FINAL PLAT/FINAL DEVELOPMENT PLAN

FOR

"GRANVILLE UNIT 7A1, 7B1 & 7C1"

PORTIONS 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 UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS SUBDIVIDED UNDER THE NAME OF "GRANVILLE UNIT 7A1, 7B1 & 7C1", THOSE PORTIONS 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 7A1, 7B1 & 7C1" 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. UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF)

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE _____ OF UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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, GLASSFORD HILL HOLDINGS, LLC, AND GRANVILLE COMMUNITY ASSOCIATION INC. HEREBY APPROVES THIS PLAT BY THE SIGNATURE OF THE DULY AUTHORIZED OFFICERS.

GLASSFORD HILL HOLDINGS, LLC,

_____
BY: ITS:

GRANVILLE COMMUNITY ASSOCIATION INC.

_____
BY: ITS:

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF)

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE _____ OF _____, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT 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)

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE _____ OF _____, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

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 5,269.61 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 797.18 FEET;
THENCE S72°38'11"E, A DISTANCE OF 29.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRANVILLE FAIRWAY AS SHOWN ON SAID MAP OF DEDICATION FOR "GRANVILLE SOUTHWEST PARCEL", SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS S63°29'24"W, A DISTANCE OF 1,335.00 FEET;
THENCE SOUTHERLY 309.16 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 13°16'07" TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTHERLY 518.08 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 22°14'07";
THENCE S8°59'38"W, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 892.23 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 296.35 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE EASTERLY HAVING A RADIUS OF 805.00 FEET, THROUGH A CENTRAL ANGLE OF 21°05'33";
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S77°54'05"W, A DISTANCE OF 40.61 FEET;
THENCE S55°35'01"W, A DISTANCE OF 119.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS S55°35'01"W, A DISTANCE OF 220.00 FEET;
THENCE NORTHWEST'ERLY 62.50 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 16°16'42";
THENCE N50°41'41"W, A DISTANCE OF 20.58 FEET;
THENCE S39°18'19"W, A DISTANCE OF 40.00 FEET;
THENCE S87°15'45"W, A DISTANCE OF 37.13 FEET;
THENCE N42°30'22"W, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS N42°30'22"W, A DISTANCE OF 275.00 FEET;
THENCE NORTHEASTERLY 17.55 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 3°39'22";
THENCE N46°09'43"W, A DISTANCE OF 117.58 FEET;
THENCE N34°30'07"E, A DISTANCE OF 62.38 FEET;
THENCE N10°41'12"E, A DISTANCE OF 58.31 FEET;
THENCE N10°24'10"W, A DISTANCE OF 58.31 FEET;
THENCE N29°41'22"W, A DISTANCE OF 66.17 FEET;
THENCE N49°45'47"W, A DISTANCE OF 71.14 FEET;
THENCE N83°04'20"W, A DISTANCE OF 63.30 FEET;
THENCE N1°21'57"E, A DISTANCE OF 279.22 FEET;
THENCE S64°40'43"E, A DISTANCE OF 66.63 FEET;
THENCE S88°53'30"E, A DISTANCE OF 56.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS S88°53'30"E, A DISTANCE OF 320.00 FEET;
THENCE NORTHERLY 44.04 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 7°53'08";
THENCE N8°59'38"E, A DISTANCE OF 44.92 FEET;
THENCE N35°56'27"W, A DISTANCE OF 35.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS N11°21'48"E, A DISTANCE OF 320.00 FEET;
THENCE WESTERLY 5.85 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°02'52";
THENCE N12°24'40"E, A DISTANCE OF 40.00 FEET;
THENCE N8°59'38"E, A DISTANCE OF 115.35 FEET;
THENCE N66°39'19"W, A DISTANCE OF 49.04 FEET;
THENCE N49°19'20"W, A DISTANCE OF 50.42 FEET;
THENCE N31°44'46"W, A DISTANCE OF 50.42 FEET;
THENCE N9°45'55"W, A DISTANCE OF 49.97 FEET;
THENCE N1°21'57"E, A DISTANCE OF 262.17 FEET;
THENCE N2°50'34"E, A DISTANCE OF 64.85 FEET;
THENCE N10°57'29"E, A DISTANCE OF 51.07 FEET;
THENCE N29°53'34"E, A DISTANCE OF 51.41 FEET;
THENCE N43°37'37"E, A DISTANCE OF 51.41 FEET;
THENCE N57°21'39"E, A DISTANCE OF 51.41 FEET;
THENCE N71°05'42"E, A DISTANCE OF 51.41 FEET;
THENCE N85°45'39"E, A DISTANCE OF 51.34 FEET;
THENCE S79°06'41"E, A DISTANCE OF 79.72 FEET;
THENCE S80°46'48"E, A DISTANCE OF 123.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS S84°53'14"W, A DISTANCE OF 1,160.00 FEET;
THENCE NORTHERLY 60.06 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 2°58'00";
THENCE N8°04'46"W, A DISTANCE OF 40.46 FEET;
THENCE N45°49'06"W, A DISTANCE OF 39.54 FEET;
THENCE N8°08'52"E, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS N8°08'52"E, A DISTANCE OF 380.00 FEET;
THENCE EASTERLY 130.19 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 19°37'47";
THENCE N78°31'06"E, A DISTANCE OF 35.69 FEET;
THENCE N32°51'50"E, A DISTANCE OF 29.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

