

1.65 Acres (Sedona, AZ)
Yavapai County, Arizona, 1.65 AC +/-



- Boundary
- Boundary
- Aerodrome
- Heliport
- Seaport
- Glider Port
- Ultra Light
- Ballon Port
- Stream, Intermittent
- River/Creek
- Water Body

LINE DATA

(R2)
Delta = 88°23'27"
Radius = 22.50'
Length = 34.71'
Chd. Brg. = N17°50'18"E
Chd. Dist. = 31.37'
Tangent = 21.88'

POINT 'A'
SOUTH 1/4 CORNER
SECTION 24,
1956. BLM BRASS CAP

PLAN DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR
PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED

DISCLAIMER: These plans/documents have been prepared using technical knowledge

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Ver, DATE/DOCSHEET, COOLG COOLGID, QUID/PH/LAT/SEA, CPG/ALG/LGA, LTRG/LM/LWR, C
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30' NON-EXCLUSIVE, PRIVATE, PERPETUAL
EASEMENT FOR INGRESS, EGRESS AND UTILITIES
BOOK 2052 O.R., PAGES 522-529

POINT "A" TO POINT "B"

N89°55'26"E 2521.87'(M)
N89°56'30"E 2252.28'(R1)
N89°55'05"E 2522.28'(R2)

POINT "C" TO POINT "B"

N89°55'26"E (BASIS OF
BEARINGS PER G.P.S.)

NON-EXCLUSIVE, PRIVATE,
EASEMENT FOR
ACCESS AND EGRESS AND

30' NON-EXCLUSIVE, PRIVATE,
PERPETUAL EASEMENT FOR INGRESS
EGRESS AND UTILITIES
BOOK 2052 O.R., PAGES 522-529

40' UTILITY EASEMENT
(ELECTRIC)

POSSIBLE 10' CABLE UTILITY EASEMENT

408-12-0290

408-12-0290
±0.95 ACRI

SKY MOUNTAIN RANCH
 8004 E. DE WAGO AND PLATO, GALT, CA

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE
UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



MARK J. FARR
R.L.S. #40829

08/26/22 REVISED
TO REFLECT A
FOUND BLM BRASS
CAP AT THE SOUTH
1/4 CORNER OF
SECTION 24.

SCALE: 1" = 30'

RESULTS OF SURVEY

A PORTION OF THE SOUTHEAST 1/4 OF
SECTION 24, T.17N., R.5E., G. & S.R.M.
YAVAPAI COUNTY, ARIZONA.
ASSESSOR PARCELS 408-12-029A,
408-12-029B, AND 408-12-029C
CITY OF SEDONA

LEGEND

- ⑤ INDICATES FOUND MONUMENT AS NOTED
- ⑥ INDICATES FOUND CONCRETE NAIL WITH BRASS TAG STAMPED "LC 296263"
- ⑦ INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LC 296263"
- ⑧ INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LC 296263"
- ⑨ INDICATES FOUND 1/2" REBAR WITH BRASS TAG STAMPED "LANHAM LC 14184"
- ⑩ INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 4129"
- ⑪ INDICATES FOUND CONCRETE NAIL WITH ALUMINUM TAG STAMPED "LC 296263" IN SOLER
- ⑫ INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 32230"
- ⑬ INDICATES CALCULATED LOCATION, NOTHING SET OR FOUND
- ⑭ INDICATES SET 5/8" REBAR WITH PLASTIC CAP STAMPED "SEC INC LC 40829"
- ⑮ INDICATES SET SPINDLE WITH ALUMINUM WASHER STAMPED "SEC KLS 40829"
- ⑯ INDICATES CALCULATED DIMENSION
- (M) INDICATES MEASURED DIMENSION
- (R) INDICATES OFFICIAL RECORDS
- (RI) INDICATES DIMENSION PER BOOK 4507 OF OFFICIAL RECORDS, PAGE 283 AND RESEALED TO MEASUREMENT PREPARED BY HAMMES SURVEYING LLC
- (RE) INDICATES DIMENSION PER BOOK 11 OF LAND SURVEYS, PAGE 73
- (RS) INDICATES DIMENSION PER 2012-2013

POINT "B"
FOUND 3' BLM
BRASS CAP
STAMPED
T17N
R5E R6
S24 S19
S25 S30
1956

2022-0002435 LS Page 1 of 1

Michelle M. Burchill
OFFICIAL RECORDS OF YAVAPAI COUNTY \$24.00
SEC

FORD

RESULTS OF SURVEY

T.17N., R.5E.

