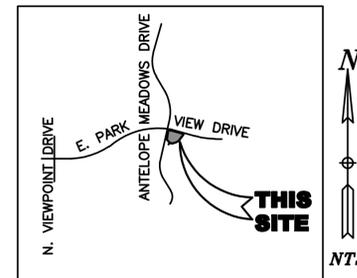


# PRONGHORN RANCH UNIT IX TRACT 44

## A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE G&S.R.B.&M., YAVAPAI COUNTY, ARIZONA



**VICINITY MAP**  
N.T.S.

### LEGAL DESCRIPTION

TRACT 44 OF PRONGHORN RANCH UNIT IX AS RECORDED IN BOOK 52 OF MAPS PAGE 21 IN THE YAVAPAI COUNTY RECORDERS OFFICE, YAVAPAI COUNTY ARIZONA.

### NOTES

- 1.- A HOMEOWNERS ASSOCIATION (RIMROCK HOA) WILL BE FORMED TO OWN AND MAINTAIN ALL COMMON AREAS.
- 2.- ALL LANDSCAPING WITHIN ALL THE TRACTS, OPEN SPACES, LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE RIMROCK HOMEOWNERS ASSOCIATION.
- 3.- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND REMOVABLE SECTION TYPE FENCING.
- 4.- ALL NEW AND RELOCATED UTILITIES, INCLUDING STREET LIGHTS AND ELECTRIC LINES UP TO AND INCLUDING 69 KV INSTALLED WITH THIS DEVELOPMENT, SHALL BE PLACED UNDERGROUND AS CONDITIONED UPON A PERMIT ISSUED BY THE TOWN OF PRESCOTT VALLEY.
- 5.- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- 6.- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER DETENTION AREAS THAT ARE PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE TOWN OF PRESCOTT VALLEY. DRAINAGE FACILITIES WILL BE OWNED BY THE HOA.
- 7.- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE TOWN OF PRESCOTT VALLEY.
- 8.- NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED ON OR OVER OR PLACED WITHIN WATER, SEWER OR PUBLIC UTILITY EASEMENTS, EXCEPT REMOVABLE TYPE OF FENCING. THE TOWN OF PRESCOTT VALLEY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF TOWN UTILITIES.
- 9.- NO STRUCTURES OF ANY KIND WILL BE CONSTRUCTED, NOR ANY VEGETATION BE PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS EXCEPT FOR NATIVE PLANT MATERIAL, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH SAID EASEMENTS. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.
- 10.- THE HOA IS RESPONSIBLE FOR MAINTAINING OR IF NECESSARY IMPROVING, THE STORM WATER DETENTION SYSTEM TO DRAIN WITHIN FORTY-EIGHT (48) HOURS AFTER A STORM AND TO PROVIDE THE APPROVED DESIGN DETENTION VOLUME.
- 11.- NO PARKING WILL BE ALLOWED IN DRIVEWAYS OF UNITS THAT SHARE DRIVEWAY ACCESS.
- 12.- EACH HOMEOWNER WILL BE REQUIRED TO INSTALL A WATER LINE PRESSURE REDUCING DEVICE APPROVED BY THE TOWN OF PRESCOTT VALLEY TO REDUCE WATER PRESSURE TO LESS THAN 80 PSI.
- 13.- NO WALLS SHALL BE ALLOWED TO BE CONSTRUCTED WITHIN THE PUBLIC UTILITIES EASEMENT.
- 14.- DRAINAGE OPENINGS ARE REQUIRED IN WALLS ON LOTS 19, 20 & 21 WHERE THEY CROSS THE SLOPE AND DRAINAGE EASEMENT. SLOPE AND DRAINAGE EASEMENT ON LOTS 19, 20 & 21 TO BE MAINTAINED BY EACH RESPECTIVE OWNER.
- 15.- CROSS ACCESS EASMENTS FOR LOTS WITH ADJOINING DRIVEWAYS WILL BE RECORDED WHEN LOTS ARE SOLD.

