

FINAL PLAT/FINAL DEVELOPMENT PLAN

FOR "GRANVILLE UNIT 7A"

A PORTION OF LAND LYING WITHIN SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
)SS
 COUNTY OF YAVAPAI)

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANVILLE DEVELOPMENT COMPANY, INC. OF PRESCOTT VALLEY, ARIZONA, AN ARIZONA CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF "GRANVILLE UNIT 7A", A PORTION OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "GRANVILLE UNIT 7A" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND PUBLIC STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. GRANVILLE DEVELOPMENT COMPANY, INC. OF PRESCOTT VALLEY, ARIZONA, AN ARIZONA CORPORATION, HEREBY DEDICATES TRACTS 7A AND 7B TO THE GRANVILLE COMMUNITY ASSOCIATION, INC. ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN ON THE TRACT AREA TABLE.

IN WITNESS WHEREOF:

THAT GRANVILLE DEVELOPMENT COMPANY, INC. OF PRESCOTT VALLEY, ARIZONA, AN ARIZONA CORPORATION, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

GRANVILLE DEVELOPMENT COMPANY, INC. OF PRESCOTT VALLEY, ARIZONA, AN ARIZONA CORPORATION,

BY _____
 ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
 COUNTY OF YAVAPAI)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE _____ OF _____ AS OWNER AND ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF GRANVILLE DEVELOPMENT COMPANY, INC. OF PRESCOTT VALLEY, ARIZONA, AN ARIZONA CORPORATION, FOR THE PURPOSES HEREIN CONTAINED.

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

 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
 COUNTY OF YAVAPAI)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE _____ OF _____ AS OWNER AND ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF GRANVILLE DEVELOPMENT COMPANY, INC. OF PRESCOTT VALLEY, ARIZONA, AN ARIZONA CORPORATION, FOR THE PURPOSES HEREIN CONTAINED.

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, GLASSFORDHILLS (UNIT 6) AND COMPASS BANK (UNIT 6), HEREBY APPROVES THIS PLAT BY THE SIGNATURE OF THE DULY AUTHORIZED OFFICER.

BY: _____ ITS: _____

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, FROM WHICH A FOUND REBAR MARKING THE NORTHEAST CORNER OF SAID SECTION 10 BEARS N87°53'27"E A DISTANCE OF 5269.61 FEET;
 THENCE S01°22'03"W, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 2,554.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SANTA FE LOOP ROAD AS SHOWN ON MAP OF DEDICATION FOR "GRANVILLE SOUTHWEST PARCEL" PER BOOK 52 OF MAPS, PAGE 73, RECORDS OF YAVAPAI COUNTY, ARIZONA;
 THENCE N61°41'16"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1,196.92 FEET TO THE BEGINNING OF A TANGENT CURVE;
 THENCE NORTHEASTERLY 93.75 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY LINE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,090.00 FEET, THROUGH A CENTRAL ANGLE OF 01°44'18" TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTHEASTERLY 490.51 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,090.00 FEET, THROUGH A CENTRAL ANGLE OF 09°05'43" TO THE WESTERLY LINE OF THE FINAL PLAT OF "GRANVILLE UNIT 3" AS RECORDED IN BOOK 52 OF MAPS, PAGE 80, RECORDS OF YAVAPAI COUNTY, ARIZONA;
 THENCE S39°08'45"E 122.22 FEET ALONG SAID WESTERLY LINE;
 THENCE S16°58'04"E 510.38 FEET ALONG SAID WESTERLY LINE;
 THENCE S07°05'22"E 144.20 FEET ALONG SAID WESTERLY LINE;
 THENCE S00°50'46"W 70.51 FEET ALONG SAID WESTERLY LINE;
 THENCE S11°51'21"W 221.70 FEET ALONG SAID WESTERLY LINE;
 THENCE S02°48'29"W 327.02 FEET ALONG SAID WESTERLY LINE;
 THENCE S87°11'31"E 115.59 FEET ALONG THE SOUTHERLY LINE OF LOT 764 OF SAID "GRANVILLE UNIT 3" TO THE WESTERLY RIGHT OF WAY LINE OF GRAFTON DRIVE BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS THAT BEARS N78°20'47"E, 50.00 FEET DISTANT;
 THENCE SOUTHEASTERLY 38.42 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 44°01'21";
 THENCE S57°37'52"W 46.61 FEET ALONG THE WEST LINE OF LOT 765 OF SAID "GRANVILLE UNIT 3";
 THENCE S12°22'09"W 97.00 FEET ALONG THE WEST LINE OF SAID LOT 765;
 THENCE S77°37'51"E 450.00 FEET ALONG THE SOUTH LINE OF SAID "GRANVILLE UNIT 3";
 THENCE N12°22'09"E 102.00 FEET ALONG SAID SOUTH LINE;
 THENCE N07°15'38"E 20.23 FEET ALONG SAID SOUTH LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF KELMORE ROAD AND A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS N07°15'38"E 540.00 FEET DISTANT;
 THENCE SOUTHEASTERLY 46.13 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°53'40";
 THENCE S87°38'02"E 40.67 FEET ALONG SAID SOUTHERLY LINE TO A TANGENT CURVE;
 THENCE SOUTHEASTERLY 15.88 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°11'42" TO A TANGENT REVERSE CURVE;
 THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 52.97 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 60°42'16";
 THENCE S40°08'37"E 24.00 FEET ALONG THE SOUTH LINE OF SAID "GRANVILLE UNIT 3";
 THENCE S87°38'03"E 270.29 FEET ALONG SAID SOUTH LINE;
 THENCE N66°28'12"E 286.90 FEET ALONG SAID SOUTH LINE;
 THENCE N57°56'09"E 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TUSCANY WAY AND A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS N57°56'09"E 1,710.00 FEET DISTANT;
 THENCE SOUTHEASTERLY 362.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°08'26" TO THE NORTHEAST CORNER OF THE FINAL PLAT OF "GRANVILLE UNIT 4" AS RECORDED IN BOOK 57 OF MAPS, PAGE 30, RECORDS OF YAVAPAI COUNTY, ARIZONA;
 THENCE S53°49'47"W 143.48 FEET ALONG THE NORTH LINE OF SAID "GRANVILLE UNIT 4";
 THENCE S64°04'21"W 65.14 FEET ALONG SAID NORTH LINE;
 THENCE S77°54'49"W 785.72 FEET ALONG SAID NORTH LINE;
 THENCE N85°30'44"W 102.23 FEET ALONG SAID NORTH LINE;
 THENCE N71°58'38"W 300.00 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID "GRANVILLE UNIT 4";
 THENCE S12°19'02"E 350.54 FEET ALONG THE WESTERLY LINE OF SAID "GRANVILLE UNIT 4";
 THENCE S18°01'22"W 115.00 FEET ALONG SAID WESTERLY LINE;
 THENCE S44°23'19"E 52.17 FEET ALONG SAID WESTERLY LINE TO THE WEST RIGHT OF WAY LINE OF RYDER COURT, BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS S44°23'19"E, 45.00 FEET DISTANT;
 THENCE SOUTHWESTERLY 20.17 FEET ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, BEING CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°40'45";
 THENCE N70°04'04"W 37.29 FEET ALONG SAID WESTERLY LINE OF "GRANVILLE UNIT 4";
 THENCE S19°08'37"W 245.13 FEET ALONG SAID WESTERLY LINE;
 THENCE S18°01'22"W 51.23 FEET ALONG SAID WESTERLY LINE;
 THENCE S06°29'18"W 83.10 FEET ALONG SAID WESTERLY LINE;
 THENCE S04°02'25"E 143.09 FEET ALONG SAID WESTERLY LINE;
 THENCE S03°52'36"W 69.87 FEET ALONG SAID WESTERLY LINE;
 THENCE S10°34'52"W 237.75 FEET ALONG SAID WESTERLY LINE;
 THENCE S00°36'05"W 265.91 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF GRANVILLE FAIRWAY AS SHOWN ON SAID "GRANVILLE SOUTHWEST PARCEL";
 THENCE N89°27'12"W 162.98 FEET NORTHERLY RIGHT OF WAY LINE TO A TANGENT CURVE;
 THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 1,262.90 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE OF GRANVILLE FAIRWAY, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 735.00 FEET, THROUGH A CENTRAL ANGLE OF 98°26'50";

