

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT PRONGHORN DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "PRONGHORN RANCH - UNIT XVII", BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, AS REFLECTED ON THIS PLAT AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF LOTS 1037 THRU 1066 INCLUSIVE OF PRONGHORN RANCH - UNIT XVII AND HEREBY DECLARES THAT:

1. THIS PLAT SETS FORTH THE LOCATION OF THE LOTS SITUATED WITHIN PRONGHORN RANCH - UNIT XVII. EACH LOT SHALL BE KNOWN BY THE NUMBER BY WHICH IT IS DESIGNATED ON THIS PLAT.
2. THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE ROADWAYS WHICH ARE HEREBY DEDICATED TO THE PUBLIC WHICH SHALL BE KNOWN AS RIDGE RIDER TRAIL, AND SERENADE CIRCLE.
3. EASEMENTS ARE HEREBY GRANTED TO PUBLIC AND PRIVATE UTILITY COMPANIES AND CATV AND TO THE TOWN OF PRESCOTT VALLEY WITHIN THE AREAS DESCRIBED ON THIS PLAT LOCATED AND DESCRIBED AS "UTILITY EASEMENTS" FOR THE PURPOSE OF CATV, WATER, SEWER, GAS, PHONE, AND UTILITY CONSTRUCTION, OPERATION, MAINTENANCE AND REPLACEMENT.
4. TRACTS 77 THRU 80 AND TRACTS 113 THRU 115 SHALL BE CONVEYED TO, OWNED, MAINTAINED, AND OPERATED BY THE "PRONGHORN RANCH HOMEOWNERS ASSOCIATION", AN ARIZONA NONPROFIT CORPORATION, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PRONGHORN RANCH", RECORDED JUNE 11, 2002, IN BOOK 3933 OF OFFICIAL RECORDS, PAGE 987, RECORDS OF YAVAPAI COUNTY, AMENDED AND RESTATED ON FEBRUARY 25, 2003, IN BOOK 4005 OF OFFICIAL RECORDS, PAGE 313, AND AMENDED AND RESTATED ON JUNE 15, 2006, IN BOOK 4006 OF OFFICIAL RECORDS, PAGE 671.
5. NO DIRECT VEHICULAR ACCESS ALLOWED FROM LOTS ONTO ANTELOPE MEADOWS DRIVE.

NO PORTION OF ANY AREA REFLECTED ON THIS PLAT SHALL BE CONSTRUED IN ANY MANNER TO BE A DEDICATION OF ANY ROADWAY, EASEMENT, OR LOT TO THE PUBLIC, EXCEPT AS NOTED ABOVE OR SHOWN ON THIS PLAT.

LOTS 1037 THRU 1066 WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "PRONGHORN RANCH", RECORDED JUNE 11, 2002, IN BOOK 3933 OF OFFICIAL RECORDS, PAGE 987, RECORDS OF YAVAPAI COUNTY, AMENDED AND RESTATED ON FEBRUARY 25, 2003, IN BOOK 4005 OF OFFICIAL RECORDS, PAGE 313, AND AMENDED AND RESTATED ON JUNE 15, 2006, IN BOOK 4006 OF OFFICIAL RECORDS, PAGE 671.

NOTWITHSTANDING THE FOREGOING, PRONGHORN DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS COMMUNITY FACILITIES DISTRICT TO BE ESTABLISHED PURSUANT TO THE AMENDED AND RESTATED ANTELOPE VILLAGE DEVELOPMENT AGREEMENT, DATED AS OF MAY 11, 2000. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG ANTELOPE VILLAGE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, SUCH DISTRICT AND THE TOWN OF PRESCOTT VALLEY, ARIZONA.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND MAY 25, 2015.

