

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, October 15, 2019

### NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on Tuesday, October 15, 2019, at 5:30 pm in the City Hall Council Chambers.

### NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning)

### GUIDELINES FOR PUBLIC COMMENT

### PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

### PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. Appointment of Vice-chair.
4. APPROVAL OF THE FOLLOWING MINUTES:
  - a. September 3, 2019 (R)
5. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
6. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
  - a. Discussion/possible action regarding a proposed zone change request to apply the Oak Creek Heritage District to multiple properties comprising approximately 44 acres within the Schnebly Community Focus Area. Case Number: PZ19-00010 (ZC)  

401-12-018F (16 Bear Wallow Ln)	401-12-016E (135 Bear Wallow Ln)
401-12-016D (20 Bear Wallow Ln)	401-12-015A (48 Burrus Ln)
401-11-003C (200 Schnebly Hill Rd)	401-18-031B (165 Schnebly Hill Rd)
401-11-002F (175 Schnebly Hill Rd)	401-18-002C (65 Schnebly Hill Rd)
401-18-001A (95 Schnebly Hill Rd)	401-18-031D (115 Schnebly Hill Rd)
401-12-016C (20 Bear Wallow Ln)	401-18-031G (105 Schnebly Hill Rd)
401-11-001C (195 Schnebly Hill Rd)	401-12-013 (333 Schnebly Hill Rd)
401-10-001C (No address assigned)	401-12-024A (35 Schnebly Hill Rd)
401-12-024B (333 Schnebly Hill Rd)	401-10-001A (No address assigned)
7. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Tuesday, November 5, 2019; 3:30 pm (Work Session)
  - b. Tuesday, November 5, 2019; 5:30 pm (Public Hearing)
  - c. Tuesday, November 19, 2019; 3:30 pm (Work Session)
  - d. Tuesday, November 19, 2019; 5:30 pm (Public Hearing)
8. EXECUTIVE SESSION  

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

  - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
  - b. Return to open session. Discussion/possible action on executive session items.
9. ADJOURNMENT

Physical Posting: October 10, 2019 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning) or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:  
CITY HALL COUNCIL CHAMBERS  
102 ROADRUNNER DR, SEDONA, AZ

**Staff Report**  
PZ19-00010 (ZC) Oak Creek Heritage  
District Zoning  
Summary Sheet



**City of Sedona**  
**Community Development Department**  
102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

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**Meeting Date:** **October 15, 2019**

**Hearing Body:** **Planning and Zoning Commission**

**Action Requested:** Recommendation of Approval for Establishment of Oak Creek Heritage Area District Zoning

**Staff Recommendation:** Recommendation of Approval for Establishment of Oak Creek Heritage Area District Zoning

**Location:** Various properties along Schnebly Hill Road within the Schnebly CFA

**Addresses and APN:** ***See Attachment 1***  
401-12-018F (16 Bear Wallow Ln) 401-12-016E (135 Bear Wallow Ln)  
401-12-016D (20 Bear Wallow Ln) 401-12-015A (48 Burrus Ln)  
401-11-003C (200 Schnebly Hill Rd) 401-18-031B (165 Schnebly Hill Rd)  
401-11-002F (175 Schnebly Hill Rd) 401-18-002C (65 Schnebly Hill Rd)  
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401-10-001C (No address assigned) 401-12-024A (35 Schnebly Hill Rd)  
401-12-024B (333 Schnebly Hill Rd) 401-10-001A (No address assigned)

**Owners/Applicants:** Multiple owners and entities please see applications ([See Attachment 3](#))

**Project Summary:** Establishment of Oak Creek Heritage Area District Zoning (OC) on multiple parcels

**Site Size:** ± 44.39 acres

**Sedona Community Plan Designation:** Planned Area and Single Family Low Density

**Current Zoning:** Single-Family Residential (RS-18 and RS-10)

**Proposed Zoning:** Oak Creek Heritage Area District Zoning (OC)

**Current Land Use:** Vacant, Residential, and Commercial

**Surrounding Properties:** [See Attachment 2](#)

**Report Prepared By:** Warren Campbell, Assistant Director of Community Development

**Attachments:**

1. Aerial View & Vicinity Map .....	9
2. Current and Surrounding Zoning Map.....	10
3. Application Materials Including Ownership Table.....	11
4. Existing Land Use Map .....	73
5. Oak Creek Heritage Area District Summary.....	74



## **BACKGROUND**

This application to rezone multiple properties located within the Schnebly Community Focus Area (CFA) to the newly established Oak Creek Heritage Area (OC) District is city initiated. This zone change request encompassing 18 parcels and approximately 44.39 acres is the result of an approximately four (4) year effort to establish and realize the Schnebly CFA vision. Six entities are in ownership of the 44.39 acres. For a complete list of the parcels, acreage, land use status, and ownership please see [Attachment 3](#).

The adopted Sedona Community Plan identifies several areas for the establishment of CFA plans. The Schnebly Hill Road neighborhood is one of those areas. In 2014, several residents of the area came forward with a request to initiate the development of a CFA plan for their neighborhood. In 2015, the effort to establish a vision for the area began with the participation of many of the property owners in the planning process. After several years of refining the vision and working through the Planning and Zoning Commission and City Council, the Schnebly CFA Plan was adopted in April of 2017. The Schnebly CFA Plan can be viewed at the following link:

<http://www.sedonaaz.gov/cfa9>

In November of 2016, the City began development of a new Land Development Code (LDC). One of the goals of that effort was to incorporate policies and regulations which furthered the goals and objectives adopted in the Community Plan and CFA Plans. An outcome of the LDC Update was the creation of the OC District, originally recommended in the Schnebly CFA Plan. The establishment of this new zoning district was the direct result of the need to provide a method for achieving the stated vision and outcomes of the Schnebly CFA Plan.

It was identified during the adoption of the CFA and LDC that a method to increase the likelihood of achieving the CFA vision and goals was for the city to initiate the zone changes to remove the perceived negative hurdle for the landowners. At this time, there are no specific development plans for any of the properties associated with this application. Development review will occur at a later date as project proposals are submitted by property owners.

## **SITE CHARACTERISTICS (EXISTING)**

- The properties requesting rezoning are largely located between Schnebly Hill Road and Oak Creek. There is one parcel located on the east side of the road.
- The parcels are either vacant or underdeveloped in relation to the allowed uses, densities, and lot area of the current single-family residential zoning. The “rural” and underdeveloped characteristic of the area was the genesis for the CFA vision and new zone district to protect the natural resource values and unique character of the area. [See Attachment 5](#).
- The topography of the sites ranges from level areas of the Oak Creek floodplain to the steep slopes above the Creative Life Center.
- Multiple properties are impacted by the Oak Creek riparian and floodplain corridor.
- All the parcels have access either off Schnebly Hill Road, Bear Wallow Lane, or Burris Lane.

## REZONING PROPOSAL

This application consists of a request to rezone the identified parcels from their respective zoning districts of either RS-10 or RS-18 to the new OC Zoning District. The applicants are not proposing any development at this time. If development is proposed in the future, it will be done according to the zoning requirements, CFA Plan guidelines, and development review procedures in place.

### **Public Input**

- Project documents submitted by the applicant were placed on the Project and Proposals page of the Community Development Department website (<http://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/oc-rezonings>).
- Staff completed the required public noticing and posting for this project.
- Staff mailed letters to the neighboring property owners, informing them about the project and inviting them to contact staff with any questions.
- All notices contain contact information and a way to submit comments.
- As of writing this report, Staff has received two phone calls from homeowners on Bear Wallow Lane seeking information on the specifics of the application. After a conversation with each, there was no concern expressed regarding the rezoning. No written comments have been submitted.
- As a result of the extensive public processes associated with the CFA and LDC adoptions, there has been a significant amount of public input since 2014. Given the public outreach of those two efforts, staff did not host any public open houses specific to this request. When development occurs in the future, the applicants will be required to complete a Citizen Participation Plan.

## REVIEW AGENCY COMMENTS AND CONCERNS

The submitted documents were routed to reviewing agencies for comments. The following comments were received:

- City of Sedona Public Works Department
  - Requested a condition regarding the granting of an easement for a shared use trail design that has been underway for months. The easement would impact the following properties:
    - 65 Schnebly Hill Road (APN 401-18-002C), Owner: Tracy/Trevillyan Revocable Trust DTD 3-9-18
    - 95 Schnebly Hill Road (APN 401-18-001A), Owner: Thumb Butte Systems XXVII LLC
    - 105 Schnebly Hill Road (APN 401-18-031G), Owner: Thumb Butte Systems XXVII LLC
    - 195 Schnebly Hill Road (APN 401-11-001C), Owner: Thumb Butte Systems XXVII LLC
    - 20 Bear Wallow Lane (APN 401-12-016C), Owner: Thumb Butte Systems XXVII LLC
    - David Tracy and Janeen Trevillyan are the representatives for each of these properties/LLCs.
  - As proposed, prior to the requested OC District zoning becoming effective on these parcels, an easement will need to be granted for the agreed upon shared use trail.
- The Sedona Fire Department had no comments on the proposal.
- No other comments were received.

## REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission and City Council:

**ZONE CHANGE** The Planning and Zoning Commission provides a recommendation; Final action to be taken by the City Council.

### DISCUSSION (ZONE CHANGE)

The Zone Change process is prescribed by Section 8.6.A, Rezoning (Zoning Map Amendments) of the Land Development Code. Zone Change applications are reviewed for conformance with the Community Plan, Community Focus Area Plans, and other adopted plans and policies of the City, if applicable. In reviewing a zone change application, the Commission may recommend, and the City Council may approve, or deny a zoning request upon consideration of the following criteria found in Section 8.6.A.3.f.3, LDC:

- i. **The rezoning is consistent with and conforms to the Sedona Community Plan, Community Focus Area Plans, other adopted plans, and the purposes of this Code;**

*Staff Evaluation: The parcels included for consideration of rezoning to the OC district are all located within the boundary area of the Schnebly CFA. The Schnebly CFA was identified in the Sedona Community Plan as an area where the city should “play a proactive planning role to implement the community’s vision.” The Schnebly CFA was the only CFA featured in the Community Plan with an extensive preliminary vision dating back to 2012 as detailed in the Community Plan “Appendix B: Schnebly Hill Neighborhood Vision”.*

*The Schnebly CFA was initiated by the neighbors in the Schnebly Hill community as they were concerned about the future prospects for the area which is largely underdeveloped and vacant. The neighbors wanted to proactively begin the process of developing a CFA versus waiting for the city to pursue it at some point in the future. After approximately 2 years of effort, the neighborhood had a plan they could support, and the Commission and Council supported and adopted the CFA Plan. The adopted vision for the Schnebly CFA states the following:*

This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona’s heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.

*An important step towards achieving this vision following adoption of the CFA was establishing a new zone district in conjunction with the Land Development Code Update. The new zone district was customized to ensure the outcomes of the CFA Plan were specified in the OC district (See Attachment 5).*

*The designation of the OC district zoning on the parcels included within this application will result in the ability of the community to ensure that none of those properties develops in a fashion permitted by the existing (10,000 and 18,000 square feet) single-family zoning on the parcels. Single-family development, which could now be short-term vacation rentals, will be limited to lots of a minimum of 35,000 square feet. The CFA, as adopted, will encourage property owners to pursue land uses that preserve open space and protect the Oak Creek riparian corridor.*

**ii. The rezoning is consistent with and conforms to the purpose statement of the proposed zoning district;**

*Staff Evaluation: The purpose statement of the OC district (LDC 2.20):*

The OC district is intended to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area. If the district standards do not allow for the flexibility necessary to achieve the CFA goals, additional modifications may be considered through the CFA Alternative Standards Request pursuant to Section 8.8.C.

*This rezoning proposal is consistent with and conforms to the purpose statement by applying the new district to properties in order to set the stage for future development proposals that will also need to conform with the purpose.*

**iii. Substantial changes in the subject area warrant a zoning change; and/or**

*Staff Evaluation: The Schnebly Hill Road neighborhood has remained largely underdeveloped when considering the land area and the applied lot single-family zoning (RS-10 and RS-18). There have been previous development plans proposed for the site which would have subdivided the land and created a typical subdivision. The failed attempt is what caused the neighborhood to act during the Community Plan process and begin to chart the future for the protection of the rural characteristics of the neighborhood. It should not be mistaken that the CFA Plan and the OC district will prevent development to achieve the desired preservation, rather the OC district will allow for development that meets the CFA vision. The zoning district and CFA Plan will provide the tools and guidance for property owners and decision makers to preserve open space and scenic viewsheds, protect the riparian corridors, establish pedestrian connectivity, and encourage suitable land uses as elaborated in the CFA.*

*While there are currently no proposed development projects, there are a few owners who control multiple parcels which are poised for a future that can better meet the CFA vision. The requested zoning change is warranted to ensure the substantial changes certain to occur in the future are regulated and guided by documents supported by the community and Commission and adopted by the Council.*

**iv. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.**

*Staff Evaluation: Throughout the CFA creation and adoption process the intensity and impacts of the proposed vision were heavily considered, whether it was traffic and trip generation, protection of Oak Creek, or the preservation of scenic open space. Many of the anticipated uses and development patterns envisioned in the CFA will result in a more walkable, sustainable area that enhances the neighborhood, with more appropriate land use and design that will have reduced impacts compared with the original zoning.*



***Staff Recommendation***

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a zone change, consistency with and conformity to the Sedona Community Plan and the compatibility with surrounding land uses and character of the surrounding area, Staff recommends approval of the proposed zoning request as set forth in case number PZ19-00010 (ZC), to establish the Oak Creek Heritage Area District (OC) zoning on 44.39 acres, as designated in the attachments to this staff report, subject to applicable ordinance requirements and the attached conditions of approval listed at the end of this staff report.

***Sample Motions for Commission Use***

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

***Recommended Motion for Approval***

I move to recommend to the Sedona City Council approval of the proposed zoning request as set forth in case number PZ19-00010 (ZC), establishing Oak Creek Heritage Area (OC) zoning for the subject parcels, based on compliance with Land Development Code requirements, conformance with the requirements for approval of a zone change and consistency and conformance with the Community Plan, and subject to all applicable ordinance requirements and the recommended conditions of approval.

