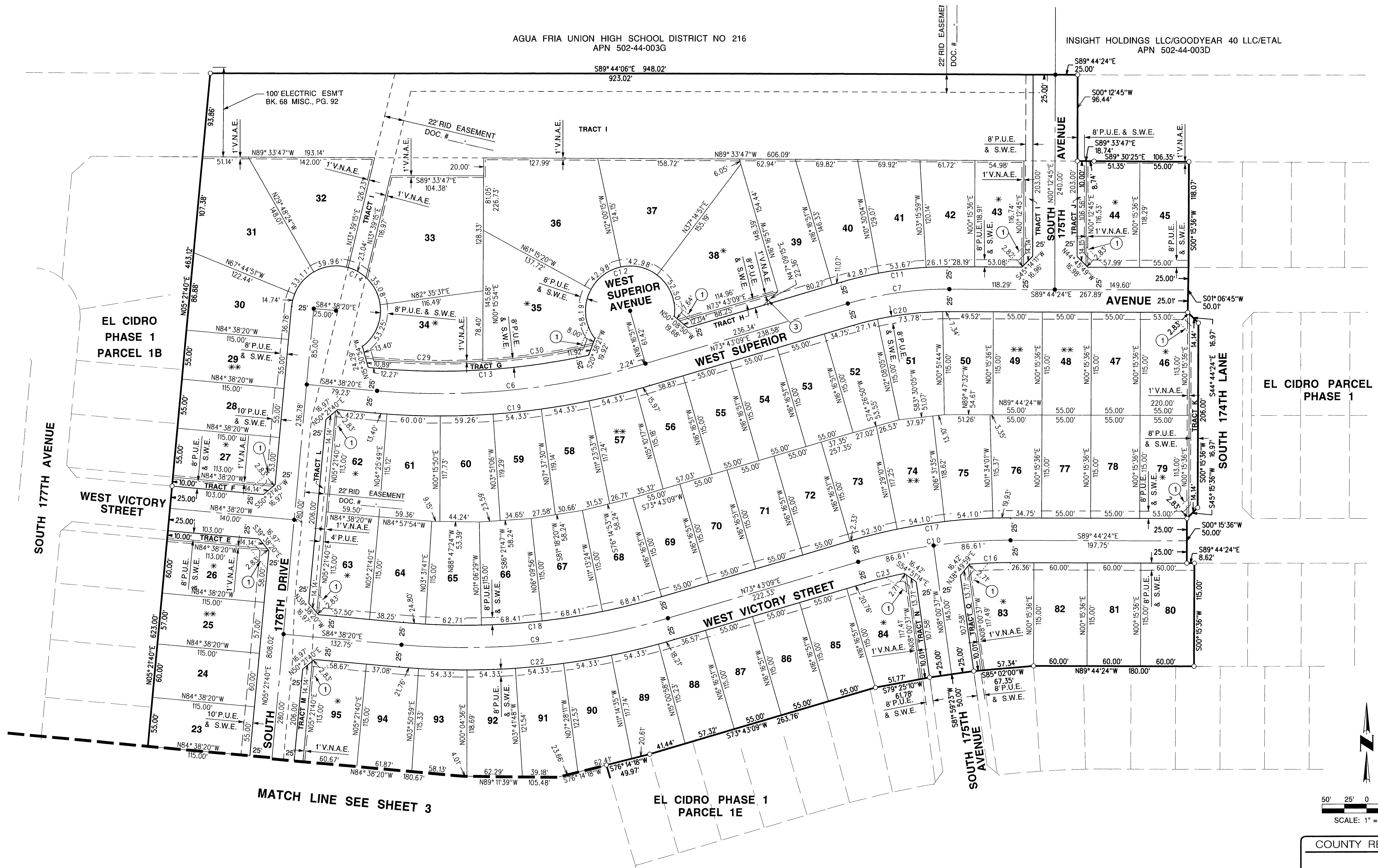
COUNTY RECORDER



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

DATE: SEPTEMBER 18, 2020
JOB # 050050 01-0174612
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SHEET 3 OF 5



SEE SHEET 2 FOR SHEET INDEX, SECTION
CORNERS & LEGAL DESCRIPTION.
SEE SHEET 3 FOR LEGEND.
SEE SHEET 5 FOR CURVE TABLE, LOT TABLE,
TRACT TABLE & SETBACK DETAIL.

