

FILE: P:\2017\17186\DRAWINGS\PLATS\FINAL\17186 - CIV.DWG MAJUNG
 PLOTTED: Sep 05, 2019 - 12:15pm

DECLARATION AND DEDICATION:

STATE OF ARIZONA }
 COUNTY OF YAVAPAI } SS

- PARK PLACE CONDOMINIUM ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION ("CONDOMINIUM ASSOCIATION"), WHICH IS THE UNIT OWNERS' ASSOCIATION FOR PARK PLACE CONDOMINIUM, DESCRIBED AND DEPICTED HEREON AS TRACT 'B', ACTING PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 33-1227, 33-1242 AND 33-1252 OF THE ARIZONA REVISED STATUTES, AND PARK PLACE PRESIDIO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("DECLARANT"), AS OWNER OF THE REAL PROPERTY DESCRIBED AND DEPICTED HEREON EXCEPT FOR TRACT 'B', HEREBY PUBLISH UNDER THE NAME "PARK PLACE" A PORTION OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA. ASSOCIATION AND DECLARANT HEREBY DECLARE THAT THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF UNITS, LOTS AND EASEMENTS, AND THAT SUCH UNITS, LOTS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN HEREON.
- DECLARANT HEREBY RESERVES AND DEDICATES OVER AND ACROSS ALL THOSE AREAS LISTED AS TRACT 'C', AS SHOWN HEREON AND ALL IMPROVEMENTS NOW OR HEREAFTER CONSTRUCTED THEREON, AND GRANTS TO THE OWNERS OF LOTS IN PARK PLACE TOWNHOMES AND OWNERS OF UNITS IN PARK PLACE CONDOMINIUM, A BLANKET EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL PURPOSES, SUBJECT TO THE CONDITIONS SET FORTH IN THE MUTUAL USE AND EASEMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF YAVAPAI COUNTY, ARIZONA FOLLOWING RECORDING OF THIS PLAT ("MUTUAL USE AGREEMENT").
- DECLARANT HEREBY RESERVES AND DEDICATES OVER AND ACROSS ALL THOSE AREAS LISTED AS TRACTS 'A' AND 'D' AS SHOWN HEREON AND ALL IMPROVEMENTS NOW OR HEREAFTER CONSTRUCTED THEREON, AND GRANTS TO THE OWNERS OF LOTS IN PARK PLACE TOWNHOMES AND OWNERS OF UNITS IN PARK PLACE CONDOMINIUM, A BLANKET EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL PURPOSES, SUBJECT TO THE CONDITIONS SET FORTH IN THE TOWNHOME DECLARATION OF CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF YAVAPAI COUNTY, ARIZONA FOLLOWING RECORDING OF THIS PLAT ("TOWNHOME CC&RS").
- DECLARANT HEREBY RESERVES AND DEDICATES OVER AND ACROSS THE PARK PLACE TOWNHOMES INCLUDING ALL THOSE AREAS LISTED AS TRACTS 'A', 'C', AND 'D' AS SHOWN HEREON AND GRANTS TO APPLICABLE PUBLIC AND PRIVATE UTILITY COMPANIES AND EMERGENCY SERVICE PROVIDERS A BLANKET EASEMENT FOR INGRESS AND EGRESS, AND FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION DRAINAGE, WATER, SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION AND OTHER COMMUNICATION LINES AND SYSTEMS.
- THE CONDOMINIUM ASSOCIATION HEREBY RESERVES AND DEDICATES OVER AND ACROSS ALL THOSE AREAS LISTED AS COMMON ELEMENTS WITHIN TRACT 'B' AS SHOWN HEREON TO APPLICABLE PUBLIC AND PRIVATE UTILITY COMPANIES AND EMERGENCY SERVICE PROVIDERS A BLANKET EASEMENT FOR INGRESS AND EGRESS, AND FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION DRAINAGE, WATER, SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION AND OTHER COMMUNICATION LINES AND SYSTEMS.
- THE CONDOMINIUM ASSOCIATION HEREBY RESERVES AND DEDICATES OVER AND ACROSS ALL THOSE AREAS LISTED AS COMMON ELEMENTS WITHIN TRACT 'B' AS SHOWN HEREON TO DECLARANT OR ITS ASSIGNEE, AN EASEMENT FOR ACCESS TO AND MAINTENANCE OF THE SUBDIVISION PERIMETER WALL SUBJECT TO THE MUTUAL USE AGREEMENT.
- DECLARANT HEREBY RESERVES AND DEDICATES OVER AND ACROSS ALL THOSE AREAS LISTED AS PARK PLACE TOWNHOMES AS SHOWN HEREON TO DECLARANT OR ITS ASSIGNEE, AN EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL DRAINAGE EASEMENTS, THE SUBDIVISION PERIMETER WALL, AND INSTALLATION AND MAINTENANCE OF LANDSCAPING ON THE EXTERIOR SIDE OF THE SUBDIVISION PERIMETER WALL.

IN WITNESS WHEREOF, ASSOCIATION AND DECLARANT HAVE CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THE _____ DAY OF _____, 2019.

PARK PLACE CONDOMINIUM ASSOCIATION

BY: _____, PRESIDENT

PARK PLACE PRESIDIO, LLC
 BY MIRAMONTE HOLDINGS, LLC, MANAGER
 BY KEMMERLY MIRAMONTE, LLC, MEMBER

BY: _____, MEMBER

ACKNOWLEDGMENTS

STATE OF ARIZONA }
 COUNTY OF COCONINO } SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME OR SHOWN BY SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE SIGNATURE APPEARS ABOVE, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

SEAL: _____
 NOTARY PUBLIC

STATE OF ARIZONA }
 COUNTY OF COCONINO } SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME OR SHOWN BY SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE SIGNATURE APPEARS ABOVE, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

SEAL: _____
 NOTARY PUBLIC

CERTIFICATE OF APPROVALS

COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR OF COMMUNITY DEVELOPMENT - KAREN OSBURN DATE _____

PUBLIC WORKS DEPARTMENT

CITY ENGINEER - J. ANDY DICKEY, PE DATE _____

SEDONA FIRE DISTRICT

FIRE MARSHAL - JON DAVIS DATE _____

CITY COUNCIL

MAYOR - SANDY MORIARTY DATE _____

CITY CLERK - SUSAN IRVINE DATE _____

PARK PLACE RE-PLAT OF PARK PLACE 2ND AMENDED FINAL PLAT

AS RECORDED IN BOOK 60 OF MAP AND PLATS, PAGES 50-70
 AS PREVIOUSLY RECORDED IN BOOK 58 OF MAPS AND PLATS, PAGES 93-113
 AS PREVIOUSLY RECORDED IN BOOK 55 OF MAPS AND PLATS, PAGES 14-33

APPLICATION # PZ18-00007(SUB)

A PORTION OF SECTION 15,
 TOWNSHIP 17 NORTH, RANGE 5 EAST,
 GILA AND SALT RIVER, BASE AND MERIDIAN,
 YAVAPAI COUNTY, ARIZONA
 CONTAINING 9.73 ACRES MORE OR LESS

BASIS OF BEARING AND ELEVATIONS PER (R)

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM CITY OF SEDONA BENCHMARK #17 USING GPS WITH NGS GEOID MODEL "GEOID99" REFERENCED TO THE PUBLISHED HEIGHT OF THIS STATION. SEDONA BENCHMARKS ARE NOMINALLY REFERENCED TO THE NGVD29 VERTICAL DATUM.

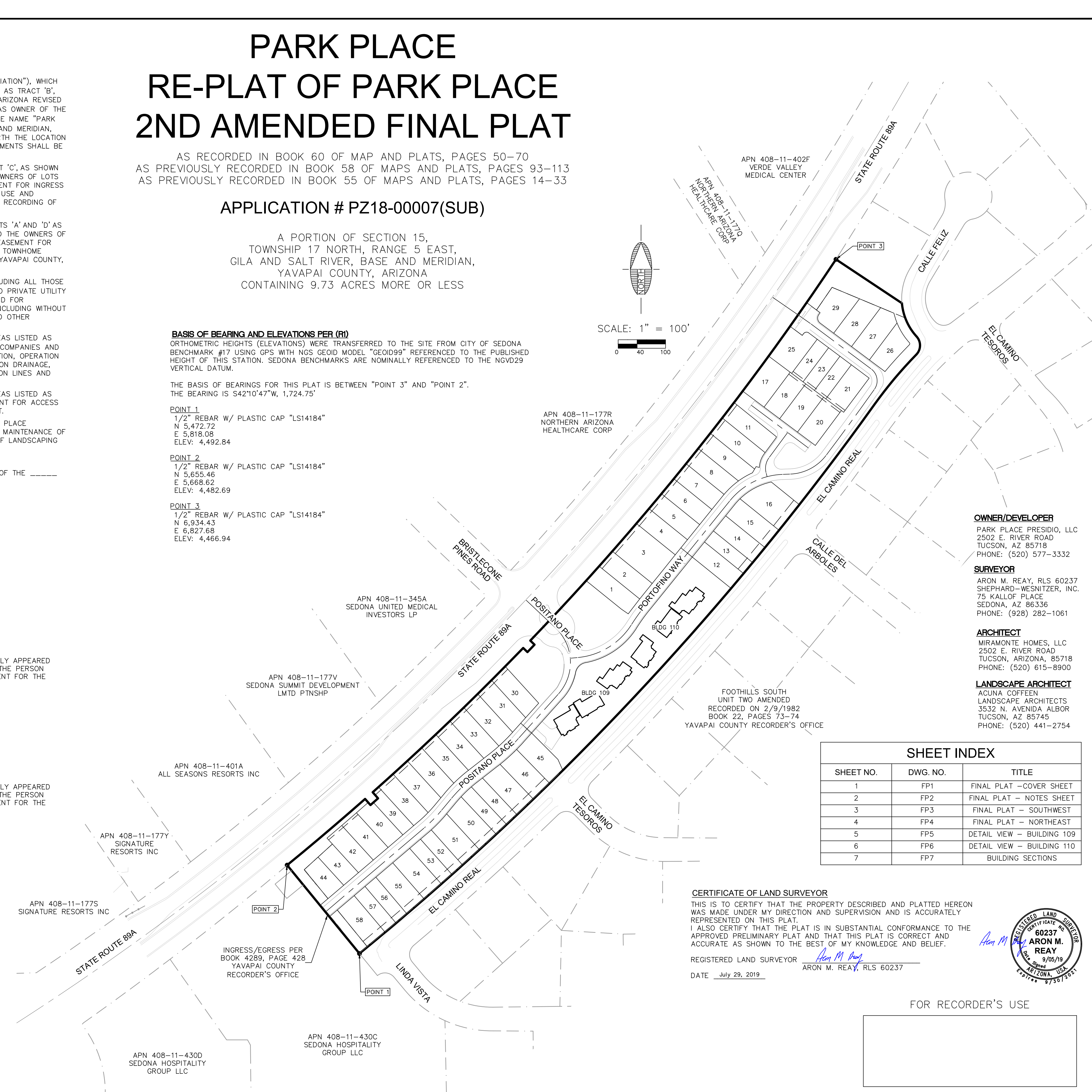
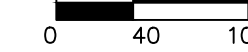
THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN "POINT 3" AND "POINT 2".
 THE BEARING IS S42°10'47"W, 1,724.75'