DATE 04/01/22	DRAWN B.L.S.	SHEET 1 OF 1
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SCALE 1" = 30'	CHECKED M.J.F.	22-0301S For Elysian Drive "ROS.dwg"
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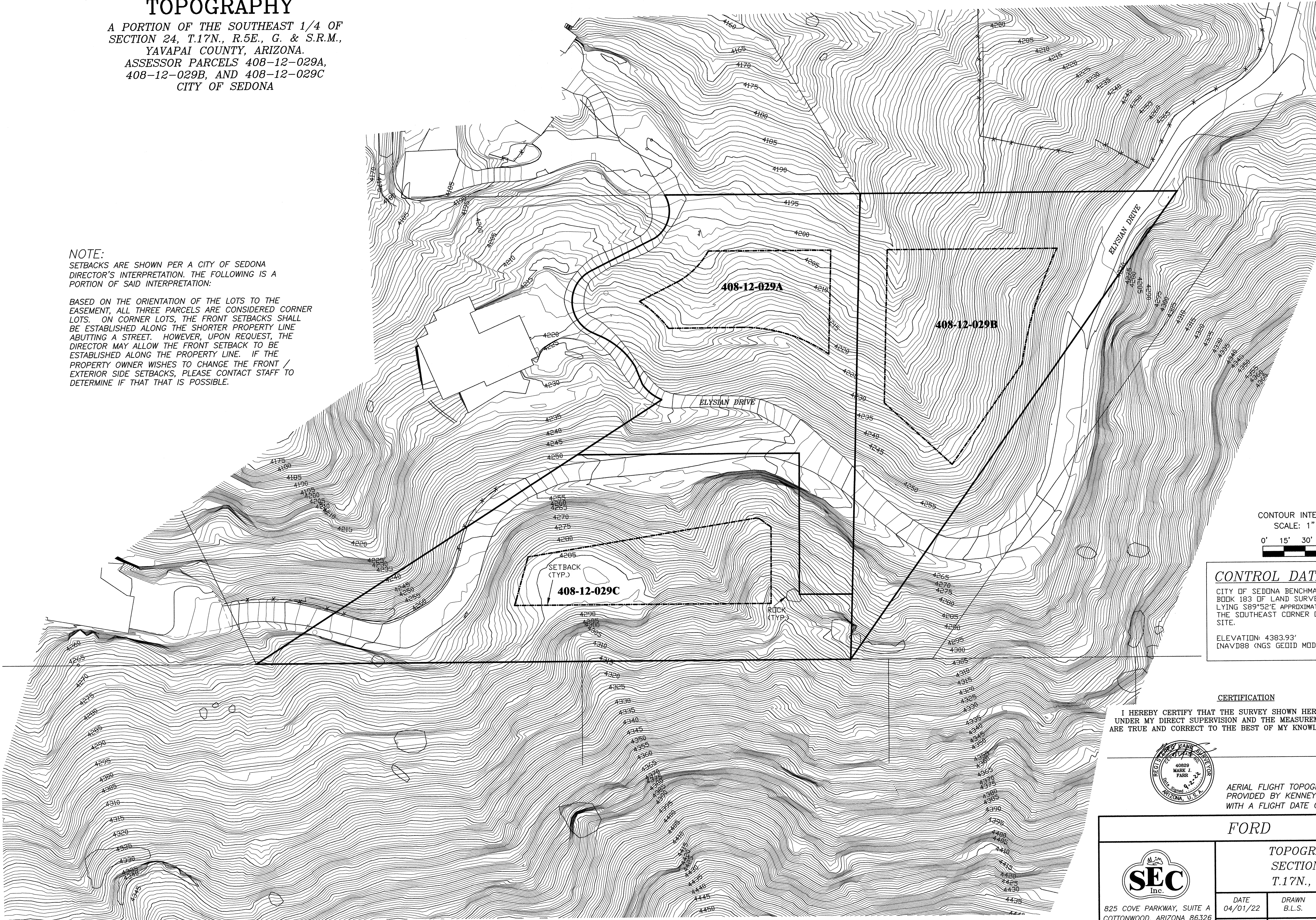
TOPOGRAPHY