### SITE DATA

GROSS AREA ..... 6.9340 AC.  
NET ACREAGE (GROSS AREA (-) ARTERIAL) ..... 5.2277 AC.  
ZONING ..... RS-3 PAD  
EXISTING USE ..... VACANT  
TOTAL NUMBER OF LOTS ..... 33  
TAX ASSESSORS PARCEL NO. .... 103-01-552  
NET DENSITY = 33 DU/6.9340 = 4.7591 DU/AC

### OWNER

PRONGHORN RANCH UNIT IX, LLC.  
ATTN: DAVID EVERSON  
2320 E. BASELINE ROAD #148-605  
PHOENIX, ARIZONA 85042  
PHONE: (602) 659-6413

### LEGEND

- BRASS CAP
- VNAE VEHICLE NON ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- D.E. DRAINAGE EASEMENT

### SETBACKS

FRONT	18' FROM B/C TO FRONT-ENTRY GARAGE 10' FROM B/C TO SIDE-ENTRY GARAGE, FRONT PORCHES OR LIVABLE PORTION OF HOME*
REAR	10'*
SIDES	0' & 5'
DISTANCE BETWEEN BUILDINGS	10'

\* POT SHELVES AND OVERHANGS CAN ENCRoACH INTO SETBACKS TO WITHIN 3' OF PROPERTY LINE.  
\*\* COVERED PATIOS CAN ENCRoACH TO WITHIN 5' OF REAR PROPERTY LINE.

### ENGINEER

ALLEN CONSULTING ENGINEERS, INC.  
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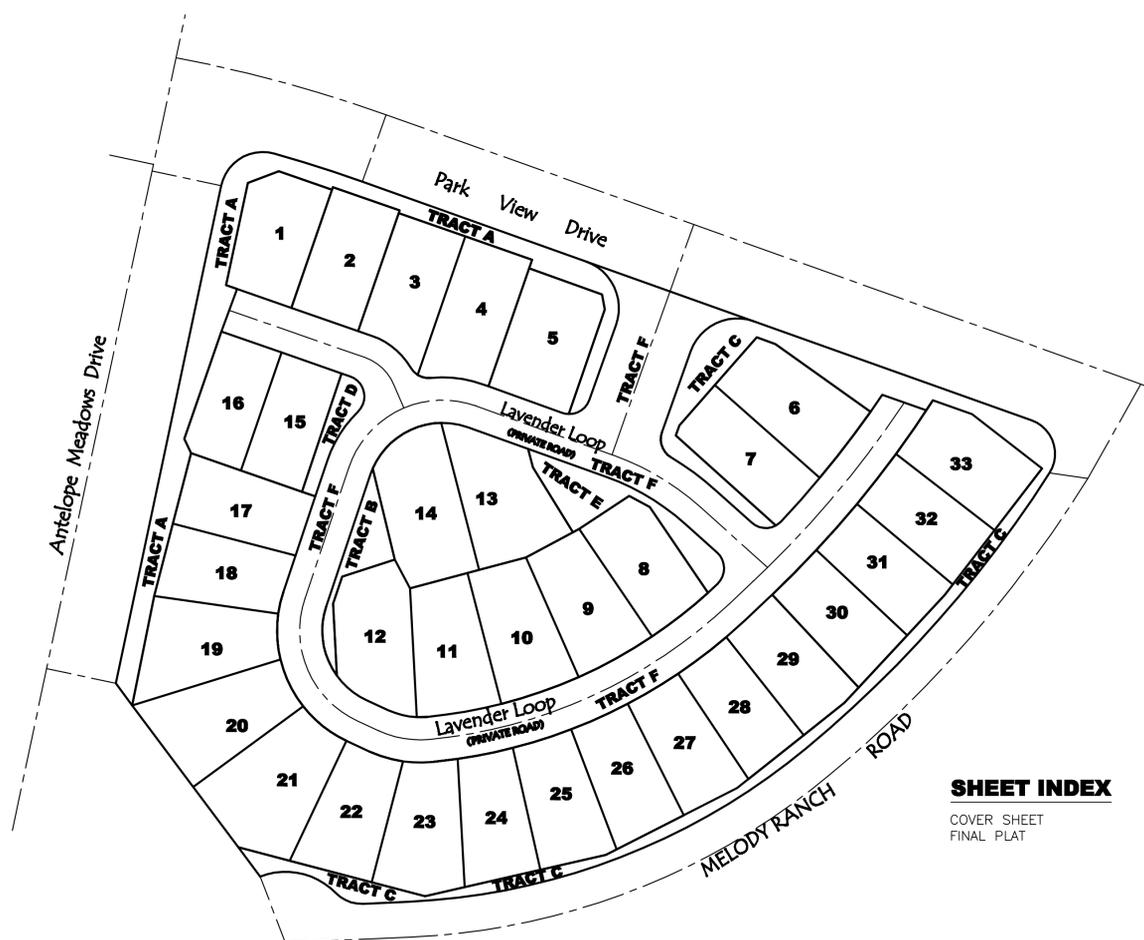
### BENCHMARK