POINT 1
 1/2" REBAR W/ PLASTIC CAP "LS14184"
 N 5,472.72
 E 5,818.08
 ELEV: 4,492.84

POINT 2
 1/2" REBAR W/ PLASTIC CAP "LS14184"
 N 5,655.46
 E 5,668.62
 ELEV: 4,482.69

POINT 3
 1/2" REBAR W/ PLASTIC CAP "LS14184"
 N 6,934.43
 E 6,827.68
 ELEV: 4,466.94

SCALE: 1" = 100'



OWNER/DEVELOPER
 PARK PLACE PRESIDIO, LLC
 2502 E. RIVER ROAD
 TUCSON, AZ 85718
 PHONE: (520) 577-3332

SURVEYOR
 ARON M. REAY, RLS 60237
 SHEPHARD-WESNITZER, INC.
 75 KALLOF PLACE
 SEDONA, AZ 86336
 PHONE: (928) 282-1061

ARCHITECT
 MIRAMONTE HOMES, LLC
 2502 E. RIVER ROAD
 TUCSON, ARIZONA, 85718
 PHONE: (520) 615-8900

LANDSCAPE ARCHITECT
 ACUNA COFFEEN
 LANDSCAPE ARCHITECTS
 3532 N. AVENIDA ALBOR
 TUCSON, AZ 85745
 PHONE: (520) 441-2754

SHEET INDEX		
SHEET NO.	DWG. NO.	TITLE
1	FP1	FINAL PLAT - COVER SHEET
2	FP2	FINAL PLAT - NOTES SHEET
3	FP3	FINAL PLAT - SOUTHWEST
4	FP4	FINAL PLAT - NORTHEAST
5	FP5	DETAIL VIEW - BUILDING 109
6	FP6	DETAIL VIEW - BUILDING 110
7	FP7	BUILDING SECTIONS

CERTIFICATE OF LAND SURVEYOR
 THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT.
 I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR *Aron M. Reay*
 ARON M. REAY, RLS 60237
 DATE July 29, 2019



FOR RECORDER'S USE

CITY OF SEDONA ARIZONA
 PARK PLACE
 FINAL PLAT - COVER SHEET
 JOB NO: 17186
 DATE: SEP 19
 SCALE: AS SHOWN
 DRAWN: MWJ
 DESIGN: ANB/MWJ
 CHECKED: ANB/AMR
 75 Kallof Place
 Sedona, AZ 86336
 928.282.1061 fax
 928.282.2058 fax
 www.swi.az.com
SWI
 Shephard Wesnitzer, Inc.
 REVISIONS
 NO. DESCRIPTION DATE BY
 DRAWING NO. **FP1**
 SHT NO. 1 OF 7

FINAL PLAT NOTES:

- 1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER UTILITY EASEMENTS EXCEPT: UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE OF FENCING, ASPHALT PAVING, GRAVEL, CONCRETE, OR OTHER DRIVEWAY MATERIALS OR SUITABLE LANDSCAPING. IT SHALL BE FURTHER UNDERSTOOD THAT THE UTILITY COMPANIES SHALL NOT BE REQUIRED TO REPLACE OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF UTILITIES.
2. EACH OF THE CONDOMINIUM UNITS SHOWN HEREON ARE SUBJECT TO THE DECLARATION AND ANY AMENDMENTS THERETO RECORDED WITH THE COUNTY RECORDER OF YAVAPAI COUNTY ARIZONA. EACH OF THE TOWNHOME LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND ANY AMENDMENTS THERETO RECORDED WITH THE COUNTY RECORDER OF YAVAPAI COUNTY ARIZONA.
3. PROPERTY BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM A RESULTS OF SURVEY COMPLETED ON APRIL 4, 2005 SIGNED BY WM. TOD GRAHAM I, R.L.S. 14184, RECORDED IN BOOK 125 OF MAPS AND PLATS, PAGE 2 OF THE YAVAPAI RECORDER'S OFFICE (R1). NO BOUNDARY SURVEY WAS PERFORMED BY SHEPHARD-WESNITZER, INC.
4. LOT CORNERS SHALL BE SET WITHIN 120 DAYS OF COMPLETION OF CONSTRUCTION AND ACCORDING TO THE RECORDING OF THIS FINAL PLAT. LOT CORNERS WILL BE MONUMENTED WITH 1/2" REBAR WITH ALUMINUM CAP STAMPED 'RLS 60237', OR OTHER ACCEPTED CORNER MONUMENT. CENTERLINE MONUMENTS WILL BE A BRASS CAPPED MONUMENT AT P.C.'S, P.T.'S AND INTERSECTION POINTS AND WILL BE INSTALLED BY THE CONTRACTOR UPON COMPLETION OF PAVING OPERATIONS.
5. BUILDING SETBACKS AS SHOWN HEREON, ARE PER CITY OF SEDONA DEVELOPMENT CODE.
6. NO LINES, WIRES, OR OTHER SERVICES FOR THE COMMUNICATION OR TRANSMISSION OF ELECTRIC CURRENT OR POWER OR ELECTROMAGNETIC IMPULSES, INCLUDING TELEPHONE, TELEVISION, AND RADIO SIGNALS, SHALL BE CREATED, PLACED, OR MAINTAINED ANYWHERE IN OR UPON THE PROPERTY UNLESS THEY ARE CONTAINED IN CONDUITS TO CABLES INSTALLED AND MAINTAINED UNDERGROUND OR CONCEALED IN, UNDER, OR ON BUILDINGS OR OTHER STRUCTURES APPROVED BY THE RELEVANT PARK PLACE HOMEOWNERS ASSOCIATION OR DECLARANT. NOTWITHSTANDING THE FOREGOING, BUT SUBJECT TO ANY APPLICABLE REQUIREMENTS OF GOVERNMENTAL AUTHORITIES, THE RELEVANT ASSOCIATION MAY AUTHORIZE THE ERECTION OF MICROWAVE TOWERS AND SIMILAR STRUCTURES ON COMMON AREAS FOR CENTRALIZED RECEPTION, TRANSMISSION, AND RETRANSMISSION OF MICROWAVE AND SIMILAR SIGNALS. NO PROVISION OF THIS PLAT APPROVED SHALL BE DEEMED TO FORBID THE ERECTION OF TEMPORARY POWER OR TELEPHONE STRUCTURES INCIDENT TO THE CONSTRUCTION OF BUILDINGS, STRUCTURES, OR IMPROVEMENTS APPROVED BY THE RELEVANT ASSOCIATION.
7. THE BOUNDARIES OF EACH CONDOMINIUM UNIT SHALL BE AS FOLLOWS:
A. THE VERTICAL BOUNDARIES ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, DOORS, AND WINDOWS OF THE UNIT.
B. THE HORIZONTAL BOUNDARY SHALL BE THE CONCRETE FLOOR OF THE UNIT.
C. THE UPPER HORIZONTAL BOUNDARY SHALL BE A HORIZONTAL PLANE HAVING AN ELEVATION EQUAL TO THE HIGHEST POINT OF THE FINISHED CEILING OF THE UNIT
8. THE CONDOMINIUM COMMON ELEMENT IS ALL THE SPACE EXCEPTING THE UNITS AND GARAGES AS SHOWN HEREON, AND AS DESCRIBED IN THE CONDOMINIUM DECLARATION.