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 5,269.61 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 797.18 FEET;
THENCE S72°38'11"E, A DISTANCE OF 29.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRANVILLE FAIRWAY AS SHOWN ON SAID MAP OF DEDICATION FOR "GRANVILLE SOUTHWEST PARCEL", SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS S63°29'24"W, A DISTANCE OF 1,335.00 FEET;
THENCE SOUTHERLY 218.79 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 9°23'24";
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE N72°52'49"E, A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GRANVILLE FAIRWAY, SAID POINT BEING THE POINT OF BEGINNING;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE N72°52'49"E, A DISTANCE OF 20.00 FEET;
THENCE N78°31'06"E, A DISTANCE OF 108.46 FEET;
THENCE N86°19'30"E, A DISTANCE OF 73.69 FEET;

LEAGL DESCRIPTION (CONT.)

THENCE S85°52'06"E, A DISTANCE OF 110.89 FEET;
THENCE N78°11'33"E, A DISTANCE OF 83.18 FEET;
THENCE S11°48'27"E, A DISTANCE OF 12.38 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE SOUTHERLY 101.92 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE WESTERLY HAVING A RADIUS OF 980.00 FEET, THROUGH A CENTRAL ANGLE OF 5°57'31";
THENCE S40°46'39"W, A DISTANCE OF 34.89 FEET;
THENCE S3°22'10"E, A DISTANCE OF 40.00 FEET;
THENCE S47°35'47"E, A DISTANCE OF 35.36 FEET;
THENCE S2°35'47"E, A DISTANCE OF 96.33 FEET;
THENCE S87°24'13"W, A DISTANCE OF 109.92 FEET;
THENCE N81°59'01"W, A DISTANCE OF 85.20 FEET;
THENCE S84°04'55"W, A DISTANCE OF 171.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS S84°04'55"W, A DISTANCE OF 1,405.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE NORTHERLY 274.69 FEET ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, BEING CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 11°12'07" 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	2,129	0.049	LANDSCAPING, OPEN SPACE & DRAINAGE
7B-B	18,508	0.425	LANDSCAPING, OPEN SPACE & DRAINAGE
7B-C	824	0.019	LANDSCAPING, OPEN SPACE & DRAINAGE
7C-A	46,994	1.079	LANDSCAPING & OPEN SPACE

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.