DATE: SEPTEMBER 18, 2020
JOB # 050050-01-0174612
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SHEET 4 OF 5

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
LOT-1 =	7,331 S.F.	0.168 AC.
LOT-2 =	7,926 S.F.	0.182 AC.
LOT-3 =	7,285 S.F.	0.167 AC.
LOT-4 =	6,604 S.F.	0.152 AC.
LOT-5 =	6,900 S.F.	0.158 AC.
LOT-6 =	6,900 S.F.	0.158 AC.
LOT-7 =	6,946 S.F.	0.159 AC.
LOT-8 =	8,360 S.F.	0.192 AC.
LOT-9 =	8,164 S.F.	0.187 AC.
LOT-10 =	8,050 S.F.	0.185 AC.
LOT-11 =	7,925 S.F.	0.182 AC.
LOT-12 =	8,280 S.F.	0.190 AC.
LOT-13 =	7,070 S.F.	0.162 AC.
LOT-14 =	6,463 S.F.	0.148 AC.
LOT-15 =	7,099 S.F.	0.163 AC.
LOT-16 =	7,289 S.F.	0.167 AC.
LOT-17 =	6,515 S.F.	0.150 AC.
LOT-18 =	6,900 S.F.	0.158 AC.
LOT-19 =	6,325 S.F.	0.145 AC.
LOT-20 =	6,900 S.F.	0.158 AC.
LOT-21 =	6,325 S.F.	0.145 AC.
LOT-22 =	6,900 S.F.	0.158 AC.
LOT-23 =	6,325 S.F.	0.145 AC.
LOT-24 =	6,900 S.F.	0.158 AC.
LOT-25 =	6,555 S.F.	0.150 AC.
LOT-26 =	6,898 S.F.	0.158 AC.
LOT-27 =	6,323 S.F.	0.145 AC.
LOT-28 =	6,325 S.F.	0.145 AC.
LOT-29 =	6,325 S.F.	0.145 AC.
LOT-30 =	7,995 S.F.	0.184 AC.
LOT-31 =	12,404 S.F.	0.285 AC.
LOT-32 =	11,274 S.F.	0.259 AC.
LOT-33 =	16,188 S.F.	0.372 AC.
LOT-34 =	8,699 S.F.	0.200 AC.
LOT-35 =	12,657 S.F.	0.291 AC.
LOT-36 =	16,496 S.F.	0.379 AC.
LOT-37 =	12,921 S.F.	0.297 AC.
LOT-38 =	12,346 S.F.	0.283 AC.
LOT-39 =	9,466 S.F.	0.217 AC.
LOT-40 =	8,337 S.F.	0.191 AC.
LOT-41 =	7,615 S.F.	0.175 AC.
LOT-42 =	6,915 S.F.	0.159 AC.
LOT-43 =	6,537 S.F.	0.150 AC.
LOT-44 =	7,108 S.F.	0.163 AC.
LOT-45 =	6,500 S.F.	0.149 AC.
LOT-46 =	6,323 S.F.	0.145 AC.
LOT-47 =	6,325 S.F.	0.145 AC.
LOT-48 =	6,325 S.F.	0.145 AC.
LOT-49 =	6,325 S.F.	0.145 AC.
LOT-50 =	6,411 S.F.	0.147 AC.
LOT-51 =	7,226 S.F.	0.166 AC.
LOT-52 =	6,652 S.F.	0.153 AC.
LOT-53 =	6,325 S.F.	0.145 AC.
LOT-54 =	6,325 S.F.	0.145 AC.
LOT-55 =	6,325 S.F.	0.145 AC.
LOT-56 =	6,432 S.F.	0.148 AC.
LOT-57 =	6,758 S.F.	0.155 AC.
LOT-58 =	6,903 S.F.	0.158 AC.
LOT-59 =	6,966 S.F.	0.160 AC.
LOT-60 =	7,544 S.F.	0.173 AC.
LOT-61 =	7,467 S.F.	0.171 AC.
LOT-62 =	6,734 S.F.	0.155 AC.
LOT-63 =	6,840 S.F.	0.157 AC.
LOT-64 =	7,046 S.F.	0.162 AC.
LOT-65 =	6,696 S.F.	0.154 AC.
LOT-66 =	7,308 S.F.	0.168 AC.
LOT-67 =	7,308 S.F.	0.168 AC.
LOT-68 =	7,308 S.F.	0.168 AC.
LOT-69 =	6,325 S.F.	0.145 AC.
LOT-70 =	6,325 S.F.	0.145 AC.
LOT-71 =	6,325 S.F.	0.145 AC.
LOT-72 =	6,325 S.F.	0.145 AC.
LOT-73 =	6,885 S.F.	0.158 AC.
LOT-74 =	7,032 S.F.	0.161 AC.
LOT-75 =	6,931 S.F.	0.159 AC.
LOT-76 =	6,501 S.F.	0.149 AC.
LOT-77 =	6,325 S.F.	0.145 AC.
LOT-78 =	6,325 S.F.	0.145 AC.
LOT-79 =	6,323 S.F.	0.145 AC.
LOT-80 =	6,900 S.F.	0.158 AC.
LOT-81 =	6,900 S.F.	0.158 AC.
LOT-82 =	6,900 S.F.	0.158 AC.
LOT-83 =	7,732 S.F.	0.178 AC.
LOT-84 =	7,071 S.F.	0.162 AC.
LOT-85 =	6,325 S.F.	0.145 AC.