DRAINAGE NOTES:

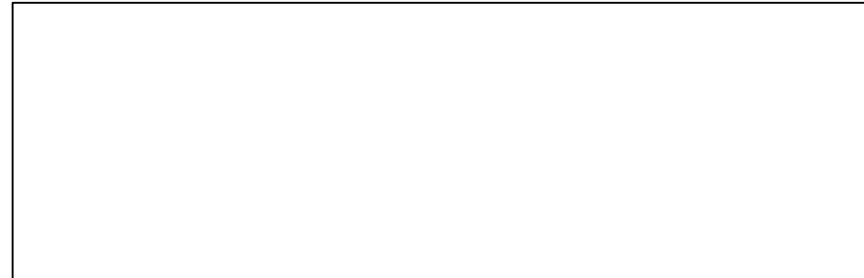
- 1. NO CHAIN LINK, WOVEN WIRE OR BLOCK WALL FENCES ARE TO BE PLACED WITHIN THOSE AREAS NECESSARY TO CONVEY STORM RUNOFF FROM THE SUBDIVISION.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER WATERCOURSES WHICH ARE OUTSIDE THE BUILDING ENVELOPES WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER.
3. THE OWNER OF SUBDIVISION PROPERTY WHICH INCLUDES A WATERCOURSE IS RESPONSIBLE FOR MAINTAINING THE NATURAL AND MANMADE WATERCOURSES' CONDITION AS IT WAS WHEN THIS SUBDIVISION PLAT IS APPROVED. NATURAL OR MANMADE WATERCOURSES SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF THIS PLAT APPROVAL (UNLESS APPROVED BY THE CITY OF SEDONA AND THE PROPOSED ACTION IS REVIEWED TO DETERMINE THE APPLICABILITY OF CORPS OF ENGINEERS OR OTHER FEDERAL, STATE OR LOCAL PERMITTING). THESE WATERCOURSES 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 APPROVAL OF THIS PLAT OF THIS SUBDIVISION.
4. CLASS II EASEMENTS ARE HEREBY GRANTED TO THE PROPERTY OWNERS OF THIS SUBDIVISION FOR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT IN THE AREAS MARKED DRAINAGE EASEMENT. THE OWNER OF THE PROPERTY WHICH INCLUDES A DRAINAGE EASEMENT IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS' CONDITION AS IT WAS WHEN THIS SUBDIVISION PLAT WAS APPROVED. DRAINAGE EASEMENTS CONFORM TO THE NATURAL OR MAN-MADE WATERCOURSES AND SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF THE APPROVAL OF THE SUBDIVISION (UNLESS APPROVED BY THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT).
THESE DRAINAGE EASEMENTS MAY REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE MAY CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THIS PLAT OF THE SUBDIVISION.
IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE RELEVANT GOVERNMENTAL AUTHORITY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE. HOWEVER, IT HAS THE AUTHORITY TO ENTER ONTO THE SITE AND MAINTAIN THE DRAINAGE EASEMENTS AT THE EXPENSE OF THE PROPERTY OWNERS. SHOULD COURT ACTION BE NECESSARY TO COLLECT THESE BILLS, THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ATTORNEY'S FEES AND COURT COSTS.
5. THE CONDOMINIUM UNIT OWNERS, THROUGH THE CONDOMINIUM ASSOCIATION, ARE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AND WATERCOURSES ON TRACT B. THE DECLARANT OR ITS HOMEOWNER ASSOCIATION ASSIGNEE IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AND WATERCOURSES ON PARK PLACE TOWNHOMES INCLUDING TRACTS A, C, AND D.

LEGAL DESCRIPTION - PARK PLACE TOWNHOMES

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT THE WESTERLY MOST CORNER OF LOT 163 OF THE FOOTHILLS SOUTH UNIT TWO AMENDED AS RECORDED IN BOOK 22 OF MAPS AND PLATS, PAGES 73 AND 74 OF THE YAVAPAI COUNTY RECORDER'S OFFICIAL RECORDS. FROM WHICH A FOUND REBAR AND CAP BEARS SOUTH 42°10'47" W, A DISTANCE OF 1724.75' (BASIS OF BEARINGS FOR THIS DESCRIPTION) SAID POINT OF COMMENCEMENT BEING MONUMENTED BY A FOUND REBAR AND CAP STAMPED 'RLS 14184'; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.
THENCE SOUTH 56°23'16" EAST, A DISTANCE OF 167.01 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 37°18'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°43'37" EAST 76.77 FEET;
THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 78.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST; HAVING A RADIUS OF 27.89 FEET AND A CENTRAL ANGLE OF 86°43'55" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 0°59'05" WEST, A DISTANCE OF 38.30 FEET;
THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 42.22 FEET ALONG THE CURVE CONCAVE TO THE WEST TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 8°44'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°58'43" WEST, A DISTANCE OF 137.22 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 137.35 FEET ALONG SAID CURVE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 6035.58 FEET, A CENTRAL ANGLE OF 4°40'20" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 37°56'34" WEST, A DISTANCE OF 492.05 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 492.19 FEET ALONG SAID CURVE;
THENCE NORTH 51°04'26" WEST, A DISTANCE OF 105.15 FEET;
THENCE SOUTH 38°55'34" WEST, A DISTANCE OF 145.17 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE SOUTHWESTERLY A DISTANCE OF 45.10 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 387.00 FEET AND A CENTRAL ANGLE OF 6°40'40", TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 47°03'47" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 55°46'48", A DISTANCE OF 130.16 FEET;
THENCE SOUTHWESTERLY AND WESTERLY A DISTANCE OF 133.89 FEET ALONG SAID CURVE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 26.50 FEET, A CENTRAL ANGLE OF 68°20'27" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°08'28" WEST, A DISTANCE OF 29.77 FEET;
THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 31.61 FEET ALONG SAID CURVE, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 113.00 FEET, A CENTRAL ANGLE OF 30°57'42" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°27'06" WEST, A DISTANCE OF 60.32 FEET;
THENCE SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 61.06 FEET ALONG SAID CURVE;
THENCE SOUTH 41°55'56" WEST, A DISTANCE OF 105.58 FEET;
THENCE SOUTH 44°06'58" EAST, A DISTANCE OF 101.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6035.58 FEET AND A CENTRAL ANGLE OF 52°9'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 47°59'00" WEST 578.30 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 578.53 FEET;
THENCE NORTH 39°16'14" WEST, A DISTANCE OF 241.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5795.58 FEET AND A CENTRAL ANGLE OF 2°07'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°40'14" EAST 215.74 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 215.76 FEET;
THENCE SOUTH 41°29'13" EAST, A DISTANCE OF 17.17 FEET;
THENCE NORTH 48°31'47" EAST, A DISTANCE OF 21.34 FEET;
THENCE NORTH 41°29'13" WEST, A DISTANCE OF 17.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5795.58 FEET AND A CENTRAL ANGLE OF 4°20'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 46°13'05" EAST 439.88 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 439.99 FEET;
THENCE SOUTH 46°15'35" EAST, A DISTANCE OF 12.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5822.03 FEET AND A CENTRAL ANGLE OF 0°12'47" AND BEING

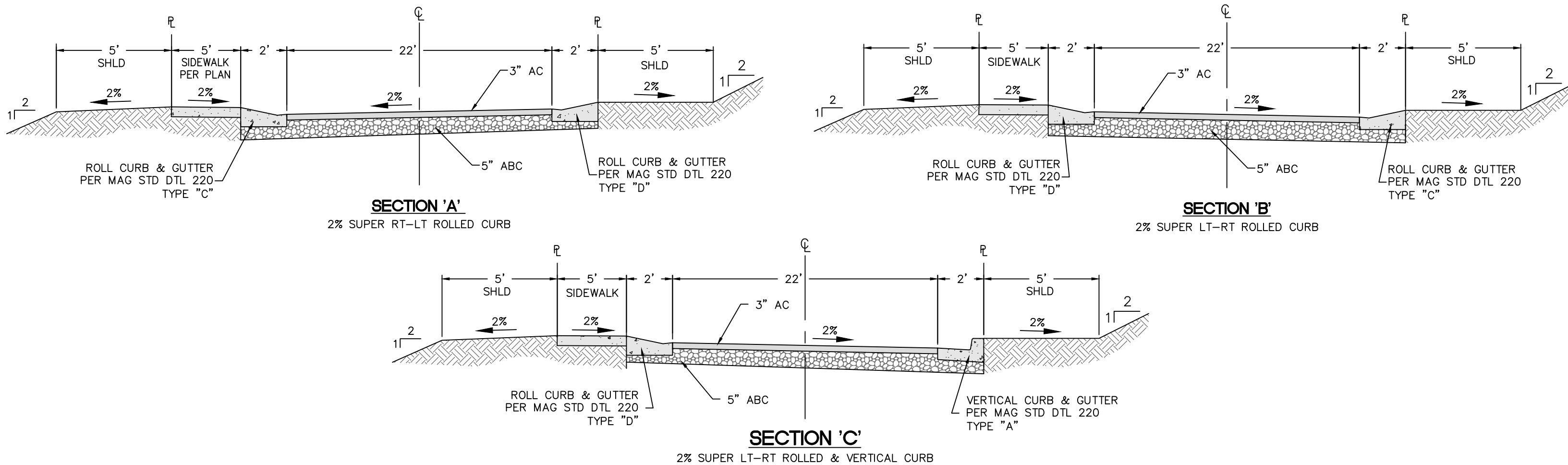
SUBTENDED BY A CHORD THAT BEARS NORTH 43°46'24" EAST, A DISTANCE OF 21.64 FEET;
THENCE NORTHEASTERLY A DISTANCE OF 21.64 FEET ALONG SAID CURVE;
THENCE NORTH 46°14'42" WEST, A DISTANCE OF 12.41 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 5795.58 FEET AND A CENTRAL ANGLE OF 10°12'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 38°43'33" EAST 1031.09 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 1032.45 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 8.50 ACRES, MORE OR LESS.
LEGAL DESCRIPTION - PARK PLACE CONDOMINIUM
A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT THE WESTERLY MOST CORNER OF LOT 163 OF THE FOOTHILLS SOUTH UNIT TWO AMENDED AS RECORDED IN BOOK 22 OF MAPS AND PLATS, PAGES 73 AND 74 OF THE YAVAPAI COUNTY RECORDER'S OFFICIAL RECORDS. FROM WHICH A FOUND REBAR AND CAP BEARS SOUTH 42°10'47" W, A DISTANCE OF 1724.75' (BASIS OF BEARINGS FOR THIS DESCRIPTION) SAID POINT OF COMMENCEMENT BEING MONUMENTED BY A FOUND REBAR AND CAP STAMPED 'RLS 14184';
THENCE SOUTH 56°23'16" EAST, A DISTANCE OF 167.01 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 37°18'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°43'37" EAST 76.77 FEET;
THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 78.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST; HAVING A RADIUS OF 27.89 FEET AND A CENTRAL ANGLE OF 86°43'55" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 0°59'05" WEST, A DISTANCE OF 38.30 FEET;
THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 42.22 FEET ALONG THE CURVE CONCAVE TO THE WEST TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 8°44'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°58'43" WEST, A DISTANCE OF 137.22 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 137.35 FEET ALONG SAID CURVE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 6035.58 FEET, A CENTRAL ANGLE OF 4°40'20" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 37°56'34" WEST, A DISTANCE OF 492.05 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 492.19 FEET ALONG SAID CURVE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 51°04'26" WEST, A DISTANCE OF 105.15 FEET;
THENCE SOUTH 38°55'34" WEST, A DISTANCE OF 145.17 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE SOUTHWESTERLY A DISTANCE OF 45.10 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 387.00 FEET AND A CENTRAL ANGLE OF 6°40'40", TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 47°03'47" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 55°46'48", A DISTANCE OF 130.16 FEET;
THENCE SOUTHWESTERLY AND WESTERLY A DISTANCE OF 133.89 FEET ALONG SAID CURVE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 26.50 FEET, A CENTRAL ANGLE OF 68°20'27" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°08'28" WEST, A DISTANCE OF 29.77 FEET;
THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 31.61 FEET ALONG SAID CURVE, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 113.00 FEET, A CENTRAL ANGLE OF 30°57'42" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°27'06" WEST, A DISTANCE OF 60.32 FEET;
THENCE SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 61.06 FEET ALONG SAID CURVE;
THENCE SOUTH 41°55'56" WEST, A DISTANCE OF 105.58 FEET;
THENCE SOUTH 44°06'58" EAST, A DISTANCE OF 101.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6035.58 FEET AND A CENTRAL ANGLE OF 4°57'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°45'30" EAST 522.17 FEET
THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 522.33 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.23 ACRES, MORE OR LESS.