ALUMINUM POST WITH CAP FLUSH WITH GROUND, MONUMENT LOCATED IN THE PRONGHORN SUBDIVISION DOWN CLEAR SKY TRAIL, AT THE DRIVEWAY OF THE PUMP HOUSE ENTRANCE, AT THE END OF THE EAST SIDE BY THE CURB. STAMPED RP 28.  
ELEVATION = 4988.550 (NAVD88)

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2014, THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

ANTHONY N. ZAUGG, R.L.S. #41076



### SHEET INDEX

COVER SHEET ..... 1  
FINAL PLAT ..... 2

### LOT TABLE

LOT No.	S.F.	ACRES
1	4,625	0.1062
2	4,500	0.1033
3	4,610	0.1039
4	4,893	0.1123
5	5,254	0.1206
6	5,212	0.1197
7	4,474	0.1027
8	4,457	0.1023
9	4,712	0.1082
10	4,752	0.1091
11	4,805	0.1103
12	5,079	0.1166
13	5,443	0.1250
14	5,701	0.1309
15	3,993	0.0917
16	3,931	0.0903
17	4,344	0.0997
18	4,206	0.0966
19	5,168	0.1186
20	5,400	0.1240
21	6,310	0.1449
22	4,577	0.1051
23	4,813	0.1105
24	4,187	0.0961
25	4,451	0.1022
26	4,305	0.0988
27	4,180	0.0960
28	4,094	0.0940
29	4,275	0.0982
30	4,182	0.0960
31	4,048	0.0929
32	4,097	0.0941
33	4,779	0.1097

### CURVE DATA

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	27°51'34"	15.00'	7.29'	3.72'
C2	40°21'24"	51.00'	35.95'	18.76'
C3	25°09'00"	86.00'	37.29'	19.18'
C4	37°08'05"	15.00'	9.72'	5.04'
C5	17°41'11"	15.00'	4.63'	2.33'
C6	4°44'40"	710.87'	58.86'	29.45'
C7	3°18'44"	710.87'	41.09'	20.55'
C8	17°57'53"	15.00'	4.70'	2.37'
C9	8°19'40"	345.00'	50.14'	25.12'
C10	9°51'06"	345.00'	59.32'	29.73'
C11	9°38'38"	345.00'	58.07'	29.10'
C12	8°49'30"	345.00'	53.14'	26.62'
C13	7°59'17"	54.00'	7.53'	3.77'
C14	22°01'06"	54.00'	20.75'	10.51'
C15	29°26'12"	54.00'	27.74'	14.19'
C16	20°40'35"	54.00'	19.49'	9.85'
C17	6°07'57"	742.87'	61.39'	34.49'
C18	10°35'35"	86.00'	15.90'	7.97'
C19	21°43'37"	86.00'	32.61'	16.50'
C20	24°32'29"	86.00'	36.84'	18.70'
C21	26°19'46"	86.00'	39.52'	20.12'
C22	28°00'33"	86.00'	42.67'	21.88'
C23	18°29'51"	86.00'	24.75'	12.48'
C24	13°30'52"	86.00'	20.28'	10.19'
C25	2°48'58"	377.00'	18.53'	9.27'
C26	6°03'06"	377.00'	39.82'	19.93'
C27	6°35'03"	377.00'	43.52'	21.68'
C28	6°39'52"	377.00'	43.85'	21.95'
C29	6°18'41"	377.00'	41.53'	20.79'
C30	6°30'31"	377.00'	42.83'	21.44'
C31	2°46'30"	377.00'	18.26'	9.13'
C32	0°15'40"	742.87'	3.59'	1.69'
C33	1°51'18"	1000.00'	32.38'	16.19'
C34	28°53'20"	200.00'	100.84'	51.52'
C35	17°45'44"	800.00'	248.01'	125.01'
C36	8°49'40"	1000.00'	154.07'	77.19'
C37	19°12'45"	1050.00'	352.09'	177.71'
C38	18°29'13"	865.00'	279.10'	140.77'
C40	36°58'11"	500.00'	322.62'	167.15'
C41	22°12'12"	185.00'	71.69'	36.30'