LEAGL DESCRIPTION (CONT.)

THENCE N08°59'38"E 892.23 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GRANVILLE FAIRWAY TO A TANGENT CURVE;
 THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY 640.36 FEET ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1,405.00 FEET, THROUGH A CENTRAL ANGLE OF 26°06'49";
 THENCE N77°38'29"E 128.38 FEET;
 THENCE N86°19'30"E 73.69 FEET;
 THENCE S85°52'06"E 110.89 FEET;
 THENCE N78°11'33"E 83.18 FEET;
 THENCE N11°48'27"W 275.98 FEET TO A TANGENT CURVE;
 THENCE NORTHWESTERLY 49.96 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 63°36'44" TO A POINT OF REVERSE CURVATURE;
 THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 85.76 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 109°11'27";
 THENCE N56°13'44"W 21.70 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF DRAINAGE EASEMENTS

TYPE 1 DRAINAGE EASEMENTS ARE INTENDED TO FACILITATE LOT TO LOT DRAINAGE AND ARE GENERALLY ESTABLISHED ALONG FRONT, SIDE AND REAR PROPERTY LINES. WALL FENCES AND STRUCTURES ARE PERMITTED WITHIN TYPE 1 DRAINAGE EASEMENTS SO LONG AS THE SURFACE RUNOFF DOES NOT POND ONTO A NEIGHBORS PROPERTY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF

TYPE 2 DRAINAGE EASEMENTS ARE ESTABLISHED TO CONVEY LARGER RATES OF RUNOFF THROUGHOUT 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 DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF.

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENT EXCEPT UTILITIES; WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING; ASPHALT PAVING; OR GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

THE RESPONSIBILITY FOR COSMETICS OR AESTHETIC MAINTENANCE, SUCH AS WEEDING OR LANDSCAPING, BELONGS TO THE GRANVILLE UNIT 7 HOMEOWNERS ASSOCIATION THAT OWNS THE PARTICULAR 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.

TRACT AREA TABLE			
TRACT	SQ. FT.	AC.	USE
7A-A	2,165	0.050	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-B	31,979	0.730	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-C	18,366	0.422	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-D	2,400	0.055	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-E	379,022	8.518	OPEN SPACE & DRAINAGE
7A-F	1,051,382	24.136	OPEN SPACE & DRAINAGE
7A-G	1043	0.024	LANDSCAPING, OPEN SPACE & DRAINAGE

ACCEPTANCE CERTIFICATE:

THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS, THE _____ DAY OF _____, 20____, HEREBY APPROVE THIS PLAT AND ACCEPT AND DEDICATE FOR THE PUBLIC USE, THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

