

FINAL PLAT OF
NORTH ARROW RANCH
LOCATED IN A PORTION OF SECTION 2,
TOWNSHIP 15 NORTH, RANGE 3 WEST, G&SRB&M
YAVAPAI COUNTY, ARIZONA.
CONTAINING 25 LOTS ON 56.43 ACRES, MORE OR LESS.

56/27

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, ARIZONA TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER ITS TRUST NO. 140002, HAS SUBDIVIDED UNDER THE NAME OF "NORTH ARROW RANCH", A PORTION OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 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 "NORTH ARROW RANCH", 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, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY, AS SHOWN ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, AND FURTHER DEDICATES EASEMENTS IN SAID STREETS AND ADDITIONAL SPECIFIC EASEMENTS AS SHOWN HEREON FOR PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, TELEPHONE, AND CABLE TELEVISION; THE TRACT SHOWN PLATTED HEREON AND DESIGNATED AS TRACT "A" IS DEDICATED TO YAVAPAI COUNTY FOR FUTURE WIDENING OF WILLIAMSON VALLEY ROAD.

IN WITNESS WHEREOF, ARIZONA TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER ITS TRUST NO. 140002, HAS CAUSED THE NAME OF THE CORPORATION TO BE AFFIXED HEREUNTO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MARK F. CHENEY, SENIOR TRUST OFFICER, BEING DULY AUTHORIZED TO SO DO, ON THIS 16th DAY OF MARCH 2006.

ARIZONA TITLE AGENCY, INC., AN ARIZONA CORPORATION

BY: Mark F. Cheney
MARK F. CHENEY, SENIOR TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF YAVAPAI }

ON THIS 16th DAY OF MARCH 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR MARK F. CHENEY, SENIOR TRUST OFFICER OF ARIZONA TITLE AGENCY, INC., AN ARIZONA CORPORATION, AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