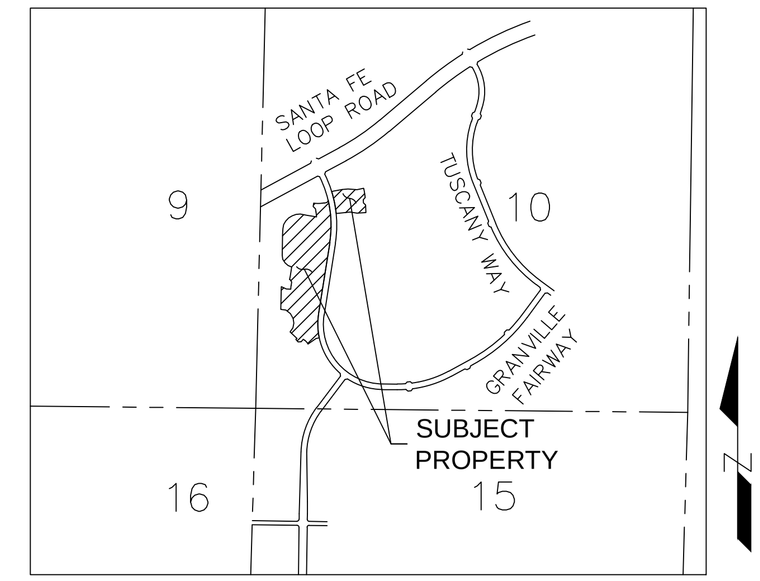
_____ _____
MAYOR TOWN CLERK

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

_____ _____
TOWN ENGINEER DATE

_____ _____
COUNTY RECORDER DATE

_____ _____
TOWN ATTORNEY DATE



VICINITY MAP
NTS

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: KENNETH M. TARR, PE

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: 849,825 SQUARE FEET OR 19.509 ACRES

NOTES

1. 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.
2. 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.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54120
BRIAN EARL
SEARAN
Date Signed 04-28-14
ARIZONA U.S.A.

EXPIRES 12/31/15

BRIAN EARL SEARAN
REGISTERED LAND SURVEYOR NO. 54120
7250 N. 16TH ST., SUITE 210
PHOENIX, ARIZONA 85020

FINAL PLAT/FINAL DEVELOPMENT PLAN
FOR
"GRANVILLE UNIT 7A1, 7B1 & 7C1"
PORTIONS 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: 4/28/14
DRN BY: BES
CHKD BY: BES
JOB NO. 13-1234
SHEET
1
OF 4

FINAL PLAT/FINAL DEVELOPMENT PLAN
FOR
"GRANVILLE UNIT 7A1, 7B1 & 7C1"