A PORTION OF THE SOUTHEAST 1/4 OF
SECTION 24, T.17N., R.5E., G. & S.R.M.,
YAVAPAI COUNTY, ARIZONA.
ASSESSOR PARCELS 408-12-029A,
408-12-029B, AND 408-12-029C
CITY OF SEDONA

NOTE:

SETBACKS ARE SHOWN PER A CITY OF SEDONA
DIRECTOR'S INTERPRETATION. THE FOLLOWING IS A
PORTION OF SAID INTERPRETATION:

BASED ON THE ORIENTATION OF THE LOTS TO THE
EASEMENT, ALL THREE PARCELS ARE CONSIDERED CORNER
LOTS. ON CORNER LOTS, THE FRONT SETBACKS SHALL
BE ESTABLISHED ALONG THE SHORTER PROPERTY LINE
ABUTTING A STREET. HOWEVER, UPON REQUEST, THE
DIRECTOR MAY ALLOW THE FRONT SETBACK TO BE
ESTABLISHED ALONG THE PROPERTY LINE. IF THE
PROPERTY OWNER WISHES TO CHANGE THE FRONT /
EXTERIOR SIDE SETBACKS, PLEASE CONTACT STAFF TO
DETERMINE IF THAT THAT IS POSSIBLE.



CONTOUR INTERVAL = 1'
SCALE: 1" = 30'
0' 15' 30' 60'

CONTROL DATA

CITY OF SEDONA BENCHMARK NO. 59 PER
BOOK 183 OF LAND SURVEYS, PAGE 94,
LYING S89°52'E APPROXIMATELY 4592' FROM
THE SOUTHEAST CORNER OF THE SUBJECT
SITE.

ELEVATION: 4383.93'
[NAVD88 (NGS GEOID MODEL "GEOID03")]

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE
UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARK J. FARR
R.L.S. #40829

AERIAL FLIGHT TOPOGRAPHY
PROVIDED BY KENNEY AERIAL
WITH A FLIGHT DATE OF 03/16/22.

FORD



825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

TOPOGRAPHY
SECTION 24
T.17N., R.5E.

DATE	DRAWN	SHEET
04/01/22	B.L.S.	1 OF 1
SCALE	CHECKED	
1" = 30'	M.J.F.	22-0301S Ford Elysian Drive "Topo.dwg"

REVISED 09/02/22 TO ADD SETBACKS.

THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE
PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

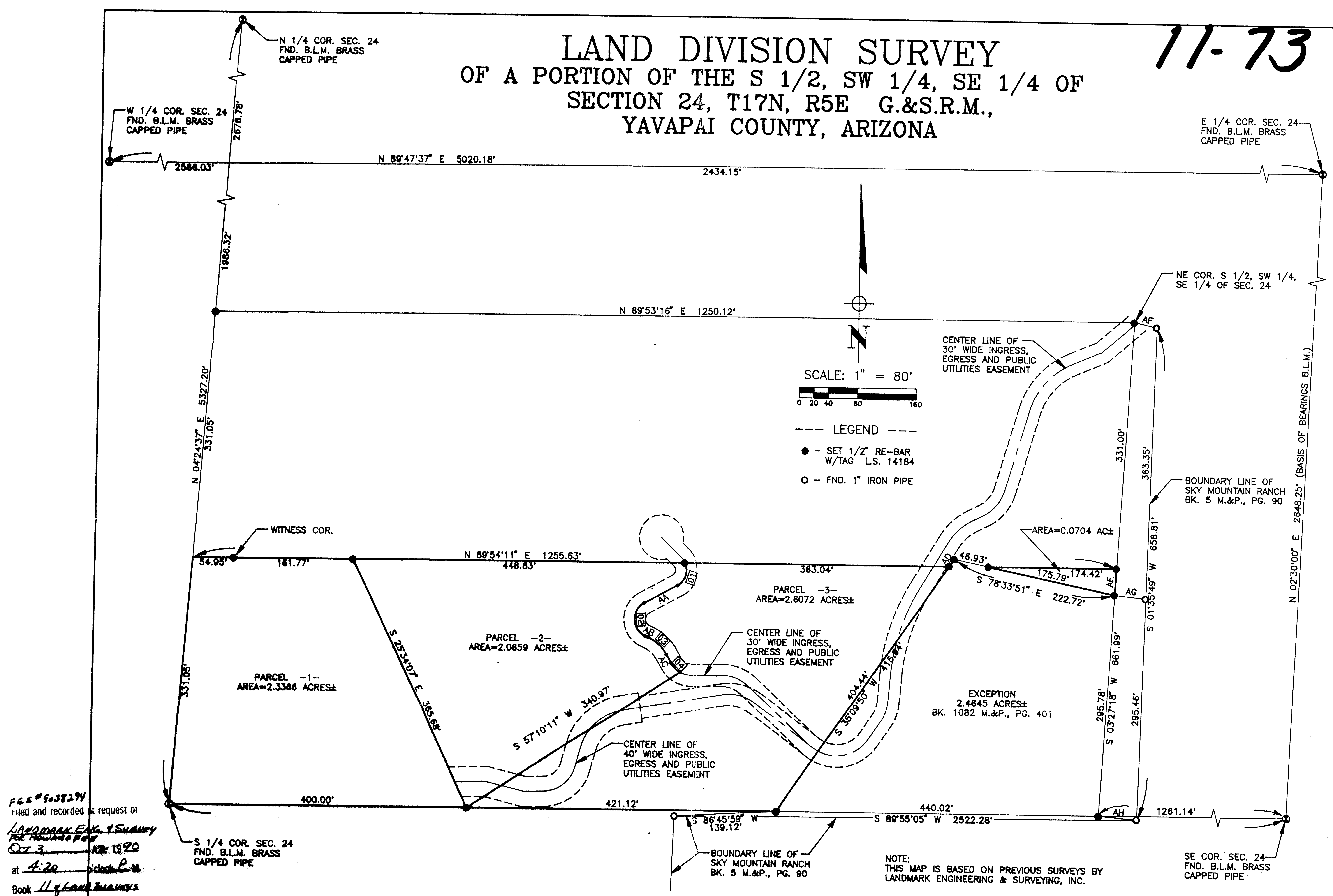
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However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process.