FOR RECORDER'S USE



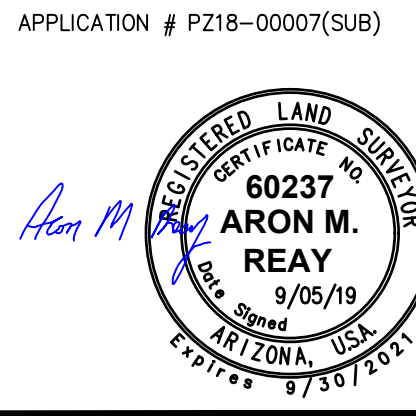
LEGEND AND ABBREVIATIONS

- PROPERTY BOUNDARY
SETBACK
BUILDING TIE TO INTERIOR BUILDING WALL
LOT LINES
EXISTING LOT LINES
EASEMENTS
FOUND 1/2" REBAR PER (R1)
CENTERLINE MONUMENT (TO BE SET)
PROPERTY CORNER (TO BE SET)
CALCULATED POINT
RECORD DATA PER A RESULTS OF SURVEY AS RECORDED IN BOOK 125, PAGE 2 YAVAPAI COUNTY RECORDER'S OFFICE
APN ASSIGNOR PARCEL NUMBER
PRC POINT ON REVERSE CURVE
RB RADIAL BEARING



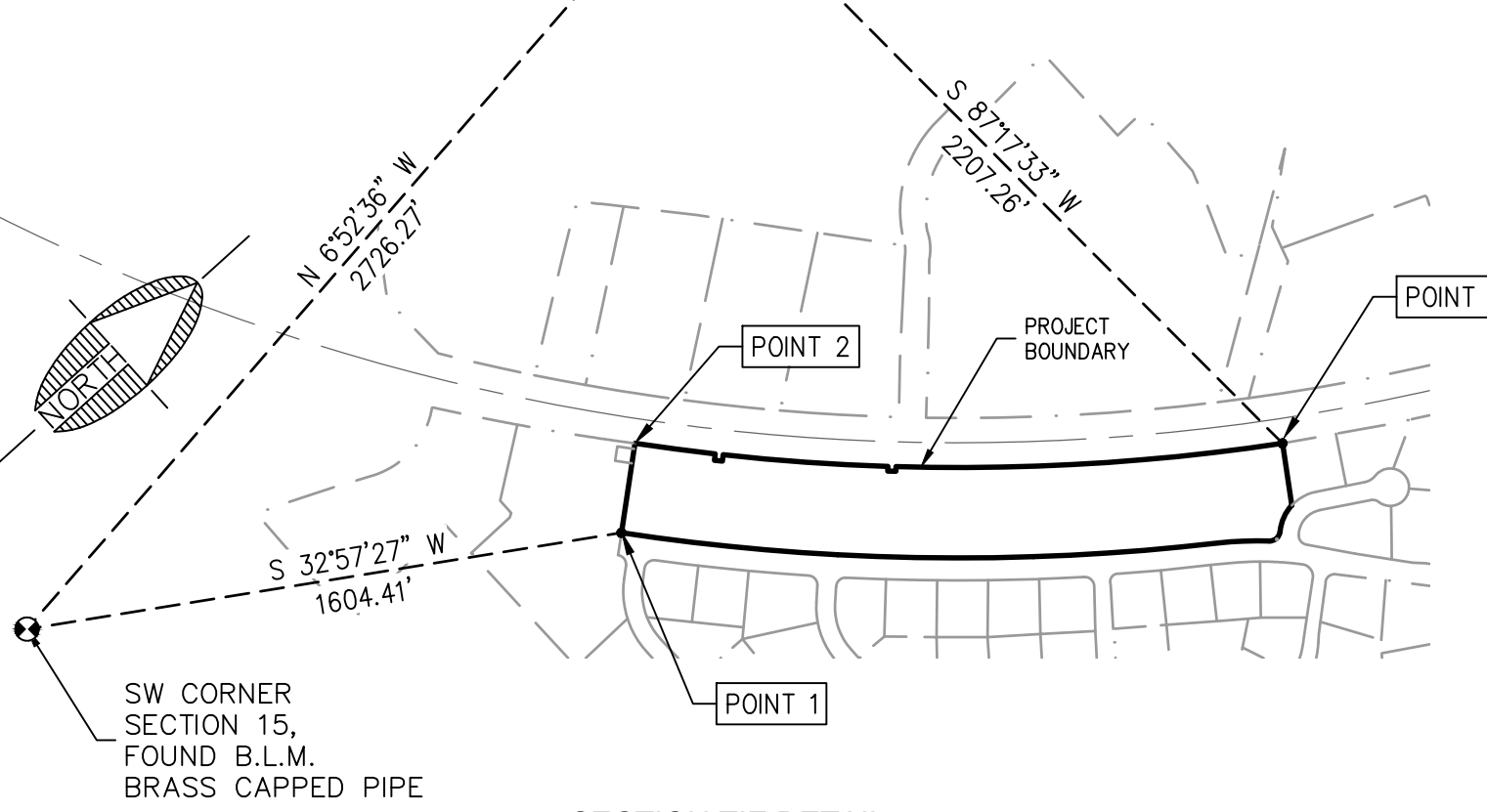
ROAD CROSS SECTIONS NO SCALE

Vertical sidebar containing: CITY OF SEDONA ARIZONA, PARK PLACE, JOB NO: 17186, DATE: SEP 19, SCALE: AS SHOWN, DRAWN: MWJ, DESIGN: AHB/MWJ, CHECKED: AHB/AMR, 75 Killion Place, Sedona, AZ 86336, 928.282.2058 fax, www.swi.az.com, SWI Shephard Wesnitzer, Inc., ARIZONA 801 Arizona Blue Stakes, Inc., APPLICATION # P218-00007(SUB), DRAWING NO. FP2, SHT NO. 2 OF 7.



PLOTTED: Sep 05, 2019 - 12:15pm

WEST 1/4 CORNER SECTION 15
FOUND G.L.O. STONE MONUMENT



SECTION TIE DETAIL
NO SCALE

APN: 408-11-177V

APN: 408-11-345A

APN: 408-11-177R

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	TRACT TYPE
TRACT 'A'	25872	0.59	PRIVATE ROADWAY, PUBLIC UTILITY EASEMENT, DRAINAGE INFRASTRUCTURE
TRACT 'B'	53399	1.23	PARK PLACE CONDOMINIUM
TRACT 'C'	41697	0.96	PRIVATE ROADWAY, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE INFRASTRUCTURE, COMMUNITY CENTER
TRACT 'D'	54859	1.26	PRIVATE ROADWAY, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE INFRASTRUCTURE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00	N 41°29'13" W
L2	7.17	N 41°29'13" W

NOTE:
RB=RADIAL BEARING

FOR RECORDER'S USE

CITY OF SEDONA
ARIZONA

PARK PLACE TOWNHOMES

FINAL PLAT - SOUTHWEST

JOB NO: 17186
DATE: SEP 19
SCALE: 1"=30'
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: AHB/AMR

