

FINAL PLAT WINDSONG MEDICAL PARK CONDOMINIUM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 14 NORTH, RANGE 1 WEST,
GILA AND SALT RIVER MERIDIAN,
PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA
2.05 ACRES COMPRISED OF APN. 103-02-708D AND 751W

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WINDSONG MEDICAL PARK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WINDSONG MEDICAL PARK CONDOMINIUM" A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS REFLECTED ON THIS PLAT, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "WINDSONG MEDICAL PARK CONDOMINIUM" AND HEREBY DECLARES THAT:

- SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE UNITS AND COMMON ELEMENTS CONSTITUTING SAME. EACH UNIT SHALL BE KNOWN BY THE NUMBER DESIGNATED ON THIS PLAT.
- EASEMENTS ARE HEREBY GRANTED TO PUBLIC AND PRIVATE UTILITY COMPANIES AND TO THE TOWN OF PRESCOTT VALLEY WITHIN THE AREAS ON THIS PLAT DESCRIBED AS "COMMON ELEMENT" FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES, AND ACCESS THERETO INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.
- EASEMENTS ARE HEREBY GRANTED FOR DRAINAGE PURPOSES WITHIN THE AREAS ON THIS PLAT DESCRIBED AS "COMMON ELEMENT". THE DRAINAGE WAYS SHALL BE MAINTAINED BY THE OWNER'S ASSOCIATION AND SHALL NOT BE MAINTAINED, NOW NOR IN THE FUTURE BY THE TOWN OF PRESCOTT VALLEY.
- EASEMENTS ARE HEREBY GRANTED FOR INGRESS, EGRESS AND VEHICULAR PARKING AND PEDESTRIAN ACCESS WITHIN THE AREAS ON THIS PLAT DESCRIBED AS "COMMON ELEMENT" ACROSS SPECIFIC DRIVEWAYS, PARKING AREAS AND SIDEWALKS AS ARE CONSTRUCTED. NO VEHICULAR ACCESS WILL BE ALLOWED OUTSIDE OF THE FINAL CONSTRUCTED DRIVEWAYS AND PARKING AREAS OTHER THAN AS MAY BE REQUIRED FOR EMERGENCY PURPOSES.
- EASEMENTS FOR INGRESS AND EGRESS ARE HEREBY GRANTED TO THE TOWN OF PRESCOTT VALLEY OVER ALL "COMMON ELEMENTS" AND "LIMITED COMMON ELEMENTS", INCLUDING BUT NOT LIMITED TO THE SPECIFIC DRIVEWAYS AND PARKING AREAS, FOR POLICE, FIRE, AND OTHER OFFICIAL PURPOSES.
- THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS ON THIS PLAT DESCRIBED AS "COMMON ELEMENT".
- EASEMENTS ARE HEREBY GRANTED TO THE INDIVIDUAL UNITS OVER ADJOINING PORTIONS OF THE "COMMON ELEMENT" AND "LIMITED COMMON ELEMENTS" IN ORDER TO PERMIT THE ENCROACHMENT OF ARCHITECTURAL FEATURES, INCLUDING BUT NOT LIMITED TO BAY WINDOWS, POP-OUT WALLS, ROOF LINES, AND OTHER FEATURES THAT ARE ATTACHED TO AND AN INTEGRAL PART OF THE OVERALL BUILDING STRUCTURE AND UTILITY SERVICE (YARD) LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION.

IN WITNESS WHEREOF:

WINDSONG MEDICAL PARK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF GUY W. RAMSEY, MEMBER, BEING DULY AUTHORIZED TO SO DO.

DONE THIS _____ DAY OF _____, 2014;

GUY W. RAMSEY, MEMBER
WINDSONG MEDICAL PARK, LLC.

ACKNOWLEDGMENT:

COUNTY OF YAVAPAI }
STATE OF ARIZONA } SS.