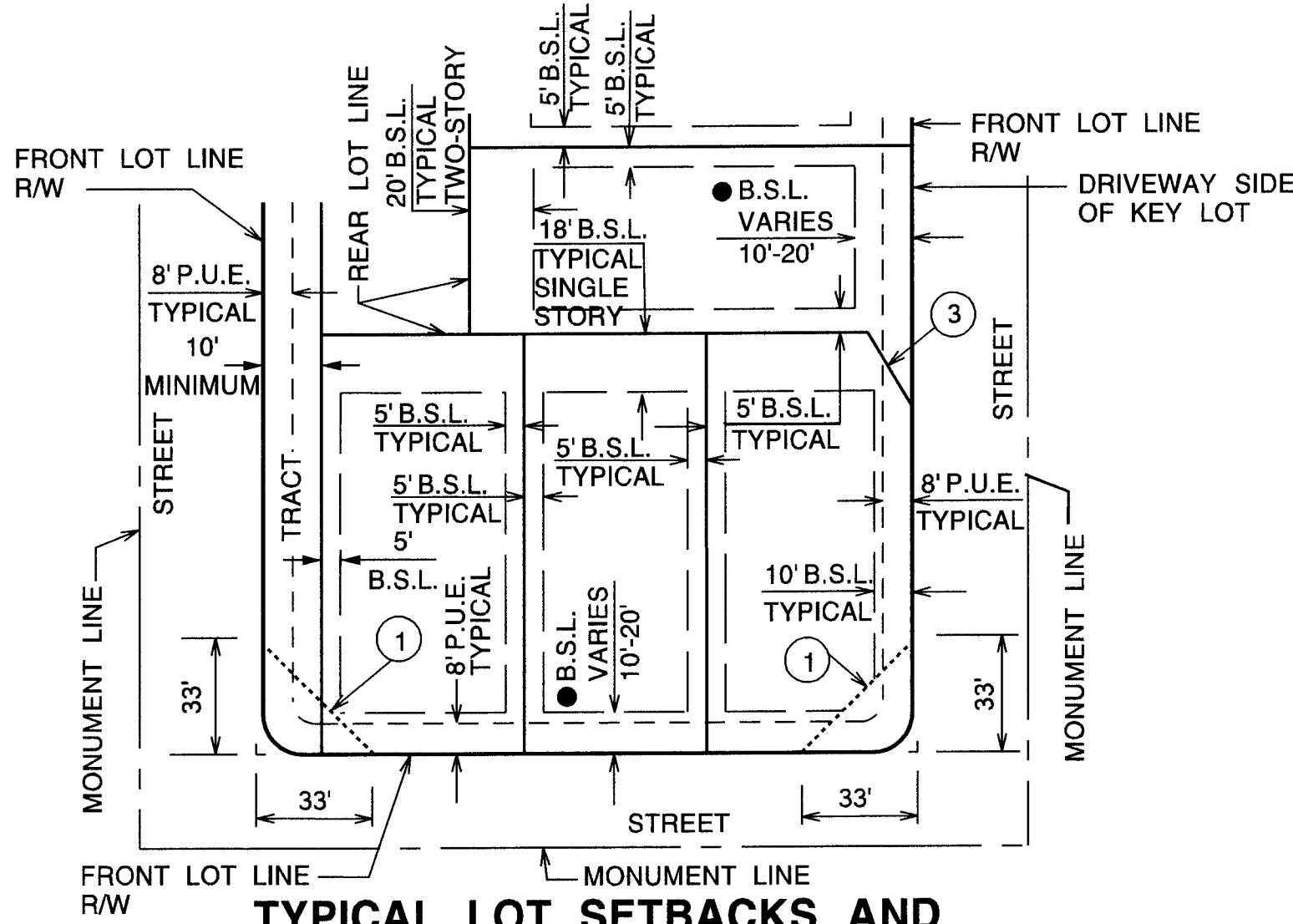
LOT-86 =	6,325 S.F.	0.145 AC.
LOT-87 =	6,325 S.F.	0.145 AC.
LOT-88 =	6,447 S.F.	0.148 AC.
LOT-89 =	6,773 S.F.	0.155 AC.
LOT-90 =	6,981 S.F.	0.160 AC.
LOT-91 =	7,216 S.F.	0.166 AC.
LOT-92 =	6,980 S.F.	0.160 AC.
LOT-93 =	6,796 S.F.	0.156 AC.
LOT-94 =	6,943 S.F.	0.159 AC.
LOT-95 =	6,976 S.F.	0.160 AC.
LOT-96 =	6,976 S.F.	0.160 AC.
LOT-97 =	6,900 S.F.	0.158 AC.
LOT-98 =	6,900 S.F.	0.158 AC.
LOT-99 =	6,740 S.F.	0.155 AC.
LOT-100 =	7,076 S.F.	0.162 AC.
LOT-101 =	7,694 S.F.	0.177 AC.
TOTAL	746,935 S.F.	17.147 AC.