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LAND DIVISION SURVEY

OF A PORTION OF THE S 1/2, SW 1/4, SE 1/4 OF SECTION 24, T17N, R5E G.&S.R.M., YAVAPAI COUNTY, ARIZONA

11-73

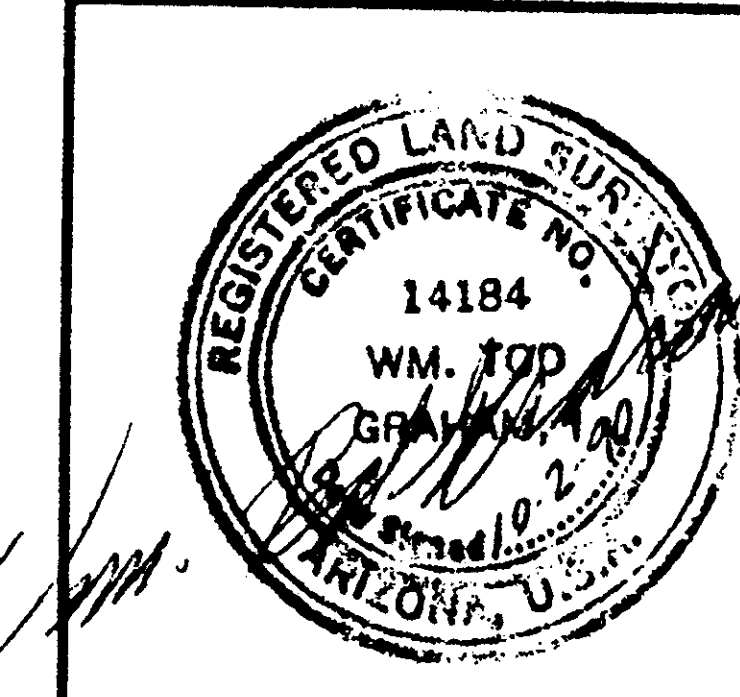


F&S #9038294
 Filed and recorded at request of
 LANDMARK ENGINEERING & SURVEYING, INC.
 at 4:20 on 10/3/90
 Book 11 of Land Surveys
 Page 73

Records of Yavapai County, Arizona
 County Recorder
 Deputy Recorder

NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
01	88°23'37"	22.50	34.71	21.88	31.37	S 17°50'18" W
02	128°22'00"	24.16	54.13	49.94	43.50	S 02°08'53" E
03	36°32'00"	54.53	34.77	18.00	34.18	S 48°03'53" E
04	31°25'14"	30.78	16.88	8.66	16.67	S 45°30'30" E