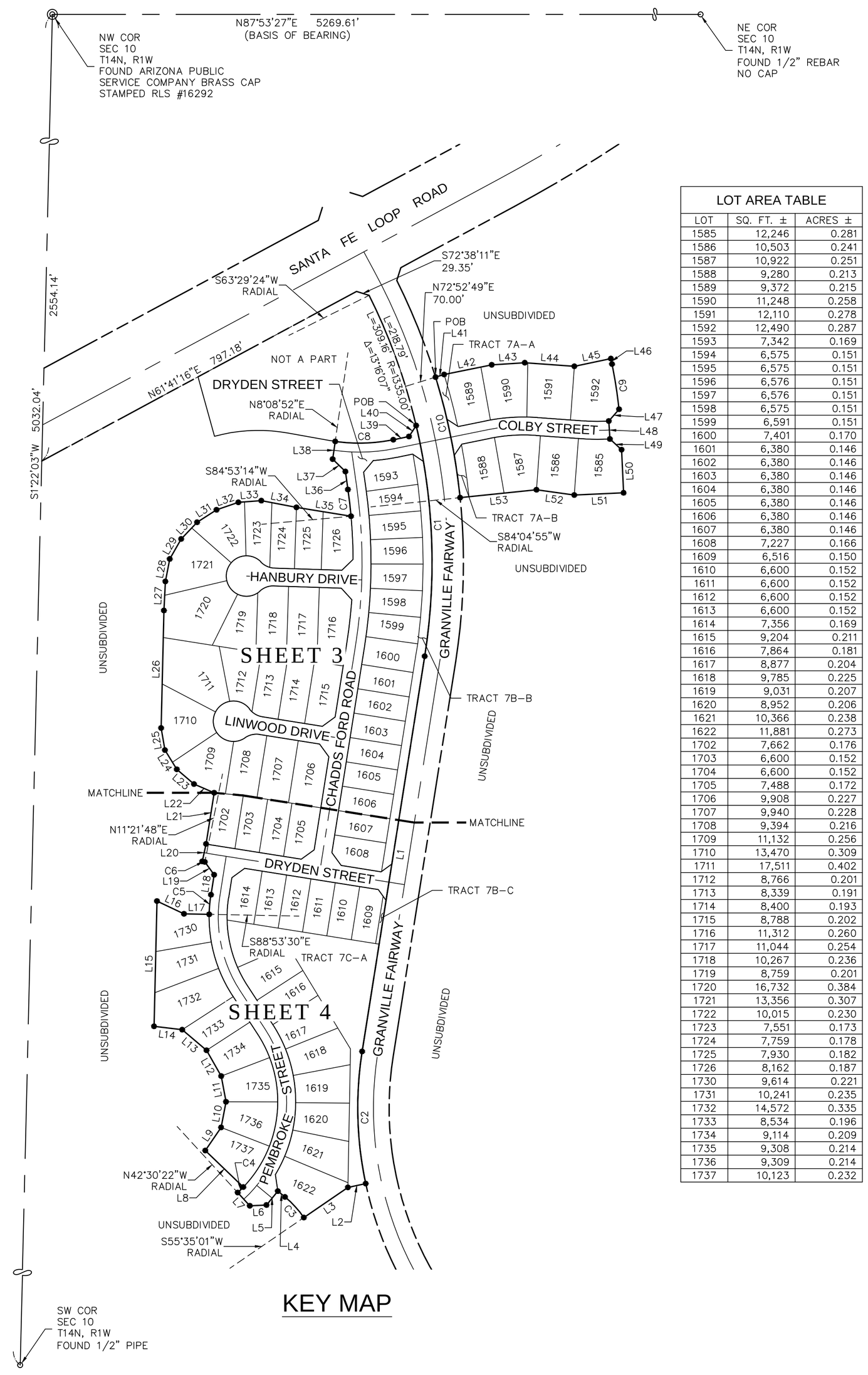
LEGEND

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LOTLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER LINE
- FOUND BRASS CAP (UNLESS NOTED OTHERWISE)
- FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED AS 1/2" REBAR W/ CAP MARKED LS 54120
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
L1	892.23	S8°59'38"W
L2	40.61	S77°54'05"W
L3	119.05	S55°35'01"W
L4	20.58	N50°41'41"W
L5	40.00	S39°18'19"W
L6	37.13	S87°15'45"W
L7	40.00	N42°30'22"W
L8	117.58	N46°09'43"W
L9	62.38	N34°30'07"E
L10	58.31	N10°41'12"E
L11	58.31	N10°24'10"W
L12	66.17	N29°41'22"W
L13	71.14	N49°45'47"W
L14	63.30	N83°04'20"W
L15	279.22	N1°21'57"E
L16	66.63	S64°40'43"E
L17	56.21	S88°53'30"E
L18	44.92	N8°59'38"E
L19	35.40	N35°56'27"W
L20	40.00	N12°24'40"E
L21	115.35	N8°59'38"E
L22	49.04	N66°39'19"W
L23	50.42	N49°19'20"W
L24	50.42	N31°44'46"W
L25	49.97	N9°45'55"W
L26	262.17	N1°21'57"E
L27	64.85	N2°50'34"E