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

Vicki Shamples
NOTARY PUBLIC

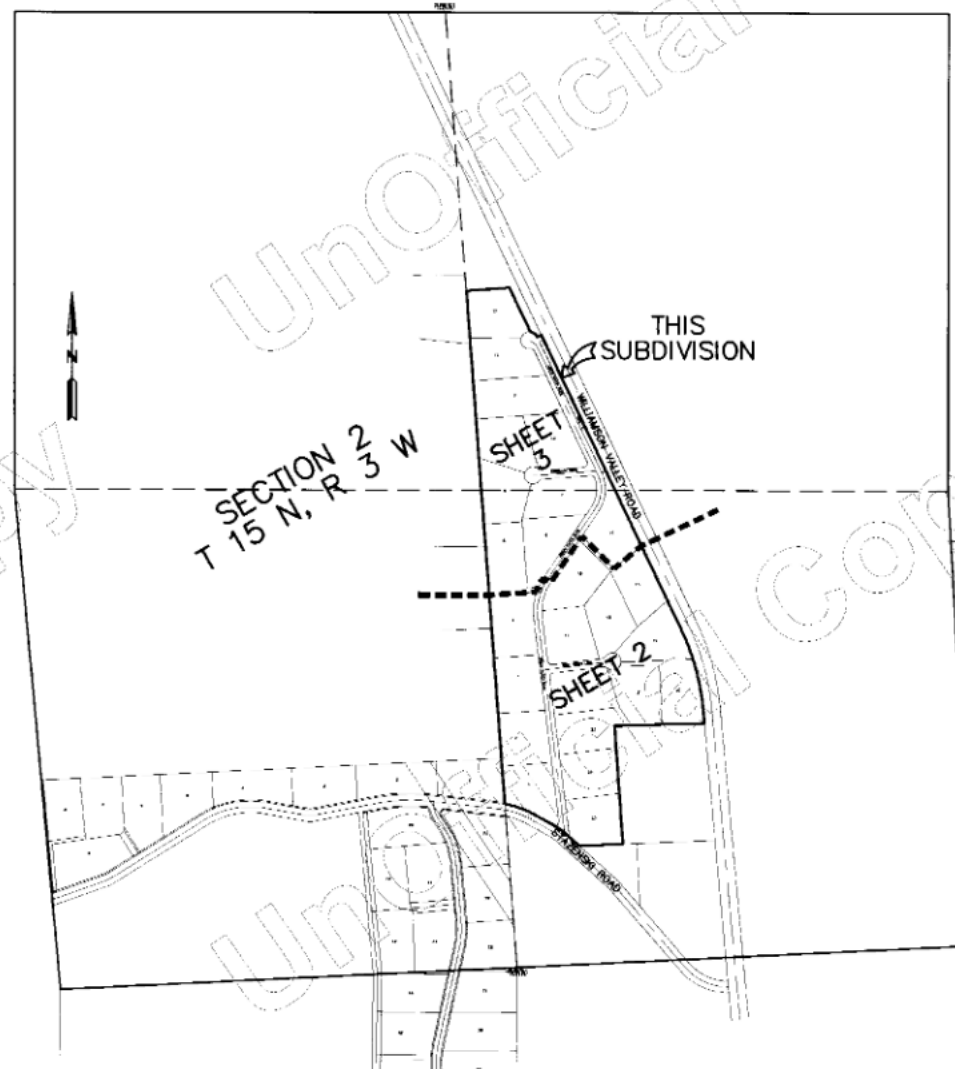
MY COMMISSION EXPIRES: 3/15/2009



AREA CALCULATIONS

MINIMUM LOT SIZE: 87,133 SF = 2.00 AC
MAXIMUM LOT SIZE: 105,861 SF = 2.43 AC
AVERAGE LOT SIZE: 89,071 SF = 2.04 AC
TOTAL BOUNDARY: 2,450,131 SF = 56.43 AC
TOTAL R-O-W: 209,159 SF = 4.80 AC
TOTAL LOTS (25): 2,556,772 SF = 51.13 AC
TOTAL TRACTS: 22,201 SF = 0.51 AC
TRACT A: 22,201 SF = 0.51 AC (DEDICATED TO YAVAPAI COUNTY FOR ROADWAY PURPOSES)

TRACT A: 22,201 SF = 0.51 AC (DEDICATED TO YAVAPAI COUNTY FOR ROADWAY PURPOSES)



ASSURANCES

SATISFACTORY ASSURANCE IN THE FORM OF FINANCIAL ASSURANCE AGREEMENT FROM STOCKMENS BANK IN THE AMOUNT \$230,076.50 HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF STREETS, AND ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION. ELECTRIC AND PHONE UTILITY SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY COMPANY.

CHAIRMAN OF THE BOARD OF SUPERVISORS DATE 3/06/06
ATTEST BY: B. Shamples DATE 3/06/06
CLERK OF THE BOARD

BENCH MARK

FEMA RM81 WAS USED FOR FLOOD PLAIN DELINEATION OF WINT CREEK AND AMERICAN WASH. RM81 IS LOCATED SOUTH OF BUCHANAN DRIVE. ELEVATION = 5087.10.

ARIZONA HIGHWAY DEPARTMENT BRASS CAP LOCATED 45 FEET SOUTH ON THE INTERSECTION OF WILLIAMSON VALLEY ROAD AND SCARLETT DRIVE IN THE CENTER OF THE EAST HEADWALL OF AN EXISTING CATTLE GUARD. STAMPED ELEVATION = 5084.32. WAS USED FOR AERIAL MAPPING OF AMERICAN RANCH. CALCULATIONS OF 100 YEAR FLOOD PLAIN LIMITS, AND ESTABLISHMENT OF FINISH FLOOR ELEVATIONS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 04°20'32" WEST AS MEASURED BETWEEN A FOUND IRON PIPE AT THE SOUTH 1/4 CORNER OF SECTION 2, AND A FOUND BRASS CAP AT THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

FIRE SUPPRESSION NOTE

ALL RESIDENCES IN NORTH ARROW RANCH INCLUDING ANY ATTACHED STRUCTURES WILL BE REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM PER NFPA 13 INSTALLED IN THEM TO MEET FIRE FLOW REQUIREMENTS OF THE CENTRAL YAVAPAI COUNTY FIRE DISTRICT AND THE 2003 INTERNATIONAL FIRE CODE WITH AMENDMENTS.