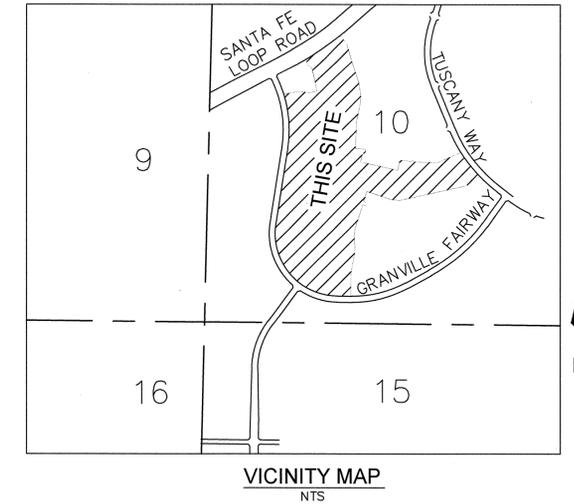
MAYOR _____ TOWN CLERK _____

THIS PLAT HAS BEEN APPROVED AS TO FORM AND CONTENT BY:

TOWN ENGINEER _____ DATE _____

COUNTY RECORDER _____ DATE _____

TOWN ATTORNEY _____ DATE _____



DEVELOPER

GRANVILLE DEVELOPMENT CO., INC.
 2401 WEST BEHREND DRIVE, SUITE 65
 PHOENIX, ARIZONA 85027
 PHONE: 623-879-8888
 CONTACT: JOE CONTADINO

SURVEYOR

OLSSON ASSOCIATES
 7250 NORTH 16TH STREET, SUITE 210
 PHOENIX, ARIZONA 85020
 PHONE: 602-748-1000
 CONTACT: EDWARD F. VINCENT, RLS

BASIS OF BEARING

THE NORTH LINE OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA. SAID LINE BEARS N87°53'27"E.

SITE AREA

SITE: 1,859,925 SQUARE FEET OR 42.698 ACRES

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF PRESCOTT VALLEY WATER DISTRICT WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION D OF A.R.S. 45-576.
- THE GRANVILLE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL LANDSCAPE, WEED AND TRASH MAINTENANCE INSIDE ALL STREET RIGHTS-OF-WAY AND TRACTS, EVEN IF THE TOWN OF PRESCOTT VALLEY BECOMES RESPONSIBLE FOR STRUCTURAL OR FUNCTIONAL OPERATION AND MAINTENANCE OF STORM WATER FACILITIES.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND ARE ACCURATELY REPRESENTED ON THIS PLAT.
 I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.



EDWARD F. VINCENT
 REGISTERED LAND SURVEYOR NO. 17548
 7250 N. 16TH ST., SUITE 210
 PHOENIX, ARIZONA 85020

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A"

A PORTION OF LAND LYING WITHIN SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.

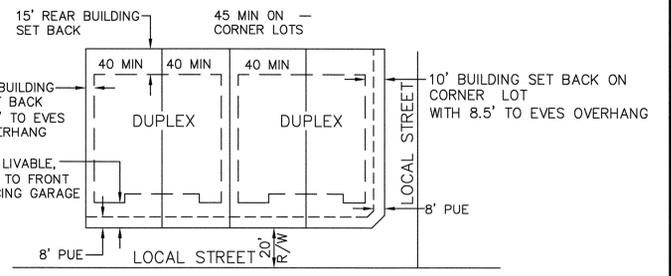
OLSSON ASSOCIATES

7250 North 16th Street, Suite 210
 Phoenix, AZ 85020-5282

TEL 602.748.1000
 FAX 602.748.1001
 www.oaconsulting.com

DATE: 8/03/13
 DRN BY: D.M.
 CHKD BY: EFV
 JOB NO. 13-1234
 SHEET

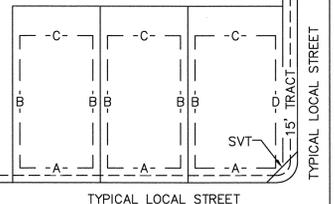
1
 OF 8



TYPICAL LOT LAYOUT

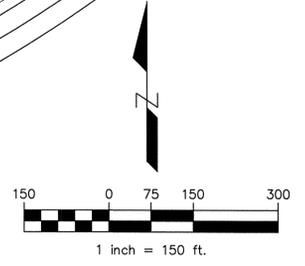
MINIMUM SETBACKS		
FRONT	A	55'/65'/75'
	B	20'*
SIDE	B	5'/10'
REAR	C	25'
CORNER	D	10' MIN.

(*) MINIMUM 20' TO FACE OF GARAGE, 15' TO LIVABLE OR FRONT PORCHES, AND SIDE-LOADED GARAGES. NO CARPORT OR CANOPY WILL BE LOCATED FORWARD OF THE FRONT PLANE OF THE HOME.



TYPICAL LOCAL STREET
NTS

SHEET KEY MAP
NTS



FINAL PLAT/FINAL DEVELOPMENT PLAN
FOR
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MOLSSON ASSOCIATES

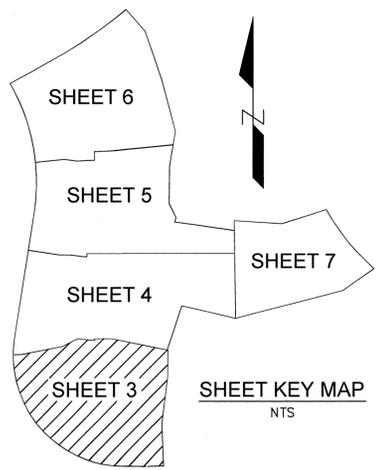
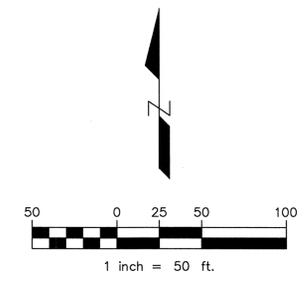
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JOB NO. 13-1234
SHEET **2** OF 8