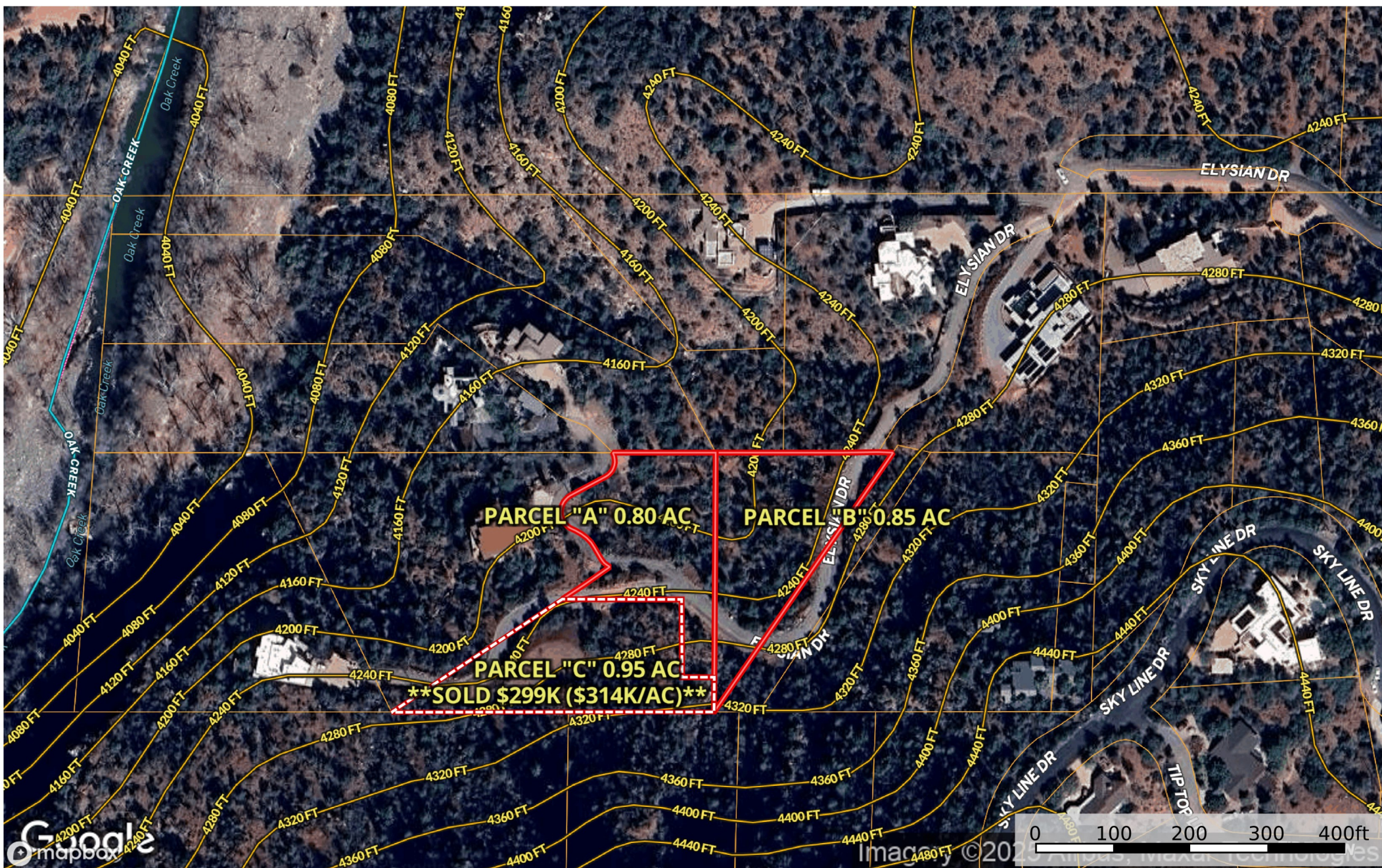
SYM	BEARING	DISTANCE
AA	S 62°02'07" W	51.06
AB	S 66°19'53" E	4.75
AC	S 29°47'53" E	13.90
AD	S 35°09'50" W	11.49
AE	S 03°27'18" W	35.21
AF	S 77°21'30" E	31.28
AG	S 83°55'57" E	42.70
AH	S 84°56'09" E	52.26