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR GUY W. RAMSEY WHO ACKNOWLEDGED HIMSELF A MEMBER OF WINDSONG MEDICAL PARK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER OF THE REAL PROPERTY PLATTED HEREON, AND AS SUCH EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAND USE AREA:
UNITS: 17,951 S.F. (0.412 AC.) 20%
LIMITED COMMON: 1,540 S.F. (0.035 AC.) 2%
COMMON: 69,905 S.F. (1.605 AC.) 78%
TOTAL: 89,396 S.F. (2.052 AC.) 100%

LAND SURVEYOR:
KELLEY/WISE ENGINEERING, INC.
CHRISTOPHER J. KIMBALL, L.S. 48100
146 GROVE AVENUE
PRESCOTT, AZ. 86301
(928) 771-1730

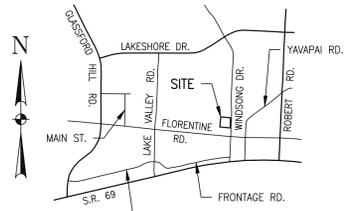
OWNER:
WINDSONG MEDICAL PARK, LLC
GUY RAMSEY, MEMBER
MORRIS-LAUCHER FAMILY TRUST, MEMBER
J. DANIEL MORRIS, CO-TRUSTEE
ANITA J. LAUCHER-MORRIS, CO-TRUSTEE
3200 N. WINDSONG DRIVE
PRESCOTT VALLEY, AZ. 86314

NOTE:
EASEMENTS OF RECORD ARE AS FOUND LISTED IN THE COMMITMENT BY LAWYERS TITLE INSURANCE CORPORATION, ORDER NO. 08801396-JKB, DATED 03/07/2008/3.

THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION E OF ARS 45-576.

FOUND 1/2" REBAR WITH TAG "5362" LOCALLY ACCEPTED EAST QUARTER CORNER SECTION 14

FOUND 1/2" REBAR, SET BRASS TAG "LS 48100"



VICINITY MAP

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N84°24'16"W	12.00'
L2	S08°09'09"W	22.07'
L3	S19°32'59"W	16.41'
L4	OMIT	OMIT
L5	N49°59'30"E	32.15'
L6	N07°34'43"E	21.31'
L7	S05°32'45"W	5.33'
L8	S05°37'44"W	16.00'
L9	S84°22'16"E	16.00'
L10	S05°37'44"W	14.67'
L11	S84°22'16"E	10.67'
L12	S05°37'44"W	8.67'
L13	S84°22'16"E	9.33'
L14	S05°37'44"W	24.00'
L15	N84°22'16"E	9.33'
L16	S05°37'44"W	13.67'
L17	S39°22'16"E	8.00'
L18	N50°37'44"E	5.33'
L19	S05°37'44"W	5.33'
L20	S39°22'16"E	8.00'
L21	S84°22'16"E	13.67'
L22	N05°37'44"E	9.33'
L23	S84°22'16"E	24.00'
L24	S05°37'44"W	9.33'
L25	S84°22'16"E	8.67'
L26	S05°37'44"W	10.67'
L27	S84°22'16"E	14.67'



APN. 103-02-776A
UNSUBDIVIDED
BK.4640 O.R. PG.623

APN. 103-02-742A
UNSUBDIVIDED
BK.2294 O.R. PG.789

APN. 103-02-713
UNSUBDIVIDED
BK.4462 O.R. PG.889

APN. 103-02-713B
UNSUBDIVIDED
BK.4164 O.R. PG.270

APPROVALS:

APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF PRESCOTT VALLEY ON THIS _____ DAY OF _____, 2014.

MAYOR _____ ATTEST: _____ TOWN CLERK

APPROVED BY THE TOWN OF PRESCOTT VALLEY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____, 2014.