LEGEND

	BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY (OFFSITE)
	CENTER LINE
	EASEMENT LINE
	FOUND 1/2" REBAR
	STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1
	CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED AS 1/2" REBAR W/ CAP MARKED LS 17548
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE TABLE NUMBER (SEE SHEET 12)
L1	LINE TABLE NUMBER (SEE SHEET 12)



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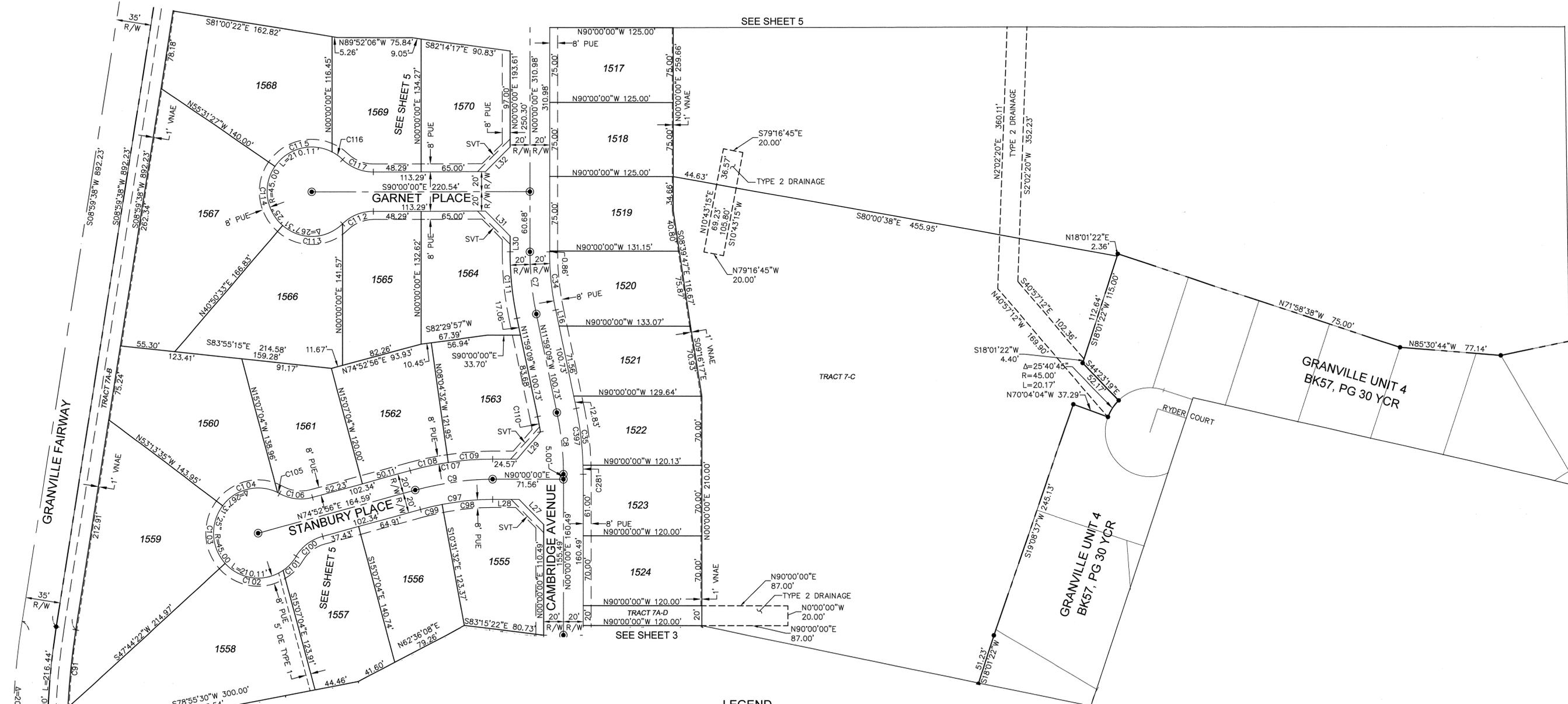
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SHEET

3

OF 8



SEE SHEET 5

SEE SHEET 5

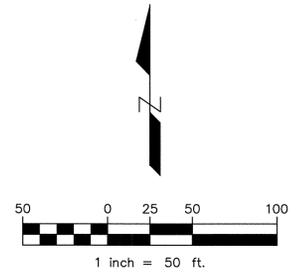
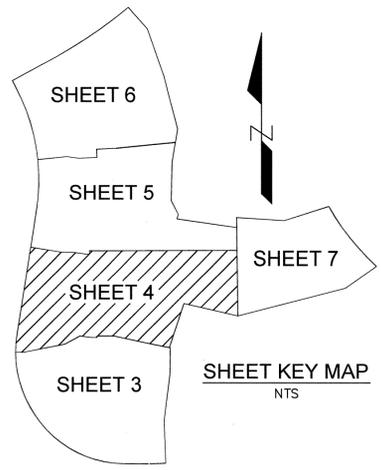
SEE SHEET 5

SEE SHEET 3

SEE SHEET 7

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY (OFFSITE)
- CENTER LINE
- EASEMENT LINE
- FOUND 1/2" REBAR
- STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1
- CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED AS 1/2" REBAR W/ CAP MARKED LS 17548
- R/W RIGHT-OF-WAY
- SVT SIGHT VISIBILITY TRIANGLE
- PUE PUBLIC UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- DE DRAINAGE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- C1 CURVE TABLE NUMBER (SEE SHEET 12)
- L1 LINE TABLE NUMBER (SEE SHEET 12)