### CURVE DATA

Curve Number	Delta	Radius	Arc Length	Tangent Length
C42	11°56'26"	728.87'	151.48'	76.02'
C43	1°06'41"	728.87'	14.10'	7.05'
C44	37°42'40"	361.00'	237.60'	123.29'
C45	30°00'23"	70.00'	36.66'	18.76'
C46	84°02'00"	70.00'	102.67'	63.07'
C47	48°21'17"	70.00'	59.08'	31.43'
C48	42°41'28"	70.00'	52.16'	27.36'
C49	47°51'15"	35.00'	29.23'	15.53'
C50	3°25'01"	742.87'	44.30'	22.16'
C51	3°21'06"	742.87'	43.46'	21.73'
C52	3°27'11"	742.87'	44.77'	22.39'
C53	3°32'35"	742.87'	45.94'	22.98'
C54	9°34'21"	30.00'	48.99'	31.93'
C55	3°57'22"	950.00'	65.59'	32.81'
C56	90°05'52"	35.00'	55.04'	35.06'
C57	72°18'49"	15.00'	18.93'	10.96'
C58	5°14'13"	54.00'	4.94'	2.47'
C59	54°35'48"	54.00'	51.46'	27.87'
C60	89°54'08"	35.00'	54.92'	34.94'
C61	103°09'44"	25.00'	45.01'	31.52'
C62	17°44'01"	840.00'	259.99'	131.04'
C63	36°58'11"	475.00'	306.49'	158.79'
C64	48°11'50"	25.00'	21.03'	11.18'
C65	66°38'47"	50.00'	58.18'	32.87'
C66	0°39'38"	742.87'	8.56'	4.28'
C67	1°10'27"	710.87'	14.57'	7.28'
C68	70°31'44"	15.00'	18.46'	10.61'
C69	11°09'27"	201.00'	39.14'	19.63'
C70	78°57'16"	15.00'	20.67'	12.36'
C71	116°48'50"	15.00'	30.58'	24.39'
C72	27°18'51"	86.00'	41.00'	20.90'
C73	22°12'12"	169.00'	65.49'	33.16'
C74	94°31'29"	15.00'	24.75'	16.23'
C75	1°32'19"	345.00'	9.26'	4.63'

### LINE DATA

Line Number	Bearing	Distance
L1	N 69°20'18" E	23.39'
L2	S 70°26'55" E	14.13'
L3	S 61°57'10" E	16.48'
L4	S 65°25'48" E	16.81'
L5	S 70°21'02" E	1.62'
L6	S 70°26'54" E	29.42'
L7	S 70°53'46" E	8.23'
L8	S 70°53'46" E	6.39'
L9	N 72°08'36" E	39.11'
L10	N 18°36'13" E	20.17'
L11	N 28°08'10" W	22.99'
L12	S 14°33'01" E	13.59'
L13	N 19°38'58" E	7.41'
L14	N 25°02'17" W	11.07'
L15	N 84°15'38" E	37.62'
L16	S 66°51'01" E	30.09'
L17	N 21°17'40" E	25.00'
L18	N 18°36'13" E	26.69'
L19	N 70°53'46" W	10.00'
L20	N 10°28'47" W	10.75'
L21	N 20°20'22" E	32.00'

### TRACT DATA

TRACT	S.F.	ACRES
A	11,005	0.2527
B	1,866	0.0428
C	13,094	0.3006
D	1,197	0.0275
E	3,208	0.0737
F	43,503	0.9986

### DEDICATION

STATE OF ARIZONA } SS  
COUNTY OF YAVAPAI }

KNOW ALL MEN BY THESE PRESENTS:

PRONGHORN RANCH UNIT IX, LLC, DECLARANT, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PRONGHORN RANCH UNIT IX, TRACT 44" A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "PRONGHORN RANCH UNIT IX, TRACT 44" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, TRACT, AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. DECLARANT, AS OWNER, HEREBY DEDICATES TO THE CITY OF PRESCOTT VALLEY FOR USE AS SUCH THE PUBLIC EASEMENTS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B", "C", "D" AND "E" ARE DESIGNATED AS AN ACTIVE OPEN SPACE AND DRAINAGE EASEMENT AND WILL BE OWNED AND MAINTAINED BY THE PRONGHORN RANCH UNIT IX, TRACT 44 HOMEOWNERS ASSOCIATION.

