

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7B2, 7C2 & 7F" A PORTION OF THE WEST HALF OF 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 7B2, 7C2 & 7F", 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, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "GRANVILLE UNIT 7B2, 7C2 & 7F" 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 THE TRACTS LISTED IN THE TRACT AREA TABLE 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, SAID POINT ALSO BEING THE POINT OF BEGINNING;

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";

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF "GRANVILLE UNIT 7A1, 7B1 & 7C1", AS SHOWN ON THE FINAL PLAT/FINAL DEVELOPMENT PLAN RECORDED IN INSTRUMENT #2014-0030566, YAVAPAI COUNTY RECORDS, FOR THE FOLLOWING 39 COURSES;

THENCE S32°51'50"W, A DISTANCE OF 29.36 FEET;
THENCE S78°31'06"W, A DISTANCE OF 35.69 FEET TO A POINT OF TANGENT CURVATURE;
THENCE WESTERLY 130.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 380.00 FEET, BEING CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 19°37'47";
THENCE S8°08'52"W, A DISTANCE OF 40.00 FEET; THENCE S45°49'06"E, A DISTANCE OF 39.54 FEET;

THENCE S8°04'46"E, A DISTANCE OF 40.46 FEET TO A POINT OF TANGENT CURVATURE;
THENCE SOUTHERLY 60.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,160.00 FEET, BEING CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 2°58'00";

THENCE N80°46'48"W, A DISTANCE OF 123.32 FEET;
THENCE N79°06'41"W, A DISTANCE OF 79.72 FEET;
THENCE S85°45'39"W, A DISTANCE OF 51.34 FEET;
THENCE S71°05'42"W, A DISTANCE OF 51.41 FEET;
THENCE S57°21'39"W, A DISTANCE OF 51.41 FEET;
THENCE S43°37'37"W, A DISTANCE OF 51.41 FEET;
THENCE S29°53'34"W, A DISTANCE OF 51.41 FEET;
THENCE S10°57'29"W, A DISTANCE OF 51.07 FEET;
THENCE S2°50'34"W, A DISTANCE OF 64.85 FEET;
THENCE S1°21'57"W, A DISTANCE OF 262.17 FEET;
THENCE S9°45'58"E, A DISTANCE OF 49.97 FEET;
THENCE S31°44'46"E, A DISTANCE OF 50.42 FEET;
THENCE S48°19'20"E, A DISTANCE OF 50.42 FEET;
THENCE S68°39'19"E, A DISTANCE OF 49.04 FEET;
THENCE S8°59'38"W, A DISTANCE OF 115.35 FEET;
THENCE S12°24'40"W, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS N12°24'40"E, A DISTANCE OF 320.00 FEET;

THENCE SOUTHEASTERLY 5.85 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 1°02'52";

THENCE S35°56'27"E, A DISTANCE OF 35.40 FEET;
THENCE S8°59'38"W, A DISTANCE OF 44.92 FEET TO A POINT OF TANGENT CURVATURE;
THENCE SOUTHERLY 44.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, BEING CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 7°53'08";

THENCE N88°53'30"W, A DISTANCE OF 56.21 FEET;
THENCE N64°40'43"W, A DISTANCE OF 66.63 FEET;
THENCE S1°21'57"W, A DISTANCE OF 279.22 FEET;
THENCE S83°04'20"E, A DISTANCE OF 63.30 FEET;
THENCE S49°45'47"E, A DISTANCE OF 71.14 FEET;
THENCE S29°41'22"E, A DISTANCE OF 66.17 FEET;

THENCE S10°24'10"E, A DISTANCE OF 58.31 FEET;
THENCE S10°41'12"W, A DISTANCE OF 58.31 FEET;
THENCE S34°30'07"W, A DISTANCE OF 62.38 FEET;
THENCE S46°09'43"E, A DISTANCE OF 117.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS N46°09'43"W, A DISTANCE OF 275.00 FEET;

THENCE SOUTHWESTERLY 17.55 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 3°39'22";