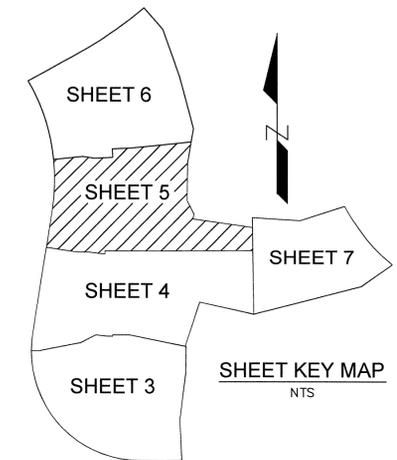
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4

OF 8

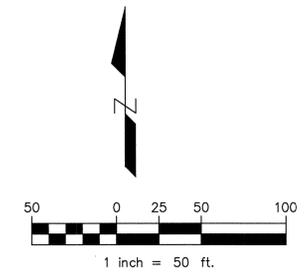
7250 North 16th Street, Suite 210 Phoenix, AZ 85020-5262 TEL 602.748.1000 FAX 602.748.1001 www.oaconsulting.com



SHEET KEY MAP
NTS

LEGEND

- BOUNDARY LINE
- SECTION LINE
- - - - RIGHT-OF-WAY (OFFSITE)
- - - - CENTER LINE
- - - - EASEMENT LINE
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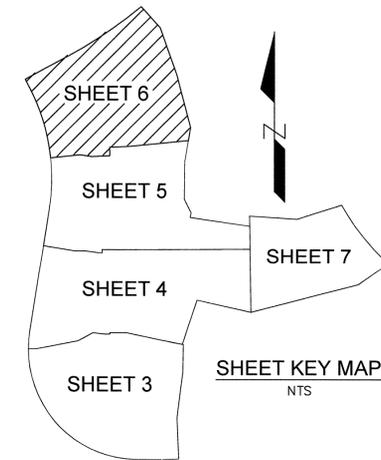
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MOLSSON
ASSOCIATES

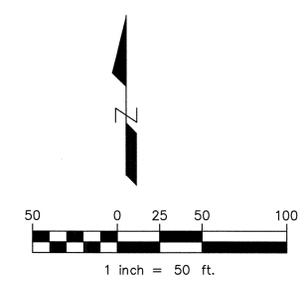
7250 North 16th Street, Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001 www.coconsulting.com

5
OF 8



LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY (OFFSITE)
- CENTER LINE
- EASEMENT LINE
- FOUND 1/2" REBAR
- STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1
- CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED AS 1/2" REBAR W/ CAP MARKED LS 17548
- RIGHT-OF-WAY
- SIGHT VISIBILITY TRIANGLE
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- DRAINAGE EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- CURVE TABLE NUMBER (SEE SHEET 12)
- LINE TABLE NUMBER (SEE SHEET 12)



FINAL PLAT/FINAL DEVELOPMENT PLAN
FOR
"GRANVILLE UNIT 7A"
A PORTION OF LAND LYING WITHIN SECTION 10, TOWNSHIP 14 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI
COUNTY, ARIZONA.

OLSSON
ASSOCIATES

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282

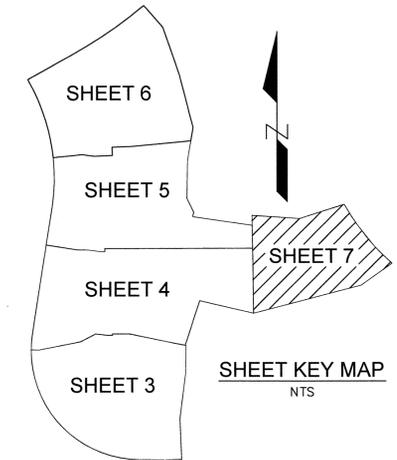
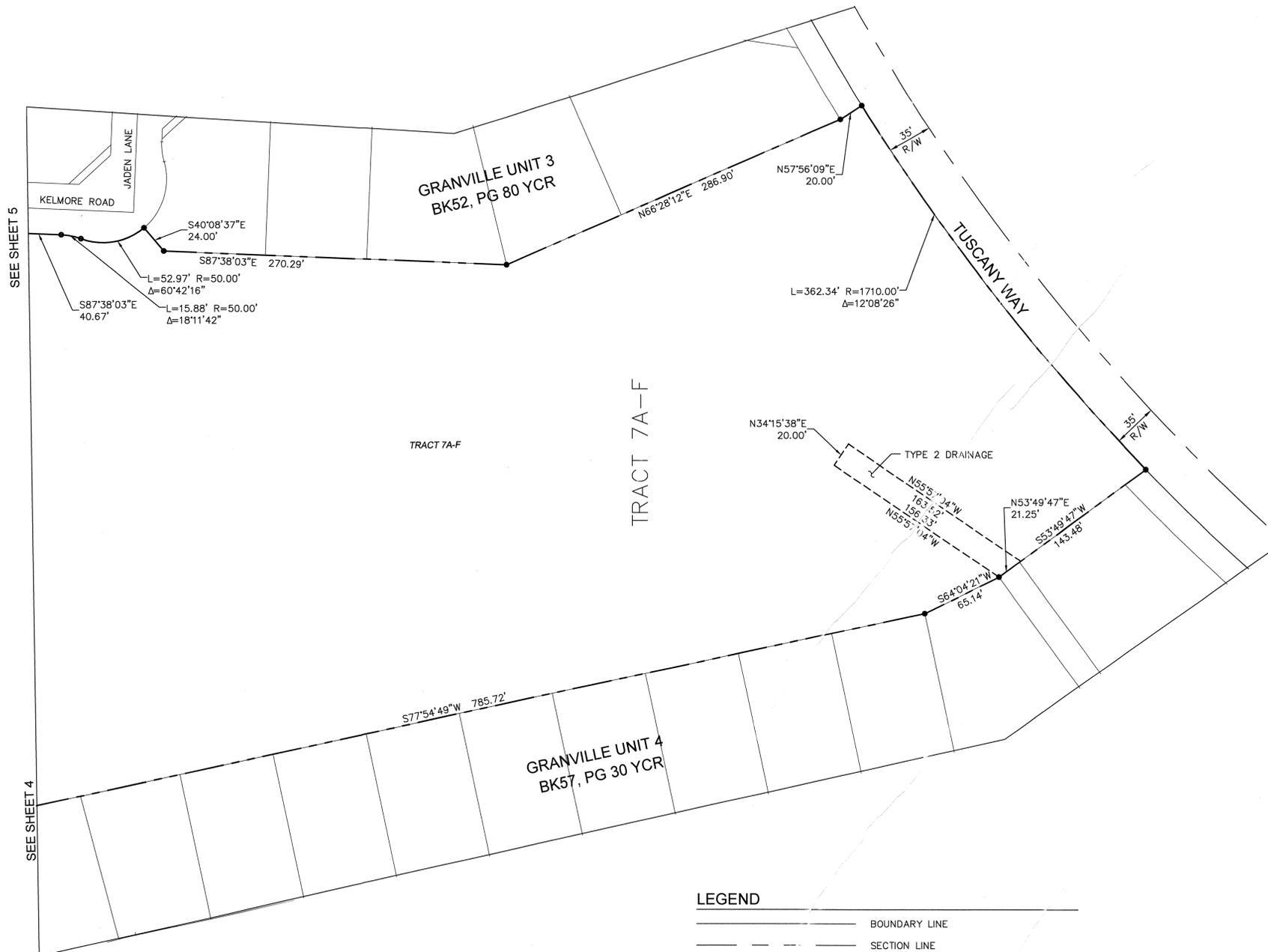
TEL 602.748.1000
FAX 602.748.1001
www.ocaconsulting.com

