REPLAT OF

STONERIDGE UNIT 4

TRACT U

AS ORIGINALLY RECORDED IN BOOK 49
MAPS AND PLATS, PAGES 1–5, YAVAPAI COUNTY RECORDERS OFFICE

LOCATED N A PORTION OF SECTION 26
TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE
G&SRB&M, YAVAPAI COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT UNIVEST LAND INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "REPLAT OF STONERIDGE UNIT 4, TRACT U", A PORTION OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS REFLECTED ON THIS PLAT, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "REPLAT OF STONERIDGE UNIT 4, TRACT U", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY, AS SHOWN ON SAID PLAT.

THE TRACT SHOWN PLATTED HEREON AND DESIGNATED AS TRACT "U1" IS RESERVED IN FEE BY THE UNDERSIGNED AS OPEN SPACE (ALLOWING FOR DRAINAGE, AND SLOPES)

IN WITNESS WHEREOF, UNIVEST LAND INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED THE NAME OF THE COMPANY TO BE AFFIXED HEREUNTO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF TOM LOWE, ITS_____, BEING DULY AUTHORIZED TO SO DO, ON THIS _____ DAY OF _____, 2014.

UNIVEST LAND INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
TOM LOWE – ITS_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF YAVAPAI)

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR _____, ITS_____ OF UNIVEST LAND INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE

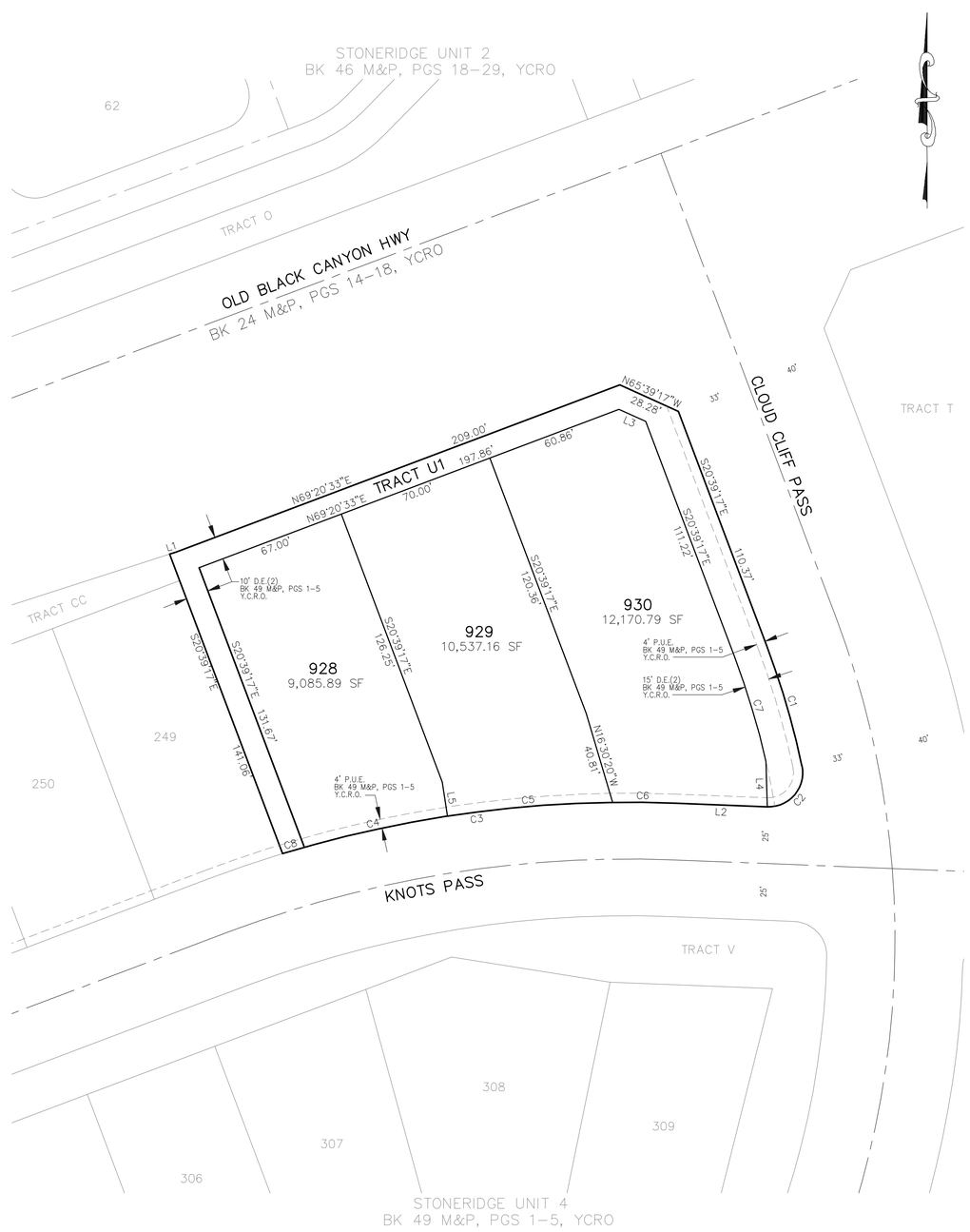
THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS _____ DAY OF _____, 2014, HEREBY ACKNOWLEDGES, APPROVES, AND CONSENTS TO THE RECORDATION OF SAID PLAT AND ALL MATTERS SHOWN HEREON INCLUDING BUT NOT LIMITED TO THE ABANDONMENT'S AFFECTING THE FORGOING PROPERTY AND ACCEPT AND DEDICATE FOR PUBLIC USE THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