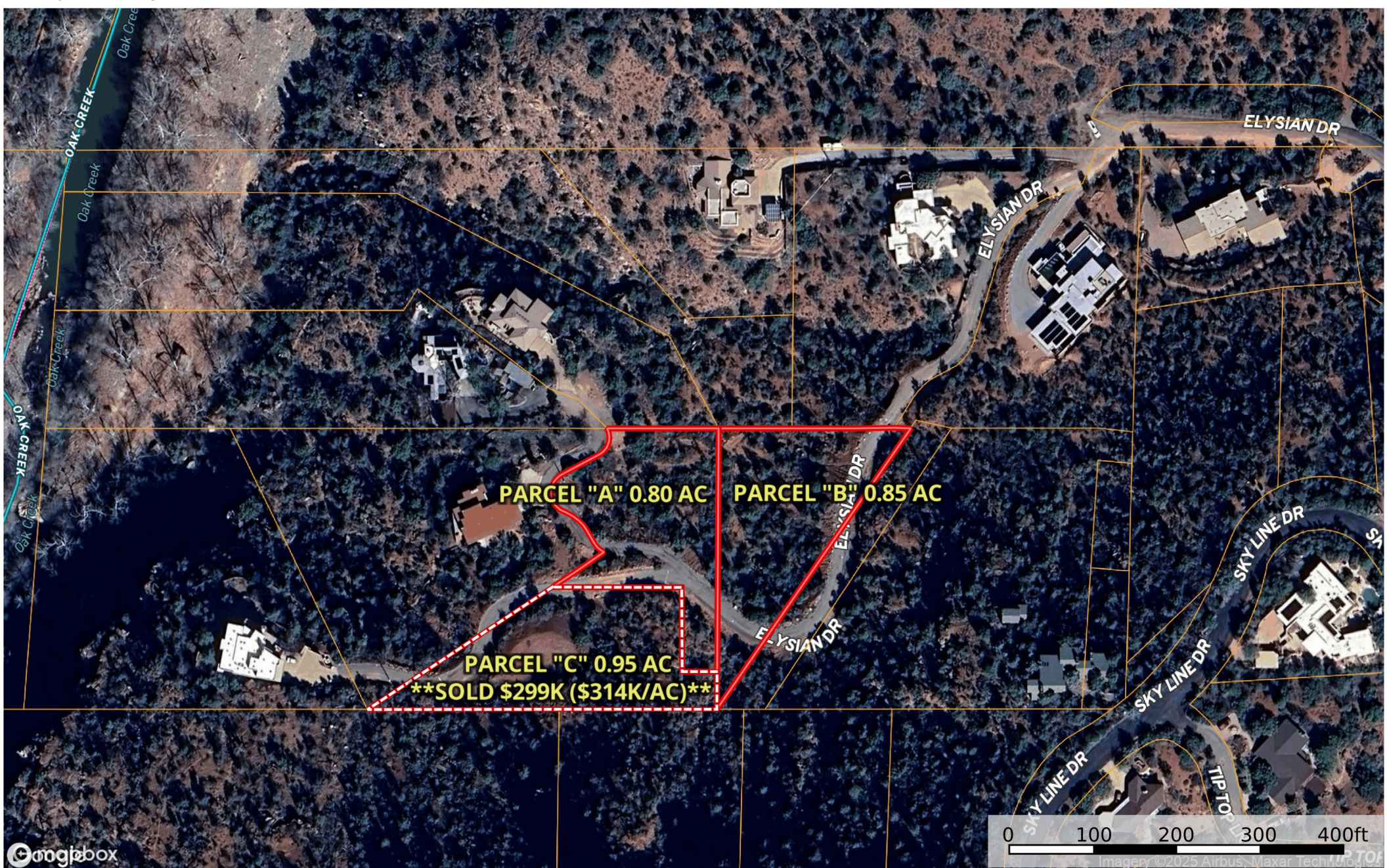
LANDMARK ENGINEERING & SURVEYING, INC.
☒ P.O. Drawer 1907 Sedona, Arizona 86336 282-7104
☐ 1515 N. Main Suite B Flagstaff, Arizona 86004 774-1085
 DATE: OCTOBER 2, 1990 DISK 46-S JOB NO. 83053