DATE: 8/03/13
DRN BY: D.M.
CHKD BY: EFV
JOB NO. 13-1234
SHEET

6

OF 8



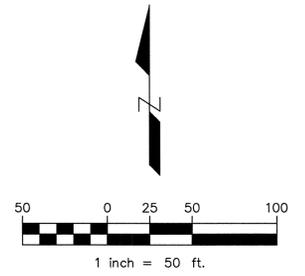


SEE SHEET 5

SEE SHEET 4

LEGEND

—————	BOUNDARY LINE
—————	SECTION LINE
—————	RIGHT-OF-WAY (OFFSITE)
—————	CENTER LINE
—————	EASEMENT LINE
○	FOUND 1/2" REBAR
⊙	STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1
●	CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED AS 1/2" REBAR W/ CAP MARKED LS 17548
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE TABLE NUMBER (SEE SHEET 12)
L1	LINE TABLE NUMBER (SEE SHEET 12)



FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A" A PORTION OF LAND LYING WITHIN SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.	
	DATE: 8/03/13 DRN BY: D.M. CHKD BY: EFV JOB NO. 13-1234 SHEET <div style="text-align: center; font-weight: bold; font-size: 1.2em;">7</div> OF 8
7250 North 16th Street, Suite 210 Phoenix, AZ 85020-5282	TEL 602.748.1000 FAX 602.748.1001 www.oaconsulting.com