***Alternative Motion for Denial***

I move to recommend denial of case number PZ19-00010 (ZC) based on the following findings: (Please specify findings)

## Conditions of Approval

PZ19-00010 (ZC) Oak Creek Heritage  
District Zoning



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

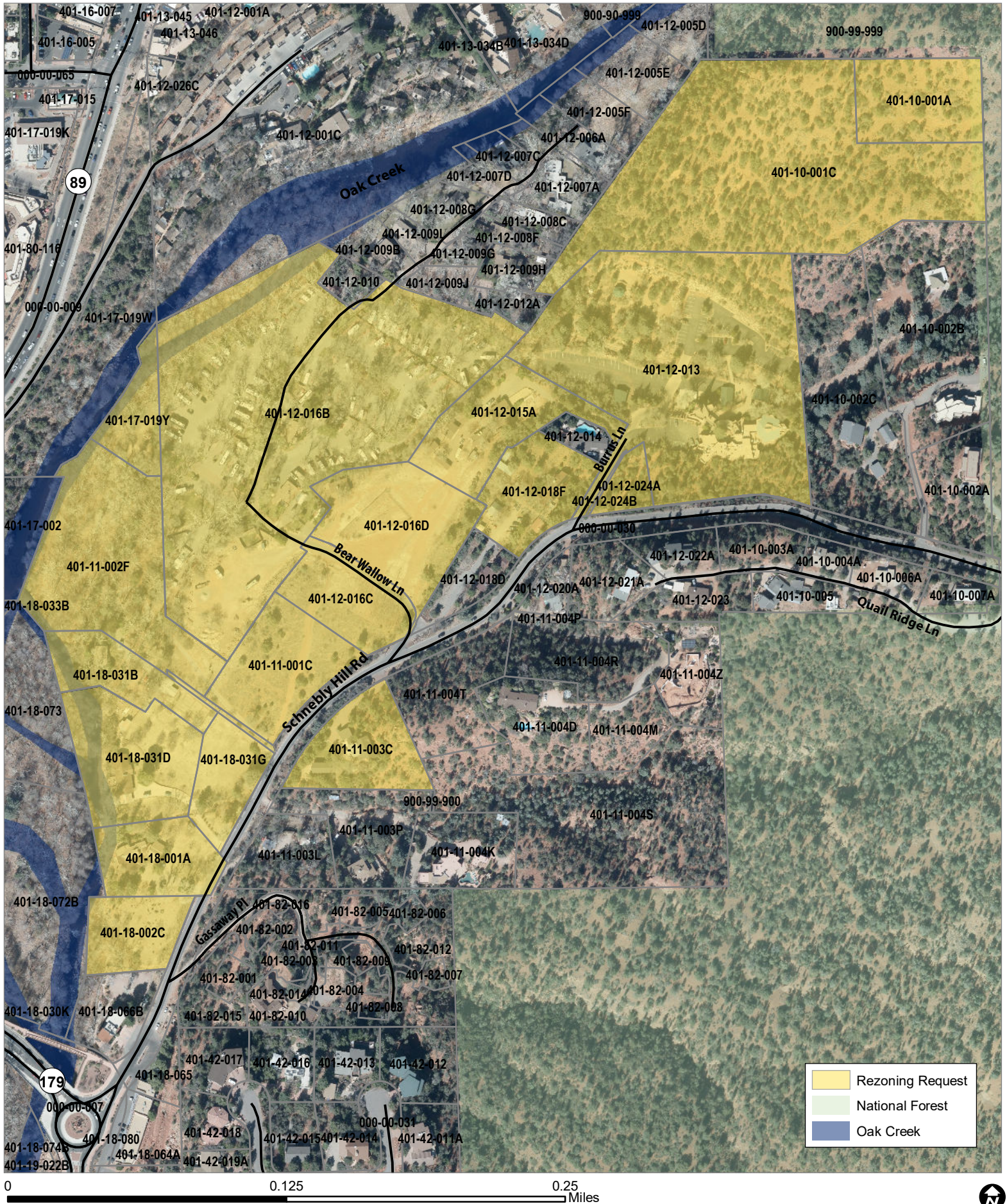
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*As recommended by Staff*

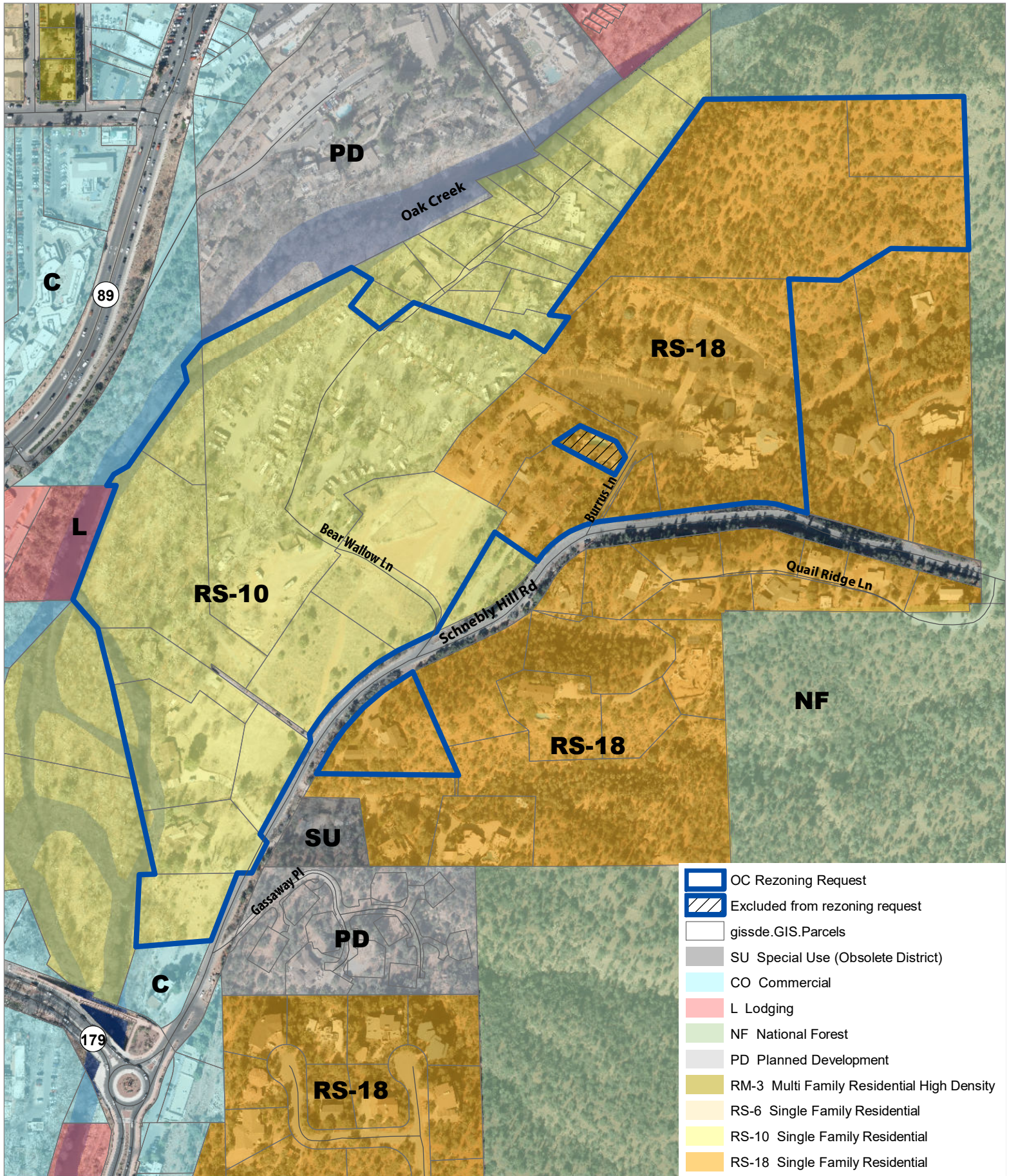
1. Prior to this application being forwarded to the City Council for consideration, the lot combination application (LDP19-00023) for the Sedona Life Center LLC parcels (401-12-024A, 401-12-024B, 401-12-013, 401-10-001A, 401-10-001C) shall be completed and filed with the County for recording. The result of which will be the combination of five (5) parcels into a single parcel.
2. Prior to the Oak Creek Heritage Area Zone District becoming effective on parcels 401-18-002C, 401-18-001A, 401-18-031G, 401-11-001C, and 401-12-016C, an easement, approved by the Public Works Department, for a shared use path across the parcels shall be recorded with Coconino County.
3. Within thirty days of approval of the rezoning, the property owner(s) of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Reestablishment.















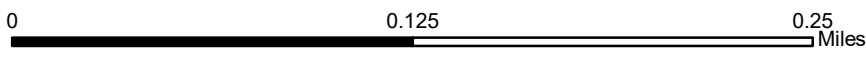
# Attachment 1: Aerial View and Vicinity Map



Attachment 2: Current Zoning



-  OC Rezoning Request
-  Excluded from rezoning request
-  gissde.GIS.Parcels
-  SU Special Use (Obsolete District)
-  CO Commercial
-  L Lodging
-  NF National Forest
-  PD Planned Development
-  RM-3 Multi Family Residential High Density
-  RS-6 Single Family Residential
-  RS-10 Single Family Residential
-  RS-18 Single Family Residential



## **Letter of Intent**

### **Oak Creek Heritage District Zone Changes**

#### **Project Overview:**

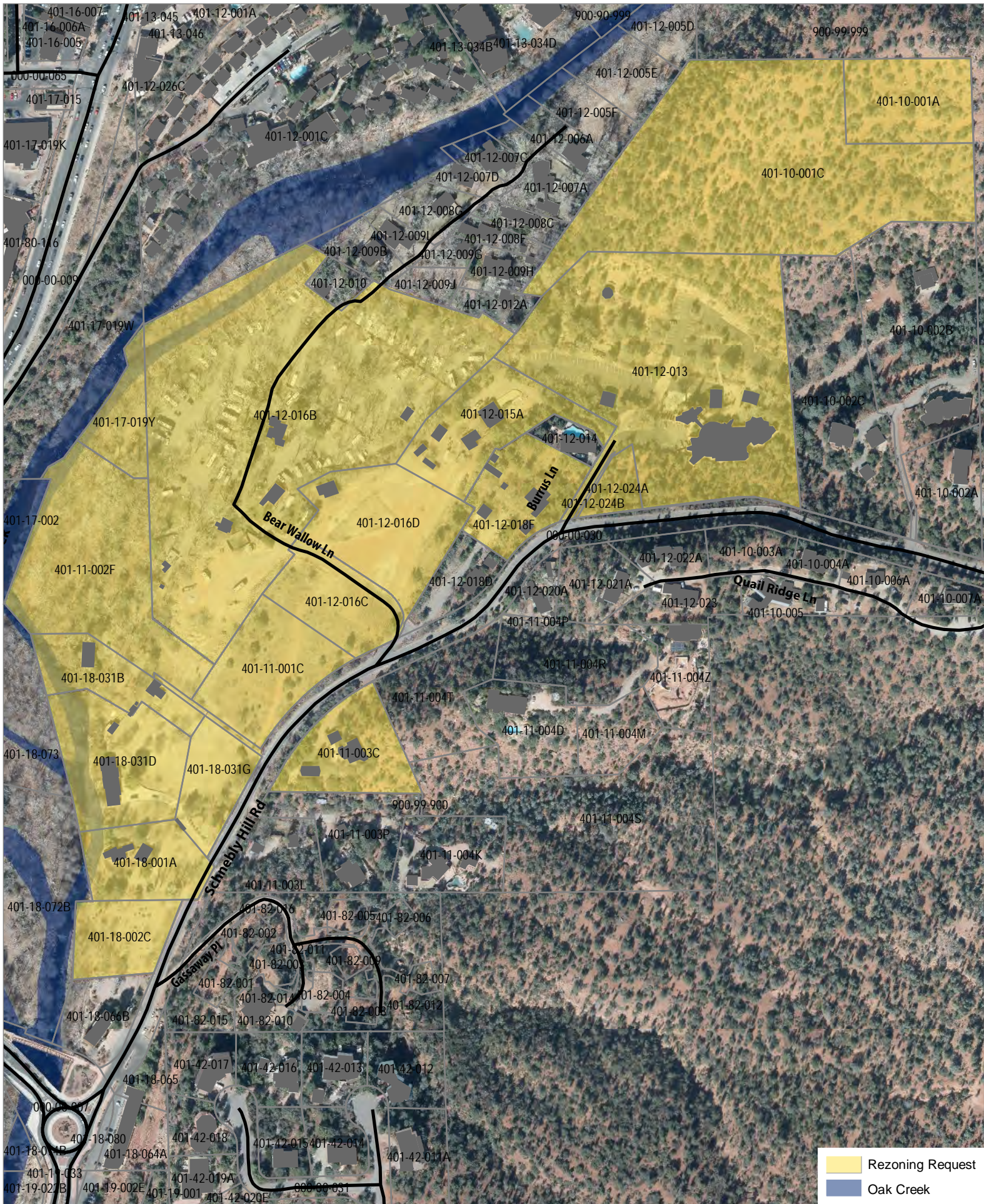
This application to rezone multiple properties located within the Schnebly Community Focus Area (CFA) to the newly established Oak Creek Heritage District is city initiated. This zone change request encompassing 18 parcels, comprising approximately 44 acres (Exhibit A) is the result of an approximately four (4) year effort to establish and realize the Schnebly CFA vision.

The adopted Community Plan for the City of Sedona identifies several areas of town for the establishment of CFA plans. The Schnebly Hill Road neighborhood was one of those areas. In 2014 several residents of the area came forward with a request to initiate the development of a CFA plan for their neighborhood. In 2015 the effort to establish a vision for the area began with the participation of many of the property owners in the planning process. After several years of refining the vision and working through the Planning and Zoning Commission and Council the Schnebly CFA Plan was adopted in April of 2017.

In November of 2016 the City began the effort of developing a new Land Development Code (LDC). A goal of that effort was to incorporate policies and regulations which furthered the goals and objectives adopted in the Community Plan and Community Focus Areas. An outcome of this effort was the creation of the Oak Creek Heritage District, a recommendation of the CFA Plan. The establishment of this new zone district was the direct result of the need to provide a method for achieving the stated vision and outcomes contained within the Schnebly CFA plan.

It was identified during the adoption of the CFA and LDC that a method to increase the likelihood of achieving the vision and goals found within the CFA was for the city to initiate the zone changes to remove the perceived negative hurdle for the land owners. At this time, there are no specific development plans for any of the properties associated with this application. Development review would occur at a later date.

As a result of the extensive public processes associated with the CFA and LDC adoptions, there has been a significant amount of public input since 2014. Staff intends to notify all properties within 300 feet of the properties requesting a rezoning, as required, and to address any comments that might arise. If development occurs in the future, adjacent property owners will again be notified and provided an opportunity for input on proposed projects. This application brings full circle the efforts to establish a vision for the CFA and establishes certainty that the vision will be ensured with the Oak Creek Heritage Zone District.



Rezoning Request  
Oak Creek

0 0.125 0.25 Miles



## OC Rezoning Applications

<u>APN</u>	<u>Site Address</u>	<u>Zoning</u>	<u>Square Feet</u>	<u>Acres</u>	<u>Owner of Record</u>	<u>Owner Names</u>
401-18-031B	165 Schnebly Hill Rd	RS-10	41,879	0.96	BROWN EDWARD S	Ed Brown
401-11-002F	175 Schnebly Hill Rd	RS-10	140,598	3.22	BROWN EDWARD S	Ed Brown
401-12-016E	135 Bear Wallow Ln	RS-10	469,896	10.78	FREY INVESTMENTS LIMITED PARTNERSHIP	Jerry and Margaret Frey
401-12-016D	20 Bear Wallow Ln	RS-10	85,725	1.97	FREY INVESTMENTS LIMITED PARTNERSHIP	Jerry and Margaret Frey
401-12-015A	48 Burrus Ln	RS-18	68,245	1.57	FREY GERALD JR & MARGARET CPWROS	Jerry and Margaret Frey
401-12-018F	16 Bear Wallow Ln	RS-18	52,824	1.21	LICHER MAX H & CLARE M	Max & Clare Licher
401-11-003C	200 Schnebly Hill Rd	RS-18	55,049	1.26	ROTH GHH REVOCABLE TRUST DTD 08/03/99	Geoffrey & Katharina Roth
401-12-013	333 Schnebly Hill Rd	RS-18	310,700	7.13	Sedona Life Center LLC	Cyril Chiosa
401-10-001C		RS-18	312,280	7.17	Sedona Life Center LLC	Cyril Chiosa
401-12-024A	35 Schnebly Hill Rd	RS-18	14,131	0.32	Sedona Life Center LLC	Cyril Chiosa
401-12-024B	333 Schnebly Hill Rd	RS-18	964	0.02	Sedona Life Center LLC	Cyril Chiosa
401-10-001A		RS-18	60,006	1.38	Sedonal Life Center LLC	Cyril Chiosa
401-11-001C	195 Schnebly Hill Rd	RS-10	66,671	1.55	THUMB BUTTE SYSTEMS XXVII LLC	David Tracy & Janeen Trevillyan
401-12-016C	20 Bear Wallow Ln	RS-10	50,309	1.16	THUMB BUTTE SYSTEMS XXVII LLC	David Tracy & Janeen Trevillyan
401-18-001A	95 Schnebly Hill Rd	RS-10	48,010	1.10	THUMB BUTTE SYSTEMS XXVII LLC	David Tracy & Janeen Trevillyan
401-18-002C	65 Schnebly Hill Rd	RS-10	39,347	0.90	TRACY/TREVILLYAN REVOCABLE TRUST DTD 3-9-18	David Tracy & Janeen Trevillyan
401-18-031D	115 Schnebly Hill Rd	RS-10	80,721	1.85	TRACY/TREVILLYAN REVOCABLE TRUST DTD 6/04/91	David Tracy & Janeen Trevillyan
401-18-031G	105 Schnebly Hill Rd	RS-10	37,029	0.84	THUMB BUTTE SYSTEMS XXVII LLC	David Tracy & Janeen Trevillyan
<i>18 parcels</i>				<i>44.39 acres</i>		<i>6 property owners</i>

**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • www.sedonaaz.gov/cd

Project Information	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>			
	Zone Change from <input checked="" type="checkbox"/> RS-10, <input type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District			
Property Owner Information	Name	Edward S. Brown	Primary Phone	(215) 771-8500
	Email	edbrown@ix.netcom.com	Alt. Phone	
	Mailing Address	P.O. Box 808	City/State/ZIP	Unionville, PA 19375
Office Use Only	Received by		Date Received	

Parcel Information: Please list each parcel and site address if applicable.