75 Killion Place
Suite 200
928.282.1066
928.282.2058 fax
www.swi-ar.com

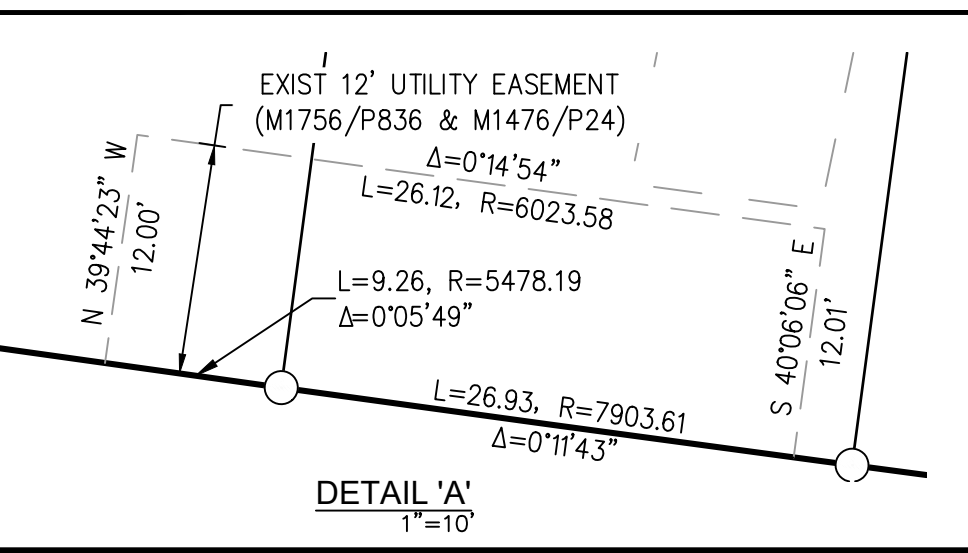
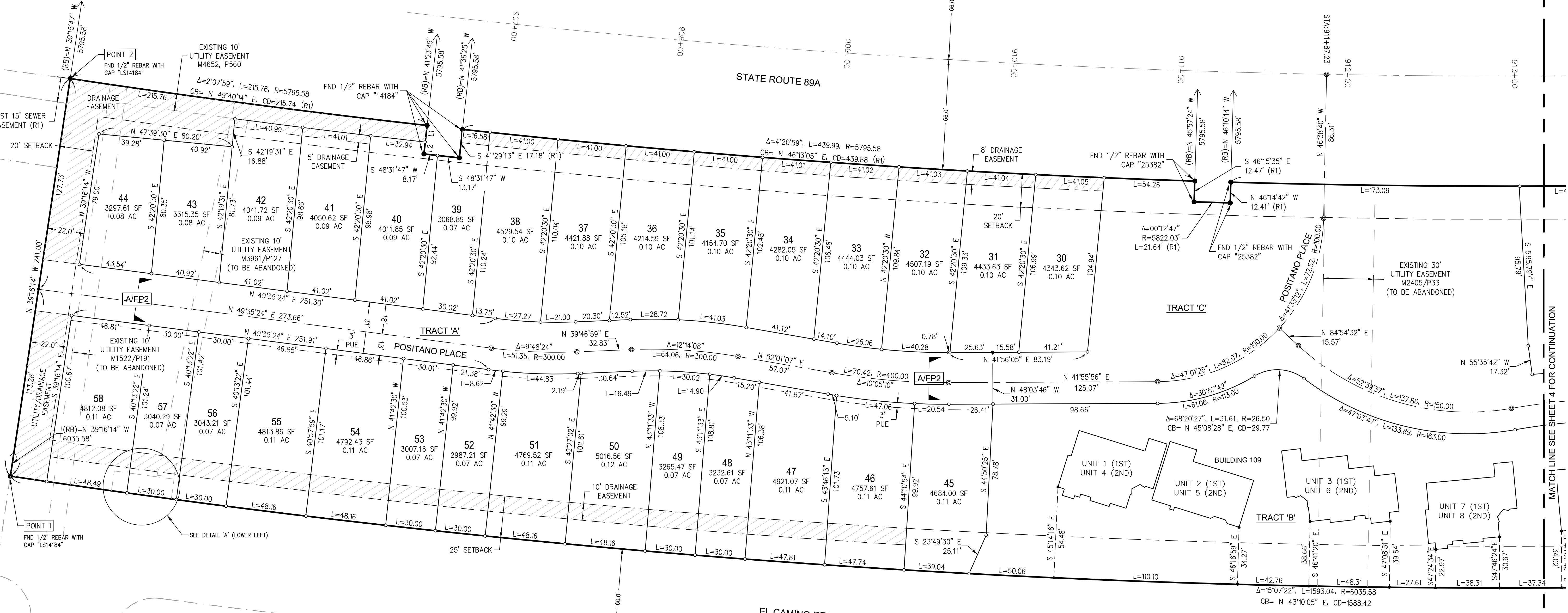
SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

Call out at least two full working days before you begin excavation.
ARIZONA 811
Arizona One Strike, Inc. (888-554-8111)

DRAWING NO.
FP3
SHT NO. 3 OF 7

FILE: P:\2017\17186\DRAWINGS\PLATS\FINAL\17186-FP.DWG, MWJ



FOOTHILLS SOUTH
UNIT TWO AMENDED
BOOK 22 M&P, PAGES 73-74

APPLICATION # P218-00007(SUB)
ARON M. REAY
9/05/19
ARIZONA, USA

NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.
ARIZONA 811
 Arizona One Stop Inc. (928-5348)
 808 8th St. or 1-800-544-1111 (928-5348)

