

FINAL DEVELOPMENT PLAN FOR JOHN'S AUTO WORKS

LOT 4 , EASTRIDGE C.F.D.

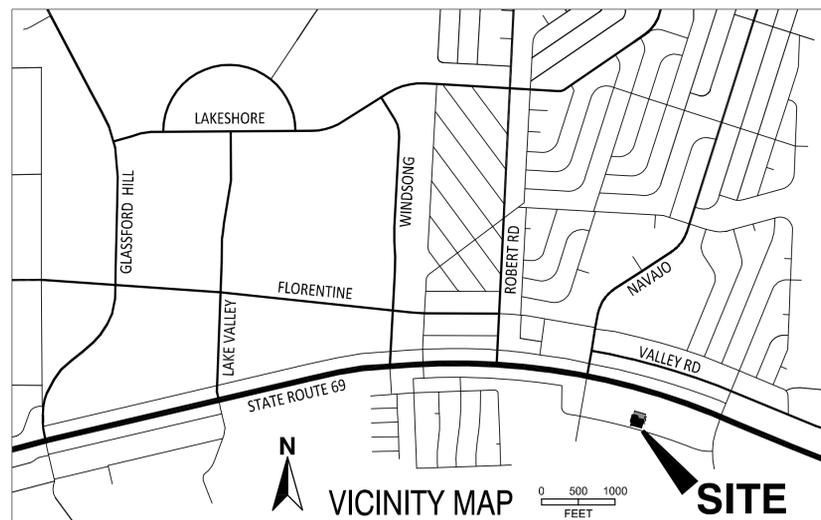
8572 East Eastridge Drive - A.P.N. 103-05-931D

Total Site Area: 0.784 ± Ac, 34,171 ± sf

Prop. 6- Bay Building 75'x50' with 400 sf loft= 4,150 sf (12%)

Parking Spaces per PV TOWN CODE 13-26-050.B.7.k .
 $4,150 / 500 = 8 + 1$ Handicap Space = 9 Total
 (10 provided)

Landscape Area= ±4,600 sf (13%)



LEGAL DESCRIPTION:

A portion of Section 24, Township 14 North, Range 1 West of the Gila and Salt River Meridian, also being identified as Lot 4 on the Record of Survey recorded in Book 165 of Land Surveys, Page 53 in the Yavapai County Recorder's Office, described as follows:

BEGINNING at the most westerly corner of Lot 4;

thence, along the northwesterly line of Lot 4, North 15°06'20" East, 209.13 feet to the most northerly corner of Lot 4;

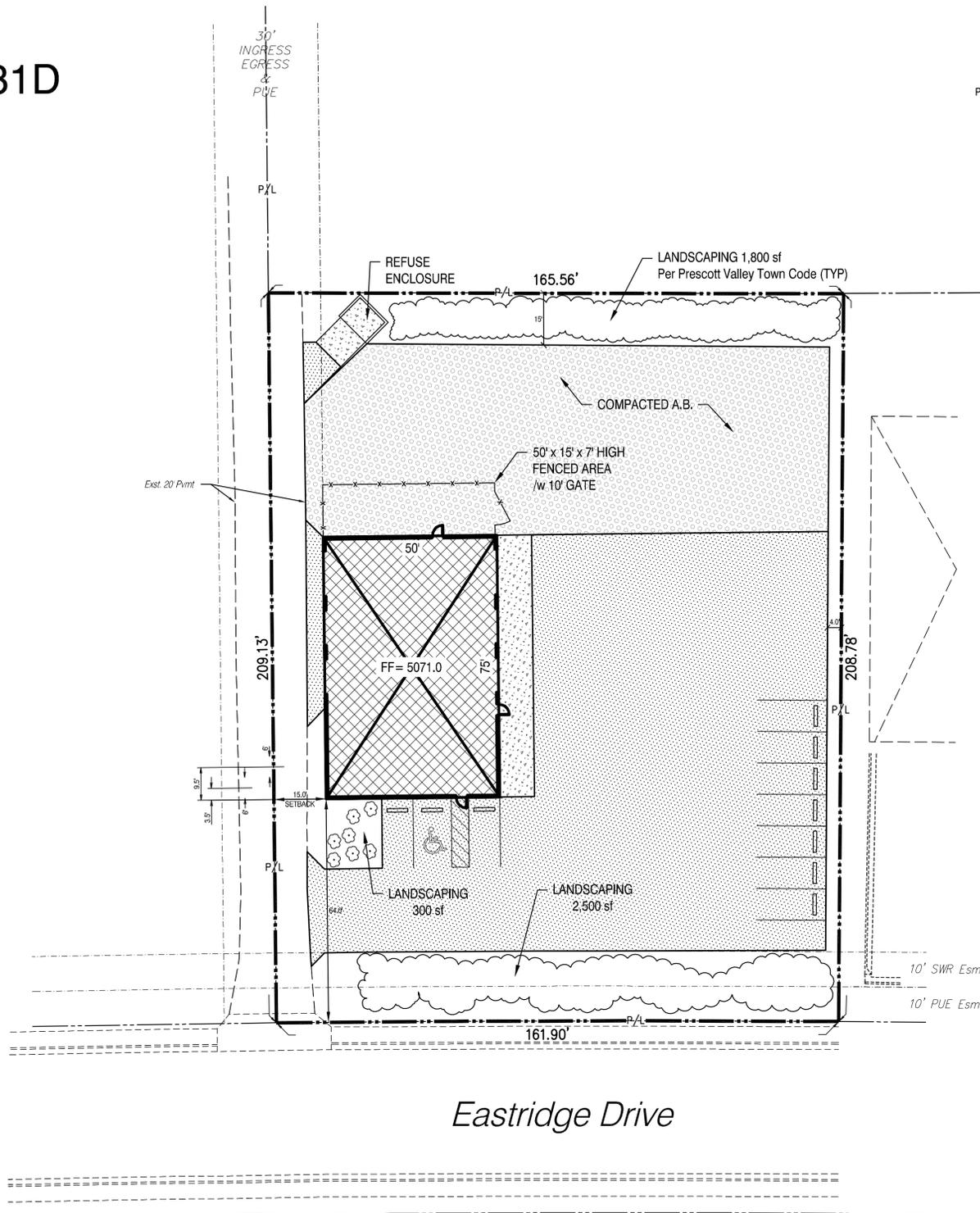
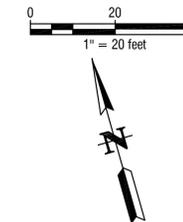
thence, along the northeasterly line of Lot 4, South 74°15'40" East, 165.56 feet to the most easterly corner of Lot 4;

thence, along the southeasterly line of Lot 4, South 16°06'31" West, 208.78 feet to the most southerly corner of Lot 4 and the northeasterly right-of-way line of Eastridge Drive (formerly Hwy 69 Frontage Road) as shown on the Amended Plat of Eastridge at Prescott Valley recorded in Book 48 of Maps and Plats, Pages 73-74 in the Yavapai County Recorder's Office;

thence, along a non-tangent curve to the left, having a chord bearing of North 74°22'59" West, a chord length of 161.90 feet, a radius of 8,991.04 feet, a central angle of 1°01'54", and an arc length of 161.90 feet to the **POINT OF BEGINNING**.

This description yields approximately 34,171 square feet.

NOTE:
 Parking, lighting and signage will be provided per Town Code



Eastridge Drive

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