THENCE S42°30'22"E, A DISTANCE OF 40.00 FEET;
THENCE N87°15'45"E, A DISTANCE OF 37.13 FEET;

THENCE LEAVING SAID BOUNDARY LINE OF "GRANVILLE UNIT 7A1, 7B1 & 7C1", S50°41'41"E, A DISTANCE OF 20.58 FEET TO A POINT OF TANGENT CURVATURE;

THENCE SOUTHEASTERLY 84.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.00 FEET, BEING CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°45'01";

THENCE S55°44'41"W, A DISTANCE OF 186.59 FEET;
THENCE S48°22'57"W, A DISTANCE OF 65.49 FEET;
THENCE S40°31'38"W, A DISTANCE OF 135.00 FEET;
THENCE S33°13'10"W, A DISTANCE OF 5.06 FEET;

THENCE N49°28'55"W, A DISTANCE OF 115.75 FEET;
THENCE N40°31'05"E, A DISTANCE OF 17.06 FEET;
THENCE N49°28'55"W, A DISTANCE OF 40.00 FEET;

THENCE S40°31'05"W, A DISTANCE OF 29.98 FEET TO A POINT OF TANGENT CURVATURE;
THENCE SOUTHWESTERLY 75.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, BEING CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 13°28'48";

THENCE N62°57'42"W, A DISTANCE OF 168.66 FEET;
THENCE N01°22'03"E, ALONG SAID WESTERLY LINE OF SECTION 10, A DISTANCE OF 1,888.47 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
7B-A	64,901	1.490	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.

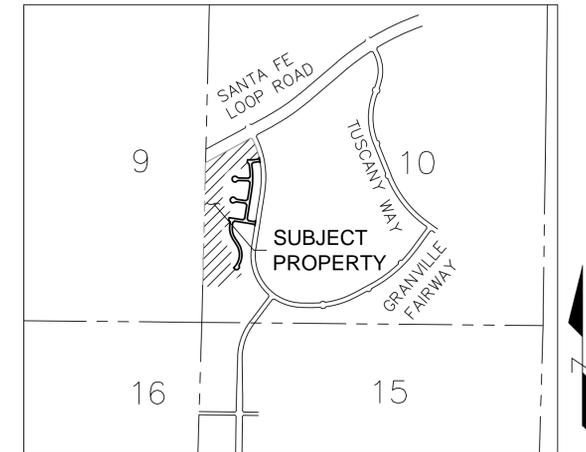
MAYOR _____ TOWN CLERK _____

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

TOWN ENGINEER _____ DATE _____

COUNTY RECORDER _____ DATE _____

TOWN ATTORNEY _____ DATE _____



VICINITY MAP
NTS

DEVELOPER

UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
23335 NORTH 18TH DRIVE, SUITE 122
PHOENIX, ARIZONA 85027
PHONE: 623-879-8888
CONTACT: JOE CONTADINO

SURVEYOR

VESECKY ENGINEERING & SURVEYING
8502 EAST VIA DE VENTURA, SUITE 101
SCOTTSDALE, ARIZONA 85258
PHONE: 602-486-1154
CONTACT: BRIAN EARL SEARAN, 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: 906,424 SQUARE FEET OR 20.809 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.



EXPIRES 12/31/15

BRIAN EARL SEARAN
REGISTERED LAND SURVEYOR NO. 54120
8502 EAST VIA DE VENTURA, SUITE 101
SCOTTSDALE, ARIZONA 85258

REVISIONS

PROJECT NO:	14040
DRAWING DATE:	10/27/14
DRAWN BY:	BES
CHECKED BY:	BES
DRAWING SCALE:	AS NOTED
DRAWING FILE:	14040_FPT

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7B2, 7C2 & 7F"

REVISIONS

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
"GRANVILLE UNIT 7B2, 7C2 & 7F"
A PORTION OF THE W12 OF SECTION 10, T14N, R1W, G&SRM, YAVAPAI COUNTY, ARIZONA