**ACKNOWLEDGMENTS:**

PRONGHORN DEVELOPMENT, L.L.C.,

BY: \_\_\_\_\_

STATE OF ARIZONA }  
COUNTY OF YAVAPAI } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2015, BY \_\_\_\_\_, THE AUTHORIZED REPRESENTATIVE PRONGHORN DEVELOPMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**DRAINAGE EASEMENTS**

1. TYPE 2 DRAINAGE EASEMENTS ARE ESTABLISHED TO CONVEY LARGER RATES OF RUNOFF THROUGH 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.

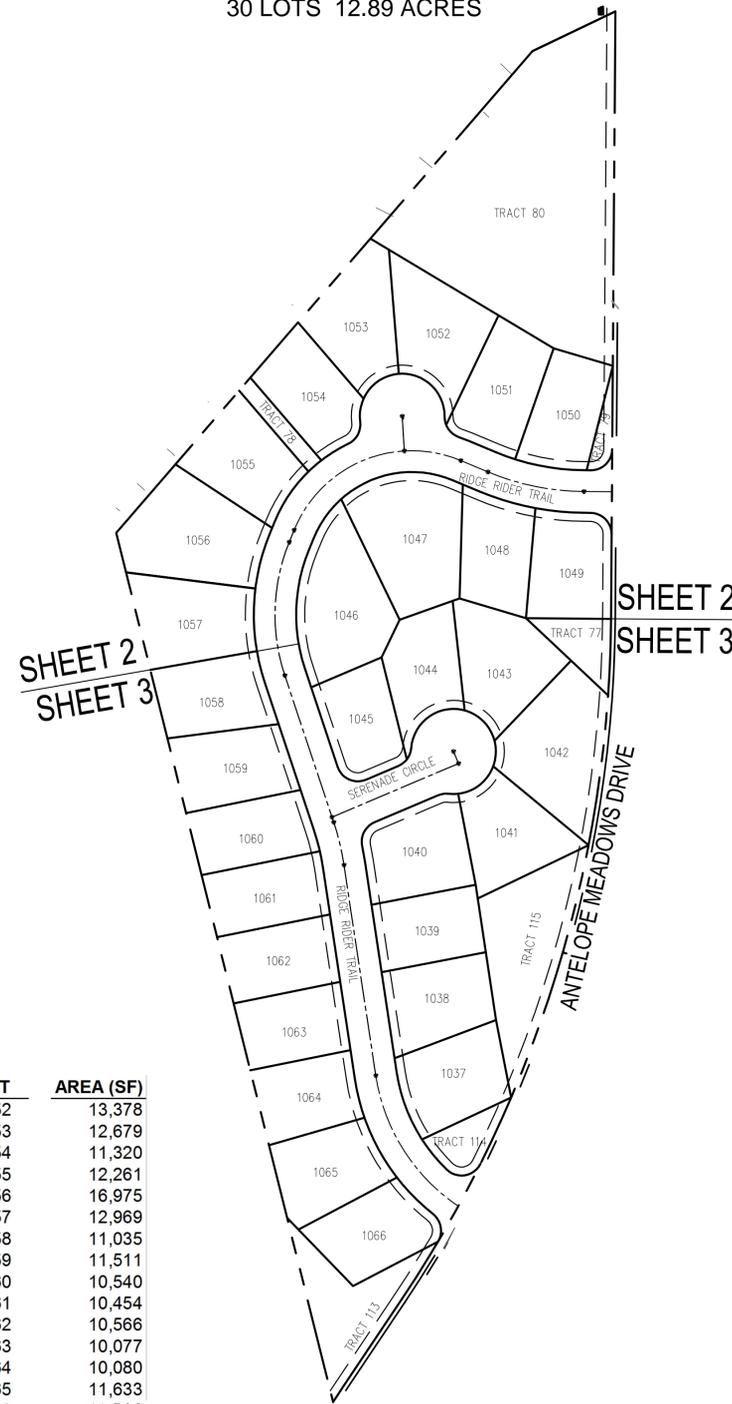
**TRACT TABLE**

TRACT	AREA	DESIGNATION
113	12,768 S.F.	OPEN SPACE
114	4,373 S.F.	OPEN SPACE
115	18,528 S.F.	OPEN SPACE
77	4,553 S.F.	OPEN SPACE
78	2,532 S.F.	DRAINAGE, OPEN SPACE & PUBLIC ACCESS
79	1,709 S.F.	OPEN SPACE
80	68,324 S.F.	DRAINAGE, OPEN SPACE & PUBLIC ACCESS
TOTAL	112,787 S.F.	2.59 AC

