FINAL PLAT FOR

GRANVILLE UNIT 8

A PORTION OF THAT LAND AS RECORDED IN AN AMENDED REVERSIONARY PLAT
BOOK 58 OF MAPS AND PLATS, PAGES 20, YCRO.
AND ORIGINALLY RECORDED AS
LOTS 327–335 AS RECORDED IN GRANVILLE UNIT II,
BOOK 48 OF MAPS AND PLATS, PAGES 57–65, YCRO.

LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, GRANVILLE DEVELOPMENT COMPANY, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "GRANVILLE UNIT 8", A PORTION OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS REFLECTED ON THIS PLAT AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "GRANVILLE UNIT 8", AND HEREBY DECLARES THAT SAID PLAT HEREBY SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND TRACTS SITUATED WITHIN "GRANVILLE UNIT 8", AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER BY WHICH IT IS DESIGNATED, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, AND FURTHER DEDICATES EASEMENTS IN SAID STREETS AND ADDITIONAL SPECIFIC EASEMENTS AS SHOWN HEREON FOR PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.

IN WITNESS WHEREOF, GRANVILLE DEVELOPMENT CO. INC., AN ARIZONA CORPORATION, HAS CAUSED THE NAME OF THE CORPORATION TO BE AFFIXED HEREUNTO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JOSEPH CONTADINO, ITS_____, BEING DULY AUTHORIZED TO SO DO, ON THIS _____ DAY OF _____, 2013.

GRANVILLE DEVELOPMENT COMPANY, INC., AN ARIZONA CORPORATION

_____
BY: JOSEPH CONTADINO, ITS_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF YAVAPAI)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR JOSEPH CONTADINO, ITS_____ OF GRANVILLE DEVELOPMENT COMPANY, INC., AN ARIZONA CORPORATION, AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE

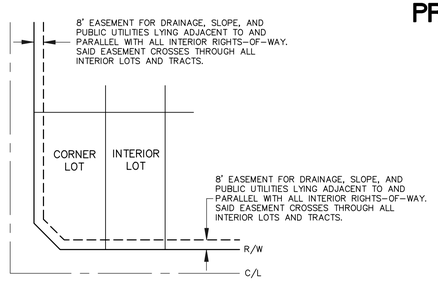
THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS _____ DAY OF _____, 2013, HEREBY APPROVE THIS PLAT AND ACCEPT AND DEDICATE FOR PUBLIC USE THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

_____ _____
MAYOR CITY CLERK

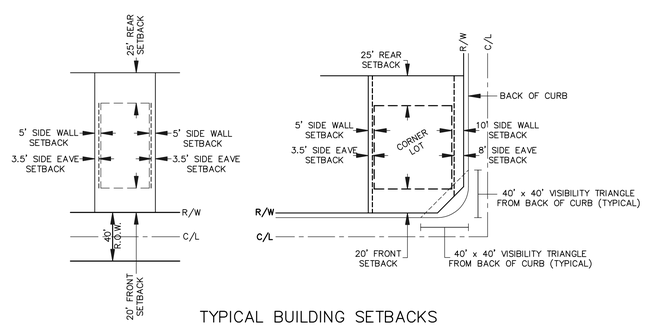
TOWN ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE TOWN OF PRESCOTT VALLEY, MAYOR AND COUNCIL.

_____
TOWN ENGINEER DATE



TYPICAL
STREET SIDE EASEMENTS
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

VICINITY MAP
SCALE: 1"=300'

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE PRESCOTT VALLEY WATER DISTRICT, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION D OF ARS 45–576.

2. PUBLIC UTILITY EASEMENTS ARE TO REMAIN CLEAR OF ANY OBSTACLES SUCH AS FENCES AND LARGE TREES THAT WILL PREVENT UTILITIES FROM ACCESSING THEIR FACILITIES.

3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 40' x 40', FROM THE BACK OF CURB, ALONG THE PROPERTY LINES OF CORNER LOTS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.

BASIS OF BEARINGS:

S89°37'11"E AS MEASURED BETWEEN A FOUND 1 INCH IRON PIPE AT THE NORTHWEST CORNER OF SECTION 3 AND A FOUND 1/2 INCH REBAR AT THE NORTHEAST CORNER OF SECTION 3. AS SHOWN ON THE FINAL PLAT OF GRANVILLE UNIT II, BOOK 48 OF MAPS AND PLATS, PAGES 57–65, YCRO.

REFERENCES:

(R) RECORD – PLAT GRANVILLE UNIT II
BOOK 48 M&P, PAGE 57–65, YCRO.

JASON O'BRIEN, R.L.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
46477
JASON
O'BRIEN
Date Signed 01-24-13
ARIZONA, U.S.A.

EXPIRES 6/30/13

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776–1750

DATE: 01–24–13	DRAWN BY: RJW
JOB NO: 304–10	CHECKED BY: JO
SHEET 1 OF 2	

YAVAPAI COUNTY RECORDER
FILED AND RECORDED AT REQUEST OF
_____
_____ AD 20____
AT _____ O'CLOCK _____M
BOOK _____ OF _____
PAGE _____
RECORDS OF YAVAPAI COUNTY, ARIZONA
_____ COUNTY RECORDER
_____ DEPUTY RECORDER