Parcel Information	Parcel No. (APN)	401-18-031B	Site Address	165 Schnebly Hill Road
	Parcel No. (APN)	401-11-002F	Site Address	NA
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

Contact #1	Company		Contact Name	Susan Garber
	Project Role	Wife	Primary Phone	215.771.3920
	Email	see owner	Alt. Phone	
	Address	see owner	City/State/ZIP	see owner
Contact #2	Company		Contact Name	David Tracy
	Project Role	Neighbor/coordinator	Primary Phone	928.282.9501
	Email	MrDTracy@gmail.com	Alt. Phone	
	Address		City/State/ZIP	

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

EDWARD S. BROWN                      *E S B*                      July 3, 2019  
 Print Name                                      Signature                                      Date

Legal Description for

401-11-002F

Parcel A as described in instrument #3605065 recorded on 09/23/2011 in the Official Records of Coconino County, Arizona.

AND

Parcel B as described in instrument #1964289 recorded on 03/10/1997 in the Official Records of Coconino County, Arizona.

*{Combination of Lots: Parcel A (401-17-009A) + Parcel B (401-11-002E)}*

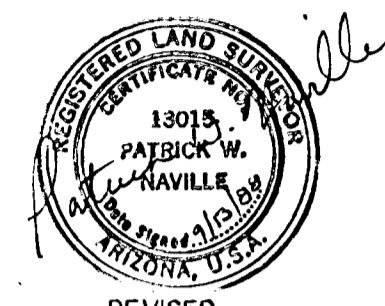
# RECORD OF SURVEY "LAND TITLE SURVEY"

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in March, 1986 and meets the accuracy requirements of a Class A Survey as defined therein.

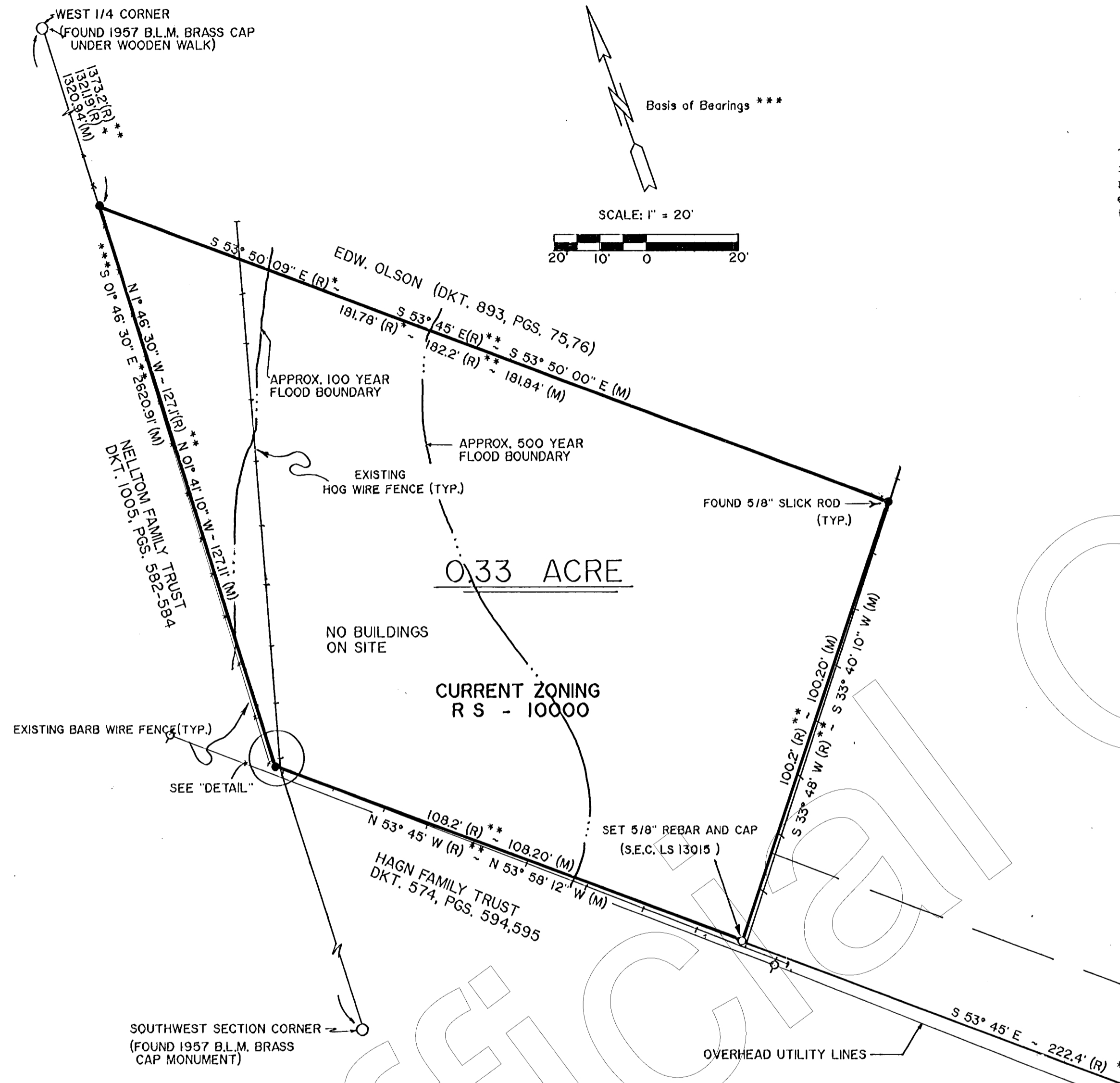


PATRICK W. NAVILLE, R.L.S. #13015

6/22/88  
DATE



REVISED  
9/13/88



**LEGAL DESCRIPTION**

A portion of the Southwest Quarter of Section 8, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona described as follows:

COMMENCING at the West Quarter corner of said Section 8 as marked by a 1957 B.L.M. Brass Cap Monument, the Southwest corner of Section 8 as marked by a 1957 B.L.M. Brass Cap Monument line South 01 Degree, 46 Minutes, 30 Seconds East (Record and Basis of Bearings this description) 2620.91 feet

THENCE South 01 Degree, 46 Minutes, 30 Seconds East along said Section line 1220.94 feet, (record 1321.19 feet and 1372.2 feet) to a recovered 3/8 inch slick rod being THE TRUE POINT OF BEGINNING

THENCE South 33 Degree, 50 Minutes, 00 Seconds East 181.84 feet (record South 33 Degree, 50 Minutes, 09 Seconds East 181.78 feet and South 33 Degree, 45 Minutes East 182.2 feet) to a recovered 3/8 inch slick rod

THENCE South 33 Degree, 40 Minutes, 10 Seconds West 100.20 feet (record South 33 Degree, 40 Minutes West 100.2 feet) to a set 3/8 inch rebar with plastic cap stamped "SSO LS 13015"

THENCE North 53 Degree, 58 Minutes, 12 Seconds West 108.20 feet (record North 53 Degree, 45 Minutes West 108.2 feet) to a recovered 3/8 inch slick rod

THENCE North 01 Degree, 45 Minutes, 10 Seconds West 127.13 feet (record North 1 Degree, 46 Minutes, 30 Seconds West 127.1 feet) TO THE TRUE POINT OF BEGINNING containing 0.33 acre, more or less.

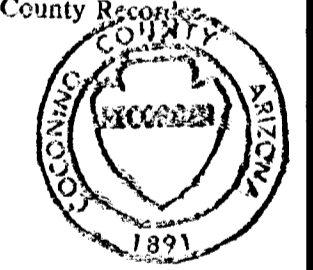
Excepting therefrom, any portion lying west of the west line of said Section 8.

Together with an easement for ingress and egress, 20 feet in width, the south line which runs South 33 Degree, 45 Minutes East 22.4 feet from the Southeast corner of the above described parcel.

Also, subject to all easements and/or rights-of-way that may affect the above described parcel.

88-06108.191

No. 22137  
RECORDED AT REQUEST OF  
SEC Inc.  
DATE Oct. 21, 1988 2:20  
Book 6  
Page 95  
Records of Coconino County, Arizona  
HELEN I. HUDGENS  
County Recorder



**NOTES**

(R - M) Indicates "RECORD - MEASURED" Dimensions.

Flood plain limits are from scaled dimensions from drawing provided by Title Company.

(TYP.) Indicates "Typical" designation.

THE SUBJECT PROPERTY IS PHYSICALLY LOCATED 52' FURTHER TO THE NORTH THAN THE RECORDED DESCRIPTION CALLS FOR. MY REASON FOR HOLDING THE BOUNDARY AS SHOWN IS DUE TO FOUND MONUMENTS, SCHNEBLEY HILL ROAD AND A PREVIOUSLY RECORDED "RESULTS OF SURVEY".

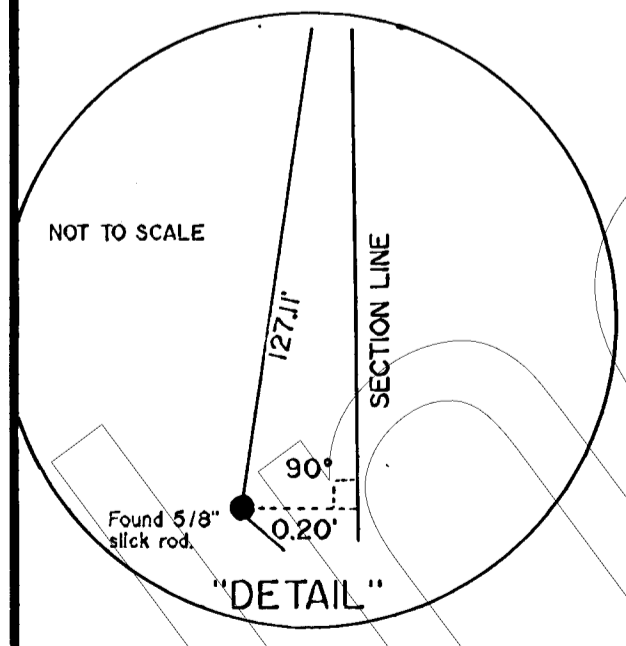
P.W.N.

EASEMENT TYPE	BOOK/PAGE(S)	LOCATION
Electric power line	7/31,312 Promiscuous Records	Indeterminate
Telephone/Telegraph	7/334,335 " " "	"
Water right & easmt.	11/270,271 " " "	Off-site
" " "	11/336 " " "	"
Pipeline R-O-W	9/41, " " "	Indeterminate
Well Site	8/197-199 Official Records	Off-site
Telephone/Telegraph	47/528 " " "	Indeterminate
Powerline ditch/trench	3/533,534 " " "	"
Water/electric line	8/189-192 " " "	Off-site

**RECORD SOURCES**

\* Docket 893, Pages 75, 76. Also, "RECORD OF SURVEY" recorded in Book 4, Page 1.

\*\* Docket 339, Page 577.



**MONTERASTELLI**

T17N,R6E,SEC.8  
40I-II-02E

DATE 8/17/88 DRAWN MJF 880610s

P. O. Box 1471  
Bisbee, AZ 85630



EXHIBIT "D"

# LANDMARK

## ENGINEERING & SURVEYING, INC.

SEDONA  
P.O. BOX 1907  
SEDONA, AZ 86339  
(928) 282-7104  
www.landmarkes.com



### SKETCH OF PROPOSED LAND DIVISION/COMBINATION

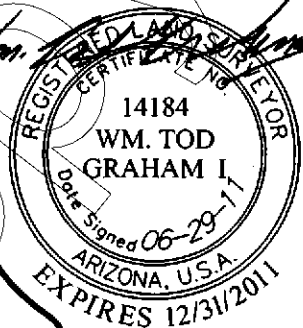
TRACT "F" of HART'S VILLAGE SUBDIVISION (H.V.S.), A PORTION of the NE 1/4 SE 1/4 SECTION 7 AND A PORTION of the SW 1/4 SECTION 8, T.17N., R.6E., G.&S.R.M., COCONINO COUNTY, ARIZONA/

DIVISION OF A.P.N. 401-17-009A INTO PARCELS "C" & "D"  
COMBINATION OF PARCEL "D" WITH A.P.N. 401-12-016B

- \*\*\* LEGEND \*\*\*
- ⊙ - FOUND 1/2" RE-BAR WITH TOP PAINTED YELLOW
  - ⊕ - FOUND BRASS CAP AS NOTED
  - ⊗ - FOUND 1/2" SMOOTH STEEL ROD WITH NO IDENTIFICATION
  - ⊙ - SET 1/2" RE-BAR WITH NO IDENTIFICATION ON PROPERTY LINE
  - - SET 1/2" RE-BAR W/ PLASTIC CAP "LS 14184"

H.V.S. - HART'S VILLAGE SUBDIVISION, BK. 2 M.&P., PG. 54

This map and the survey it is based upon were prepared and executed under my direct supervision.



NW COR. FREY INVESTMENTS LIMITED PARTNERSHIP DOC# 3405951, C.C.R.O. SE COR. 1/2 1/4 NE 1/4 SECTION 7

BASIS OF BEARINGS FOR SURVEY OF PARCEL "D"  
R.V. PARK A.P.N. 401-12-016B  
FREY INVESTMENTS LIMITED PARTNERSHIP DOC# 3405951, C.C.R.O.  
S01°41'50"E 2621.05'  
(N01°44'W 2614' H.V.S.)  
1,638.16'

Date:	JUNE 29, 2011
Revisions:	
Project Manager:	T. GRAHAM
Survey Crew:	S. MILLAR P. GRAHAM N. GRAHAM
C.A.D. by:	T. GRAHAM
Checked by:	
Contour Interval:	N. A.
Scale:	1" = 100'
Project Name:	109003
File Name:	109003LD.dwg
Page:	1 of 1
Job No.:	109003 Sedona

SOUTH LINE OF NE 1/2 SE 1/4 SECTION 7

THE BOUNDARY LINE ALONG OAK CREEK IS DEFINED BY THE THREAD OF OAK CREEK (CENTERLINE OF THE WATER AT ITS NORMAL STAGE OF FLOW). THIS BOUNDARY WILL MOVE WITH AND CONTINUOUSLY BE COINCIDENT WITH THE THREAD OF THE CREEK. THE LINES DRAWN ALONG THE CREEK BOUNDARY ARE ONLY AN APPROXIMATION OF THE THREAD LOCATION. THE DIMENSIONS SHOWN THEREON ARE ALSO APPROXIMATE AND FOR MATHEMATICAL PURPOSES ONLY. THIS STATEMENT DOES NOT APPLY TO THE BOUNDARY OF TRACT "F".