LOT	AREA (SF)	LOT	AREA (SF)
1037	12,051	1052	13,378
1038	11,418	1053	12,679
1039	10,007	1054	11,320
1040	12,613	1055	12,261
1041	12,192	1056	16,975
1042	17,093	1057	12,969
1043	13,349	1058	11,035
1044	10,670	1059	11,511
1045	10,482	1060	10,540
1046	16,696	1061	10,454
1047	17,635	1062	10,566
1048	10,821	1063	10,077
1049	11,815	1064	10,080
1050	10,579	1065	11,633
1051	11,901	1066	11,502

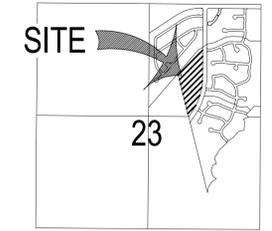
# FINAL DEVELOPMENT PLAN AND FINAL PLAT OF UNIT XVII AT PRONGHORN RANCH

PLANNED AREA DEVELOPMENT OF PRONGHORN RANCH  
IN THE TOWN OF PRESCOTT VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA,  
BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 15 NORTH,  
RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN.  
30 LOTS 12.89 ACRES



**KEY MAP**

N.T.S.



**VICINITY MAP**

N.T.S.

BOOK \_\_\_\_\_ OF MAPS  
PAGE \_\_\_\_\_

**CERTIFICATION OF LAND SURVEYOR**

I, ANTHONY N. ZAUGG, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR WITHIN THE STATE OF ARIZONA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION.

ANTHONY N. ZAUGG RLS 47016 \_\_\_\_\_ DATE \_\_\_\_\_

**NOTE:**

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

**ACCEPTANCE CERTIFICATE:**

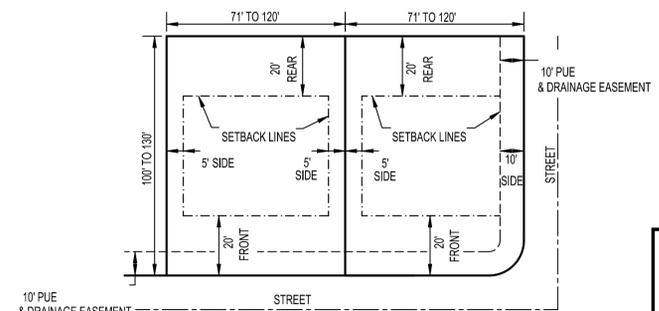
THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HEREBY APPROVE THIS PLAT AND ACCEPT AND DEDICATE FOR THE PUBLIC USE THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

\_\_\_\_\_  
MAYOR TOWN CLERK

**TOWN ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE TOWN OF PRESCOTT VALLEY, MAYOR AND COUNCIL ON MAY 11, 2000, WITH STIPULATIONS WHICH I CERTIFY HAVE BEEN MET.

\_\_\_\_\_  
TOWN ENGINEER



R1L-10, PAD TYPE "A"  
TYPICAL LOT & MINIMUM  
BUILDING SETBACKS & EASEMENTS

NOT TO SCALE



FILED AND RECORDED AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_, A.D. 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.  
BOOK \_\_\_\_\_ OF \_\_\_\_\_ MAPS AND PLATS  
PAGE \_\_\_\_\_  
RECORDS OF YAVAPAI COUNTY, ARIZONA  
\_\_\_\_\_  
COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY RECORDER