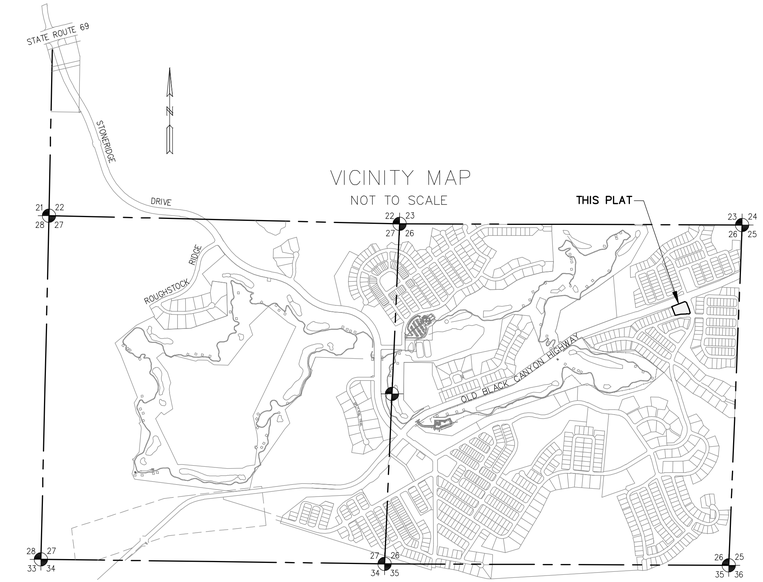
_____ _____
MAYOR CITY CLERK

TOWN ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE TOWN OF PRESCOTT VALLEY, MAYOR AND COUNCIL.

_____
TOWN ENGINEER DATE





VICINITY MAP
NOT TO SCALE

REASON FOR REPLAT

TRACT U WAS SET ASIDE FOR FUTURE COMMERCIAL DEVELOPMENT BUT IS NOW BEING SPLIT INTO THREE RESIDENTIAL LOTS.

NOTE

ALL VERBIAGE ON THE FACE OF THE ORIGINAL PLAT AS RECORDED IN BOOK 49 M&P, PAGES 1–5, YCRO APPLIES HEREIN.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, USING A BEARING OF NORTH 2 DEGREES 31 MINUTES 25 SECONDS EAST ASSUMED.

LINE TABLE

LINE	LENGTH	BEARING
L1	3.01	N72°12'26"E
L2	40.42	N87°44'34"W
L3	12.93	S65°39'17"E
L4	20.04	N01°29'53"W
L5	15.15	N08°44'53"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	55.22	367.00	8°37'18"	N16°20'38"W	55.17
C2	27.30	15.00	104°17'25"	N40°06'44"E	23.69
C3	175.47	525.00	19°09'01"	S82°40'56"W	174.66
C4	64.60	525.00	7°03'02"	S77°43'36"W	64.56
C5	73.02	525.00	7°58'09"	S85°14'11"W	72.96
C6	27.82	525.00	3°02'11"	N89°15'39"W	27.82
C7	47.80	352.00	7°46'49"	N16°45'52"W	47.76
C8	10.03	352.00	1°05'40"	N73°39'15"E	10.03

JASON O'BRIEN, R.L.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
46472
JASON
O'BRIEN
Date Signed 10-13-14
ARIZONA, U.S.A.

EXPIRES 6/30/16

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2014; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LEGEND:

○ FND CAPPED REBAR, RLS #35138

YCRO YAVAPAI COUNTY RECORDERS OFFICE

30 0 30 60
SCALE: 1"=30'

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776–1750

REPLAT OF
STONERIDGE UNIT 4
TRACT U

DATE: 10–13–14	DRAWN BY: RJW
JOB NO: 911–05	CHECKED BY: JO

SHEET 1 OF 1