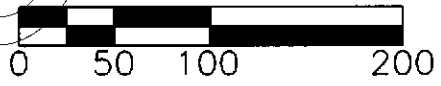
TRACT "F", H.V.S.  
BROWN DKT. 172 Pg. 390, C.C.R.O.

PARCEL "C"

LOT 14, BLOCK VI H.V.S.

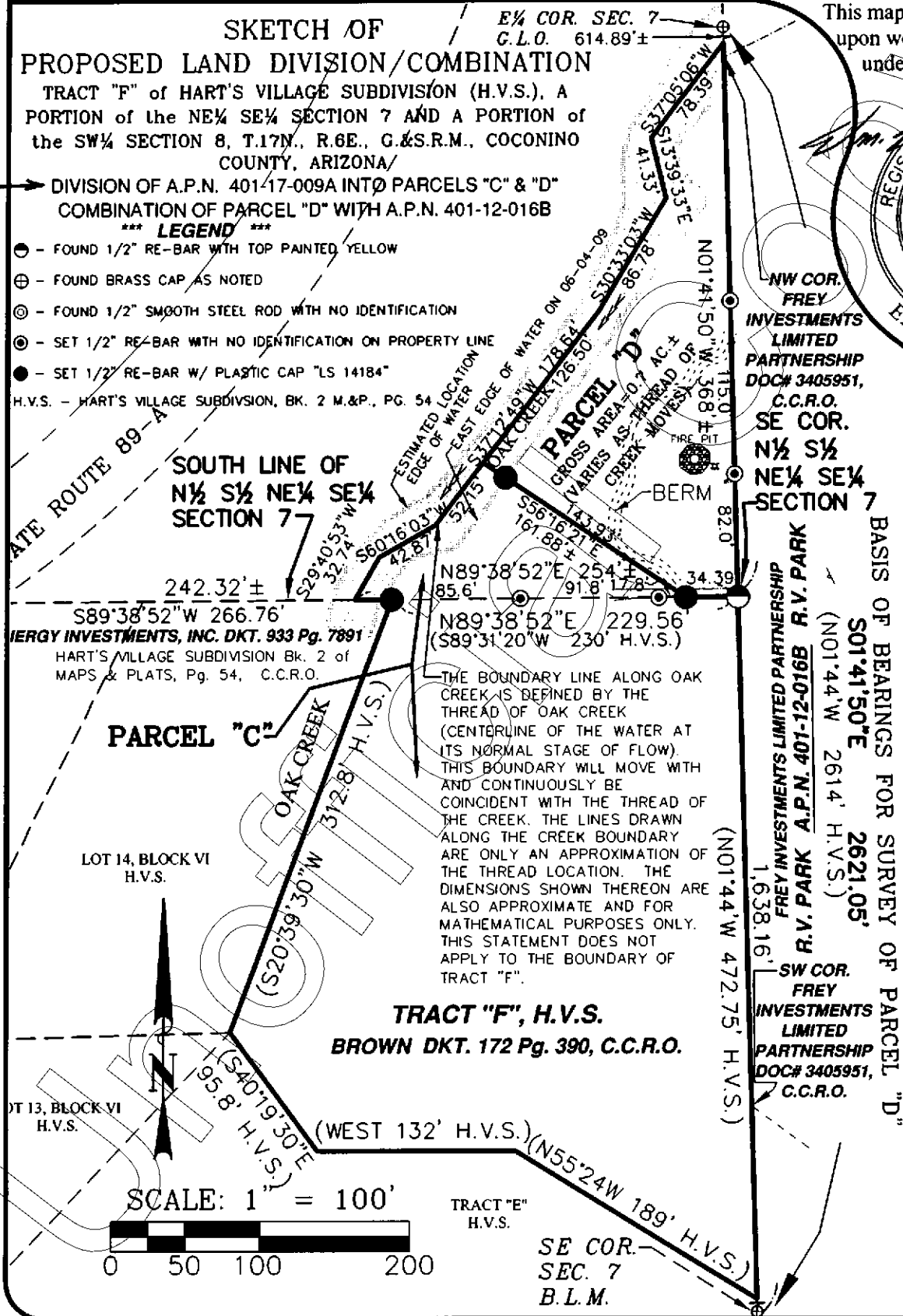
LOT 13, BLOCK VI H.V.S.

SCALE: 1" = 100'



TRACT "E" H.V.S.

SE COR. SEC. 7 B.L.M.



**RECORDING REQUESTED BY**  
**Stewart Title & Trust of Phoenix, Inc.**  
**AND WHEN RECORDED MAIL TO:**

**STEWART TITLE & TRUST OF PHOENIX**  
**NON-INSURED**

**ESCROW NO.: 11610437 - 061 - ECB**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**Edward S. Brown and Susan M. Brown, Husband and Wife**  
do/does hereby convey to

**Edward S. Brown and Susan Garber, Husband and Wife**  
the following real property situated in Coconino County, ARIZONA:

**Exempt from affidavit filing:**  
**ARS 11-1134 B-3**

**See Exhibit A attached hereto and made a part hereof.**

**SUBJECT TO:** Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated December 15, 2011

**SELLERS:**

*ESB*

Edward S. Brown

*S M Brown*

Susan M. Brown

State of Connecticut  
County of Fairfield

} ss / Danbury

This instrument was acknowledged before me  
this December 15, 2011 by **Edward S.  
Brown and Susan M. Brown**

*Judith A. DePrimo*  
Notary Public

My commission will expire

**JUDITH A. DEPRIMO**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES OCT. 31, 2015

Unofficial Copy

**EXHIBIT "A"**

**Parcel 1:**

**Tract "F", Hart's Village Subdivision, according to the plat of record in the office of the County Recorder of Coconino County, Arizona, recorded in Book 2 of Maps, Page 54.**

**EXCEPTING AND RESERVING unto the United States pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Patent to said land.**

**TOGETHER WITH a right of way upon and across a portion of the West half of the Southwest quarter, Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, known as the Will Steele Property, 20 feet in width, 10 feet on each side of a center line more particularly described as follows, to-wit:**

**BEGINNING at a point marked with a one-half inch iron pipe from which the most Northerly and Easterly corner of Tract "F", Hart's Village Subdivision, Coconino County, Sedona, Arizona, as recorded in the Office of the County Recorder, Coconino County, Flagstaff, Arizona, bears North 01 degrees, 44 minutes West, 20.00 feet;**

**Thence North 57 degrees, 44 minutes East, 83.65 feet;**

**Thence South 49 degrees, 46 minutes East, 175.00 feet;**

**Thence South 44 degrees, 9 minutes East 106.00 feet;**

**Thence South 66 degrees, 31 minutes East, 120.50 feet;**

**Thence South 51 degrees, 36 minutes East, 220.10 feet;**

**Thence South 23 degrees, 16 minutes East, 65.50 feet;**

**Thence South 44 degrees, 58 minutes West, 109.60 feet to the center of the Schnebly Hill road.**

**TOGETHER WITH a right of way upon and across a portion of the West half of the Southwest quarter, Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, known as the Will Steele Property, more particularly described as follows, to-wit:**

**BEGINNING at the most Northerly and Westerly corner of said right of way from which the most Northerly and Easterly corner of Tract "F", Hart's Village Subdivision, Coconino County, Sedona, Arizona, as recorded in the Office of the County Recorder,**

Coconino County, Flagstaff, Arizona, bears North 01 degrees, 44 minutes West, 2.59 feet;

Thence North 57 degrees, 44 minutes East, 85.80 feet;

Thence South 49 degrees, 46 minutes East, 35.48 feet;

Thence South 57 degrees, 44 minutes West, 123.96 feet to the Easterly side line of said Hart's Village Subdivision;

Thence North 1 degree, 44 minutes West, 34.82 feet along the Easterly side of Hart's Village Subdivision to the PLACE OF BEGINNING.

Parcel 2:

That certain parcel of real property located in the Southeast quarter of Section 7, and the Southwest quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at a point on the East line of said Section 7, that lies South 1 degrees, 46 minutes, 30 seconds East, 1500.3 feet from the quarter corner between said Sections 7 and 8;

Thence North 53 degrees, 55 minutes West, 193.05 feet;

Thence West, 135.72 feet to a point in Oak Creek;

Thence South 13 degrees, 55 minutes East, 150.0 feet down Oak Creek;

Thence North 80 degrees, 28 minutes East, 97.1 feet;

Thence South 59 degrees, 55 minutes East, 123.7 feet;

Thence North 34 degrees, 05 minutes East, 38.7 feet;

Thence South 53 degrees, 55 minutes East, 143.76 feet;

Thence North 33 degrees, 00 minutes East, 55.0 feet;

Thence North 53 degrees, 55 minutes West, 142.5 feet to the POINT OF BEGINNING, hereinafter referred to as "Parcel No. 2".

TOGETHER WITH an easement for ingress, egress, water lines, gas lines and poles, lines and down guys for electric, telephone, radio and television services and facilities to

said Parcel No. 2, said easement being 15 feet in width, the Northerly sideline of which is described as follows:

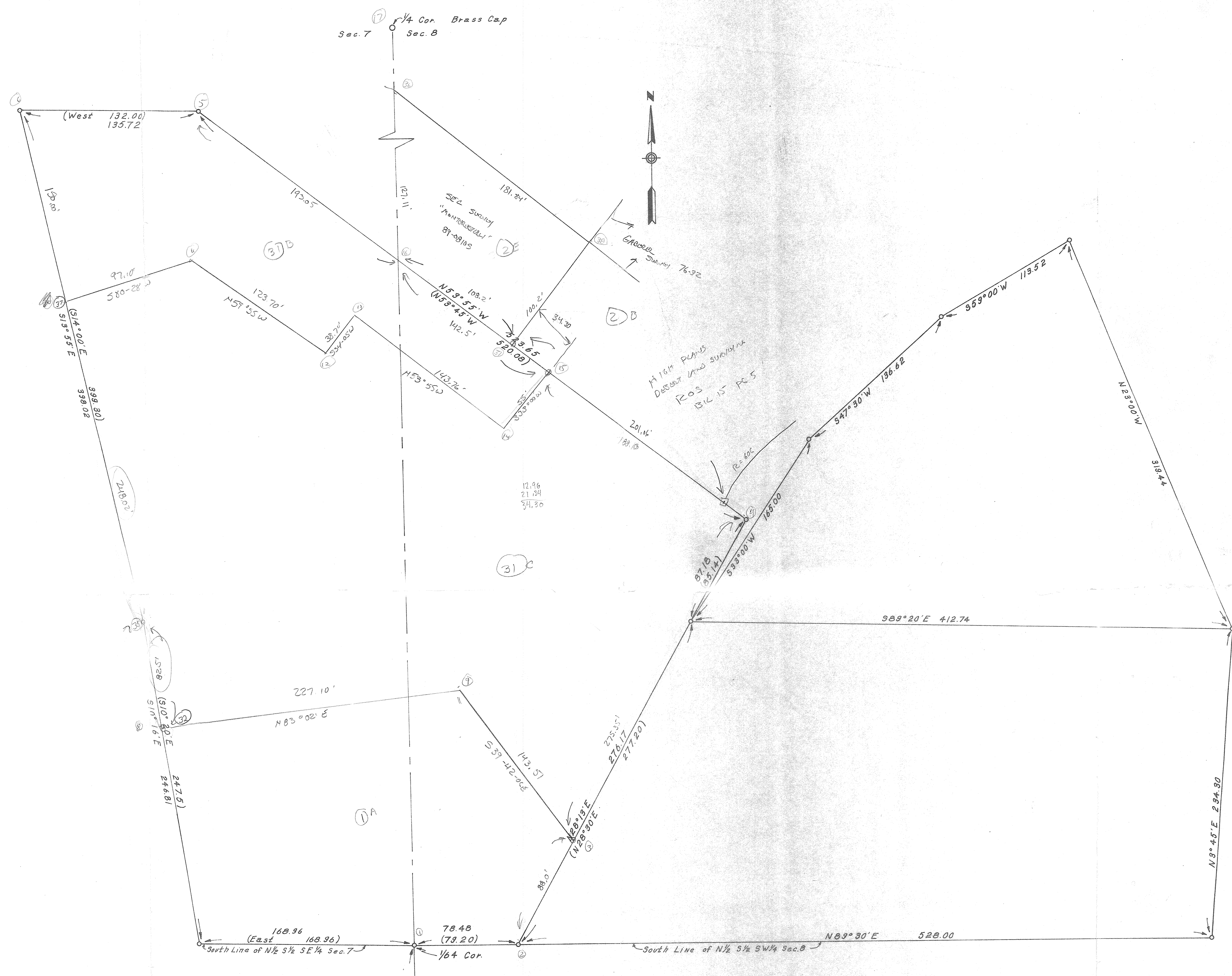
**BEGINNING** at the Northwest corner of the above described parcel of real property (referred to as Parcel No. 2);

Thence South 53 degrees, 55 minutes East, 170.5 feet to the Westerly right of way of the Schnebly Hill County Highway, hereinafter referred to as "Parcel No.3".

**TOGETHER WITH** the rights to improve, repair and maintain a road across said Parcel No. 3, to install, repair, replace, maintain and remove said lines and poles, to trim or remove any trees or shrubs which in the opinion of Grantees may interfere with such lines and poles or endanger the operation thereof, and to grant easements in said Parcel No. 3 to the public utility companies to enable them to provide service to said Parcel No. 2. Said easement in, on and over Parcel No. 3 shall constitute an easement running with the land for the benefit of Parcel No. 2.

**THE PROPERTY DESCRIBED HEREIN IN ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCKET 1723, PAGE 90, RECORDS OF COCONINO COUNTY, ARIZONA.**

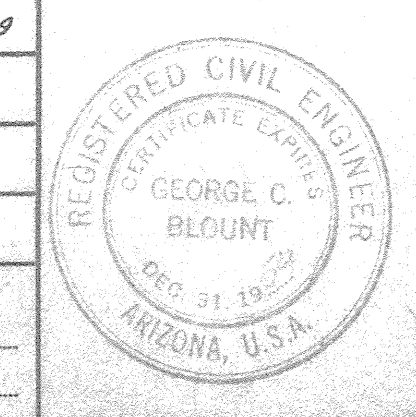
Unofficial



Note: Record Distances and Bearings  
 Noted Thus (N0°00'E 100.00)  
 Chained Distances and Observed Bearings  
 Noted Thus N0°00'E 100.00

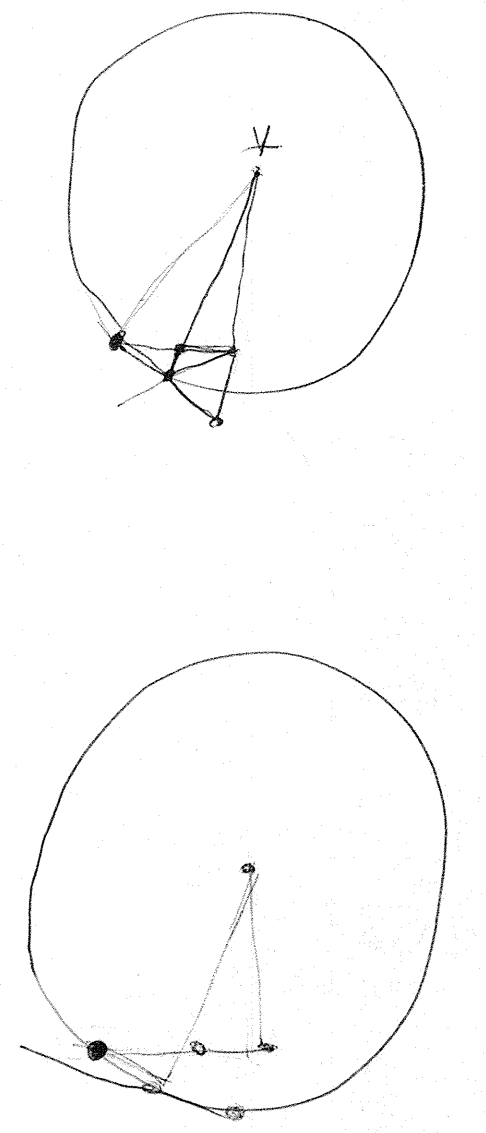
Sec. 7 Brass Cap  
 Sec. 8  
 Sec. 17  
 Sec. 18  
 T17N R6E

DATE: 30 October 1959  
 SCALE: 1" = 40'  
 DRAWN: A.W.L.  
 CHECKED:  
 APPROVED BY:



**H.B. JOHNSON PROPERTY**  
 IN SE 1/4 SE 1/4 SEC 7 AND NE 1/4 SW 1/4 SW 1/4  
 SEC 8 T17N R6E G.&S.R.B.&M.  
**JAMES H. HOWARD & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 HOUSTON, TEXAS  
 LARK CHARLES, LA.  
 CLARKDALE, ARIZ.