LEGEND

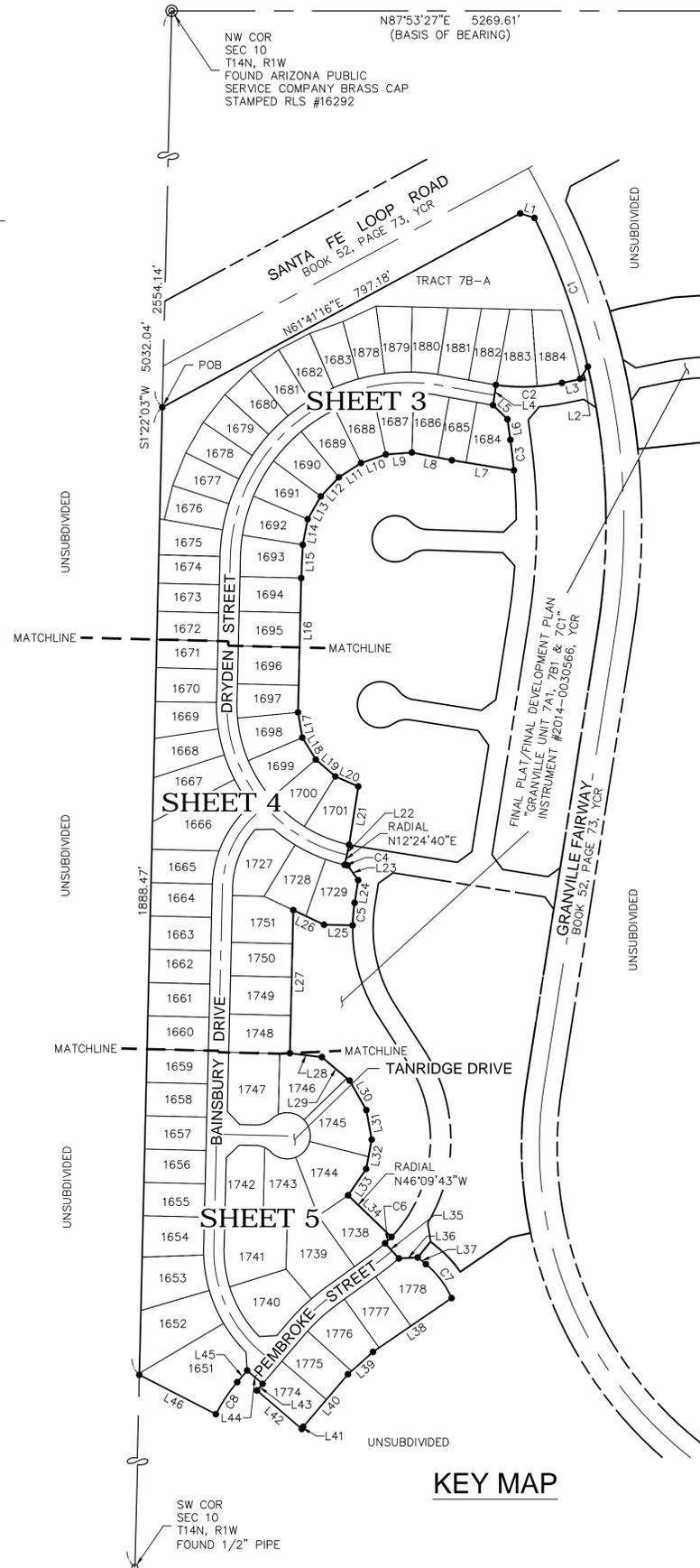
- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LOTLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER LINE
- ⊙ FOUND BRASS CAP (UNLESS NOTED OTHERWISE)
- FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
- R/W RIGHT-OF-WAY
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER

LOT AREA TABLE

LOT	SQ. FT. ±	ACRES ±
1651	19,305	0.443
1652	14,738	0.338
1653	11,048	0.254
1654	9,317	0.214
1655	7,820	0.180
1656	7,820	0.180
1657	7,820	0.180
1658	7,820	0.180
1659	7,819	0.180
1660	7,819	0.180
1661	7,819	0.180
1662	7,819	0.179
1663	7,819	0.179
1664	7,819	0.179
1665	8,104	0.186
1666	15,681	0.360
1667	10,564	0.243
1668	8,527	0.196
1669	7,592	0.174
1670	7,870	0.181
1671	6,615	0.152
1672	6,615	0.152
1673	6,615	0.152
1674	6,637	0.152
1675	7,455	0.171
1676	6,987	0.160
1677	6,987	0.160
1678	6,987	0.160
1679	6,987	0.160
1680	6,987	0.160
1681	6,987	0.160
1682	6,987	0.160
1683	6,986	0.160
1684	8,874	0.204
1685	6,583	0.151
1686	7,305	0.168
1687	7,654	0.176
1688	7,625	0.175
1689	7,618	0.175
1690	7,608	0.175

LOT AREA TABLE

LOT	SQ. FT. ±	ACRES ±
1691	7,595	0.174
1692	7,702	0.177
1693	8,793	0.202
1694	8,124	0.187
1695	8,124	0.187
1696	8,880	0.204
1697	7,163	0.164
1698	8,011	0.184
1699	7,914	0.182
1700	7,914	0.182
1701	8,364	0.192
1702	10,564	0.243
1703	9,068	0.208
1704	9,321	0.214
1705	9,882	0.227
1706	13,372	0.307
1707	12,684	0.291
1708	12,767	0.293
1709	11,180	0.257
1710	11,196	0.257
1711	11,965	0.275
1712	12,284	0.282
1713	11,745	0.270
1714	13,350	0.306
1715	8,986	0.206
1716	9,000	0.207
1717	7,800	0.179
1718	10,222	0.235
1719	8,635	0.198
1720	8,742	0.201
1721	9,765	0.224
1722	8,831	0.203
1723	11,323	0.260
1724	7,548	0.173
1725	7,948	0.182
1726	7,902	0.181
1727	8,644	0.198
1728	8,039	0.185
1729	9,266	0.213
1730	10,556	0.242



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S72°38'11"E	29.35'
L2	S32°51'50"W	29.36'
L3	S78°31'06"W	35.69'
L4	S8°08'52"W	40.00'
L5	S45°49'06"E	39.54'
L6	S8°04'46"E	40.46'
L7	N80°46'48"W	123.32'
L8	N79°06'41"W	79.72'
L9	S85°45'39"W	51.34'
L10	S71°05'42"W	51.41'
L11	S57°21'39"W	51.41'
L12	S43°37'37"W	51.41'
L13	S29°53'34"W	51.41'
L14	S10°57'29"W	51.07'
L15	S2°50'34"W	64.85'
L16	S1°21'57"W	262.17'
L17	S9°45'55"E	49.97'
L18	S31°44'46"E	50.42'
L19	S49°19'20"E	50.42'
L20	S66°39'19"E	49.04'
L21	S8°59'38"W	115.35'
L22	S12°24'40"W	40.00'
L23	S35°56'27"E	35.40'
L24	S8°59'38"W	44.92'
L25	N88°53'30"W	56.21'
L26	N64°40'43"W	66.63'
L27	S1°21'57"W	279.22'
L28	S83°04'20"E	63.30'
L29	S49°45'47"E	71.14'
L30	S29°41'22"E	66.17'
L31	S10°24'10"E	58.31'
L32	S10°41'12"E	58.31'
L33	S34°30'07"W	62.38'
L34	S46°09'43"E	117.58'
L35	S42°30'22"E	40.00'
L36	N87°15'45"E	37.13'
L37	S50°41'41"E	20.58'
L38	S55°44'41"W	186.59'
L39	S48°22'57"W	65.49'
L40	S40°31'38"W	135.00'
L41	S33°13'10"W	5.06'
L42	N49°28'55"W	115.75'
L43	N40°31'05"E	17.06'
L44	N49°28'55"W	40.00'
L45	S40°31'05"W	29.98'
L46	N62°57'42"W	168.66'