3921 E. BASELINE ROAD #002  
GILBERT, ARIZONA 85234  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

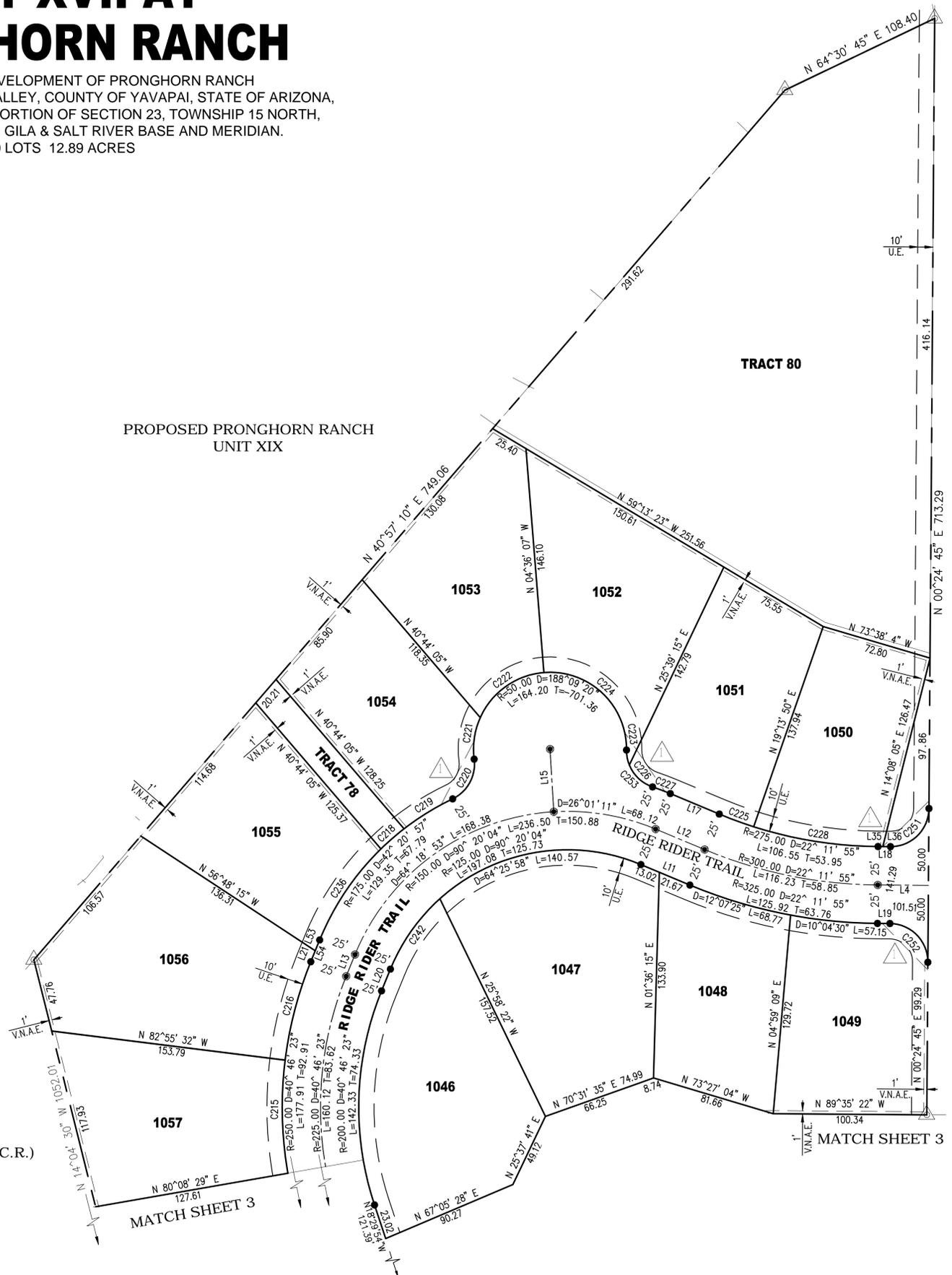
**UNIT XVII AT PRONGHORN RANCH  
PRESCOTT VALLEY, ARIZONA  
FINAL PLAT**