NOTE: ACREAGES DO NOT ADD TO TOTAL DUE TO ROUNDING

CURVE DATA TABLE						
NO.	RADI US	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	425.00	17.49	002°21'28"	8.75	17.49	S17°27'35.0"E
2	625.00	19.61	001°47'51"	9.81	19.61	S40°07'13.5"W
3	55.00	16.65	017°20'29"	8.39	16.58	S47°53'32.5"W
4	55.00	109.56	114°07'43"	84.90	92.32	S00°30'04.5"E
5	1200.00	108.18	005°09'54"	54.12	108.14	N02°46'43.0"E
6	800.00	302.18	021°38'31"	152.91	300.39	N84°32'24.5"E
7	400.00	115.48	016°32'27"	58.14	115.08	N81°59'22.5"E
8	500.00	181.79	020°49'57"	91.91	180.80	N84°56'41.5"E
9	800.00	302.18	021°38'31"	152.91	300.39	N84°32'24.5"E
10	600.00	173.22	016°32'27"	87.21	172.61	N81°59'22.5"E
11	425.00	122.69	016°32'27"	61.78	122.27	S81°59'22.5"W
12	50.00	196.65	225°20'48"	--	92.27	S74°43'51.0"W
13	775.00	236.49	017°29'00"	119.17	235.57	S86°37'10.0"W
14	50.00	199.18	228°14'52"	--	91.27	N60°30'54.0"W
15	1225.00	110.43	005°09'54"	55.25	110.39	S02°46'43.0"W
16	575.00	46.00	004°35'01"	23.01	45.99	N87°58'05.5"E
17	625.00	180.43	016°32'27"	90.85	179.81	S81°59'22.5"W
18	775.00	292.74	021°38'31"	148.13	291.00	S84°32'24.5"W
19	825.00	311.62	021°38'31"	157.69	309.77	N84°32'24.5"E
20	375.00	108.26	016°32'27"	54.51	107.88	N81°59'22.5"E
21	475.00	177.75	021°26'27"	89.93	176.72	S84°38'26.5"W
22	825.00	311.62	021°38'31"	157.69	309.77	N84°32'24.5"E
23	575.00	46.00	004°35'01"	23.01	45.99	N76°00'39.5"E
24	55.00	16.65	017°20'29"	8.39	16.58	S81°07'59.5"E
25	55.00	119.69	124°40'58"	104.94	97.43	N45°11'46.0"E
26	55.00	16.65	017°20'29"	8.39	16.58	N08°28'28.5"W
27	1175.00	105.92	005°09'54"	53.00	105.89	N02°46'43.0"E
28	525.00	185.85	020°16'59"	93.91	184.88	N85°13'10.5"E
29	765.00	131.71	009°51'51"	66.01	131.54	S88°21'39.5"E
30	765.00	124.34	009°18'45"	62.31	124.20	N82°03'02.5"E
31	435.00	38.37	005°03'15"	19.20	38.36	N18°48'28.5"W
32	550.00	489.32	050°58'28"	262.19	473.34	N64°42'32.0"E
33	500.00	445.39	051°02'18"	238.69	430.81	N64°44'27.0"E
34	500.00	87.27	010°00'00"	43.74	87.16	S84°44'24.0"E
35	300.00	251.06	047°56'58"	133.41	243.80	N34°14'05.0"E
36	500.00	157.39	018°02'08"	79.35	156.74	N49°11'30.0"E
37	500.00	595.69	068°15'40"	338.92	561.08	N06°02'36.0"E
38	900.00	444.33	028°17'12"	226.79	439.83	N13°56'38.0"W

