FINAL PLAT FOR

GRANVILLE UNIT 8, PHASE 2

A REPLAT OF TRACT Z, TRACT L, AND TRACT O 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, UNIVERSAL HOMES CONSTRUCTION, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "GRANVILLE UNIT 8, PHASE 2", 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, PHASE 2", 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, PHASE 2", 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, THE PEDESTRIAN EASEMENTS AS SHOWN ON SAID PLAT FOR THE CONSTRUCTION OF HANDICAP SIDEWALK RAMPS, 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. UNIVERSAL HOMES CONSTRUCTION, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY DEDICATES TRACT "LLL" AND TRACT "MMM" TO THE GRANVILLE COMMUNITY ASSOCIATION INC. ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, UNIVERSAL HOMES CONSTRUCTION, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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.

UNIVERSAL HOMES CONSTRUCTION, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

_____

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 _____ ITS_____ OF UNIVERSAL HOMES CONSTRUCTION, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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: _____

RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF YAVAPAI)

BY THIS RATIFICATION, GRANVILLE COMMUNITY ASSOCIATION INC, AN ARIZONA NONPROFIT CORPORATION, HAVING AN INTEREST IN AND TO THE REAL PROPERTY DESCRIBED ON THIS PLAT OF GRANVILLE UNIT 8, PHASE 2, HEREBY ACKNOWLEDGES, APPROVES, AND CONSENTS TO THE RECORDATION OF SAID PLAT AND ALL MATTERS SHOWN THEREON AFFECTING THE FORGOING PROPERTY BY THE SIGNATURE OF THE DULY AUTHORIZED OFFICER.

_____ _____

PRINT_____ ITS_____

ACKNOWLEDGEMENT

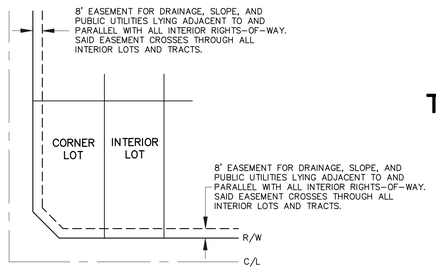
STATE OF ARIZONA)
) SS
COUNTY OF YAVAPAI)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR _____ ITS_____ OF GRANVILLE COMMUNITY ASSOCIATION INC, 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.

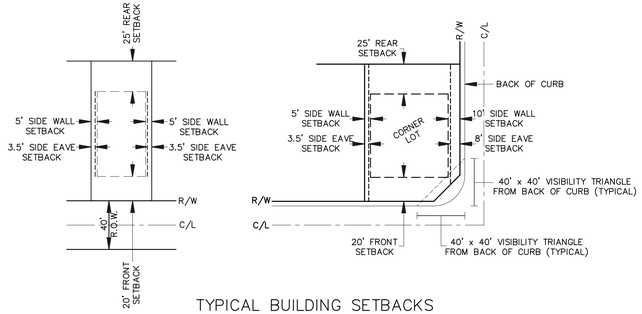
_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



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.

4. CENTERLINE MONUMENT TO BE SET AT COMPLETION OF CONSTRUCTION AS SPECIFIED IN GRANVILLE UNIT 8 CONSTRUCTION PLANS BY LYON ENGINEERING AND SURVEYING INC.

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:

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

DRAINAGE TYPE 2

TYPE 2 DRAINAGE EASEMENTS ARE ESTABLISHED TO CONVEY LARGER RATES OF RUNOFF THROUGH CONSTRUCTED DRAINAGE FACILITIES, SUCH AS CULVERTS OR CHANNELS. WALLS, FENCES, OR STRUCTURES ARE NOT PERMITTED WITHIN TYPE 2 DRAINAGE EASEMENTS UNLESS EXPRESSLY PERMITTED BY THE TOWN OF PRESCOTT VALLEY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGED CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF.

THE RESPONSIBILITY FOR COSMETICS OR AESTHETIC MAINTENANCE, SUCH AS WEEDING OR LANDSCAPING, BELONGS TO THE PROPERTY OWNER OF THE PARTICULAR LOT OR TRACT WHICH INCLUDES A TYPE 2 DRAINAGE EASEMENT. THE TOWN OF PRESCOTT VALLEY ASSUMES THE RESPONSIBILITY FOR REPAIR OR REPLACEMENT OF MAJOR ELEMENTS OF THE CONSTRUCTED DRAINAGE FACILITIES.

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

JASON O'BRIEN, R.L.S.

REGISTERED LAND SURVEYOR
GRANT PROPERTIES, INC.
48476
JASON O'BRIEN
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 APRIL, 2013; 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.

TRACT TABLE

TRACT	AREA(SF)	DESCRIPTION/USAGE	NOTE
LLL	9,196.54	OPEN SPACE, LANDSCAPE	–
MMM	4,290.47	OPEN SPACE, DRAINAGE (TYPE 2)	WALLS, FENCES, OR STRUCTURES ARE NOT PERMITTED
O–1	41,298.71	OPEN SPACE, DRAINAGE (TYPE 2), UTILITIES, LANDSCAPE, PEDESTRIAN ACCESS	–
L–1	6,692.89	OPEN SPACE, LANDSCAPE, PEDESTRIAN ACCESS, SIDEWALK	–
L–2	4,199.98	OPEN SPACE, LANDSCAPE, PEDESTRIAN ACCESS, SIDEWALK	–

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

DATE: 07–30–13	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