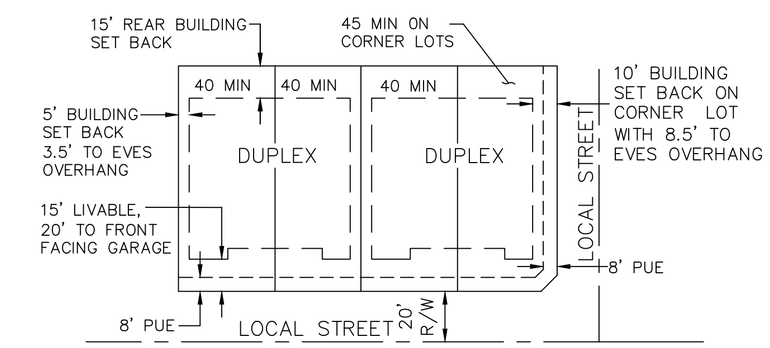
LINE TABLE		
LINE	LENGTH	BEARING
L28	51.07	N10°57'29"E
L29	51.41	N29°53'34"E
L30	51.41	N43°37'37"E
L31	51.41	N57°21'39"E
L32	51.41	N71°05'42"E
L33	51.34	N85°45'39"E
L34	79.72	S79°06'41"E
L35	123.32	S80°46'48"E
L36	40.46	N8°04'46"W
L37	39.54	N45°49'06"W
L38	40.00	N8°08'52"E
L39	35.69	N78°31'06"E
L40	29.36	N32°51'50"E
L41	20.00	N72°52'49"E
L42	108.46	N78°31'06"E
L43	73.69	N86°19'30"E
L44	110.89	S85°52'06"E
L45	83.18	N78°11'33"E
L46	12.38	S11°48'27"E
L47	34.89	S40°46'39"W
L48	40.00	S3°22'10"E
L49	35.36	S47°35'47"E
L50	96.33	S2°35'47"E
L51	109.92	S87°24'13"W
L52	85.20	N81°59'01"W
L53	171.14	S84°04'55"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	518.08	1335.00	22°14'07"
C2	296.35	805.00	21°05'33"
C3	62.50	220.00	16°16'42"
C4	17.55	275.00	3°39'22"
C5	44.04	320.00	7°53'08"
C6	5.85	320.00	1°02'52"
C7	60.06	1160.00	2°58'00"
C8	130.19	380.00	19°37'47"
C9	101.92	980.00	5°57'31"
C10	274.69	1405.00	11°12'07"



KEY MAP

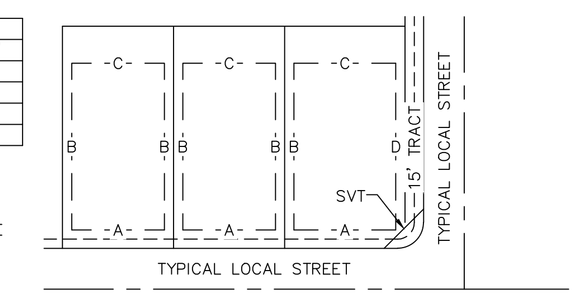
LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
1585	12,246	0.281
1586	10,503	0.241
1587	10,922	0.251
1588	9,280	0.213
1589	9,372	0.215
1590	11,248	0.258
1591	12,110	0.278
1592	12,490	0.287
1593	7,342	0.169
1594	6,575	0.151
1595	6,575	0.151
1596	6,576	0.151
1597	6,576	0.151
1598	6,575	0.151
1599	6,591	0.151
1600	7,401	0.170
1601	6,380	0.146
1602	6,380	0.146
1603	6,380	0.146
1604	6,380	0.146
1605	6,380	0.146
1606	6,380	0.146
1607	6,380	0.146
1608	7,227	0.166
1609	6,516	0.150
1610	6,600	0.152
1611	6,600	0.152
1612	6,600	0.152
1613	6,600	0.152
1614	7,356	0.169
1615	9,204	0.211
1616	7,864	0.181
1617	8,877	0.204
1618	9,785	0.225
1619	9,031	0.207
1620	8,952	0.206
1621	10,366	0.238
1622	11,881	0.273
1702	7,662	0.176
1703	6,600	0.152
1704	6,600	0.152
1705	7,488	0.172
1706	9,908	0.227
1707	9,940	0.228
1708	9,394	0.216
1709	11,132	0.256
1710	13,470	0.309
1711	17,511	0.402
1712	8,766	0.201
1713	8,339	0.191
1714	8,400	0.193
1715	8,788	0.202
1716	11,312	0.260
1717	11,044	0.254
1718	10,267	0.236
1719	8,759	0.201
1720	16,732	0.384
1721	13,356	0.307
1722	10,015	0.230
1723	7,551	0.173
1724	7,759	0.178
1725	7,930	0.182
1726	8,162	0.187
1730	9,614	0.221
1731	10,241	0.235
1732	14,572	0.335
1733	8,534	0.196
1734	9,114	0.209
1735	9,308	0.214
1736	9,309	0.214
1737	10,123	0.232



TYPICAL LOT LAYOUT
NTS

MINIMUM SETBACKS		
		55'/65'/75'
FRONT	A	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 LOT LAYOUT
NTS

N

150 0 75 150 300
1 inch = 150 ft.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54120
BRIAN EARL
SEARAN
Date Signed 04-28-14
ARIZONA U.S.A.