ALL RESIDENTIAL LOTS, ONCE BUILT UPON, SHALL HAVE A DEFENSIBLE SPACE CREATED AROUND THE PERIMETER OF THE RESIDENCE, TO BE MAINTAINED BY THE HOMEOWNER, BUT TO BE REGULATED AND ENFORCED BY THE CENTRAL YAVAPAI COUNTY FIRE DISTRICT.

C C & R's

THE DECLARATION OF RESTRICTIONS FOR "NORTH ARROW RANCH" ARE RECORDED IN BOOK 1311 OF OFFICIAL RECORDS, PAGE 322 ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, AND IS HEREBY INCORPORATED AS PART OF THIS PLAT.

APPROVALS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THEREON, TO THE YAVAPAI COUNTY SUBDIVISION REGULATIONS AND TO ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

Shelly S. Boudin 2/23/06
COUNTY ENGINEER DATE

John J. Zame 3-2-06
DEVELOPMENT SERVICES DIRECTOR DATE

Cheryl A. Carr 2/15/06
ENVIRONMENTAL SERVICES UNIT MANAGER DATE

Cheryl A. Carr 2/15/06
FLOOD CONTROL DISTRICT ADMINISTRATOR DATE

I, BEY STADON, CLERK OF THE BOARD OF YAVAPAI COUNTY, HEREBY CERTIFY THAT SAID BOARD APPROVED THE WITHIN PLAT ON 6th DAY OF FEB. 2006, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OR TRACTS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

B. Shamples 3/06/06
CLERK OF THE BOARD DATE

ENGINEERS STATEMENT

SCOTT A. LYON, AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, NO. 35898, IS THE REGISTRANT RESPONSIBLE FOR THE ENGINEERING NECESSARY IN THE PREPARATION OF THIS SUBDIVISION.



SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2006; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE MONUMENTS ARE OR WILL BE SET WITH 1/2" REBAR AND CAPPED, STAMPED L.S. 35138



NOTES

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY HAS BEEN RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PURSUANT TO ARS 45-108) STATING THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.

THIS PLAT IS IN CONFORMANCE WITH CRITERIA ESTABLISHED BY STATE STANDARD ATTACHMENT 2-96 (SSA 2-96) UNDER THE AUTHORITY OF THE DIRECTOR OF THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).

DRAINAGE EASEMENTS CONFORM TO NATURAL OR MAN-MADE WATER COURSES. THESE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION. RESPECTIVE HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING EASEMENTS INTEGRITY.

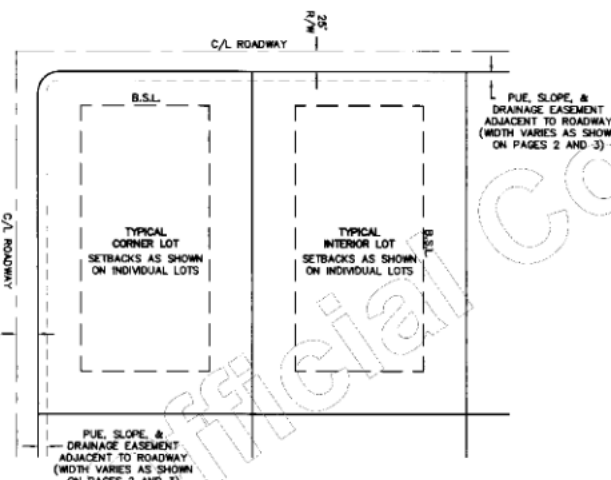
IN THE EVENT SAID DRAINAGE IMPROVEMENTS ARE NOT ADEQUATELY MAINTAINED, IN THE OPINION OF THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT, THEN THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT SHALL HAVE THE AUTHORITY TO ENTER THE PROPERTY AND/OR CAUSE THE NECESSARY MAINTENANCE, AND SHALL FURTHER HAVE THE AUTHORITY TO PASS ON ALL COSTS ASSOCIATED WITH SAID MAINTENANCE TO THE PROPERTY OWNER.

THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISION OF NUMBERED LOTS SHOWN HEREON SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THIS PROHIBITION SHALL NOT APPLY TO THE CREATION OF EASEMENTS, OR RIGHTS-OF-WAY, NOR TO THE CONVEYANCE OF MINOR PORTIONS OF A LOT TO THE OWNER OF A CONTIGUOUS LOT FOR ATTACHMENT TO THAT LOT. IN NO CASE SHALL ANY LOT BE SO DIVIDED AS TO CREATE A LOT OF LESSER SIZE THAN THAT ALLOWED WITHIN THE ZONING DISTRICT IN FORCE OVER THIS PLAT.

NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS. CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT FOR ADDITIONAL DIRECTION.

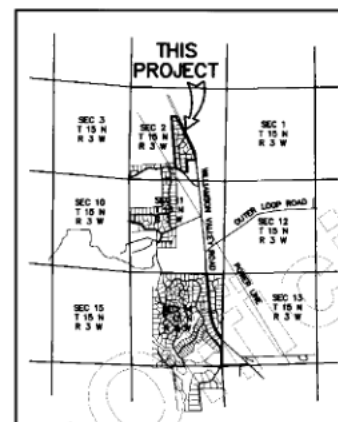
HILLSIDE NOTE

BUILDING ENVELOPES FOR LOTS 2, 22, AND 23, MAY BE REVISED PRIOR TO BUILDING PERMITS BEING ISSUED. HOWEVER, REVISED ENVELOPES CAN NOT EXCEED 25% OF THE LOT AREA IN ACCORDANCE WITH THE YAVAPAI COUNTY HILLSIDE ORDINANCE.



SETBACKS AND STREET SIDE EASEMENTS

N.T.S.



VICINITY MAP

N.T.S.

LEGEND

- FOUND MONUMENT (DESCRIPTION AS NOTED)
- SET 1/2" REBAR CAPPED #35138
- B.S.L. BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SE SLOPE EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT

3984523

(RECORDER'S DATA)

Filed and recorded at the request of

Sundell Valley LLC

March 7, A.D. 2006

at 10:51 o'clock A M

Book 56 of MAPS & PLATS

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Records of Yavapai County, Arizona

Ana Wayman-Trajillo County Recorder

Anthony S. O'Neil Deputy Recorder

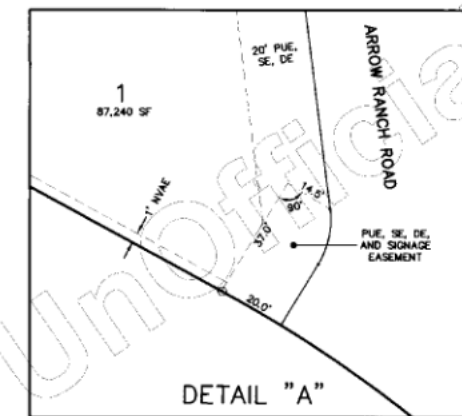
LYON ENGINEERING
Civil Engineers & Land Surveyors