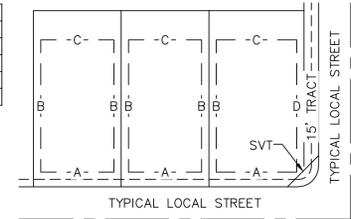
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	309.16	1335.00	13°16'07"
C2	130.19	380.00	19°37'47"
C3	60.06	1160.00	2°58'00"
C4	5.85	320.00	1°02'52"
C5	44.04	320.00	7°53'08"
C6	17.55	275.00	3°39'22"
C7	84.04	180.00	26°45'01"
C8	75.29	320.00	13°28'48"

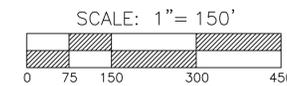
MINIMUM SETBACKS

	A	B	C	D
FRONT	55'	65'	75'	20'
SIDE				5'/10'
REAR				25'
CORNER				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

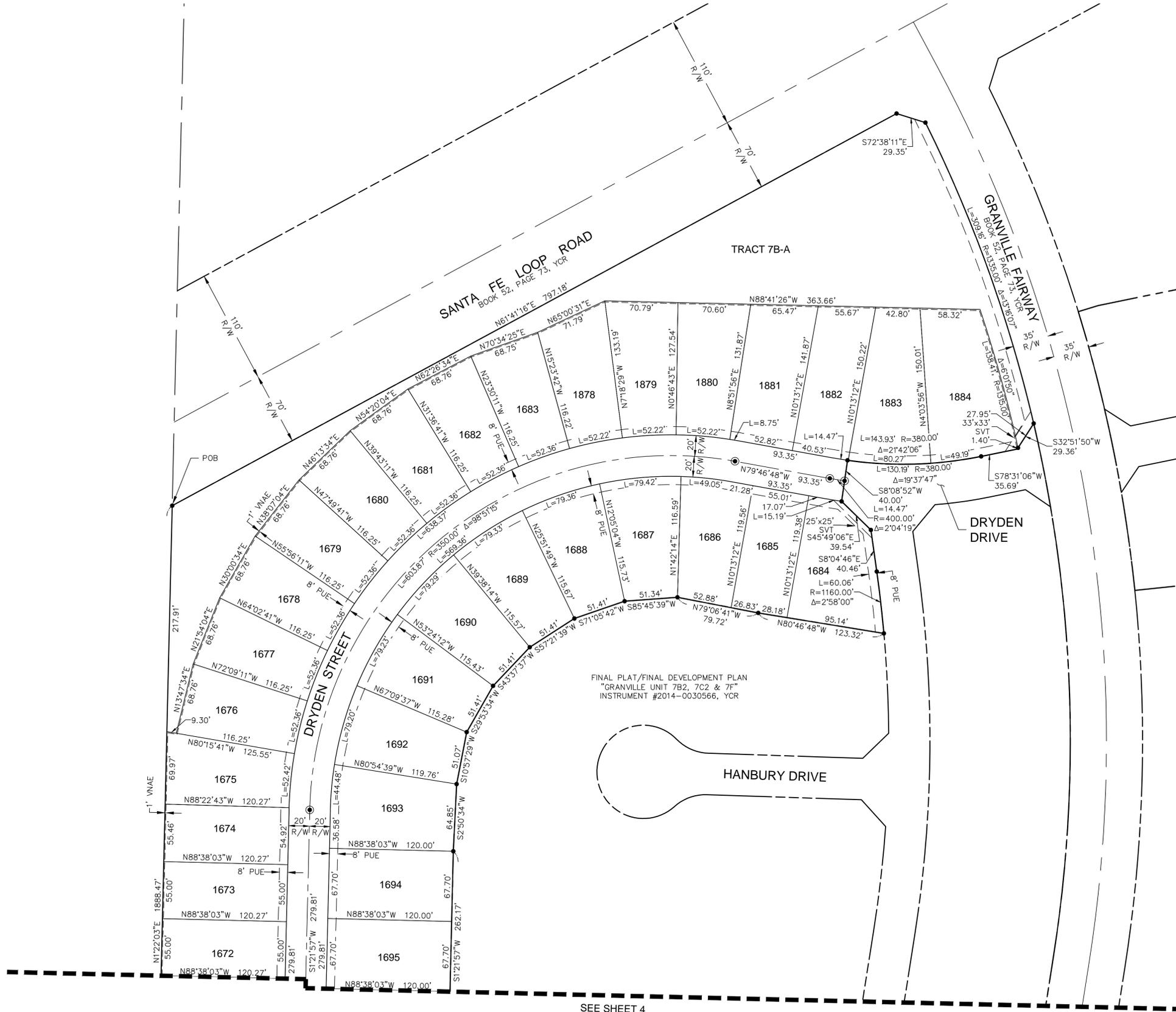


EXPIRES 12/31/15

KEY MAP

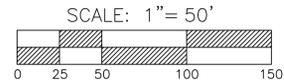
PROJECT NO: 14040
DRAWING DATE: 10/27/14
DRAWN BY: BES
CHECKED BY: BES
DRAWING SCALE: AS NOTED
DRAWING FILE: 14040_FPT

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7B2, 7C2 & 7F"

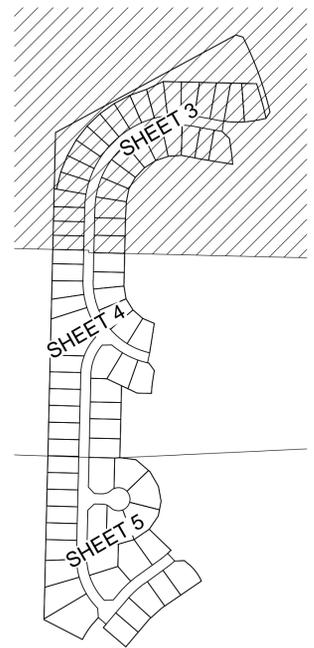


LEGEND

- 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 TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
- CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
- 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
- L1 LINE TABLE NUMBER