EXPIRES 12/31/15

FINAL PLAT/FINAL DEVELOPMENT PLAN
FOR
"GRANVILLE UNIT 7A1, 7B1 & 7C1"
PORTIONS 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: 4/28/14
DRN BY: BES
CHKD BY: BES
JOB NO. 13-1234
SHEET
2
OF 4

FINAL PLAT/FINAL DEVELOPMENT PLAN

FOR

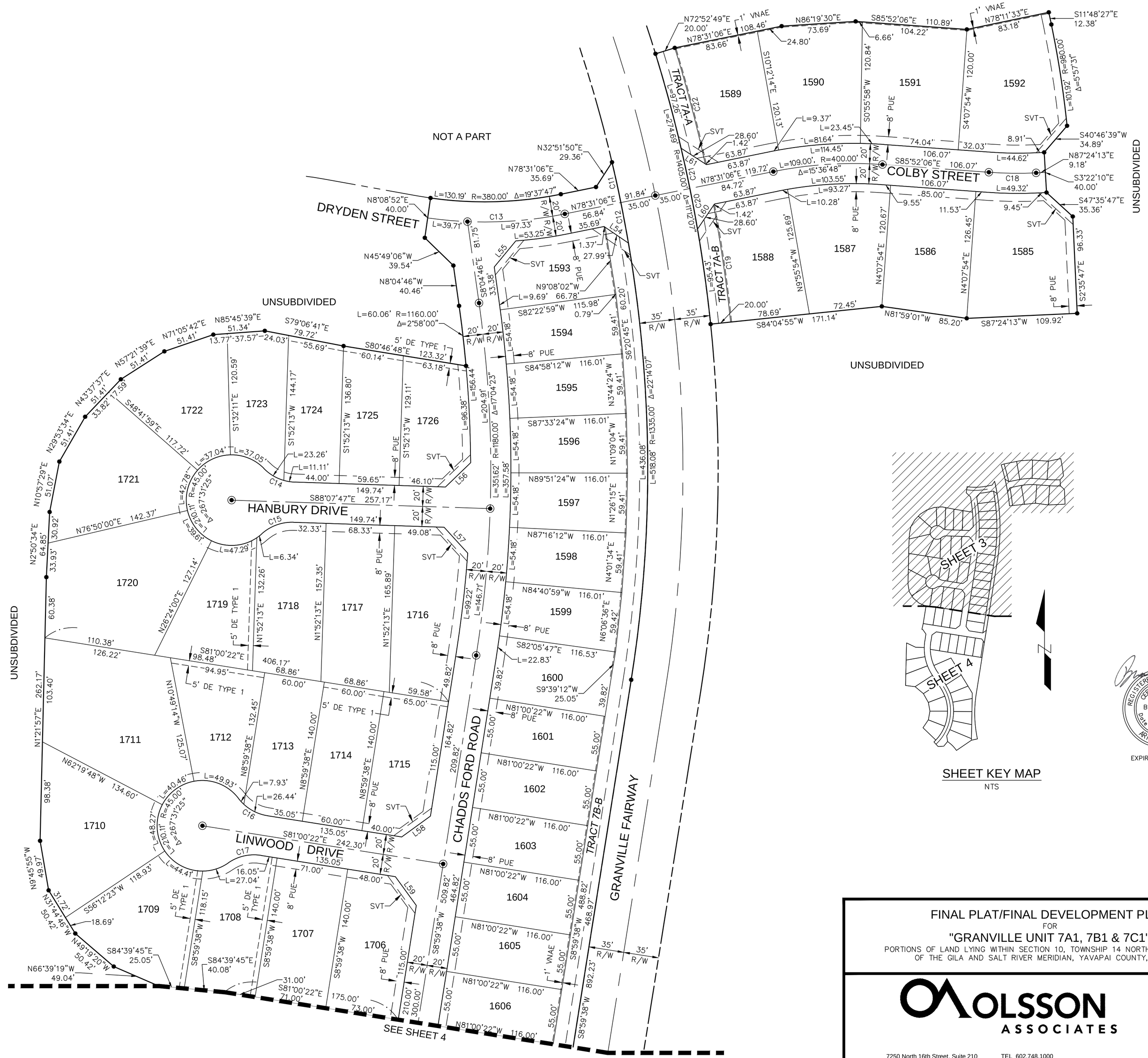
"GRANVILLE UNIT 7A1, 7B1 & 7C1"