TOWN ENGINEER

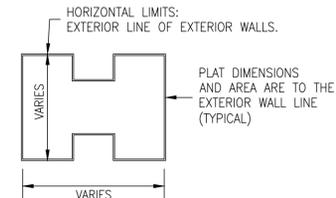
REFERENCE DOCUMENTS:

- ON FILE WITH THE YAVAPAI COUNTY RECORDER:
- R1 - WARRANTY DEED: BOOK 3630 O.R. PAGE 705
 - R2 - WARRANTY DEED: BOOK 4322 O.R. PAGE 844
 - R3 - WARRANTY DEED: BOOK 2294 O.R. PAGE 789
 - R4 - WARRANTY DEED: BOOK 3251 O.R. PAGE 865
 - R5 - WARRANTY DEED: BOOK 3251 O.R. PAGE 869
 - R6 - WARRANTY DEED: BOOK 3297 O.R. PAGE 566
 - R7 - WARRANTY DEED: BOOK 3902 O.R. PAGE 963
 - R8 - WARRANTY DEED: BOOK 4162 O.R. PAGE 71
 - R9 - RIGHT OF WAY MAP: BOOK 21 M.P. PAGE 2
 - R10 - DEDICATION: BOOK 27 M.P. PG. 43

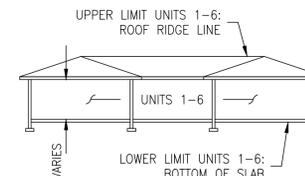
LEGEND:

- FOUND AS NOTED.
- SET "LS 48100", AS NOTED.
- (-) DENOTES RECORD DIMENSION.
- BK. BOOK
- PG. PAGE
- O.R. OFFICIAL RECORDS
- M.P. MAPS AND PLATS
- L.S. LAND SURVEYS
- APN. ASSESSOR'S PARCEL NUMBER
- REF. REFERENCE
- S.F. SQUARE FEET
- Y.C.R.O. YAVAPAI COUNTY RECORDER'S OFFICE
- LCE LIMITED COMMON ELEMENT

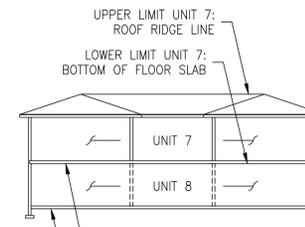
INSTRUMENT NO. _____



HORIZONTAL SCHEMATIC
N.T.S.



VERTICAL SCHEMATIC
UNITS 1-6
N.T.S.



VERTICAL SCHEMATIC
UNITS 7-8
N.T.S.

ZONING:

THE CURRENT ZONING FOR THE PARCELS SHOWN SURVEYED HEREON IS RS (RESIDENTIAL AND SERVICES).

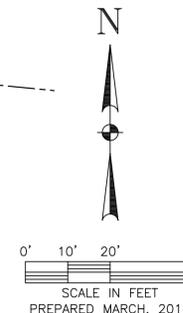
BASIS OF BEARING:

THE MEASURED BEARINGS AS SHOWN HEREON ARE BASED ON THE TOWN OF PRESCOTT VALLEY REFERENCE SYSTEM (2009) THE LINE SHOWN HAS BEEN SELECTED AS THE LOCAL BASIS OF BEARING.

CERTIFICATION:

I, CHRISTOPHER JOHN KIMBALL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN EXIST AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED. BOTH SURVEY AND MAP ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING



SHEET 1 OF 1

FILED AND RECORDED AT THE REQUEST OF
TOWN OF PRESCOTT VALLEY

_____ A.D. 2014.

AT _____ O'CLOCK _____ M

INSTRUMENT NO. _____
RECORDS OF YAVAPAI COUNTY, ARIZONA.

_____ COUNTY RECORDER

_____ DEPUTY RECORDER

KELLEY / WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, AZ. 86301
PHONE: (928) 771-1730
E-MAIL: ckimball@kelley-wise.com

JOB NO. 13-044 CHECKED: CJK
DRAWN: CJK DATE: 3/27/14