REV. NO.	DATE	BY	REVISION



97  
 17  
 3  
 6

**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • www.sedonaaz.gov/cd

Project Information	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>		
	Zone Change from <input checked="" type="checkbox"/> RS-10, <input type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District		
Property Owner Information	Name	Jerry & Margaret Frey	Primary Phone (928) 274 - 0286
	Email	Margaret @ Rancho Sedona.com	Alt. Phone (928) 282 - 7255
	Mailing Address	48 Burrus Lane	City/State/ZIP Sedona, AZ 86336
Office Use Only	Received by		Date Received

Parcel Information: Please list each parcel and site address if applicable.

Parcel Information	Parcel No. (APN)	401-12-015A	Site Address	48 Burrus Lane
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

RECEIVED  
 JUL 25 2019  
 CITY OF SEDONA  
 COMMUNITY DEVELOPMENT

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

Contact #1	Company		Contact Name	Jerry Frey
	Project Role	Husband	Primary Phone	(928) 203 - 9839
	Email		Alt. Phone	(928) 274 - 2347
	Address	48 Burrus Lane	City/State/ZIP	Sedona, AZ 86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

Print Name Jerry Frey      Signature [Handwritten Signature]      Date 7-14-19





RECORDING REQUESTED BY:  
**First American Title Insurance Agency, Inc.**

AND WHEN RECORDED MAIL TO:  
**Gerald Frey, Jr.**  
**48 Burrus Lane**  
**Sedona, AZ 86336**

*EXEMPT UNDER  
ARS 11-1134-B3*

## QUIT-CLAIM DEED

File No. **281-4897719 (PN)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Gerald Frey, Jr. a married man as his sole and separate property**

hereby Quit-Claim to

**Gerald Frey, Jr. and Margaret Frey, husband and wife**

all right, title, or interest in the following described real property situate in **Coconino County, Arizona:**

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, AS MARKED BY A B.L.M. BRASS CAPPED PIPE (PREVIOUSLY FOUND), FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 8, AS MARKED BY A B.L.M. BRASS CAPPED PIPE (PREVIOUSLY FOUND), BEARS NORTH 01 DEGREE 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 2621.04 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION);

THENCE ALONG THE WEST LINE OF SAID SECTION 8, NORTH 01 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 1512.20 FEET;

THENCE LEAVING SAID WEST LINE NORTH 88 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 975.52 FEET TO A 1/2 INCH RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCHNEBLY HILL ROAD ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2 OF MAPS, PAGE 33 OF THE COCONINO COUNTY RECORDER'S OFFICE;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 30 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.54 FEET TO A 5/8 INCH IRON ROD WITH NO CAP OR TAG (FOUND);

A.P.N.: 401-12-015A 1

Quitclaim Deed - continued

File No.: 281-4897719 (PN)

Date: October 18, 2007

THENCE CONTINUING NORTH 30 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 109.97 FEET TO A 1 INCH O.D. PIPE WITH NO CAP OR TAG (FOUND);

THENCE CONTINUING NORTH 30 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 53.57 FEET TO A 1 INCH O.D. PIPE WITH NO CAP OR TAG (FOUND), SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 29 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.65 FEET TO A 1 1/2 INCH O.D. PIPE WITH NO CAP OR TAG (FOUND);

THENCE NORTH 66 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 99.48 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 14184" (SET);

THENCE SOUTH 56 DEGREES 55 MINUTES 35 SECONDS WEST, A DISTANCE OF 79.47 FEET TO A 3/4 INCH O.D. PIPE WITH NO CAP OR TAG (FOUND);

THENCE CONTINUING SOUTH 56 DEGREES 55 MINUTES 35 SECONDS WEST, A DISTANCE OF 74.29 FEET TO A 1/2 INCH REBAR WITH NO CAP OR TAG (FOUND);

THENCE SOUTH 79 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 10.23 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 14184" (SET);

THENCE SOUTH 30 DEGREES 46 MINUTES 03 SECONDS WEST, A DISTANCE OF 145.67 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 14184" (SET);

THENCE NORTH 60 DEGREES 50 MINUTES 52 SECONDS WEST, A DISTANCE OF 7.37 FEET TO A 1 INCH O.D. PIPE WITH NO CAP OR TAG (FOUND);

THENCE NORTH 60 DEGREES 47 MINUTES 06 SECONDS WEST, A DISTANCE OF 177.09 FEET TO A 3/8 INCH REBAR WITH NO CAP OR TAG (FOUND);

THENCE NORTH 34 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF 125.94 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 14184" (PREVIOUSLY SET);

THENCE NORTH 47 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 216.89 FEET TO A 3/8 INCH REBAR WITH NO CAP OR TAG (FOUND);

THENCE SOUTH 60 DEGREES 47 MINUTES 36 SECONDS EAST, A DISTANCE OF 333.20 FEET TO A 1 INCH O.D. PIPE WITH NO CAP OR TAG (FOUND);

THENCE SOUTH 30 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 59.61 FEET TO THE POINT OF BEGINNING.

This Deed is exempt from an Affidavit of Value pursuant to ARS #11-1134(B-9).

DATED: October 3, 2007

A.P.N.: 401-12-015A 1

Quitclaim Deed - continued

File No.: 281-4897719 (PN)

Date: October 18, 2007

SEE ACCEPTANCE ATTACHED HERETO

AND BY THIS REFERENCE MADE A PART HEREOF.

Gerald Frey, Jr.  
Gerald Frey, Jr.

STATE OF ARIZONA )  
County of YAVAPAI )ss.

On 10-17-2007, before me, the undersigned Notary Public, personally appeared **Gerald Frey, Jr.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Hazel Karen Eyrich  
Notary Public

My Commission Expires:



Unofficial Copy

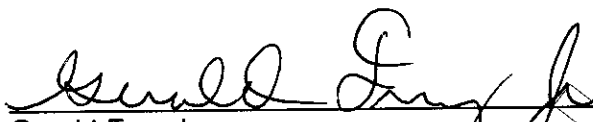
**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

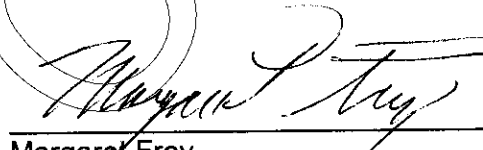
This Acceptance is to be attached to: Warranty Deed dated **07/03/2007** by and between **Gerald Frey, Jr. and Gerald Frey, Jr. and Margaret Frey.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: **07/03/2007**

  
\_\_\_\_\_  
Gerald Frey Jr.

  
\_\_\_\_\_  
Margaret Frey

STATE OF **ARIZONA**

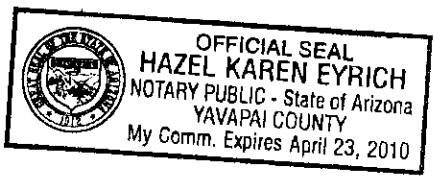
County of YAVAPAI ss.

On 10-18-2007, before me, the undersigned Notary Public, personally appeared **Gerald Frey, Jr. and Margaret Frey**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public



Unofficial

### ALL-PURPOSE NOTARY CERTIFICATE

STATE OF Arizona )  
 )SS.  
COUNTY OF Yavapai )

On 10-19-2007, before me, the undersigned Notary Public, personally appeared Margaret Frey

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s)

is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their

authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf

of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Hazel Karen Eyrich  
Notary Public



My Commission Expires: \_\_\_\_\_

This area for official notarial seal.

**THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: (TYPE OF DOCUMENT)**

\_\_\_\_\_ DATE OF DOCUMENT October 18, 2007

BY AND BETWEEN \_\_\_\_\_

AND \_\_\_\_\_

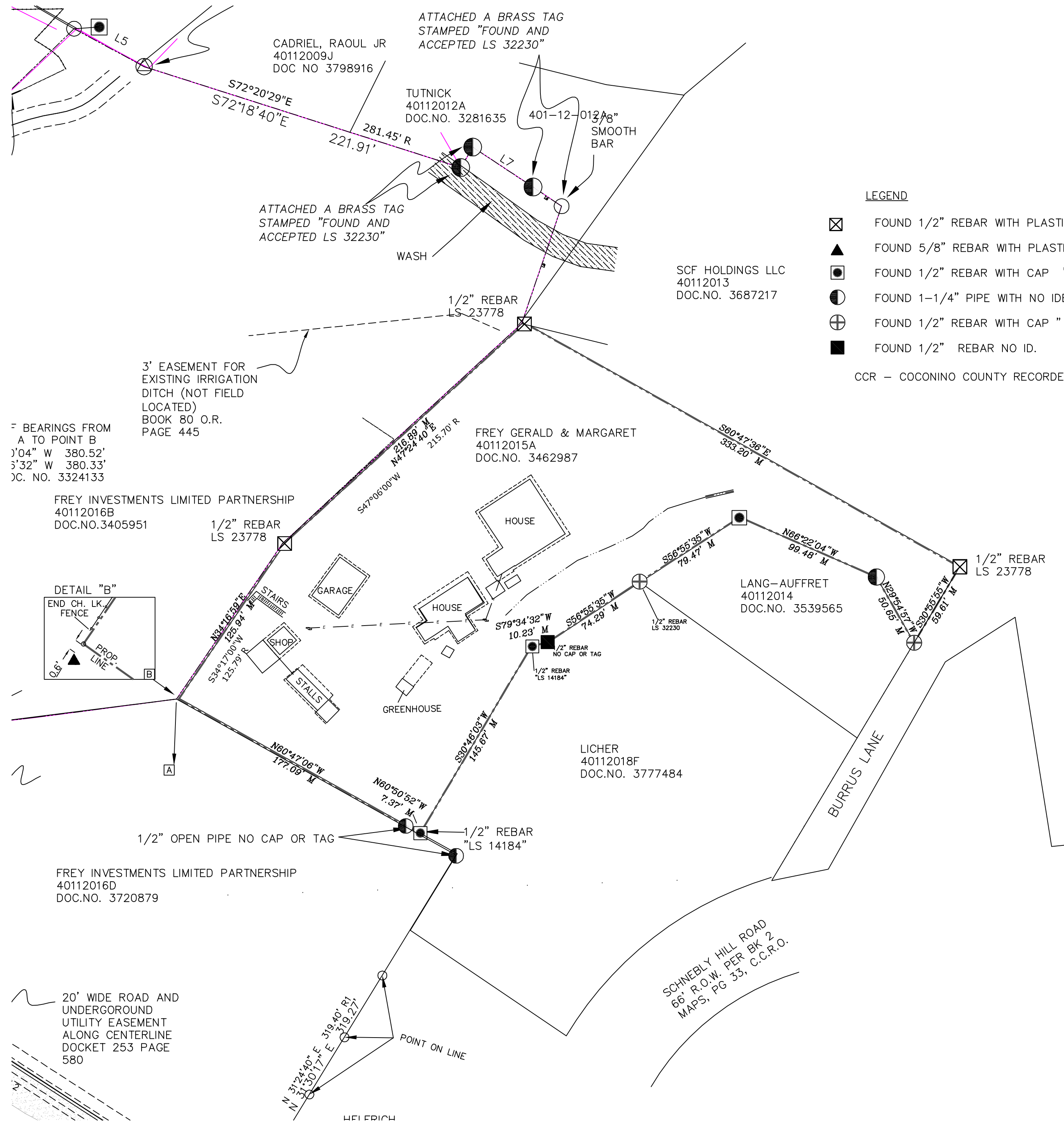
CONSISTING OF \_\_\_\_\_ PAGES AND WAS EXECUTED IN CONJUNCTION WITH

First American Title Insurance Agency, Inc. FILE NO. 281-4897719 (PN)

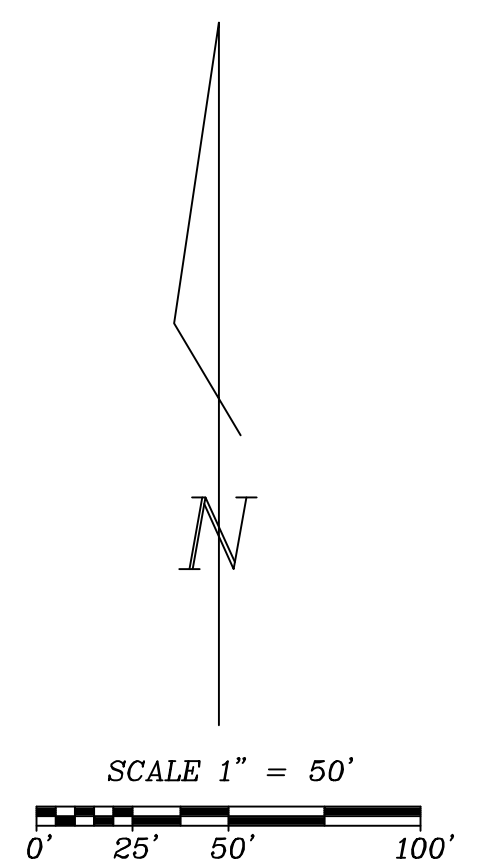
# RESULTS OF SURVEY

DOCUMENT NO. 3462987, CCR

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona



- LEGEND**
- ☒ FOUND 1/2" REBAR WITH PLASTIC CAP "LS 23376"
  - ▲ FOUND 5/8" REBAR WITH PLASTIC CAP "LS 40829"
  - FOUND 1/2" REBAR WITH CAP "LS 14184"
  - ◐ FOUND 1-1/4" PIPE WITH NO IDENTIFICATION
  - ⊕ FOUND 1/2" REBAR WITH CAP "LS 32230"
  - FOUND 1/2" REBAR NO ID.
- CCR - COCONINO COUNTY RECORDER



**Notes**

(1) This exhibit was prepared for the sole benefit of the client. It was prepared for a specific user and for a specific purpose pursuant to an agreement with the client and as such its purpose may be misleading to others. All documents including reports, drawings and specifications prepared or furnished by the Surveyor pursuant to this Agreement are instruments of service with respect to the project and the Surveyor shall retain an ownership and property interest therein. Such documents are not intended or represented to be suitable for use or reuse by the Client or others on the project, on extension of the project, or on any other project without Surveyor's participation. Any reuse without written verification or adaptation by the Surveyor for the specific purpose intended will be at the Client's sole risk and without liability or legal exposure to the Surveyor and the Client shall defend, indemnify and hold harmless the Surveyor from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle the Surveyor to further compensation at surveyor's current hourly rate. For these reasons, use by others is forbidden without the express written consent of the certifier signed hereon.

(2) This exhibit is subject to all conditions, restrictions, reservations, rights-of-way, abandonments, easements and all pertinent documents of record which may be revealed by a current title report.

(3) The Client agrees to limit the Surveyor's liability to the Client due to Surveyor's professional negligent acts, errors or omissions such that the total aggregate liability of the Surveyor to all those named shall not exceed the Surveyor's total fee for services rendered on this project.

(4) This exhibit was prepared for planning purposes and does not purport to be a boundary survey on the ground of the parcels shown.