EXPIRES 12/31/15



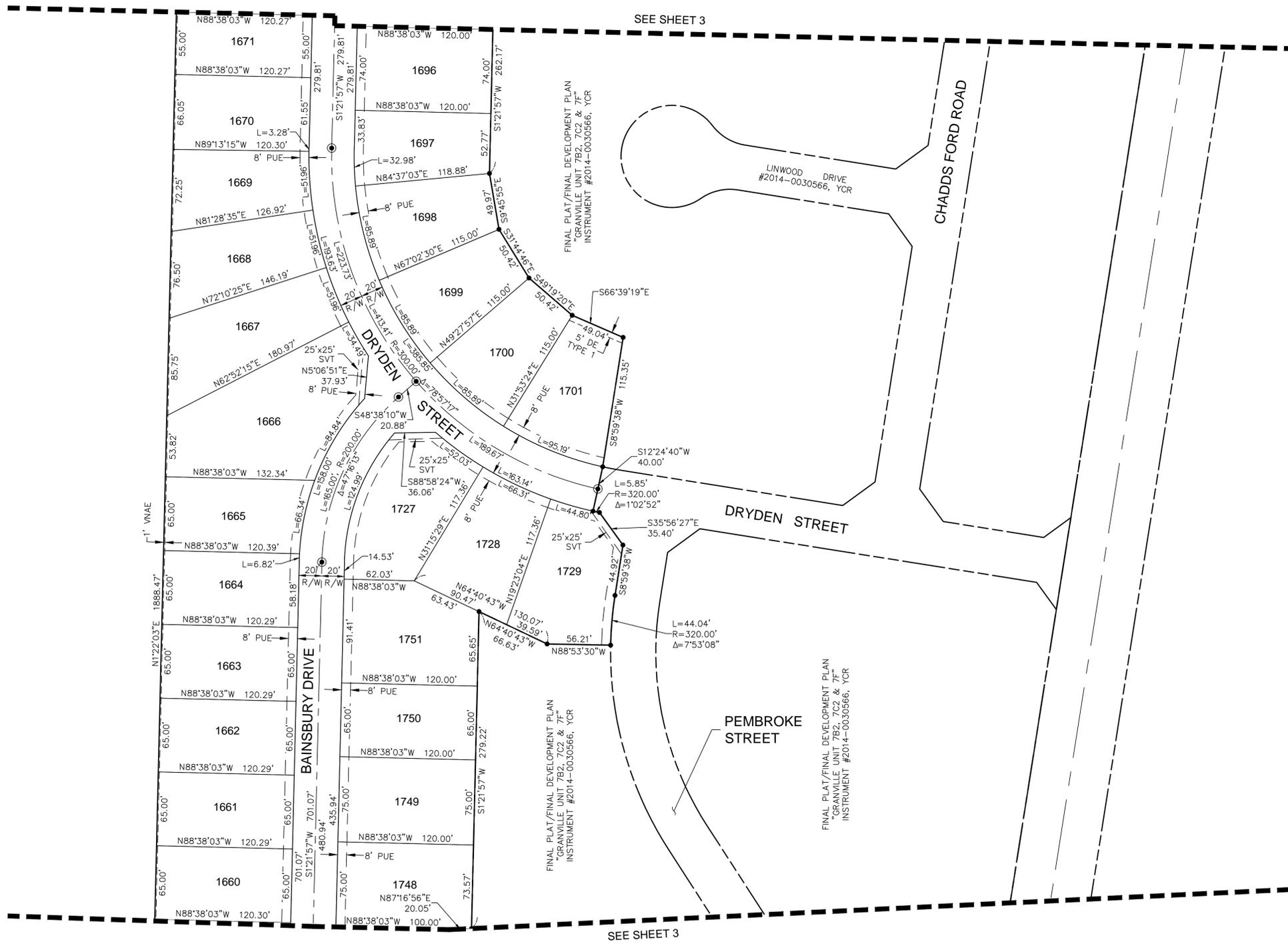
SHEET KEY MAP
NTS

REVISIONS

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
"GRANVILLE UNIT 7B2, 7C2 & 7F"
A PORTION OF THE W1/2 OF SECTION 10, T14N, R1W, G&SRM, YAVAPAI COUNTY, ARIZONA

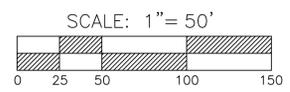
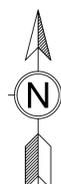
PROJECT NO: 14040
DRAWING DATE: 10/27/14
DRAWN BY: BES
CHECKED BY: BES
DRAWING SCALE: AS NOTED
DRAWING FILE: 14040_FPT

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7B2, 7C2 & 7F"

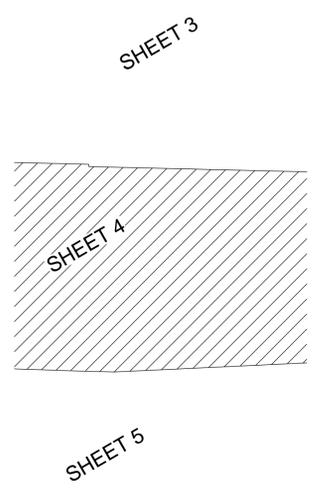


LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOTLINE
	EASEMENT LINE (AS NOTED)
	EXISTING RIGHT-OF-WAY LINE
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	PUE PUBLIC UTILITY EASEMENT
	LE LANDSCAPE EASEMENT
	DE DRAINAGE EASEMENT
	VNAE VEHICULAR NON-ACCESS EASEMENT
	C1 CURVE TABLE NUMBER
	L1 LINE TABLE NUMBER



EXPIRES 12/31/15



SHEET KEY MAP
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REVISIONS

**FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
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