TRACT "F" IS HEREBY DECLARED A PRIVATE ACCESSWAY FOR THE EXCLUSIVE USE AND BENEFIT OF THE MEMBERS OF THE ASSOCIATION, AND THEIR TENANTS, GUESTS AND INVITEES, AS PROVIDED IN THE PRONGHORN RANCH UNIT IX, TRACT 44 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE HEREAFTER RECORDED. TRACT "F" IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES, PUBLIC UTILITIES AND DRAINAGE PURPOSES AND IS TO BE OWNED AND MAINTAINED BY THE PRONGHORN RANCH UNIT IX, TRACT 44 HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

PRONGHORN RANCH UNIT IX, LLC., DECLARANT, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED MANAGEMENT ENTITY, THEREUNTO DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_ OF 2014.

BY: MANDALAY COMMUNITIES, INC., AS MANAGER  
ITS: DAVID EVERSON, PRESIDENT

### ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF YAVAPAI }

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014; BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, ACKNOWLEDGED HIMSELF TO BE AN OWNER AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ASSURANCE STATEMENT:

ASSURANCE IN THE FORM OF A \_\_\_\_\_ ISSUED FROM \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.



EXPIRES 06-30-2016

**ALLEN  
CONSULTING  
ENGINEERS, INC.**

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GILBERT, ARIZONA 85234  
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E-MAIL: ace@allenconsultengr.com

**PRONGHORN RANCH**  
7751 E. PARK VIEW DRIVE  
PRESCOTT VALLEY, ARIZONA

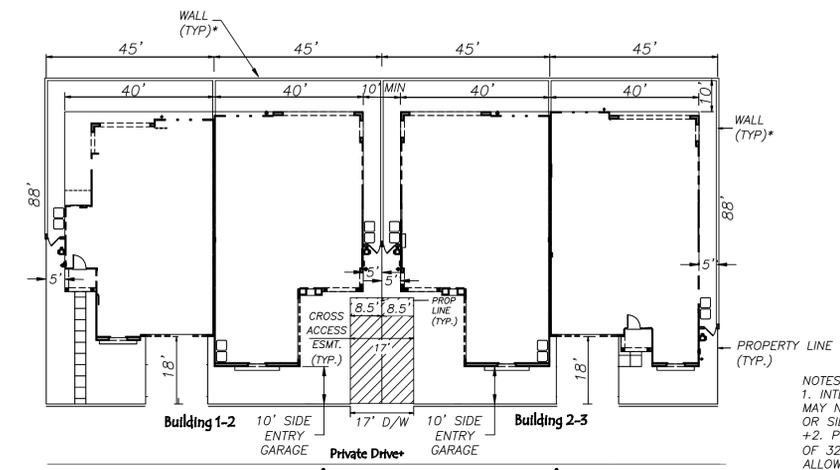
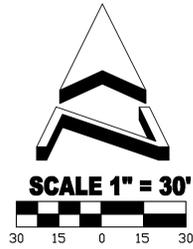
**FINAL PLAT**

<b>JOB NUMBER</b>	95204	<b>SHEET</b>	1 OF 2
<b>DRAWING</b>	FINAL COVER	<b>CHECKED BY</b>	
<b>DRAFTSMAN</b>		<b>DATE</b>	12-31-14