	NAME	DATE
DESIGN		
DRAWN		
CHECKED	IVO	5/1/2019
REVISED		
DWG. NAME: 190405MF-BURRUS.dwg		

## RIMROCK

LAND SURVEYS, LLC

Ivo W. Buddeke III, R.L.S.

5280 Bentley Dr., Rimrock, Arizona 86335  
Phone (928) 567-1414

Job No. 190405MF

SURVEY

48 BURRUS LN

*Owner*

GERALD & MARGARET FREY

APN: 401-12-015A

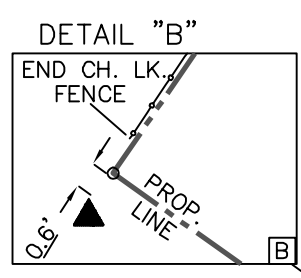
Qtr | Sec | Tsp | Rng

SW | 8 | 16N | 6E

G. & S. R. B. & M.

BEARINGS FROM A TO POINT B  
 1°04' W 380.52'  
 5°32' W 380.33'  
 D.C. NO. 3324133

FREY INVESTMENTS LIMITED PARTNERSHIP  
 40112016B  
 DOC.NO.3405951



FREY INVESTMENTS LIMITED PARTNERSHIP  
 40112016D  
 DOC.NO. 3720879

20' WIDE ROAD AND UNDERGROUND UTILITY EASEMENT ALONG CENTERLINE DOCKET 253 PAGE 580

CADRIEL, RAOUL JR  
 40112009J  
 DOC NO 3798916

ATTACHED A BRASS TAG STAMPED "FOUND AND ACCEPTED LS 32230"

TUTNICK  
 40112012A  
 DOC.NO. 3281635

401-12-013A8" SMOOTH BAR

SCF HOLDINGS LLC  
 40112013  
 DOC.NO. 3687217

FREY GERALD & MARGARET  
 40112015A  
 DOC.NO. 3462987

LANG-AUFFRET  
 40112014  
 DOC.NO. 3539565

LICHER  
 40112018F  
 DOC.NO. 3777484

SCHNEEBLY HILL ROAD  
 66' R.O.W. PER BK 2  
 MAPS, PG 33, C.C.R.O.

**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona**  
**Community Development Department**  
102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • www.sedonaaz.gov/cd

<b>Project Information</b>	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>		
	Zone Change from <input checked="" type="checkbox"/> RS-10, <input type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District		
<b>Property Owner Information</b>	Name	Frey Investments LP	Primary Phone (928) 274 - 0286
	Email	Margaret @ Rancho Sedona.com	Alt. Phone (928) 282 - 7255
	Mailing Address	48 Burrus Lane	City/State/ZIP Sedona, AZ 86336
<b>Office Use Only</b>	Received by		Date Received

Parcel Information: Please list each parcel and site address if applicable.

<b>Parcel Information</b>	Parcel No. (APN)	401-12-016E	Site Address	135 Bear Wallow Lane
	Parcel No. (APN)	401-12-016D	Site Address	20 Bear Wallow Lane
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

RECEIVED  
JUL 25 2019  
CITY OF SEDONA  
COMMUNITY DEVELOPMENT

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

<b>Contact #1</b>	Company		Contact Name	Jerry Frey
	Project Role	Husband	Primary Phone	(928) 203 - 9839
	Email		Alt. Phone	(928) 274 - 2347
	Address	48 Burrus Lane	City/State/ZIP	Sedona, AZ 86336
<b>Contact #2</b>	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

Jerry Frey \_\_\_\_\_  
 Print Name Signature Date  
[Signature] 7-14-19

at the request of Yavapai Title Agency, Inc.

When recorded mail to  
**Frey Investments Limited  
Partnership, an Arizona limited  
partnership  
135 Bear Wallow Lane  
Sedona, AZ 86336**

07005125-JMM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 401-12-016D

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Bear Wallow Partners, LLC, an Arizona limited liability company do/does hereby convey to  
Frey Investments Limited Partnership, an Arizona limited partnership  
the following real property situated in Coconino County, Arizona:  
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of  
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear  
of record.

The Grantor warrants the title against all persons whomsoever.

DATED: **April 21, 2015**


**Bear Wallow Partners, LLC, an Arizona  
limited liability company**

  
**Steve Segner, Member**

State of Arizona }  
County of Coconino } ss.

The foregoing instrument was acknowledged before me this 22 day of April, 2015, by  
Steve Segner, Member, Bear Wallow Partners, LLC, an Arizona limited liability company.



  
NOTARY PUBLIC  
My commission expires: 6-25-15



## Exhibit A

A tract of land lying in the Southwest Quarter of Section 8, Township 17 North, Range 6 East, G.&S.R.M., Coconino County, Arizona being a portion of that parcel as described in Instrument No. 3182842 in the County Recorder's Office (hereafter referred to as "R1" and Basis of Bearings for this description), this parcel now described as follows:

Commencing at a 1957 BLM Brass Cap Monument at the West Quarter Corner of Section 8 from which, a found 1957 BLM Brass cap Monument at the Southwest Corner of Section 8 lies South 01°46'31" East a distance of 2621.13 feet;

THENCE South 01°46'31" East 1448.90 feet (1448.35 feet per R1) to a found 5/8 inch smooth bar;

THENCE South 54°04'52" East 107.77 feet (South 54°02'42" East 107.91 per R1) to a found 5/8 inch rebar with plastic cap stamped "SEC RLS 13015";

THENCE North 33°37'18" East 100.21 feet (North 33°43'37" East 100.14 feet per R1) to a found 5/8 inch smooth bar;

THENCE North 33°56'24" East 199.96 feet (North 33°56'24" East 199.96 feet per R1) to a set 5/8 inch rebar and cap stamped "SEC INC RLS 40829";

THENCE North 39°07'21" East 121.27 feet (North 39°02'30' East per R1) to a found 1/2 inch rebar;

THENCE North 68°50'36" West 18.27 feet (North 68°29'58" West 17.82 feet per R1) to a found 1/2 inch rebar;

THENCE North 37°23'52" East 34.26 feet (North 37°19'58" East per R1) to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" at the centerline of a 20 foot wide easement for road and underground utilities as recorded in Docket 253, Pages 580-583 in the County Recorder's Office (hereafter referred to as "R3") and also the TRUE POINT OF BEGINNING for this description;

THENCE South 69°17'31" East 46.38 feet (South 69°15' East per R3) to a set cotton spindle with aluminum tag stamped "SEC INC RLS 13015" at a point of curvature, the central point of which lies South 20°44'29" West 100.00 feet.

THENCE through a central angle of 12°15'00" on a curve to the right in a southeasterly direction an arc length 21.38 feet to a set cotton spindle with aluminum tag stamped "SEC INC RLS 40829";

THENCE South 57°02'31" East 169.70 feet (South 57° East 169.7 feet per R3) to a set cotton spindle with aluminum tag stamped "SEC INC RLS 40829" at a point a of curvature, the central point of which lies South 32°57'29" West 120.00 feet.

THENCE through a central angle of 31°58'00" on a curve to the right in a southeasterly direction an arc length of 66.95 feet to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" at a point of a compound curvature, the central point of which lies South 64°55'29" West 40.00 feet;

THENCE through a central angle of 53°20'00" on a curve to the right in a Southerly direction an arc length of 37.23 feet to a set cotton spindle with aluminum tag stamped "SEC RLS 40829";

THENCE South 28°15'29" West, a distance of 40.99 feet (South 28°18' West, 27 feet per R3) to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" on the Northerly 66 foot right-of-way line of Schnebly Hill Road as recorded in Book 2 of Maps, page 33, records of Coconino County, Arizona;

THENCE North 65°06'12" East (North 64°48'57" East per R1) along the Northerly right-of-way of Schnebly Hill Road a distance of 12.83 feet to a set 5/8 inch rebar with plastic cap stamped "SEC INC RLS 40829";

THENCE North 27°02'28" East, a distance of 21.45 feet (North 27°59'08" East, 21.45 feet, per R1) to a found 1 inch rebar at a point of curvature, the central point of which lies North 61°38'21" West, a distance of 40.00 feet;

THENCE through a central angle of 23°22'26" on a curve to the left in a Northerly direction an arc length of 16.23 feet to a found 1/2 inch rebar;

THENCE North 31°24'40" East, a distance of 319.40 feet (North 31°26'17" East, 319.24 feet per R1) to a found 1 inch iron pipe;

THENCE North 61°02'04" West, a distance of 213.84 feet (North 60°51'11" West, 213.84 feet per R1) to a set 5/8 inch rebar with plastic cap stamped "SEC INC RLS 40829";

THENCE South 82°52'11" West, a distance of 154.55 feet, ( South 82°41'39" West, 154.55 feet per R1) to a found 5/8 inch smooth bar;

THENCE South 62°43'29" West, a distance of 87.97 feet (South 62°51'26" West, 88.24 feet per R1) to a found 3/8 inch rebar;

THENCE South 44°54'43" East, a distance of 70.05 feet (South 45°05'29" East, 70.05 feet per R1) to a set 5/8 inch rebar with plastic cap stamped "SEC INC RLS 40829";

THENCE South 37°23'52" West (South 37°19'58" West per R1) a distance of 84.18 feet to the TRUE POINT OF BEGINNING.

# RESULTS OF SURVEY

DOC.NO. 3720879, CCR, A parcel of land in the Southwest Quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona

FREY, GERALD JU & MARGARET  
401-12-015A  
DOC.NO. 3720879

FREY INVESTMENTS LIMITED PARTNERSHIP  
40112016B  
DOC.NO.3405951

LICHER  
40112018F  
DOC.NO. 3777484

85,639 Sq. Ft. ±  
1.97 Ac. ±

FREY INVESTMENTS LIMITED PARTNERSHIP  
40112016D  
DOC.NO. 3720879

THUMB BUTTE SYSTEMS XXVIII C  
40112016C  
DOC.NO. 3323235

THUMB BUTTE SYSTEMS XXVIII C  
40111001B  
DOC.NO. 3323891

BROWN, EDWARD S  
40111002E

THUMB BUTTE SYSTEMS XXVIII C  
40111001C

LEGEND			
⊙	SET 1/2" REBAR WITH PINK PLASTIC CAP "LS 32230" OR AS NOTED	⊗	FOUND 1/2" REBAR WITH PLASTIC CAP "LS 23376"
○	FOUND 5/8" SMOOTH IRON PIPE	▲	FOUND 5/8" REBAR WITH PLASTIC CAP "LS 13015"
⊖	FOUND 5/8" REBAR WITH PLASTIC CAP "LS 40829"	⊠	FOUND CONCRETE NAIL WITH BRASS TAG "LS 14184"
⊗	FOUND 1/2" REBAR WITH PLASTIC CAP "LS 40829"	⊙	FOUND 1-1/4" PIPE WITH NO IDENTIFICATION
⊖	FOUND 1/2" REBAR WITH NO IDENTIFICATION OR AS NOTED	⊕	FOUND 3/8" REBAR WITH BRASS TAG "LS 41502"
⊙	FOUND 1" OUTSIDE DIAMETER PIPE WITH NO IDENTIFICATION	■	FOUND 5/8" ROD WITH NO IDENTIFICATION
⊖	FOUND 3/8" REBAR WITHOUT IDENTIFICATION OR AS NOTED	---	BARB WIRE FENCE
○	FOUND 5/8" SMOOTH IRON PIPE WITH BRASS TAG "LS 41502"	---	WOOD FENCE
⊙	SET 1/2" REBAR WITNESS CORNER WITH CAP "LS 32230"	---	ROCK WALL FENCE
⊗	FOUND BLM BRASS CAP 1957 SOUTHWEST CORNER SEC 8	---	BOX WIRE FENCE
★	FOUND GLO BRASS CAP 1/4 CORNER 1957 IN MONUMENT BOX	---	CHAIN LINK FENCE
R	RECORD DIMENSIONS PER LEGAL DESCRIPTION FROM TITLE REPORT COMMITMENT NO. 63312 T(EXT)M AS SHOWN ON LANDMARK ALTA SURVEY JOB # 85119 DATED 11/22/85	⊙	FOUND 1" REBAR WITH NO IDENTIFICATION
●	CALCULATED POSITION, NOT SET	▲	FOUND 5/8" REBAR WITH PLASTIC CAP "LS 40829"
⊕	HOSE BIB	⊙	FOUND COTTON SPINDLE WITH TAG "SEC RLS 40829"

RANCHO SEDONA RV PARK

CHANGES TO 20' WIDE ROAD AND UNDERGROUND UTILITY EASEMENT ALONG CENTERLINE DOCKET 253 PAGE 580

20' RIGHT OF WAY PARCEL 2 DOCKET 344 PAGE 130

20' WIDE ROAD AND UNDERGROUND UTILITY EASEMENT ALONG CENTERLINE DOCKET 253 PAGE 580

LINE TABLE			
#	BEARING	DISTANCE	
L1	S 69°16'09" E	46.35'	S 69°17'31" E 46.38' R1
L2	S 56°59'53" E	169.70'	S 57°02'31" E 169.70' R1
L3	S 28°23'05" W	40.98'	S 28°15'29" W 40.99' R1
L4	N 65°03'54" E	12.79'	N 65°06'12" E 12.83' R1
L5	N 27°14'41" E	21.42'	N 27°02'28" E 21.45' R1
L6	S 37°25'38" W	34.45'	

S39°18'17" W 21.35'  
S38°53'00" W 121.50' R

R=100.00'  
L=21.36'  
Δ=12°14'19"  
CH DIR=N63°02'48"W  
CH=21.32

R=120.00'  
L=66.95'  
Δ=31°58'00" R1

R=120.00'  
L=66.98'  
Δ=31°58'43"  
CH DIR=N40°58'10"W  
CH=66.11

R=40.00'  
L=37.30'  
Δ=53°25'24"  
CH DIR=N01°32'57"E  
CH=35.96

R=40.00'  
L=37.23'  
Δ=53°20'00" R1

R=40.00'  
L=16.31'  
Δ=23°21'59"  
CH DIR=N16°40'39"E  
CH=16.20

R=40.00'  
L=16.23'  
Δ=23°22'26" R1

N 31°24'40" E 319.40' R1  
N 31°30'17" E 319.27'  
HELFRICH  
40112018D  
DOC.NO. 2118099

**Notes**  
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(4) This exhibit was prepared for planning purposes and does not purport to be a boundary survey on the ground of the parcels shown.



	NAME	DATE
DESIGN		
DRAWN		
CHECKED	IVO	8/26/19
REVISED	IVO	8/26/19
DWG. NAME: 190731MF-20BEARWALO.dwg		

**RIMROCK**  
LAND SURVEYS, LLC  
Ivo W. Buddeke III, R.L.S.

Job No. 190731MF  
Owner  
FREY LTD PARTNERSHIP  
SURVEY  
20 BEAR WALLOW

APN: 401-12-016D  
Qtr | Sec | Tsp | Rng  
SW | 8 | 16N | 6E  
G.&S.R.B.&M.

5280 Bentley Dr., Rimrock, Arizona 86335  
Phone (928) 567-1414

Legal Description for  
401-12-016E

Parcel A as described in instrument #3405951 recorded on 10/05/06 01:26 PM in the Official Records of Coconino County, Arizona.