JOB NUMBER	95356	SHEET	1	OF	3
DRAWING	SHEET 1				
DRAFTSMAN		CHECKED BY		DATE	07-31-15

# FINAL DEVELOPMENT PLAN AND FINAL PLAT OF UNIT XVII AT PRONGHORN RANCH

PLANNED AREA DEVELOPMENT OF PRONGHORN RANCH  
IN THE TOWN OF PRESCOTT VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA,  
BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 15 NORTH,  
RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN.  
30 LOTS 12.89 ACRES

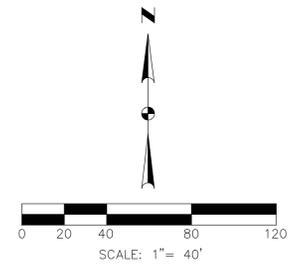
- LEGEN**
- SUBDIVISION BOUNDARY
  - CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT
  - CORNER OF THIS SUBDIVISION (SET 1/2" IRON PIN YAG STD DET 120-1 TYPE "C")
  - FOUND MONUMENT AS NOTED
  - STREET CL MONUMENTATION (SET BRASS CAP YAG STD DET 120-1 TYPE "A" OR "B")
  - 3" IRON PIN TO BE SET AFTER PRELIMINARY GRADING
  - VEHICULAR NON-ACCESS EASEMENT
  - UTILITY EASEMENT
  - SIGHT VISIBILITY EASEMENT
  - RIGHT OF WAY



C NO.	RADIUS	DELTA	LENGTH	TANGENT
C215	250.00'	16° 55' 59"	73.88'	37.21'
C216	250.00'	15° 12' 01"	66.32'	33.36'
C218	175.00'	06° 33' 06"	20.01'	10.02'
C219	175.00'	12° 13' 33"	37.34'	18.74'
C220	25.00'	72° 06' 44"	31.46'	18.20'
C221	50.00'	31° 45' 06"	27.71'	14.22'
C222	50.00'	61° 08' 05"	53.35'	29.53'
C223	25.00'	22° 51' 16"	9.97'	5.05'
C224	50.00'	95° 16' 09"	83.14'	54.82'
C225	275.00'	04° 59' 35"	23.96'	11.99'
C226	25.00'	49° 15' 28"	21.49'	11.46'
C227	175.00'	04° 03' 15"	12.38'	6.19'
C228	275.00'	17° 12' 20"	82.58'	41.60'
C236	175.00'	23° 34' 18"	72.00'	36.51'
C242	125.00'	25° 54' 07"	56.51'	28.75'
C251	25.00'	89° 59' 53"	39.27'	25.00'
C252	25.00'	90° 00' 06"	39.27'	25.00'
C253	25.00'	72° 06' 44"	31.46'	18.20'

L NO.	DIRECTION	DISTANCE
L4	N89°35'22"W	33.15
L11	N67°23'26"W	34.69
L12	N67°23'26"W	34.69
L13	N22°16'29"E	15.31
L15	N03°24'38"W	40.81
L17	N67°23'26"W	34.69
L18	N89°35'22"W	8.15
L19	N89°35'22"W	8.14
L20	N22°16'29"E	15.31
L21	N22°16'29"E	7.73
L35	N89°35'22"W	3.15
L36	N89°35'22"W	5.00
L53	N22°16'29"E	7.58
L54	N22°16'29"E	15.31

ANTELOPE MEADOWS DRIVE  
(BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, Y.C.R.)



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PRONGHORN RANCH  
UNIT XIV (BOOK 60, PAGE 90, Y.C.R.)