3623 CROSSINGS DRIVE
PRESCOTT, AZ 86305
(928) 776-1750

JOB NO: 252-08 DRAWN: REP
CREW: O'BRIEN DATE: 02/06/06
CLIENT: LEWIS & WAL CHECKED: TPO
SCALE: 1" = 50' DATE: 02/06/06

FINAL PLAT
NORTH ARROW RANCH
SHEET 1 OF 3

56/28



CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	1382.40	69.127 26	186.11	254.00
C2	1382.40	69.127 26	186.11	254.00
C3	1382.40	122.07 00	300.46	150.79
C4	364.00	133.01 18	110.62	43.52
C5	364.00	133.01 18	110.62	43.52
C6	364.00	68.53 38	58.61	28.96
C7	264.00	18.48 49	17.71	8.78
C8	328.00	46.95 36	235.15	121.68
C9	25.00	38.98 44	16.85	8.18
C10	25.00	40.47 09	17.80	8.50
C11	50.00	81.47 48	34.77	14.04
C12	50.00	81.47 48	34.77	14.04
C13	50.00	81.47 48	34.77	14.04
C14	50.00	81.47 48	34.77	14.04
C15	50.00	81.47 48	34.77	14.04
C16	25.00	38.98 44	16.85	8.18
C17	25.00	40.47 09	17.80	8.50
C18	332.00	94.91 18	245.45	113.47
C19	332.00	101.71 71	62.85	31.51
C20	332.00	101.71 71	62.85	31.51
C21	332.00	101.71 71	62.85	31.51
C22	332.00	101.71 71	62.85	31.51

COUNT: LEWS & WALKER	CHECKED: TPO
SCALE: 1" = 100'	DATE: 02/06/06

SHEET 2 OF 3

FINAL PLAT OF NORTH ARROW RANCH

56/29

FIND BRASS CAP @
N 1/4 COR. SEC 2
T 15 N, R 3 W

APN 100-09-0210

PARCEL 7

13
87,523 SF

12
87,276 SF

11
105,861 SF

9
87,264 SF

8
87,255 SF

5
94,830 SF

4
94,048 SF

18
87,753 SF

10
87,517 SF

7
87,147 SF

6
87,207 SF

14
87,702 SF

16
89,195 SF

15
87,133 SF

TRACT A
22,201 SF

WILLIAMSON VALLEY RANCH
BK 48 MAP, PGS 30-34

PARCEL 8

SEE SHEET 3
SEE SHEET 2

WILLIAMSON VALLEY RANCH
BK 48 MAP, PGS 30-34

WILLIAMSON VALLEY RANCH
BK 48 MAP, PGS 30-34

PARCEL 9

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N84°32'00"E	26.14
L2	N60°56'03"W	27.09
L3	N84°31'43"W	26.20
L4	S85°39'18"W	44.37

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	50.00	28°04'39"	50.68	27.78
C2	250.00	40°52'59"	292.15	129.28
C3	250.00	59°14'18"	298.78	113.70
C4	50.00	35°28'03"	30.95	15.99
C5	350.00	25°58'04"	159.44	81.13
C6	350.00	04°59'19"	27.72	13.87
C7	350.00	101°17'17"	62.85	31.51
C8	300.00	33°18'14"	174.38	86.75
C9	225.00	59°14'18"	232.83	127.92
C10	175.00	50°12'37"	188.73	91.37
C11	25.00	72°52'31"	31.80	18.46
C12	50.00	24°12'39"	50.00	25.00
C13	50.00	94°52'09"	98.85	75.93
C14	50.00	11°16'13"	21.03	11.18
C15	25.00	48°17'43"	42.48	38.46
C16	25.00	111°07'19"	30.72	17.58
C17	25.00	29°05'59"	30.74	18.24
C18	50.00	87°14'47"	50.68	33.25
C19	50.00	92°42'09"	72.17	44.00

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County Recorder

Anthony J. Senell

Deputy Recorder

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Civil Engineers • Land Surveyors

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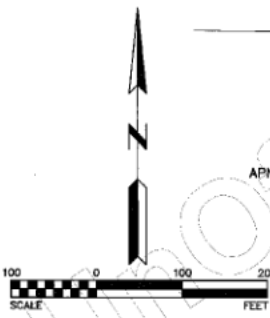
CLIENT: LEWIS & WAL CHECKED: TPO

SCALE: 1" = 100' DATE: 02/06/06

FINAL PLAT
NORTH ARROW RANCH
SHEET 3 OF 3



Timothy P. O'Brien



LE: #252-08
SS: #05030/FP-NAR-3.DWG