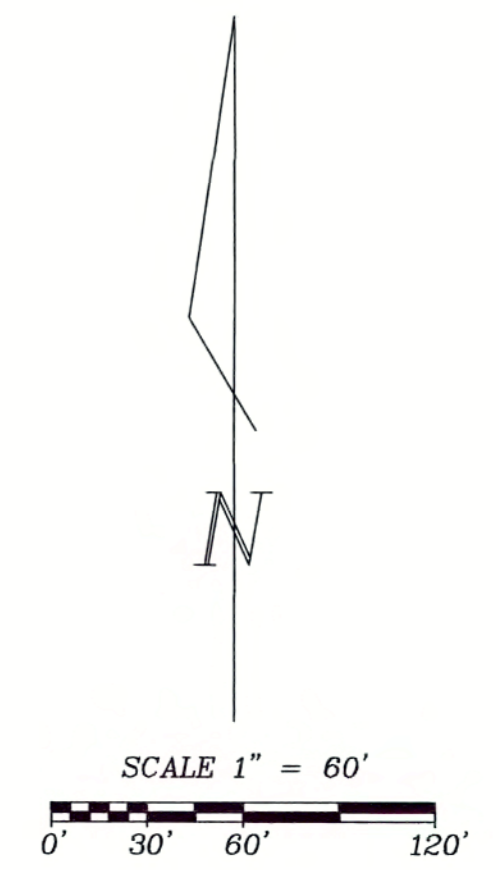
AND

Parcel B as described in instrument #3605065 recorded on 09/23/2011 10:45 AM in the Official Records of Coconino County, Arizona.

*{Combination of Parcels: Parcel A (401-12-016B) + Parcel B (401-17-019Y)}*

# EXHIBIT

parcels of land in the Southwest Quarter of Section 8,  
Township 17 North, Range 6 East of the Gila and Salt River  
Base and Meridian, Yavapai County, Arizona



**Notes**

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DESIGN	NAME	DATE
DRAWN		
CHECKED	IVO	3/11/2019
REVISED		
DWG. NAME: 190311MF-EXHIBIT.dwg		

**RIMROCK**  
LAND SURVEYS, LLC  
Ivo W. Buddeke III, R.L.S.

5280 Bentley Dr., Rimrock, Arizona 86335  
Phone (928) 567-1414

Job No. 190311MF  
Owner  
**FREY**

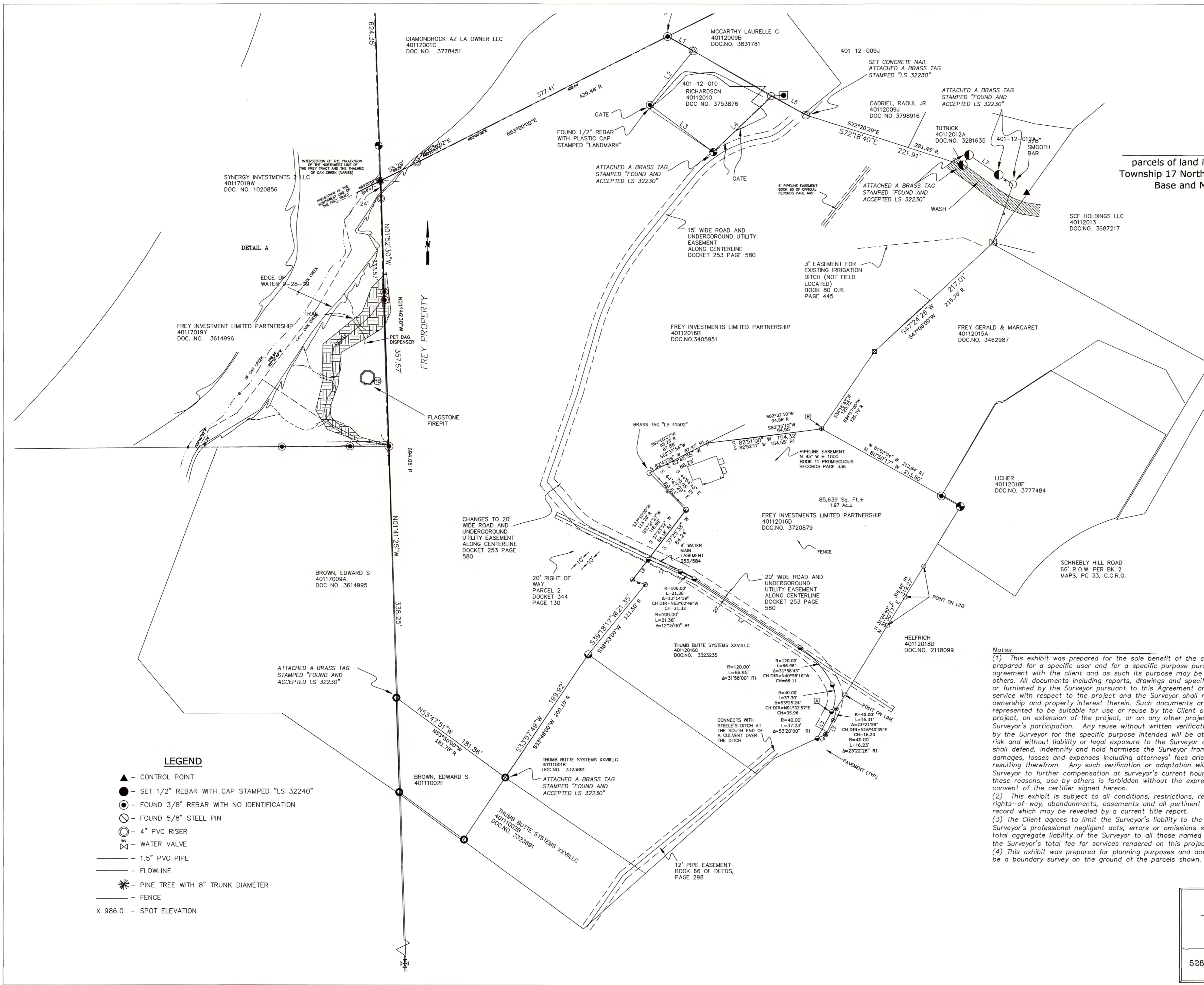
EXHIBIT  
RANCHO SEDONA  
RV PARK

APN: 401-12-016D

Qtr	Sec	Tsp	Rng
SW	8	16N	6E

G. & S. R. B. & M.

- LEGEND**
- ▲ - CONTROL POINT
  - - SET 1/2" REBAR WITH CAP STAMPED "LS 32240"
  - - FOUND 3/8" REBAR WITH NO IDENTIFICATION
  - - FOUND 5/8" STEEL PIN
  - - 4" PVC RISER
  - W - WATER VALVE
  - - 1.5" PVC PIPE
  - - FLOWLINE
  - \* - PINE TREE WITH 8" TRUNK DIAMETER
  - - FENCE
  - X 986.0 - SPOT ELEVATION



**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • www.sedonaaz.gov/cd

<b>Project Information</b>	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>			
	Zone Change from <input type="checkbox"/> RS-10, <input checked="" type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District			
<b>Property Owner Information</b>	Name	Max & Clare Licher	Primary Phone	928-282-7071
	Email	mlicher@wildapache.net	Alt. Phone	928-282-4702 (w)
	Mailing Address	Box 1456	City/State/ZIP	Sedona, AZ. 86339
<b>Office Use Only</b>	Received by	Date Received		

Parcel Information: Please list each parcel and site address if applicable.

<b>Parcel Information</b>	Parcel No. (APN)	401-12-018F	Site Address	16 Bear Wallow Ln.
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

<b>Contact #1</b>	Company		Contact Name	Clare Licher
	Project Role	Spouse	Primary Phone	928-282-4956 (w)
	Email	clare@wildapache.net	Alt. Phone	928-963-0795 (c)
	Address	Box 1416	City/State/ZIP	Sedona AZ 86339
<b>Contact #2</b>	Company		Contact Name	David Tracy
	Project Role	Neighbor/coordinator	Primary Phone	928-282-9501
	Email	you should have	Alt. Phone	
	Address		City/State/ZIP	

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

**MAX H. LICHER**  
Print Name

*Max H. Licher*  
Signature

**8 February 2019**  
Date



When Recorded Return To:  
Max H. Licher  
P. O. Box 1456  
Sedona, AZ 86339

Affidavit Exemption per  
A.R.S. §11-1134(B)(2)  
Mail Tax Statements to:  
Grantees at address shown  
APN 401-12-018F

CORRECTIVE WARRANTY DEED

This deed is being recorded again to correct the legal description for Parcel No. 1 that was reflected when previously recorded as Instrument No. 3771791.

Unofficial



When recorded return to:  
Max H. Licher  
P. O. Box 1456  
Sedona, AZ 86336

Affidavit of Value Exemption  
per A.R.S. §11-1134(B)(10)  
Mail Tax Statements to Grantees  
at address shown  
Parcel No. 401-12-018F

WARRANTY DEED

(Community Property with Right of Survivorship)

For one dollar and other valuable considerations, Max H. Licher and Clare M. Licher (formerly known as Clare Helfrich), husband and wife, the Grantors, hereby grant and convey to Max H. Licher and Clare M. Licher, husband and wife, not as tenants in common nor as community property estate nor as joint tenants with right of survivorship, but as community property with right of survivorship, the real property situated in Coconino County, Arizona, that is described in the attached legal description, together with all rights and privileges appurtenant thereto.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, the Grantors warrant the title against all persons whomsoever.

The Grantees, by signing the acceptance below, hereby individually and jointly assert and affirm that it is their intention to accept this conveyance and to acquire all interest that they may have in the property described herein as Community Property with Right of Survivorship. The Grantees acknowledge, understand and agree that upon the death of either of them, the decedent's interest and all rights, title and interest in such



property will automatically pass to the survivor without being subject to the decedent's Will or probate.

DATED this 9<sup>th</sup> day of December, 2016.

Grantors:

*Max H. Licher*  
Max H. Licher

*Clare M. Licher*  
Clare M. Licher

*Clare Helfrich*  
Clare Helfrich

Accepted and Approved by Grantees:

*Max H. Licher*  
Max H. Licher

*Clare M. Licher*  
Clare M. Licher

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF YAVAPAI    )

This instrument was acknowledged before me this 9<sup>th</sup> day of December, 2016, by Max H. Licher and Clare M. Licher (formerly known as Clare Helfrich), as the Grantors and also as the Grantees.



*Ronald N. Rovey*  
Notary Public

## LEGAL DESCRIPTION

PARCEL NO. 1

A parcel of land being a portion of the Northwest quarter of the Southwest quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Meridian in Coconino County, Arizona, said parcel being more particularly described as follows:

Commencing at the Southwest corner of said Section 8, as marked by a B.L.M. brass capped pipe (previously found), from which the West quarter corner of said Section 8, as marked by a B.L.M. brass capped pipe (previously found), bears N 01°42'03" W a distance of 2,621.04 feet (basis of bearings for this description);

THENCE along the West line of said Section 8, N 01°42'03" W a distance of 1,512.20 feet;

THENCE leaving said West line N 88°17'57" E a distance of 975.52 feet to a 1/2" re-bar with plastic cap stamped "LS 14184" set on the Northerly right-of-way line of Schnebly Hill Road according to the plat thereof recorded in Book 2 of Maps, Page 33 of the Coconino County Recorder's Office, said point being the POINT OF BEGINNING;

THENCE leaving said Northerly right-of-way line

N 30°55'55" E a distance of 20.54 feet to a 5/8" iron rod with no cap or tag (found);

THENCE N 30°55'55" E a distance of 109.97 feet to a 1" o.d. pipe with no cap or tag (found);

THENCE N 60°56'34" W a distance of 177.84 feet to a 3/4" o.d. pipe with no cap or tag (found);

THENCE S 56°55'35" W a distance of 74.29 feet to a 1/2" re-bar with no cap or tag (found);

THENCE S 79°34'32" W a distance of 10.23 feet to a 1/2" re-bar with plastic cap stamped "LS 14184" (set);

THENCE S 30°46'03" W a distance of 145.67 feet to a 1/2" re-bar with plastic cap stamped "LS 14184" (set);

THENCE S 60°50'52" E a distance of 29.38 feet to a 1" o.d. pipe with no cap or tag (found);

THENCE S 31°30'25" W a distance of 59.95 feet to a 1/2" re-bar with plastic cap stamped "LS 14184" (set);

THENCE S 55°46'02" E a distance of 125.65 feet to a 1/2" re-bar with plastic cap stamped "LS 14184" set at a Point of Reversed Curvature on said Northerly right-of-way line of Schnebly Hill Road;

THENCE along said Northerly right-of-way line, Northeasterly along a non-tangent curve concave to the Southeast having a radius of 237.60 feet, chord bearing of N 52°26'26" E and central angle of 42°38'58" an arc distance of 176.86 feet to the POINT OF BEGINNING.

DESCRIPTION(continued)PARCEL NO. 2:

An easement for ingress and egress, as created by instrument recorded in Docket ~~1843~~, page ~~438~~ records of Coconino County, Arizona, over the following described property:

A strip of land 15.00 feet wide situated in the Southwest quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, said strip of land being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 8 as marked by a B.L.M. brass capped pipe and from which the Southwest corner of said Section 8, as marked by a B.L.M. brass capped pipe, lies South 01° 42' 03" East (basis of bearings for this description) a distance of 2,621.04 feet;

thence along the West line of said Section 8, South 01° 42' 03" East, a distance of 624.60 feet;

thence leaving said West line, North 63° 20' 02" East, a distance of 431.54 feet to a set 1/2 inch rebar with plastic cap stamped "LS 14184";

thence South 60° 28' 13" East, a distance of 39.30 feet to a set 1/2 inch rebar with plastic cap stamped "LS 14184";

thence South 38° 34' 15" West, a distance of 92.98 feet to a found 1/2 rebar with plastic cap stamped "LS 14184";

thence South 53° 17' 45" East, a distance of 106.00 feet to a found 1 inch pipe with plastic cap stamped "PE 5230";

thence North 46° 42' 15" East, a distance of 109.97 feet to set concrete nail with brass tag stamped "LS 14184";

thence South 60° 28' 13" East, a distance of 51.57 feet to a found concrete nail with brass tag stamped "LS 14184";

thence South 72° 18' 15" East, a distance of 222.00 feet to a found 1-1/4 inch pipe with no cap or tag;

thence North 30° 31' 13" East, a distance of 15.78 feet to a found 1-1/4 inch pipe with no cap or tag;

thence South 56° 30' 02" East, a distance of 48.12 feet to a found 1-1/4 inch pipe with no cap or tag;

thence South 56° 21' 42" East, a distance of 22.94 feet to a found 3/8 inch rebar with no cap or tag;

thence South 18° 42' 44" West, a distance of 82.93 feet to a found 3/8 inch rebar with no cap or tag;

thence South 47° 24' 40" West, a distance of 216.89 feet to a set 1/2 inch rebar with plastic cap stamped "LS 14184";

thence South 34° 17' 00" West, a distance of 125.79 feet to a found 3/8 inch rebar with no cap or tag;

(continued)

~~1843 438~~

DESCRIPTION (continued)PARCEL NO. 2 (continued):

thence South 60° 45' 23" East, a distance of 213.83 feet to a found 3/4 inch pipe with no cap or tag;

thence South 31° 30' 25" West (record South 31° 21' 00" West), a distance of 59.95 feet to Northwest corner of the NASH TRACT as described in Docket 1558, page 964, records of Coconino County, Arizona, from which a point of reverse curvature on the Northerly right of way line of Schnebly Hill Road (as recorded in Book 2 of Maps, page 33, records of Coconino County, Arizona) bears South 55° 46' 02" East, a distance of 125.65 feet;

thence along the North line of said NASH TRACT South 55° 46' 02" East (record South 53° 55' 36" East), a distance of 52.18 feet to the POINT OF BEGINNING;

thence continuing along said North line South 55° 46' 02" East (record South 53° 55' 36" East), a distance of 15.00 feet;

thence leaving said North line South 34° 29' 11" West, a distance of 215.87 feet to a point on said Northerly right of way line of Schnebly Hill Road;

thence along said Northerly right of way line of Schnebly Hill Road South 64° 44' 57" West (record South 64° 43' West), a distance of 92.30 feet to a point on the centerline of a 20.00 feet wide ROAD AND UTILITY EASEMENT as described in Docket 870, page 741, records of Coconino County, Arizona;

thence leaving said Northerly right of way line and along said centerline North 28° 18' 00" East (record North 28° 24' 30" East), a distance of 21.35 feet (record 33.37 feet) to a point of curvature;

thence continuing along said centerline, Northerly along a tangent curve concave to the Northwest having a radius of 40.00 feet and a central angle of 5° 15' 28" and an arc distance of 3.67 feet;

thence leaving said centerline North 64° 44' 57" East, a distance of 68.22 feet;

thence North 34° 29' 11" East, a distance of 211.75 feet to the POINT OF BEGINNING.