TRACT TABLE		AREAS	OWNER/ MAINTENANCE RESPONSIBILITY
TRACT	DESCRIPTION	ACRES	
TRACT-A	LANDSCAPE, DRAINAGE, IRRIGATION, RETENTION & PUBLIC UTILITY EASEMENT	4.550	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-B	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.022	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-C	LANDSCAPE, IRRIGATION & PUBLIC UTILITY EASEMENT	0.022	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-D	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.025	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-E	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.025	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-F	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.025	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-G	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.058	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-H	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.023	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-I	LANDSCAPE, DRAINAGE, IRRIGATION, RETENTION, ELECTRIC & PUBLIC UTILITY EASEMENT	2.159	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-J	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.026	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-K	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.050	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-L	LANDSCAPE, IRRIGATION & PUBLIC UTILITY EASEMENT	0.050	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-M	LANDSCAPE, IRRIGATION & PUBLIC UTILITY EASEMENT	0.050	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-N	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.026	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TRACT-O	LANDSCAPE & PUBLIC UTILITY EASEMENT	0.026	EL CIDRO MASTER HOMEOWNERS ASSOCIATION
TOTAL		7.135	

NOTE: ACREAGES DO NOT ADD TO TOTAL DUE TO ROUNDING



TYPICAL LOT SETBACKS AND VISIBILITY RESTRICTION

(NOT TO SCALE)

SETBACKS:

FRONT 10'
FRONT ENTRY GARAGE 20'
SIDE TURN GARAGE 10'
SINGLE-STORY REAR 18'
TWO-STORY REAR 20'
SIDE 5' & 5'
STREET SIDE 10'

● 10' FRONT YARD SETBACK IS MEASURED FROM THE PROPERTY LINE.
20' FRONT YARD SETBACK IS MEASURED FROM THE BACK OF SIDEWALK.
20' FRONT FACING STANDARD GARAGE
10' SIDE-TURN GARAGE
10' PORCH/ LIVING AREA

LEGEND

B.S.L. INDICATES BUILDING SETBACK LINE

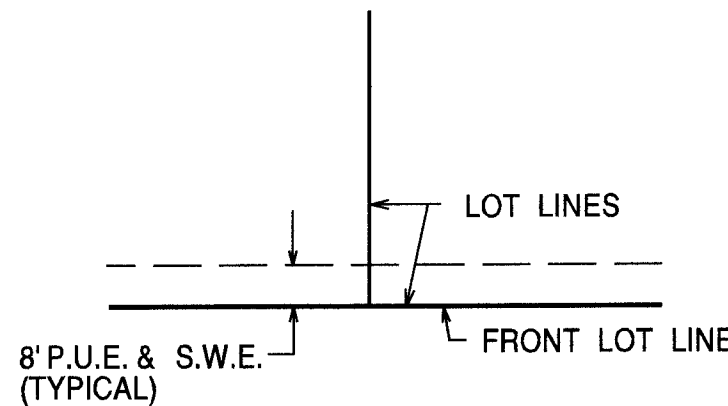
VISIBILITY NOTE:

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

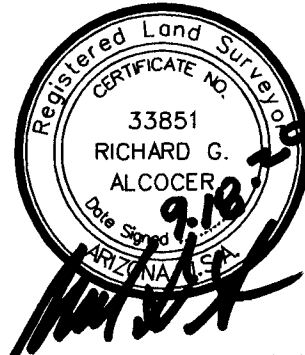
← ③ KEY LOT 10'x20' VISIBILITY TRIANGLE EASEMENT



TYPICAL PUBLIC UTILITY EASEMENT DETAIL

(NOT TO SCALE)

COUNTY RECORDER



SEE SHEET 2 FOR SHEET INDEX, SECTION CORNERS & LEGAL DESCRIPTION.
SEE SHEET 3 FOR LEGEND.

DATE: SEPTEMBER 18, 2020
JOB # 050050 01-0174612

SHEET 5 OF 5

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