APPLICATION # P218-00007(SUB)
 DRAWING NO. **FP4**
 SHT NO. 4 OF 7

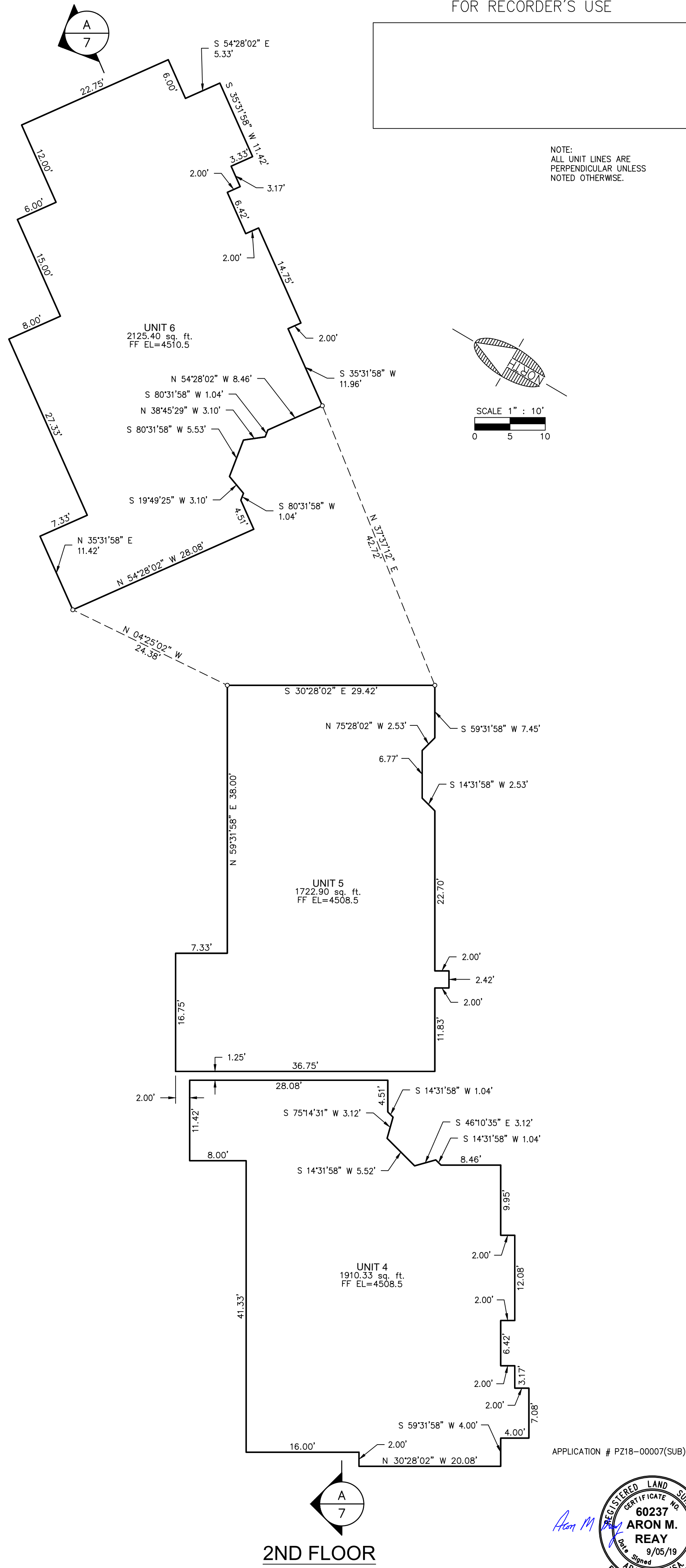
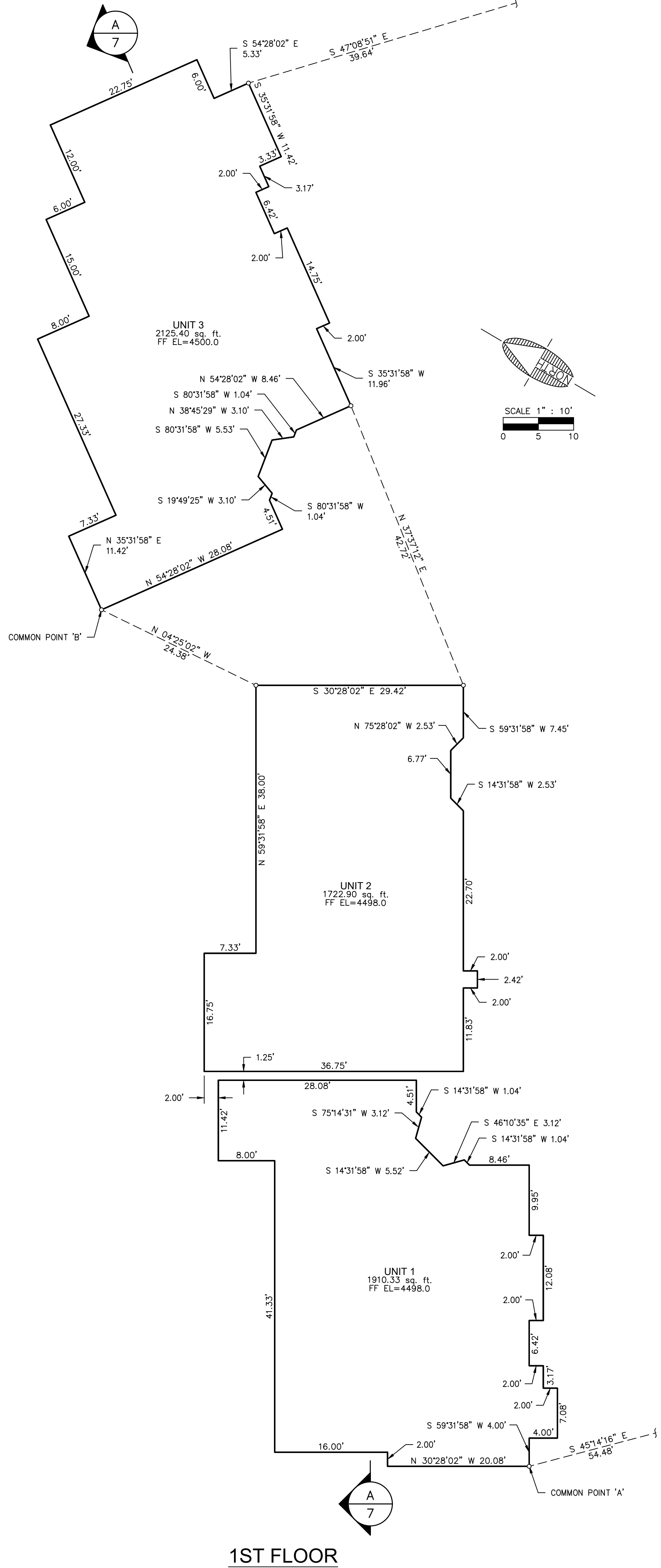
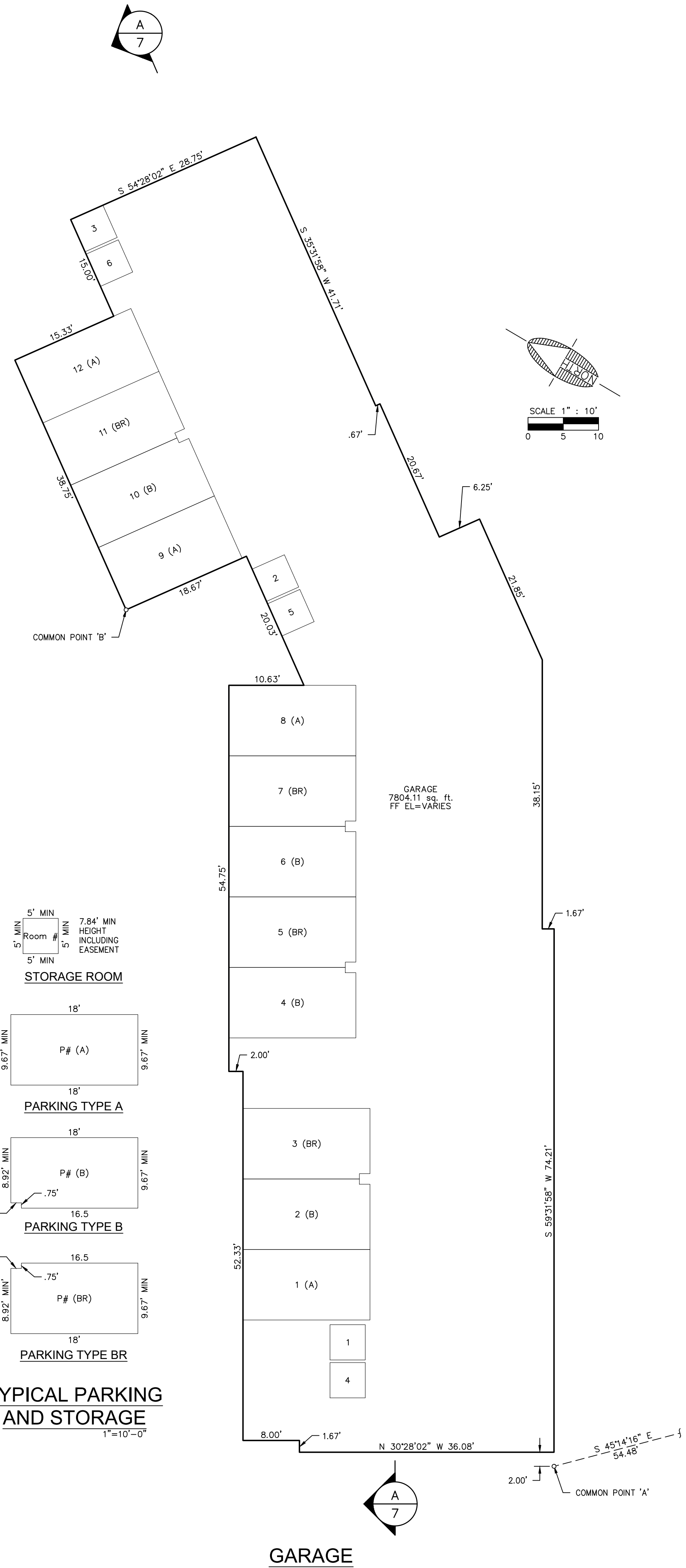
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FOOTHILLS SOUTH
 UNIT TWO AMENDED
 BOOK 22 M&P, PAGES 73-74

60237
ARON M. REAY
 9/05/19
 Sedona, Arizona, USA
 Expires 9/30/2021



FOR RECORDER'S USE

NOTE: ALL UNIT LINES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

CITY OF SEDONA ARIZONA

PARK PLACE CONDOMINIUM

DETAIL VIEW - BUILDING 109

JOB NO: 17186
DATE: SEP 19
SCALE: AS SHOWN
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: AHB/AMR

7/5 Kelli's Place
Sedona, AZ 86336
928.282.1061 fax
928.282.2058 fax
www.swi/oz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

APPLICATION # P218-00007(SUB)

Call or text at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)

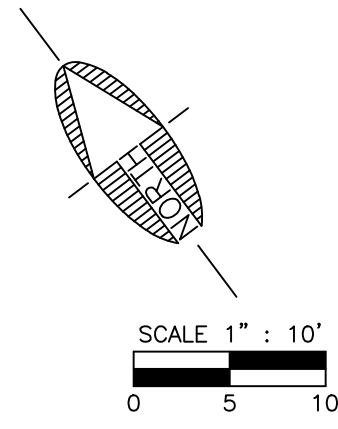
60237
ARON M. REAY
9/05/19
REGISTERED LAND SURVEYOR
ARIZONA, USA
Expires 9/30/2021

DRAWING NO. **FP5**

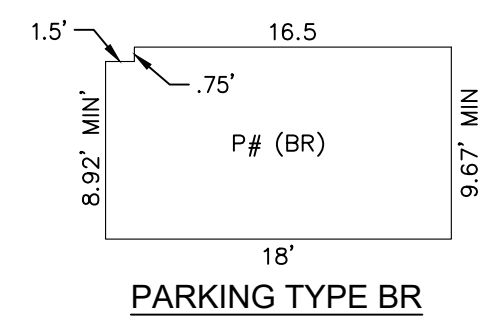
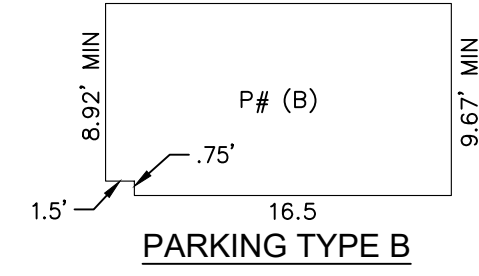
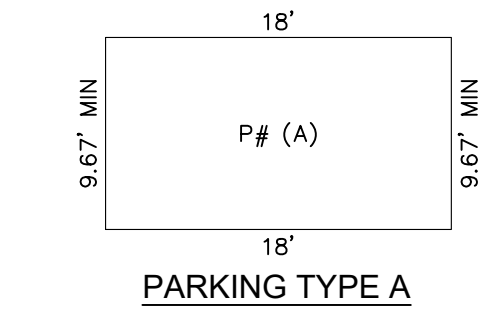
SHT NO. 5 OF 7