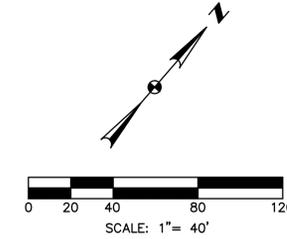
**ALLEN CONSULTING ENGINEERS, INC.**  
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UNIT XVII AT PRONGHORN RANCH  
PRESCOTT VALLEY, ARIZONA  
FINAL PLAT

JOB NUMBER	95356	SHEET	2	OF	3
DRAWING	SHEET 2				
DRAFTSMAN		CHECKED BY		DATE	07-31-15

# FINAL DEVELOPMENT PLAN AND FINAL PLAT OF UNIT XVII AT PRONGHORN RANCH

PLANNED AREA DEVELOPMENT OF PRONGHORN RANCH  
IN THE TOWN OF PRESCOTT VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA,  
BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 15 NORTH,  
RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN.  
30 LOTS 12.89 ACRES



BOOK \_\_\_\_\_ OF MAPS  
PAGE \_\_\_\_\_

C. NO.	RADIUS	DELTA	LENGTH	TANGENT
C44	25.00'	62° 27' 12"	27.25'	15.16'
C61	1,450.00'	02° 13' 06"	56.14'	28.07'
C148	1,485.00'	00° 52' 34"	22.71'	11.35'
C204	50.00'	34° 56' 46"	30.50'	15.74'
C205	1,450.00'	01° 53' 40"	47.94'	23.97'
C206	1,450.00'	03° 10' 41"	80.43'	40.23'
C209	250.00'	13° 53' 57"	60.65'	30.47'
C210	250.00'	18° 23' 31"	80.25'	40.47'
C211	250.00'	10° 46' 46"	47.03'	23.59'
C212	275.00'	04° 14' 14"	20.34'	10.17'
C213	275.00'	05° 38' 22"	27.07'	13.54'
C229	200.00'	24° 16' 18"	84.72'	43.01'
C231	25.00'	29° 26' 29"	12.85'	6.57'
C232	25.00'	79° 00' 48"	34.48'	20.61'
C233	325.00'	03° 18' 02"	18.72'	9.36'
C234	50.00'	63° 17' 47"	55.24'	30.82'
C237	50.00'	60° 12' 20"	52.54'	28.99'
C238	25.00'	33° 11' 17"	14.48'	7.45'
C239	50.00'	100° 36' 07"	87.79'	60.23'
C240	25.00'	29° 15' 54"	12.77'	6.53'
C241	25.00'	94° 24' 38"	41.19'	27.00'
C247	25.00'	107° 15' 07"	46.80'	33.94'
C248	200.00'	13° 12' 21"	46.10'	23.15'
C249	50.00'	12° 50' 40"	11.21'	5.63'
C254	25.00'	82° 27' 18"	35.98'	21.91'
C258	300.00'	09° 52' 36"	51.71'	25.92'
C259	275.00'	09° 52' 36"	47.40'	23.76'
C276	250.00'	08° 38' 23"	37.70'	18.88'

L. NO.	DIRECTION	DISTANCE
L16	N22°54'32"W	15.31
L51	N18°29'54"W	6.39



### LEGEN

- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- CORNER OF THIS SUBDIVISION (SET ?" IRON PIN YAG STD DET 120-1 TYPE "C")
- FOUND MONUMENT AS NOTED
- STREET CL MONUMENTATION (SET BRASS CAP YAG STD DET 120-1 TYPE "A" OR "B".)
- ?" IRON PIN TO BE SET AFTER PRELIMINARY GRADING
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- SIGHT VISIBILITY EASEMENT
- 25' RIGHT OF WAY

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\_\_\_\_\_ A.D. 20 \_\_\_\_  
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UNIT XVII AT PRONGHORN RANCH  
PRESCOTT VALLEY, ARIZONA  
FINAL PLAT

JOB NUMBER	95356	SHEET	3	OF	3
DRAWING	SHEET 3	CHECKED BY		DATE	07-31-15
DRAFTSMAN					