

TOWN OF PRESCOTT VALLEY FINAL DEVELOPMENT PLAN

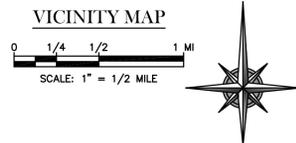
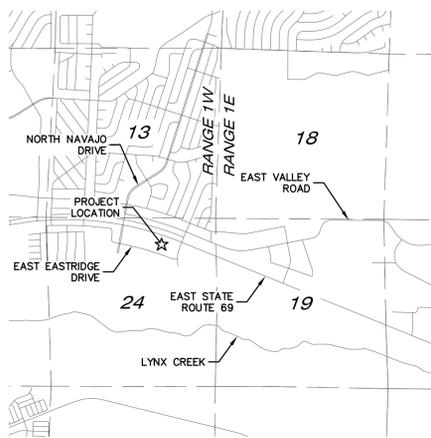
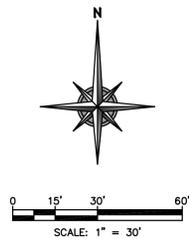
PORTIONS OF PARCEL 4B

"EASTRIDGE AT PRESCOTT VALLEY"

BOOK 48 OF MAPS & PLATS, PAGE 73-74, Y.C.O.R.

APN 103-05-931C & APN 103-05-931H

8638 & 8582 EAST EASTRIDGE DRIVE, TOWN OF PRESCOTT VALLEY
SITUATED IN A PORTION OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



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APN 103-05-244N
REC. #2014-0057967, Y.C.O.R.
BRATCHER HOLDINGS, LLC
NOT A PART

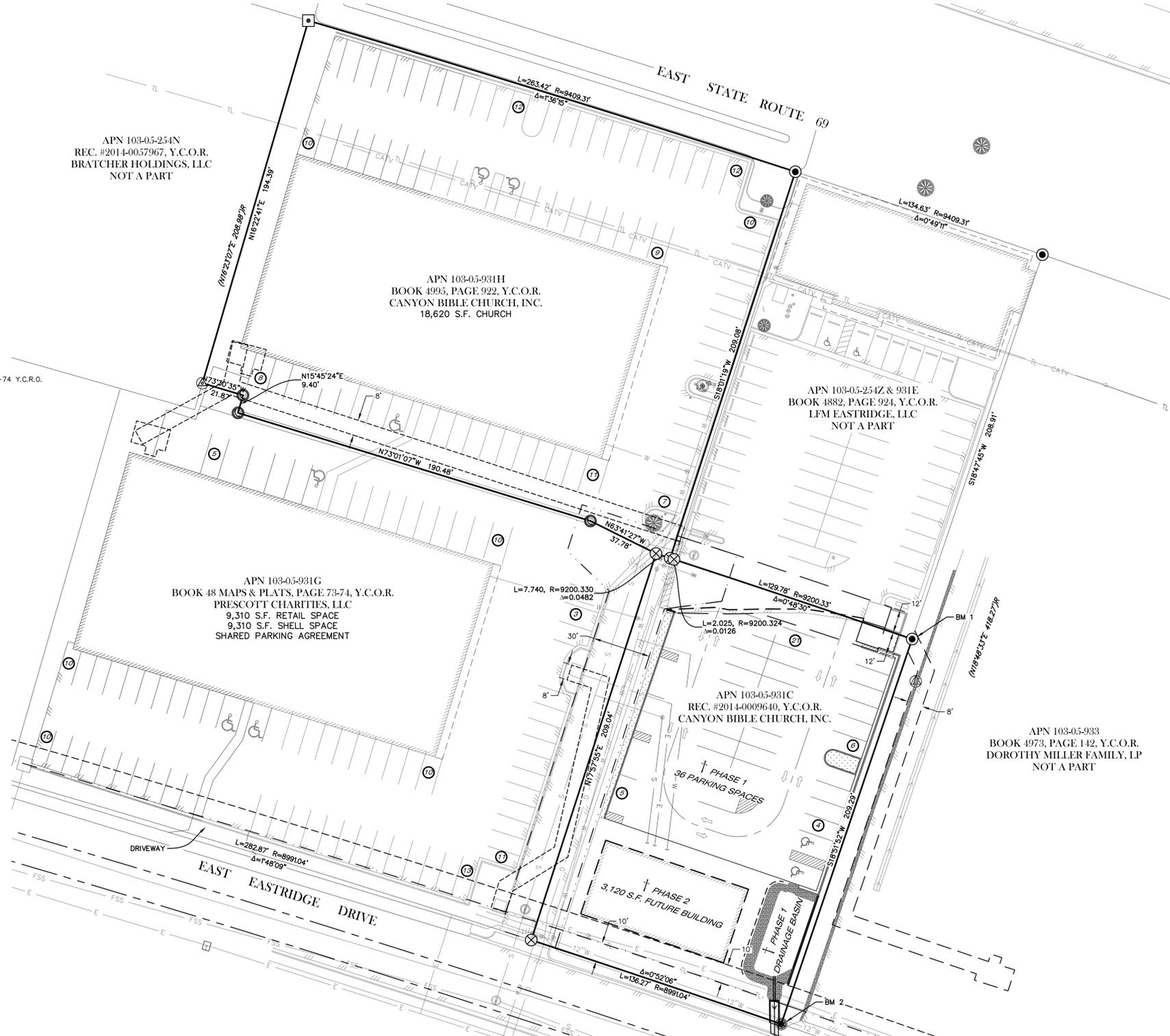
APN 103-05-931H
BOOK 4995, PAGE 922, Y.C.O.R.
CANYON BIBLE CHURCH, INC.
18,620 S.F. CHURCH

APN 103-05-254Z & 931E
BOOK 4882, PAGE 924, Y.C.O.R.
LFM EASTRIDGE, LLC
NOT A PART

APN 103-05-931G
BOOK 48 MAPS & PLATS, PAGE 73-74, Y.C.O.R.
PRESCOTT CHARITIES, LLC
9,310 S.F. RETAIL SPACE
9,310 S.F. SHELL SPACE
SHARED PARKING AGREEMENT

APN 103-05-931C
REC. #2014-0009640, Y.C.O.R.
CANYON BIBLE CHURCH, INC.