PLOTTED: Sep 05, 2019 - 12:15pm

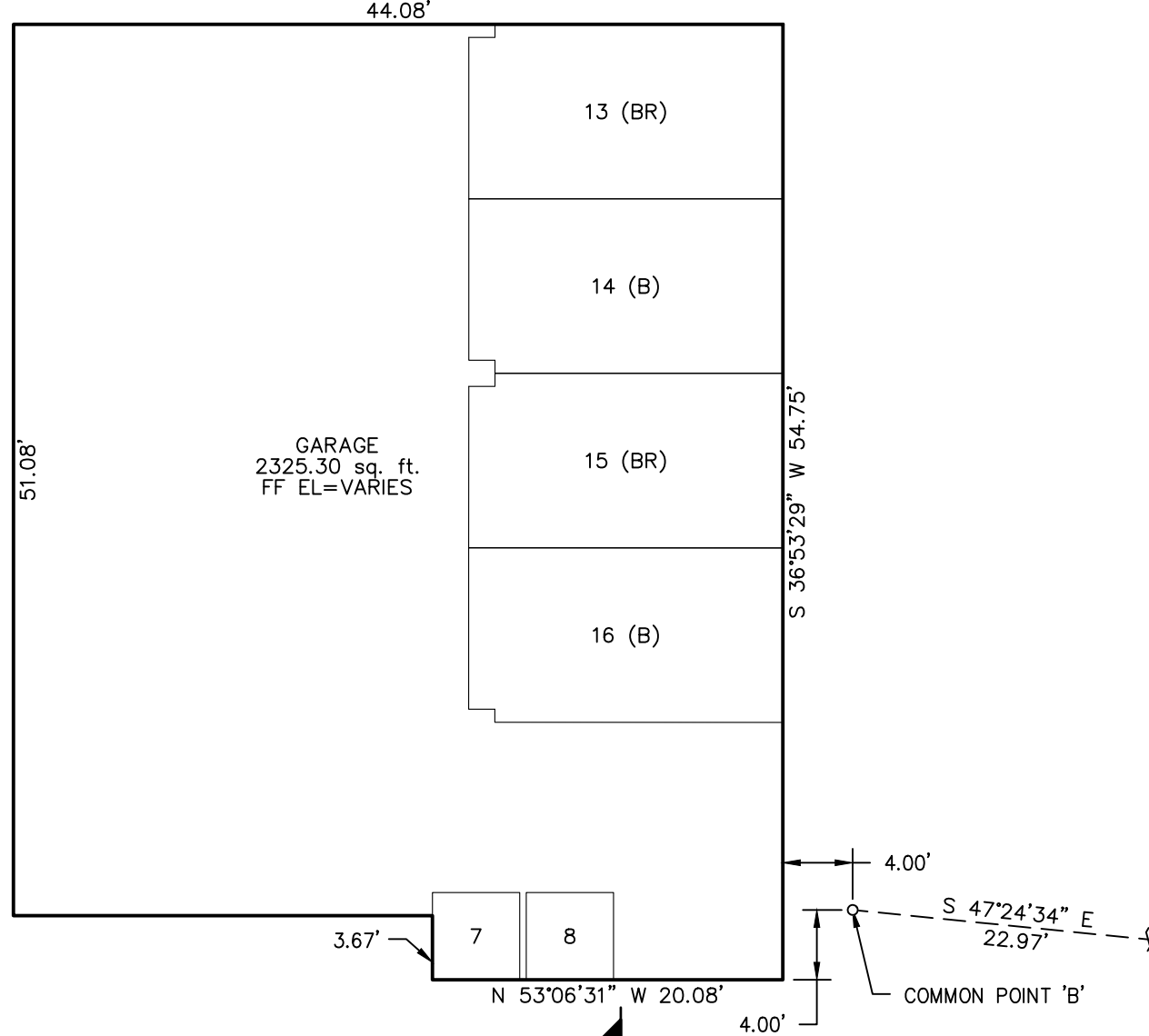
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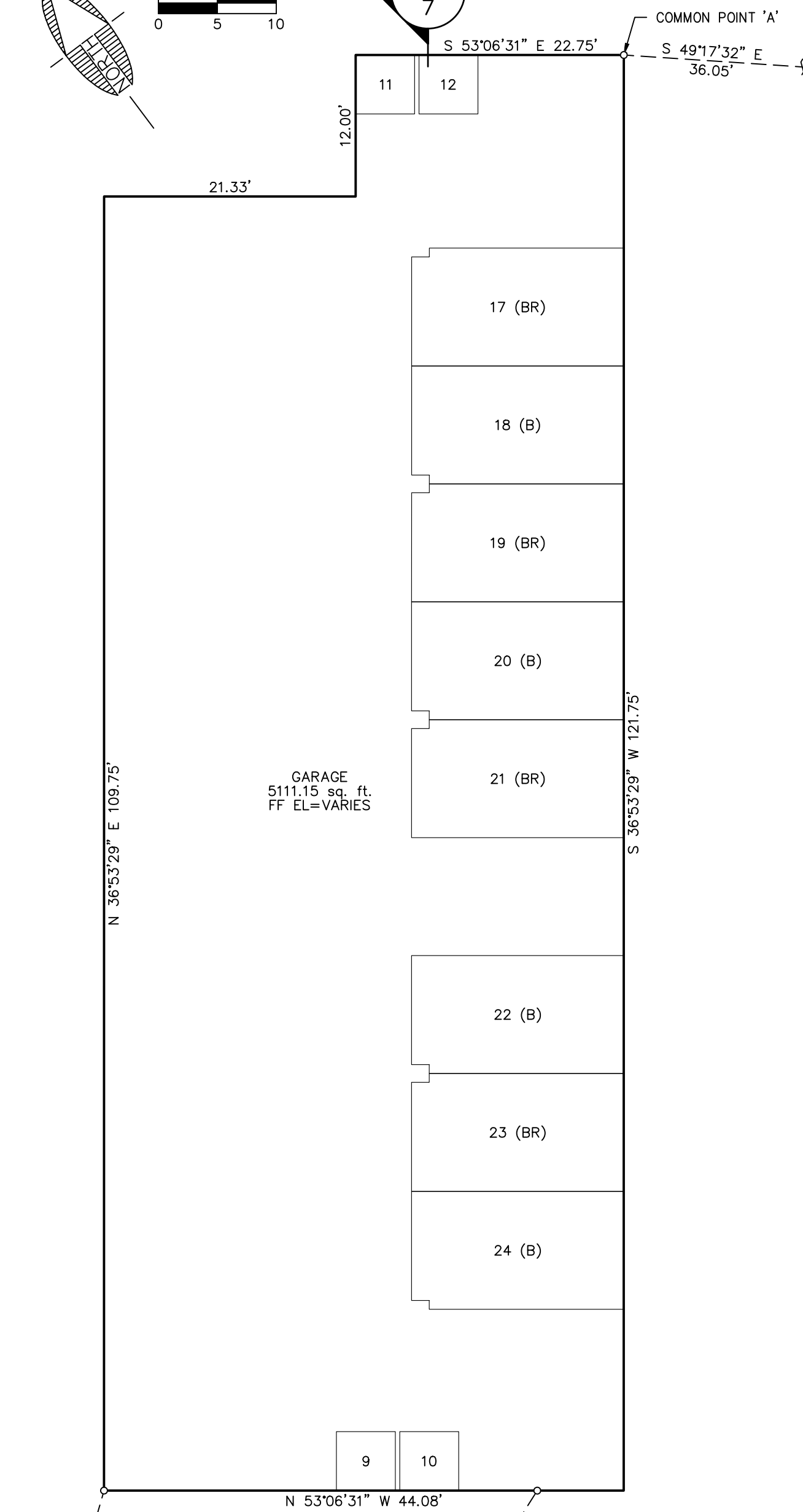
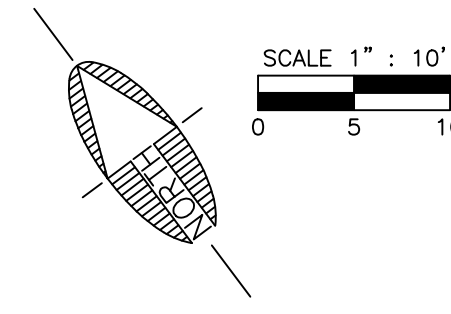
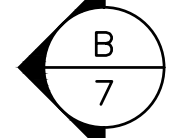
STORAGE ROOM
Room # 5' MIN 7.84' MIN HEIGHT INCLUDING EASEMENT



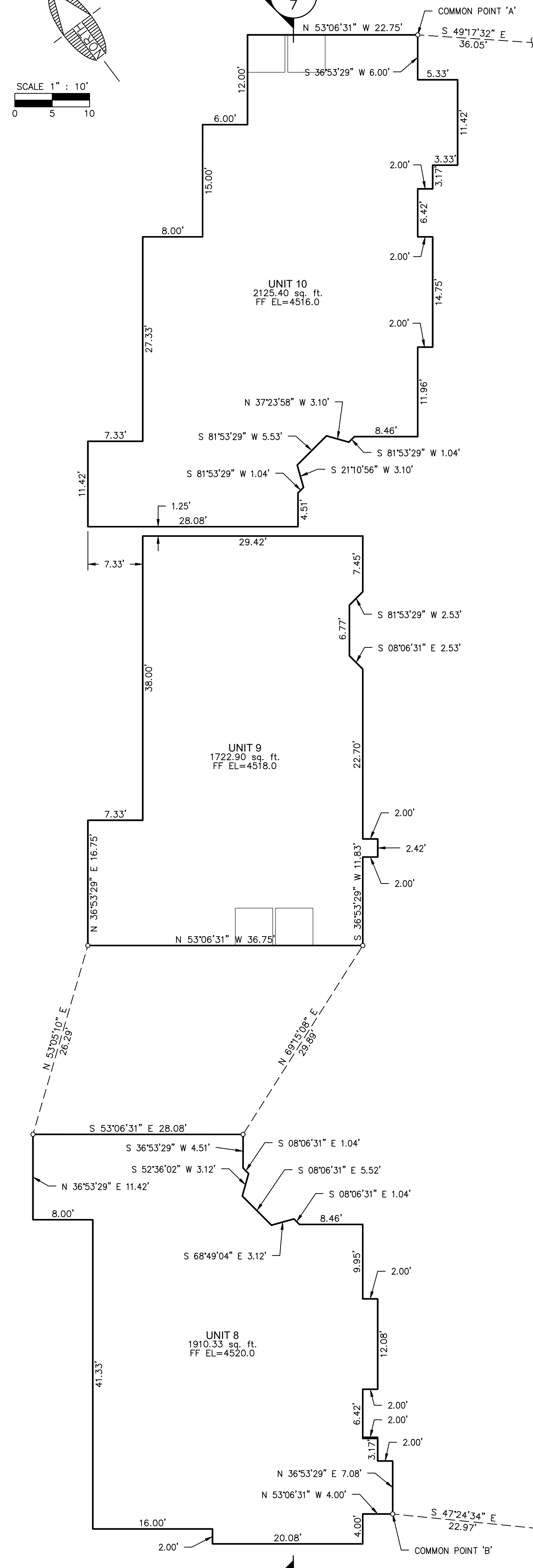
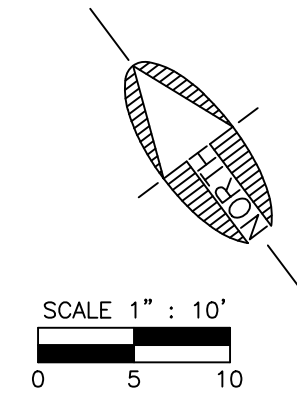
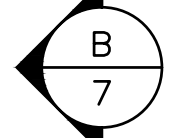
TYPICAL PARKING AND STORAGE
1"=10'-0"