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1108.84	10.24	0°31'44"	N02°35'47"W	10.24
C2	200.00	87.97	25°12'01"	N10°00'13"E	87.26
C3	200.00	78.90	22°36'14"	S11°18'07"W	78.39
C4	199.26	30.26	8°41'59"	S04°20'01"W	30.23
C5	179.63	48.68	15°31'33"	S15°38'08"W	48.53
C6	200.00	46.56	13°20'18"	S74°39'48"E	46.45
C7	300.00	62.76	11°59'09"	S05°59'35"E	62.64
C8	300.00	62.76	11°59'09"	N05°59'35"W	62.64
C9	300.00	79.16	15°07'04"	S82°26'28"W	78.93
C10	300.00	55.98	10°41'30"	S42°47'46"E	55.90
C11	200.00	32.65	9°21'16"	S28°39'25"W	32.62
C12	150.00	28.63	10°56'15"	N71°29'20"W	28.59
C13	180.00	83.56	26°35'57"	S49°59'57"W	82.82
C14	400.00	96.44	13°48'48"	S47°25'29"W	96.20
C15	295.00	77.37	15°01'35"	N46°49'06"E	77.14
C16	295.00	372.21	72°17'29"	N03°09'34"E	348.01
C17	400.00	54.17	7°45'35"	S83°39'35"E	54.13
C18	400.00	97.33	13°56'31"	N85°29'22"E	97.09
C19	400.00	46.97	6°43'42"	S89°13'57"E	46.94
C20	1180.00	146.71	7°07'24"	N05°25'55"E	146.61
C21	1180.00	204.91	9°56'59"	N03°06'16"W	204.66
C22	300.00	223.73	42°43'47"	S19°59'57"E	218.58
C23	300.00	207.57	39°38'32"	S61°11'06"E	203.45
C24	45.00	47.24	60°08'44"	N56°00'46"W	45.10
C25	45.00	11.10	14°07'57"	N18°52'26"W	11.07
C26	1020.00	14.77	0°49'46"	N11°23'34"W	14.77
C27	1020.00	73.67	4°08'17"	N08°54'32"W	73.65
C28	1020.00	73.53	4°07'48"	N04°46'29"W	73.51
C29	1020.00	2.02	0°06'48"	N02°39'11"W	2.02
C30	220.00	0.76	0°11'52"	N02°29'52"W	0.76
C31	220.00	68.76	17°54'29"	N06°33'19"E	68.48
C32	220.00	27.24	7°05'40"	N19°03'24"E	27.22
C33	180.00	71.01	22°36'14"	S11°18'07"W	70.55
C34	280.00	58.57	11°59'09"	S05°59'35"E	58.47
C35	320.00	57.94	10°22'25"	N06°47'56"W	57.86
C36	200.00	59.56	17°03'41"	N08°31'50"E	59.34
C37	200.00	78.83	22°34'57"	N28°21'09"E	78.32
C38	280.00	36.11	7°23'24"	S41°08'43"E	36.09
C39	45.00	4.37	5°33'57"	S47°37'24"E	4.37
C40	45.00	32.31	41°08'14"	S70°58'29"E	31.62
C41	220.00	82.98	21°36'42"	S81°47'26"E	82.49
C42	1020.00	163.98	9°12'39"	N07°12'07"W	163.80
C43	220.00	96.76	25°12'01"	N10°00'13"E	95.98
C44	200.00	138.38	39°38'38"	N19°49'19"E	135.64
C45	45.00	36.68	46°42'11"	S68°11'31"E	35.67
C46	45.00	93.87	119°30'58"	N31°47'07"W	77.75
C47	45.00	55.87	71°08'21"	N63°32'32"E	52.35
C48	45.00	54.12	68°54'09"	S46°26'12"E	50.91
C49	45.00	6.17	7°51'37"	S08°03'19"E	6.17
C50	45.00	32.82	41°46'55"	N25°00'58"W	32.09

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C101	45.00	19.42	24°43'16"	N43°28'52"E	19.27
C102	45.00	64.32	81°53'53"	S83°12'34"E	58.98
C103	45.00	62.45	79°30'48"	S02°30'14"E	57.56
C104	45.00	61.70	78°33'18"	S76°31'49"W	56.98
C105	45.00	2.23	2°50'10"	N62°46'27"W	2.23
C106	45.00	34.37	43°45'42"	S83°14'13"E	33.54
C107	320.00	84.43	15°07'04"	S82°26'28"W	84.19
C108	320.00	39.33	7°02'32"	S78°24'12"W	39.31
C109	320.00	45.10	8°04'32"	S85°57'44"W	45.06
C110	280.00	15.75	3°13'23"	N10°22'28"W	15.75
C111	320.00	66.94	11°59'09"	S05°59'35"E	66.82
C112	45.00	34.37	43°45'42"	S88°07'09"W	33.54
C113	45.00	66.45	84°36'16"	N88°32'25"E	60.57
C114	45.00	65.69	83°38'00"	S07°20'27"E	60.01
C115	45.00	64.94	82°40'46"	S75°48'56"W	59.45
C116	45.00	13.04	16°36'24"	N54°32'29"W	13.00
C117	45.00	34.37	43°45'42"	S88°07'09"E	33.54
C118	220.00	48.47	12°37'28"	S75°01'13"E	48.38
C119	220.00	16.62	4°19'46"	S70°52'22"E	16.62
C120	45.00	33.82	43°04'00"	S89°45'31"W	33.03
C121	45.00	24.87	31°40'15"	N84°03'38"E	24.56
C122	45.00	48.25	61°25'53"	S49°23'18"E	45.97
C123	45.00	48.24	61°25'28"	S12°02'23"W	45.97
C124	45.00	48.21	61°23'08"	S73°26'41"W	45.94
C125	45.00	40.52	51°35'40"	N50°03'55"W	39.17
C126	45.00	35.42	45°06'04"	S46°49'08"E	34.51
C127	180.00	37.58	11°57'47"	S75°21'03"E	37.52
C128	180.00	5.52	1°45'31"	S70°14'55"E	5.52
C129	180.00	32.06	10°12'16"	S76°13'49"E	32.02
C130	220.00	8.47	2°12'22"	S21°30'03"W	8.47
C131	180.00	11.12	3°32'24"	N20°50'02"E	11.12
C132	180.00	68.05	21°39'37"	N08°14'01"E	67.64
C133	220.00	27.57	7°10'47"	S89°00'24"E	27.55
C134	220.00	55.41	14°25'55"	S78°12'03"E	55.27
C135	45.00	11.56	14°43'18"	N78°20'45"W	11.53
C136	45.00	18.62	23°42'40"	S82°26'16"W	18.49
C137	45.00	54.88	69°52'37"	S74°28'45"E	51.54
C138	45.00	47.75	60°47'59"	S09°08'27"E	45.54
C139	45.00	47.99	61°05'59"	S51°48'32"W	45.75
C140	45.00	58.81	74°52'41"	N60°12'08"W	54.71
C141	45.00	41.60	52°58'06"	S49°14'51"E	40.14
C142	180.00	52.98	16°51'53"	S84°09'51"E	52.79
C143	180.00	12.53	3°59'15"	S77°43'32"E	12.52
C144	180.00	40.46	12°52'38"	S86°09'28"E	40.37
C145	420.00	49.32	6°43'42"	S89°13'57"E	49.29
C146	380.00	103.55	15°36'48"	S86°19'30"W	103.23
C147	380.00	93.27	14°03'48"	S87°06'00"W	93.04
C148	380.00	10.28	1°33'00"	S79°17'36"W	10.28
C149	420.00	9.37	1°16'40"	S79°09'26"W	9.37
C150	420.00	81.64	11°08'12"	S85°21'52"W	81.51