# PRONGHORN RANCH UNIT IX

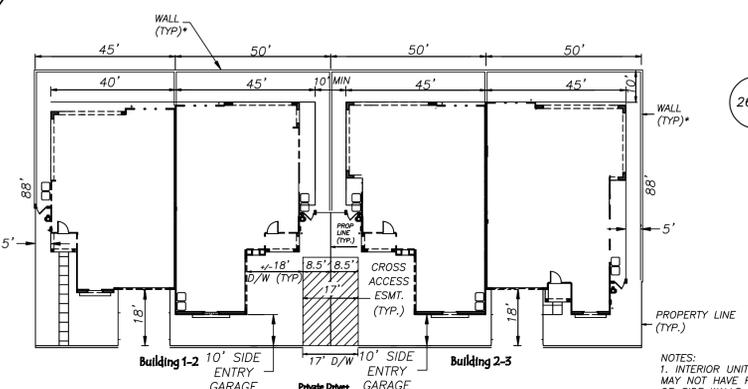
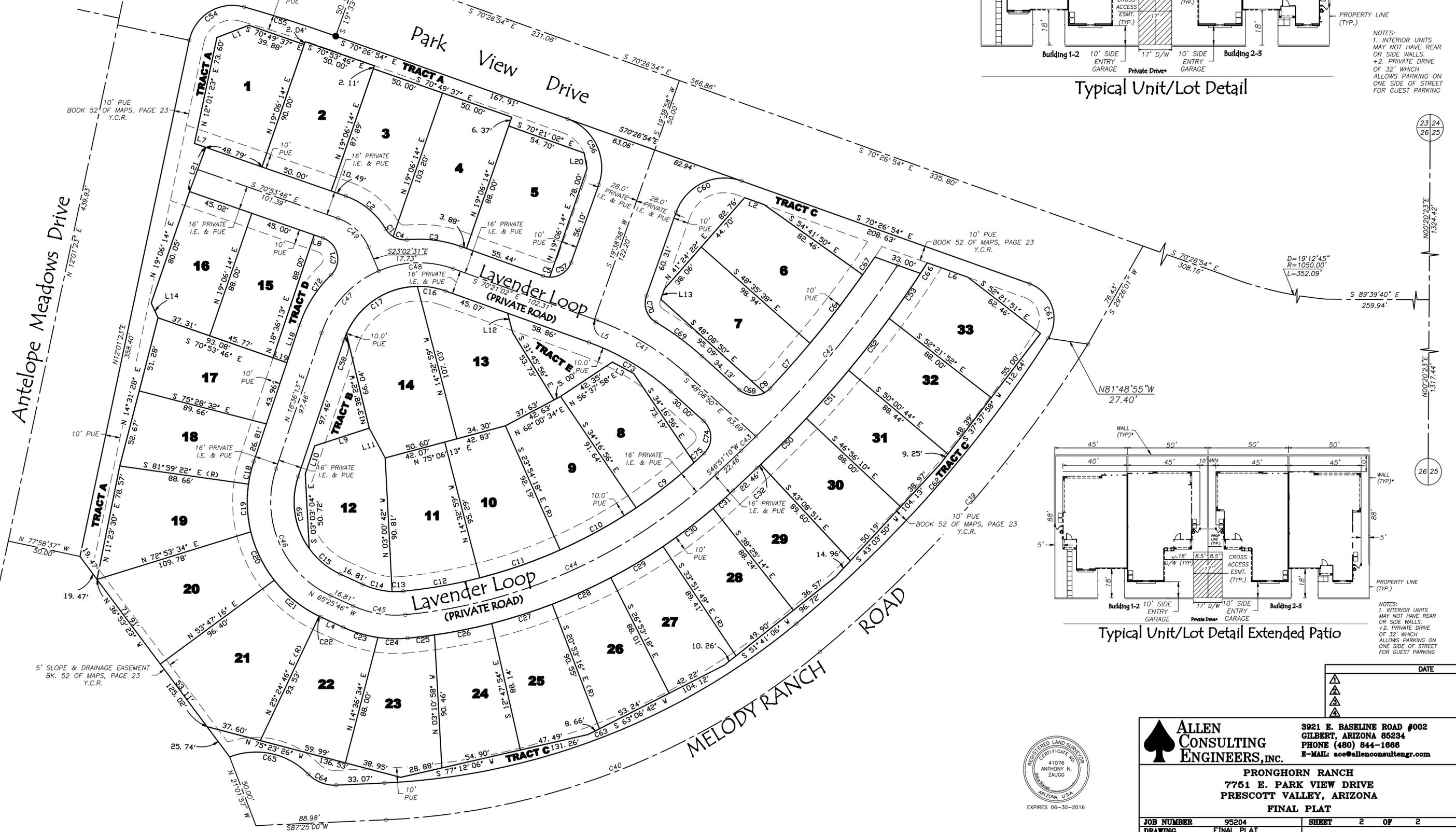
## TRACT 44

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 WEST  
OF THE G&S.R.B.&M., YAVAPAI COUNTY, ARIZONA



Typical Unit/Lot Detail

NOTES:  
1. INTERIOR UNITS  
MAY NOT HAVE REAR  
OR SIDE WALLS.  
+2. PRIVATE DRIVE  
OF 32' WHICH  
ALLOWS PARKING ON  
ONE SIDE OF STREET  
FOR GUEST PARKING



Typical Unit/Lot Detail Extended Patio

NOTES:  
1. INTERIOR UNITS  
MAY NOT HAVE REAR  
OR SIDE WALLS.  
+2. PRIVATE DRIVE  
OF 32' WHICH  
ALLOWS PARKING ON  
ONE SIDE OF STREET  
FOR GUEST PARKING



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**PRONGHORN RANCH**  
7751 E. PARK VIEW DRIVE  
PRESCOTT VALLEY, ARIZONA  
FINAL PLAT

JOB NUMBER	95204	SHEET	2 OF 2
DRAWING	FINAL PLAT	CHECKED BY	DATE
DRAFTSMAN			12-31-14