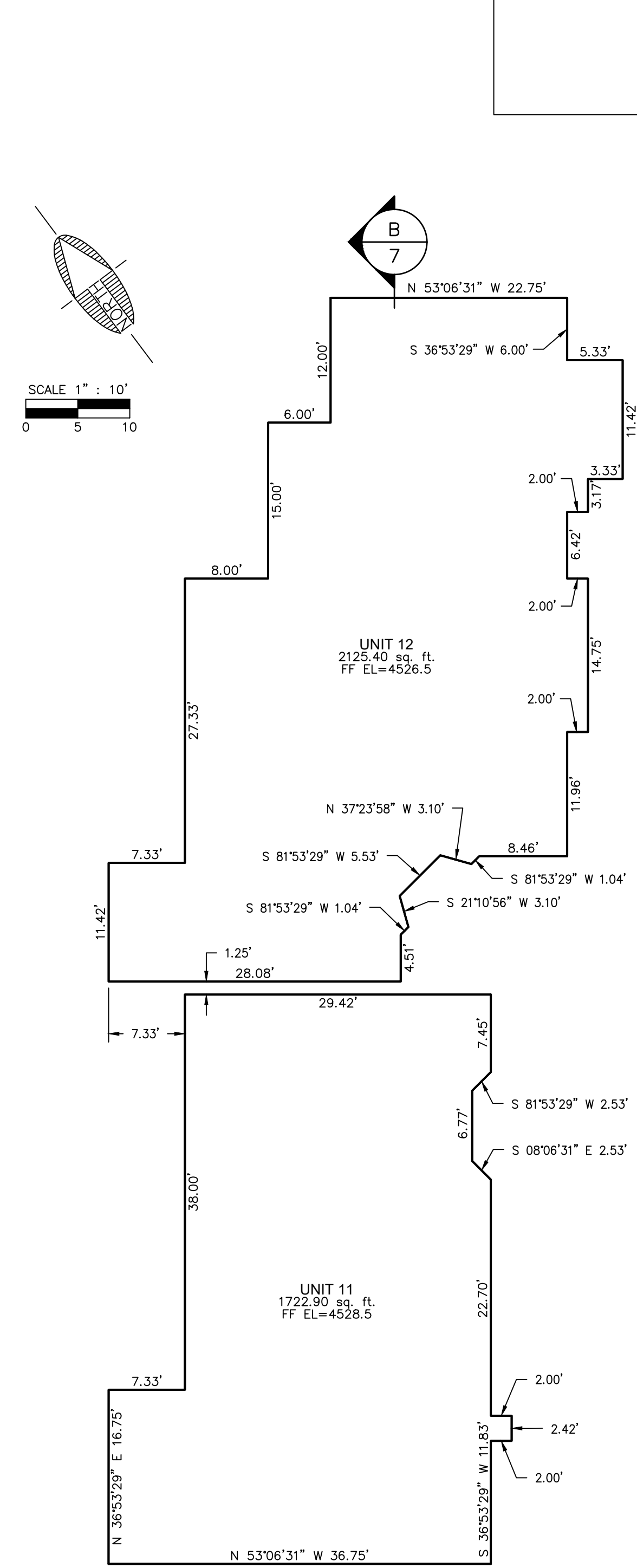
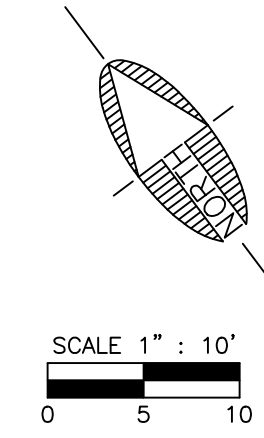
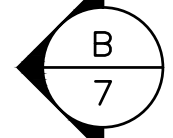
GARAGE



1ST FLOOR



2ND FLOOR



3RD FLOOR

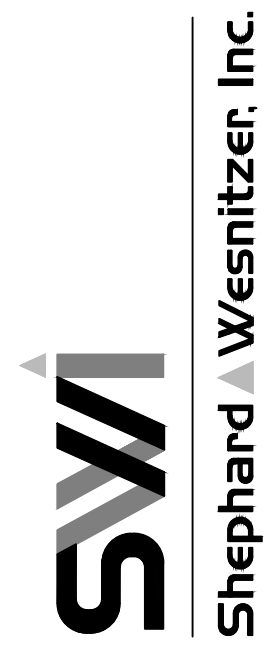
APPLICATION # P218-00007(SUB)



NOTE: ALL UNIT LINES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

FOR RECORDER'S USE

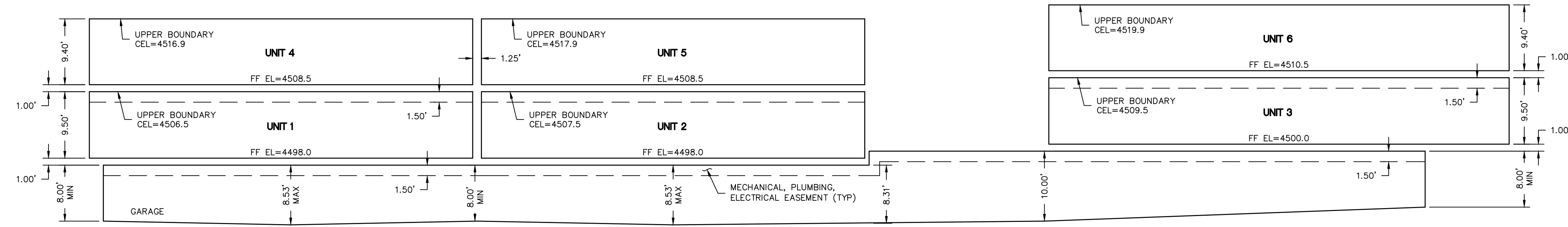
JOB NO: 17186		DATE: SEP 19		SCALE: AS SHOWN		DRAWN: MWJ		DESIGN: AHB/MWJ		CHECKED: AHB/AMR	
75 Kellie's Place Scottsdale, AZ 85256 928.282.1067 928.282.2058 fax		CITY OF SEDONA ARIZONA		PARK PLACE CONDOMINIUM		DETAIL VIEW - BUILDING 110		REVISIONS		DRAWING NO. FP6	
SHT NO. 6		OF 7		BY		DATE		DESCRIPTION		NO.	



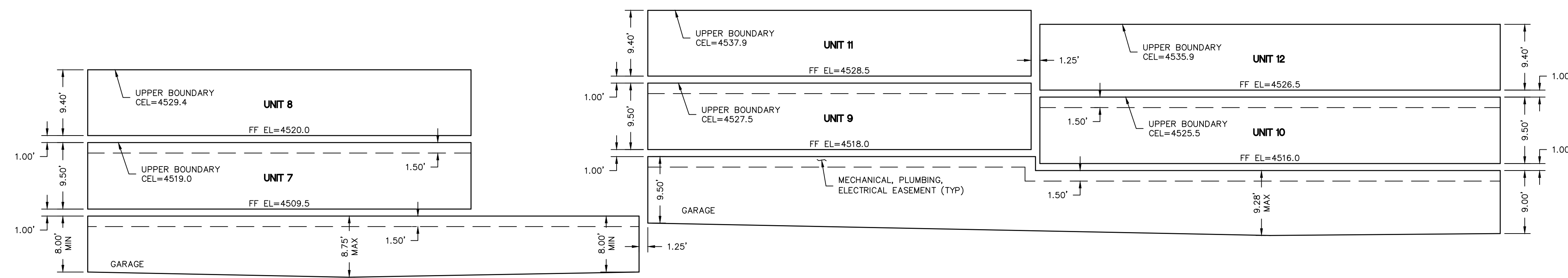
Call or text at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
088 8-1-1 or 1-800-5146-11 (928-5348)

FILE: P:\2017\17186\DRAWINGS\PLATS\FINAL\17186-SECTIONS.DWG MAJUNG

PLOTTED: Sep 05, 2019-12:15pm



BUILDING 109 - SECTION A
1"=10'



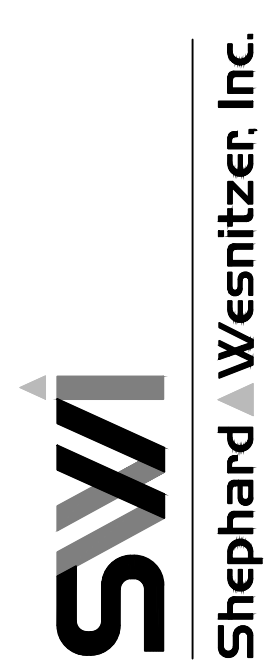
BUILDING 110 - SECTION B
1"=10'

FOR RECORDER'S USE

CITY OF SEDONA
ARIZONA
PARK PLACE CONDOMINIUM
BUILDING SECTIONS

JOB NO:	17186
DATE:	SEP 19
SCALE:	AS SHOWN
DRAWN:	MWJ
DESIGN:	AHB/MWJ
CHECKED:	AHB/AMR

75 Kallie Place
 Sedona, AZ 86336
 928.282.1061
 928.282.2058 fax
 www.swi/az.com



NO.	DESCRIPTION	DATE	BY

DRAWING NO. FP7	
SHT NO. 7	OF 7

APPLICATION # P218-00007(SUB)

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona One Stop

088 8-1-1 or 1-800-514E-11 (722-5348)