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C51	320.00	26.51	4°44'46"	S43°32'03"E	26.50
C52	320.00	20.72	3°42'38"	S39°18'20"E	20.72
C53	320.00	47.23	8°27'25"	S41°40'44"E	47.19
C54	200.00	47.02	13°28'10"	N72°11'25"E	46.91
C55	554.00	73.85	7°38'15"	S19°39'21"E	73.79
C56	554.00	80.27	8°18'06"	S27°37'32"E	80.20
C57	554.00	80.27	8°18'06"	S35°55'38"E	80.20
C58	554.00	80.27	8°18'06"	S44°13'44"E	80.20
C59	554.00	80.27	8°18'06"	S52°31'50"E	80.20
C60	554.00	80.27	8°18'06"	S60°49'57"E	80.20
C61	554.00	3.52	0°21'51"	S65°09'55"E	3.52
C62	45.00	53.46	68°04'06"	N80°37'06"E	50.37
C63	45.00	46.26	58°54'08"	S76°02'07"W	44.25
C64	45.00	85.42	108°45'43"	N20°07'57"W	73.16
C65	45.00	45.06	57°22'40"	N62°56'14"E	43.20
C66	45.00	11.22	14°16'47"	S81°14'03"E	11.19
C67	45.00	30.19	38°25'58"	S89°47'55"W	29.62
C68	594.00	51.90	5°00'24"	S71°35'28"E	51.89
C69	594.00	63.03	6°04'46"	S66°02'52"E	63.00
C70	594.00	63.03	6°04'46"	S59°58'06"E	63.00
C71	594.00	63.03	6°04'46"	S53°53'20"E	63.00
C72	594.00	63.03	6°04'46"	S47°48'34"E	63.00
C73	594.00	63.03	6°04'46"	S41°43'47"E	63.00
C74	594.00	63.03	6°04'46"	S35°39'01"E	63.00
C75	594.00	63.03	6°05'45"	S29°33'45"E	63.17
C76	594.00	63.15	6°05'30"	S23°28'07"E	63.12
C77	594.00	51.91	5°00'24"	S17°55'10"E	51.89
C78	715.00	95.84	7°39'52"	S16°35'26"E	95.57
C79	715.00	76.02	6°05'30"	S23°28'07"E	75.98
C80	715.00	76.07	6°05'45"	S29°33'45"E	76.04
C81	715.00	75.87	6°04'46"	S35°39'01"E	75.83
C82	715.00	75.87	6°04'46"	S41°43'47"E	75.83
C83	715.00	75.87	6°04'46"	S47°48'34"E	75.83
C84	715.00	75.87	6°04'46"	S53°53'20"E	75.83
C85	715.00	75.87	6°04'46"	S59°58'06"E	75.83
C86	715.00	75.87	6°04'46"	S66°02'53"E	75.83
C87	715.00	75.87	6°04'46"	S72°07'39"E	75.83
C88	715.00	133.29	10°40'53"	S80°30'29"E	133.10
C89	715.00	119.90	9°36'30"	S04°35'15"E	119.76
C90	715.00	31.13	2°29'41"	S01°27'08"W	31.13
C91	715.00	78.40	6°16'57"	S05°51'09"W	78.36
C92	1425.00	47.46	1°54'30"	N07°16'03"E	47.46
C93	1425.00	5.32	0°12'51"	N06°12'23"E	5.32
C94	1425.00	208.56	8°23'09"	N01°54'23"E	208.38
C95	1425.00	90.32	3°37'53"	N04°06'08"W	90.30
C96	1425.00	117.38	4°43'11"	N08°16'40"W	117.35
C97	280.00	73.88	15°07'04"	S82°26'28"W	73.66
C98	280.00	51.44	10°31'32"	S84°44'14"W	51.37
C99	280.00	22.44	4°35'31"	S77°10'42"W	22.44
C100	45.00	34.37	43°45'42"	S53°00'05"W	33.54

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C151	420.00	23.45	3°11'56"	N87°28'04"W	23.45
C152	420.00	114.45	15°36'48"	S86°19'30"W	114.10
C153	380.00	44.62	6°43'42"	S89°13'57"E	44.60
C154	980.00	101.92	5°57'31"	N08°49'41"W	101.87
C155	45.00	49.96	6°33'44"	N43°36'49"W	47.43
C397	320.00	66.94	11°59'09"	N05°59'35"W	66.82
C398	220.00	31.85	8°17'42"	S77°11'06"E	31.82
C399	1425.00	19.21	0°46'20"	N08°36'28"E	19.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N78°11'33"E
L2	30.98	S63°44'36"E
L3	20.01	N13°04'19"W
L4	25.00	S15°54'21"W
L5	25.00	S31°15'34"W
L6	25.00	S56°39'57"E
L7	25.00	N88°38'03"W
L8	20.20	N46°38'42"E
L9	24.31	S63°17'56"W
L10	25.00	S53°18'02"E
L11	64.94	S50°41'41"E
L12	24.42	S49°28'55"E
L13	20.88	S48°38'10"W
L14	28.14	N03°54'52"E
L15	9.01	N11°48'27"W
L16	16.34	S11°59'09"E
L17	9.49	S00°00'00"E
L18	38.11	S02°53'18"W
L19	26.44	S37°27'01"E
L20	41.04	S62°01'38"E
L21	38.11	S77°47'21"E
L22	35.	