1.65 Acres (Sedona, AZ)

Yavapai County, Arizona, 1.65 AC +/-

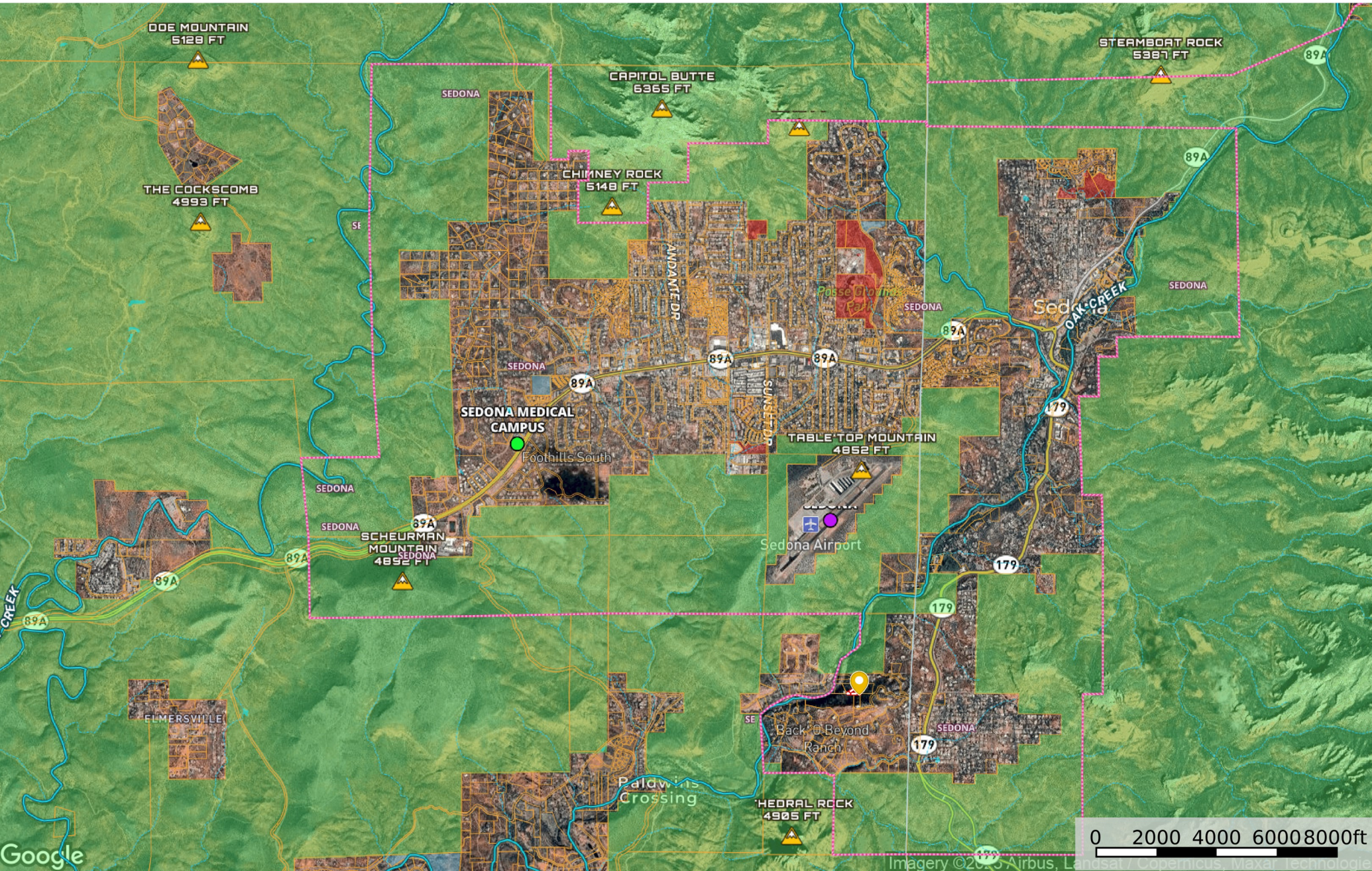


1.65 Acres (Sedona, AZ)
Yavapai County, Arizona, 1.65 AC +/-



- Boundary
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- Seaport
- Glider Port
- Ultra Light
- Ballon Port
- Stream, Intermittent
- River/Creek
- Water Body

1.65 Acres (Sedona, AZ)
Yavapai County, Arizona, 1.65 AC +/-



1.65 Acres

Boundary

Boundary

Forest Serv

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

Aerodrome

Heliport

Seaport

Glider Port

Ultra Light

Ballon Port

Stream, Intermittent

River/Creek

Water Body