LINE TABLE		
LINE	LENGTH	BEARING
L54	29.36	N55°49'38"W
L55	33.60	S39°42'15"W
L56	34.86	N46°04'04"E
L57	34.86	N42°19'37"W
L58	35.36	N53°59'38"E
L59	35.36	N36°00'22"W
L60	30.02	N34°08'25"E
L61	30.02	N57°06'13"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	41.00	1335.00	1°45'35"
C12	41.00	1335.00	1°45'35"
C13	137.04	400.00	19°37'47"
C14	34.37	45.00	43°45'42"
C15	34.37	45.00	43°45'42"
C16	34.37	45.00	43°45'42"
C17	34.37	45.00	43°45'42"
C18	46.97	400.00	6°43'42"
C19	117.38	1425.00	4°43'11"
C20	41.00	1405.00	1°40'19"
C21	41.00	1405.00	1°40'19"
C22	119.23	1425.00	4°47'39"

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOTLINE
	EASEMENT LINE (AS NOTED)
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTER LINE
◉	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 54120
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBLITY TRIANGLE
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER



SHEET KEY MAP

NTS

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54120
BRIAN EARL
SEARAN
Date Signed 04-28-14
ARIZONA U.S.A.

EXPIRES 12/31/15

50 0 25 50 100

1 inch = 50 ft.

FINAL PLAT/FINAL DEVELOPMENT PLAN

FOR

"GRANVILLE UNIT 7A1, 7B1 & 7C1"