APN 103-05-933
BOOK 4973, PAGE 142, Y.C.O.R.
DOROTHY MILLER FAMILY, LP
NOT A PART



PURPOSE & INTENT
IT IS THE INTENT OF THIS FINAL DEVELOPMENT PLAN TO REPRESENT THE PROJECT IN TWO PHASES
PHASE 1
CONSTRUCTION OF A 36 SPACE PARKING LOT AND REQUIRED DRAINAGE TO BE USED AS OVERFLOW PARKING REQUIRED FOR CANYON BIBLE CHURCH (APN 103-05-931H) AND SHALL BE DESIGNATED FOR THIS USE AS LONG AS THE PRESENT CONDITIONS REMAIN.
PHASE 2
CONSTRUCTION OF 3120 SQ FT BUILDING TO BE CONSTRUCTED AT SOME POINT IN THE FUTURE PER TOWN CODE. THIS BUILDING WILL SHARE PARKING WITH CANYON BIBLE CHURCH.

PROJECT INFORMATION	
OWNER: CANYON BIBLE CHURCH, INC. 8594 EAST EASTRIDGE DRIVE PRESCOTT VALLEY, ARIZONA 86314	
ENGINEER/SURVEYOR: GRANITE BASIN ENGINEERING, INC. 1981 COMMERCE CENTER CIRCLE, SUITE B PRESCOTT, ARIZONA 86301 (928) 717-0171	
SITE DATA: ASSESSOR PARCEL NUMBER(S) 103-05-931C 0.68 ACRES± 38 TOTAL SPACES 103-05-931H 1.21 ACRES± 82 TOTAL SPACES	
ZONING NOTE: TOWN OF PRESCOTT VALLEY ZONING INFORMATION COMMERCIAL MINOR INDUSTRIAL (C3)	
FLOODPLAIN NOTE: THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C020790 DATED SEPTEMBER 3, 2010 AND THE PROJECT SITE IS DELINEATED ZONE X AND IS NOT IMPACTED BY FEMA DELINEATED 100 YEAR FLOODPLAIN.	
SEWAGE DISPOSAL: TOWN OF PRESCOTT VALLEY SANITARY SEWER	
WATER SUPPLY: TOWN OF PRESCOTT VALLEY WATER	
FIRE DISTRICT: CENTRAL YAVAPAI FIRE DISTRICT	
SCHOOL DISTRICT: HUMBOLDT UNIFIED SCHOOL DISTRICT	
POLICE: TOWN OF PRESCOTT VALLEY	

BASIS OF BEARINGS & BENCHMARKS			
THE BASIS 209.29 FEET ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT REC. #2014-0009640 BETWEEN A 5/8" REBAR & CAP RLS 21073 AT THE NORTHEAST CORNER AND A 5/8" REBAR & CAP RLS 23947 AT THE SOUTHEAST CORNER.			
BENCHMARK POINT	NORTHING	EASTING	ELEVATION
BM 1	1304040.17	580416.43	5064.90 (88)
BM 2	1303842.12	580348.76	5065.58 (88)

- #### SURVEYOR'S NOTES
- THIS SURVEY WAS PERFORMED BY THE SURVEYOR WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF JUNE OF THE YEAR 2015.
 - A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
 - THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
 - THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCEL. WHEN SUCH SURVEY IS BASED UPON A TITLE REPORT, THE CORPORATION AND THE REGISTRANT IN RESPONSIBLE CHARGE WHOSE SEAL IS AFFIXED HEREON MAKE NO STATEMENT AS TO THE ACCURACY OF THAT REPORT BUT HAVE USED IT TO THE BEST OF THEIR ABILITY.
 - THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXIST IN THE FIELD. VARIOUS PINS WERE FOUND AS NOTED HEREON.
 - EACH LOT, PARCEL OR FRACTIONAL INTEREST AS SHOWN ON THIS SURVEY HAS PHYSICAL ACCESS THAT IS TRAVERSABLE BY A TWO-WHEEL DRIVE PASSENGER MOTOR VEHICLE.

SURVEYOR'S CERTIFICATE:
I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

CALL FOR MORE PLATS BEFORE YOU BUY
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

REVISIONS	DESCRIPTION	DATE	BY

FOR REVIEW ONLY	FOR BID ONLY	FOR APPROVAL ONLY	FOR RECORDING ONLY	FOR CONSTRUCTION ONLY	FOR AS-BUILT ONLY
<input type="checkbox"/>					

GRANITE BASIN ENGINEERING, INC.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
928.717.0171

CANYON BIBLE CHURCH, INC. 7315 E. LONG LOOK DRIVE PRESCOTT VALLEY, AZ 86314 (928) 717-2450	FINAL DEVELOPMENT PLAN PORTIONS OF PARCEL 4B "EASTRIDGE AT PRESCOTT VALLEY" BOOK 48 OF MAPS & PLATS, PAGE 73-74, Y.C.O.R.		JOB: 14108 DATE: 7/31/2015 SCALE: AS SHOWN FIELD: DP DRAWN: TL CHECKED: BH
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SHEET 1 OF 1

PLOTTED: Jul. 31, 2015 - 8:23am
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