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

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SHEET	3 OF 4

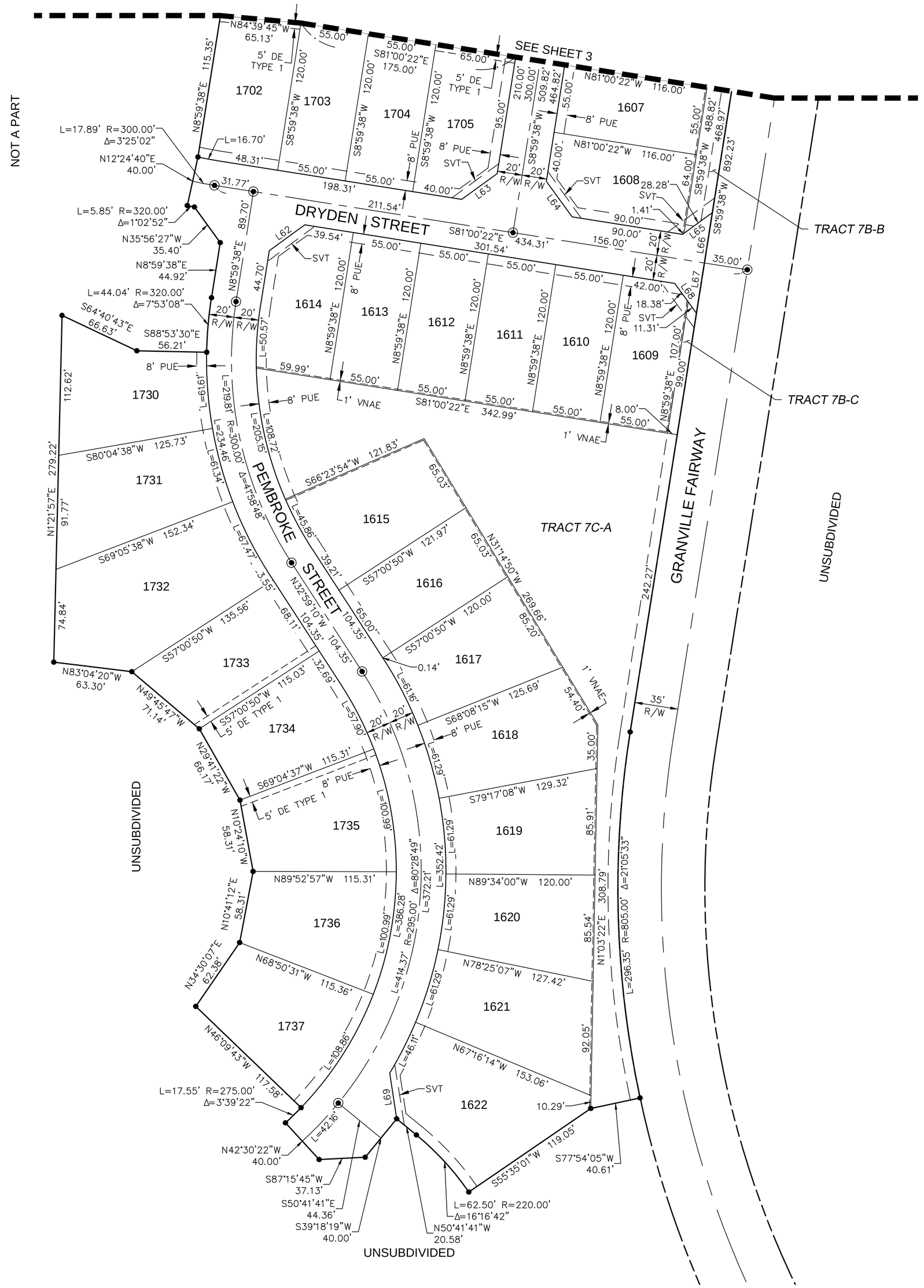
FINAL PLAT/FINAL DEVELOPMENT PLAN
FOR
"GRANVILLE UNIT 7A1, 7B1 & 7C1"

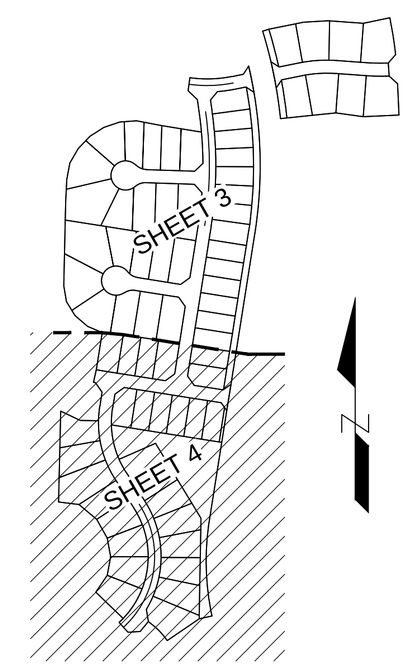
LINE TABLE		
LINE	LENGTH	BEARING
L62	35.36	S53°59'38"W
L63	35.36	N53°59'38"E
L64	35.36	S36°00'22"E
L65	29.70	N53°59'38"E
L66	41.00	S8°59'38"W
L67	41.00	S8°59'38"W
L68	29.70	N36°00'22"W
L69	37.13	S8°39'07"E

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LOTLINE
- EASEMENT LINE (AS NOTED)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER LINE
- 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 54120
- R/W — RIGHT-OF-WAY
- SVT — SIGHT VISIBLITY TRIANGLE
- PUE — PUBLIC UTILITY EASEMENT
- LE — LANDSCAPE EASEMENT
- DE — DRAINAGE EASEMENT
- VNAE — VEHICULAR NON-ACCESS EASEMENT
- C1 — CURVE TABLE NUMBER
- L1 — LINE TABLE NUMBER

50 0 25 50 100
1 inch = 50 ft.





SHEET KEY MAP
NTS

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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