# LANDMARK

SEDONA  
P.O. BOX 1907  
SEDONA, AZ 86339  
(928) 282-7104



## ENGINEERING & SURVEYING, INC. [www.landmarkes.com](http://www.landmarkes.com)

MAP of LICHER TRACT  
PARCEL NO. 401-12-018F  
BEING A PORTION OF THE NW 1/4 SW 1/4, SECTION 8  
T. 17 N., R. 6 E., G.&S.R.M.,  
COCONINO COUNTY, ARIZONA  
SEE BK. 13 RECORD OF SURVEYS, PG. 16

This map was prepared  
under my direct supervision.



Date:	FEBRUARY 14, 2019
Revisions:	
Project Manager:	T. GRAHAM
Survey Crew:	
C.A.D. by:	T. GRAHAM
Checked by:	T. GRAHAM
Contour Interval:	N. A.
Scale:	1" = 60'
Project Name:	95169
File Name:	95169-19.dwg
Sheet:	1 of 1
Job No.:	95169

**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

Project Information	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>			
	Zone Change from <input type="checkbox"/> RS-10, <input checked="" type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District			
Property Owner Information	Name	G HH Roth Revocable Trust	Primary Phone	928-274-4566
	Email	ghhr@gr-we.com	Alt. Phone	928-282-3051
	Mailing Address	200 Schnebly Hill Road	City/State/ZIP	Sedona, AZ 86336
Office Use Only	Received by		Date Received	

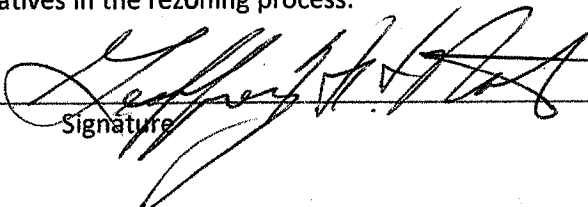
Parcel Information: Please list each parcel and site address if applicable.

Parcel Information	Parcel No. (APN)	401-11-003-C	Site Address	200 Schnebly Hill Road
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

Contact #1	Company		Contact Name	David Tracy
	Project Role	Neighbor/coordinator	Primary Phone	928-282-9501
	Email	MrDTracy@gmail.com	Alt. Phone	
	Address		City/State/ZIP	Sedona, AZ 86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

GEORGE H H ROTH  03-08-19  
 Print Name Signature Date

at the request of Yavapai Title Agency, Inc.

When recorded mail to  
Geoffrey H. H. Roth  
P. O. Box 2727  
Sedona, AZ 86339

07004809-SW

Tax Code: 401-11-003C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

EXEMPT B-8

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
**Geoffrey H. H. Roth**, A Married Man, as his Sole and Separate Property  
do/does hereby convey to

**Geoffrey H. H. Roth, Trustee of the GHH Roth Revocable Trust dated August 03, 1999, and  
restatement dated February 21, 2007**

the following real property situated in Coconino County, Arizona:

**See Exhibit A attached hereto and made a part hereof**

**Pursuant to Section 33-404 A.R.S., the beneficiary of said trust is disclosed in instrument  
recorded in Document No. 3244505 of Official Records, Coconino County, State of Arizona.**

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of  
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear  
of record.


The Grantor warrants the title against all persons whomsoever.

DATED: December 28, 2012

  
\_\_\_\_\_  
**Geoffrey H. H. Roth**

State of Arizona }  
                          } ss.  
County of Yavapai }

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of January,  
2013, by Geoffrey H. H. Roth.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:  
8-19-2014



Exhibit "A"

A tract of land in the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 8;

Thence along the West line of said Section 8, North  $1^{\circ} 44'$  West, a distance of 654.90 feet to the Southwest corner of said Northwest quarter of the Southwest quarter of the Southwest quarter of Section 8;

Thence along the South line of said Northwest quarter of the Southwest quarter of the Southwest quarter, North  $89^{\circ} 38'$  East (Record North  $89^{\circ} 30'$  East), a distance of 609.32 feet (Record 606.48 feet) to the Southeast corner of the French property;

Thence along the Easterly line of said French property, North  $2^{\circ} 22'$  East (Record North  $3^{\circ} 45'$  East), a distance of 234.71 feet (Record 234.3 feet) to an iron pipe set in the ground marking an angle point in said Easterly property line and POINT OF BEGINNING for the herein described tract;

Thence continuing along said Easterly line, North  $23^{\circ} 52'$  West (Record North  $23^{\circ} 00'$  West), a distance of 283.52 feet to the Easterly right of way line (right of way 66 feet wide) of Schnebly Hill Road;

Thence from a tangent that bears South  $63^{\circ} 00' 20''$  West, along said Easterly right of way line, along a curve to the left with a radius of 540.00 feet, through an angle of  $33^{\circ} 05' 20''$ , 311.86 feet, and South  $29^{\circ} 55'$  West, 53.04 feet;

Thence South  $89^{\circ} 46' 15''$  East, a distance of 364.11 feet to the POINT OF BEGINNING.



## COURTESY RECORDING INSTRUCTIONS

Yavapai Title Agency, Inc. is hereby handed the following document(s):

### Warranty Deed

You are hereby authorized and instructed as a courtesy to deliver for recording to the Coconino County Recorder's Office said document(s), with these instruction to be attached to and recorded as a part of the first mentioned document.

The undersigned understands and acknowledges that Yavapai Title Agency, Inc. is acting in the capacity of messenger only, without consideration, and is not responsible for the correctness of the form, content or execution of any of the document(s) and that Yavapai Title Agency, Inc. is hereby released of any and all liability in connection with the same. Further, the undersigned understands and acknowledges that Yavapai Title Agency, Inc. assumes no responsibility or liability due to any delay in recordation of said document(s).

The undersigned understands and acknowledges that at the time of recordation, the documents will not be insured by Yavapai Title Agency, Inc. Yavapai Title Agency, Inc. is hereby instructed not to do any title search in conjunction with this courtesy recording.

It is further understood and acknowledged that there shall be no liability and/or responsibility for a payment of any consideration by Yavapai Title Agency, Inc. to any party as this service is performed as a courtesy only.

Recording fees are enclosed. (All checks must be payable to the County Recorder)


Dated: December 28, 2012

SIGNATURES (All parties to document(s) must sign):

Parties Making Delivery

**The GHH Roth Revocable Trust dated August 03, 1999, and restatement dated February 21, 2007**

  
Geoffrey H. H. Roth

  
Geoffrey H. H. Roth, Trustee

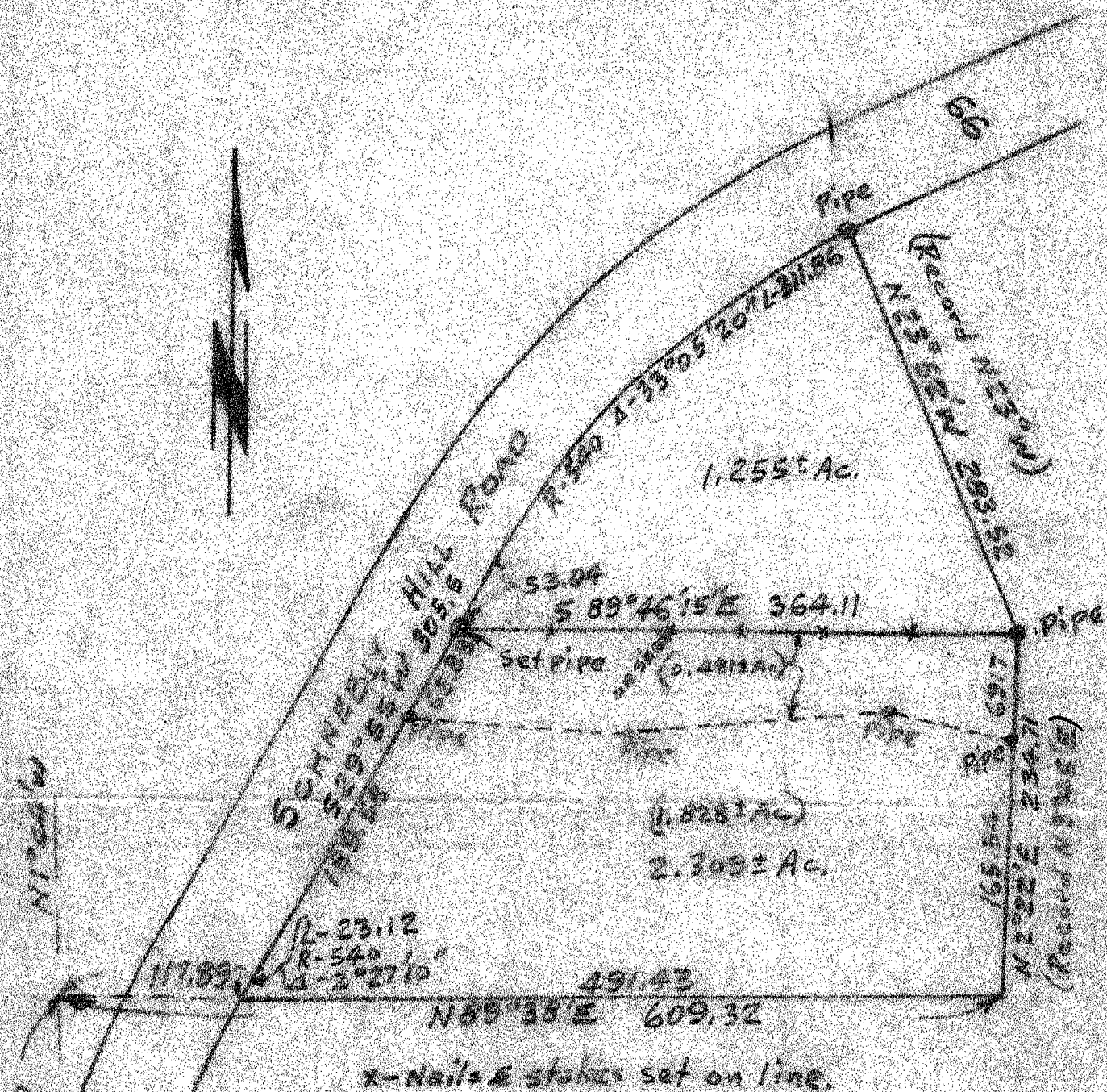
Address: 200 Schnebly Hill Road, Sedona, AZ 86336

Parties to Document:

Geoffrey H. H. Roth, individually and as Trustee of GHH Roth Revocable Trust dated August 03, 1999, and restatement dated February 21, 2007

Yavapai Title Agency, Inc. office forwarding document(s) to recording desk:

Office Name: Sedona Branch By: Sharyn Word



748 Brass Cap  
 18 117 BLM 1951  
 Section Corner



LEROY E. GABEREL  
 P. O. BOX 175  
 WILSON, ARIZONA 86336

MAP OF PROPERTY OF  
 S. FRENCH  
 IN  $NW\frac{1}{4}$   $SW\frac{1}{4}$   $SW\frac{1}{4}$   
 SEC. 8, T17N, R6E  
 G&SRB&M  
 COCONINO COUNTY  
 ARIZONA  
 SCALE:  $1'' = 100'$

**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • [www.sedonaz.gov/cd](http://www.sedonaz.gov/cd)

Project Information	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>			
	Zone Change from <input type="checkbox"/> RS-10, <input checked="" type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District			
Property Owner Information	Name	Cyril Chiosa	Primary Phone	832-203-6677
	Email	cchiosa@orchardcos.com	Alt. Phone	281-832-2842
	Mailing Address	1230 Deer Trail Drive	City/State/ZIP	Sedona, AZ 86336
Office Use Only	Received by		Date Received	

Parcel Information: Please list each parcel and site address if applicable.

Parcel Information	Parcel No. (APN)	401-10-001A	Site Address	
	Parcel No. (APN)	401-10-001C	Site Address	
	Parcel No. (APN)	401-12-024A	Site Address	
	Parcel No. (APN)	401-12-024B	Site Address	
	Parcel No. (APN)	401-12-013	Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

Contact #1	Company	Sefton Engineering Consultants	Contact Name	Luke Sefton
	Project Role	Principal Engineer	Primary Phone	928-202-3999
	Email	ls@sefengco.com	Alt. Phone	928-646-3494
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ 86336
Contact #2	Company	Sefton Engineering Consultants	Contact Name	John Louderback
	Project Role	Administrative	Primary Phone	928-202-3999
	Email	jl@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ 86336

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

**Cyril Chiosa**

**7/24/19**

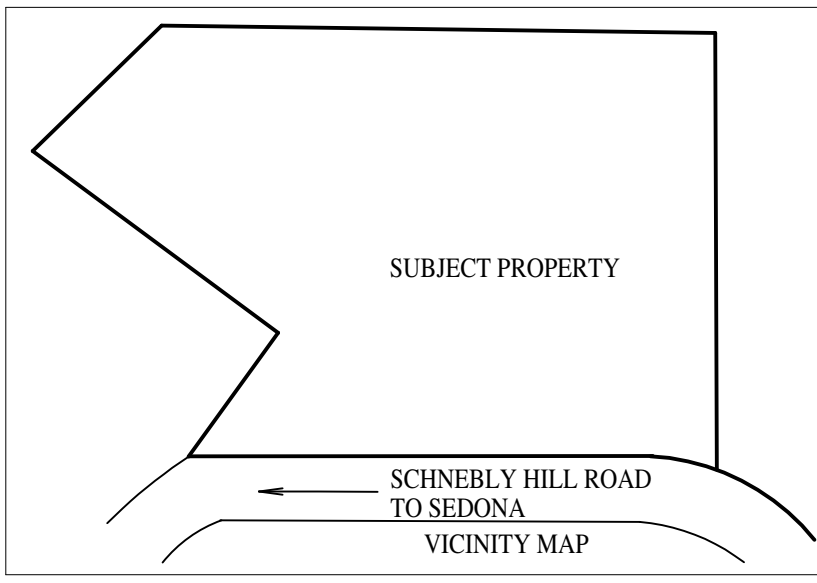
Print Name

Signature

Date

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 6 EAST, GILA & SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA



LEGAL DESCRIPTION

Parcel 1: (affects owners and lenders policy) That part of the Southwest quarter of Section 8, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, being that same parcel described in instrument recorded in Docket 808, page 650, records of Coconino County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 8; THENCE North 01°44' West, along the West line of said Section 8, said West line being the basis of bearings, a distance of 1512.10 feet (record 1513.36 feet); THENCE North 88°16' East, a distance of 975.62 feet (record 980.27 feet) to the intersection of the Westerly line of the Holly Tract, as described in Book 69 of Deeds, page 386, records of Coconino County, Arizona, with the Northerly right-of-way line of Schnebly Hill Road, as described in instrument recorded in Book 32 of Official Records, page 124, records of Coconino County, Arizona, and the TRUE POINT OF BEGINNING; THENCE North 30°53'43" East along the Westerly line of said Holly Tract, a distance of 243.71 feet (record North 29°07'20" East, 244.95 feet); THENCE North 61°16'10" West along the Southerly line of said Holly Tract, a distance of 335.75 feet (record North 61°29'35" West, 334.44 feet); THENCE North 35°43'39" East, along the Westerly line of said Holly Tract, a distance of 190.07 feet (record North 35°50'04" East, 190.07 feet); THENCE North 49°58'20" East, along the Westerly line of said Holly Tract, a distance of 158.44 feet (record North 49°53'04" East, 158.20 feet); THENCE South 89°08'12" East, along the Northerly line of said Holly Tract, a distance of 454.93 feet (record South 89°06'27" East, 455.23 feet); THENCE South 09°13'07" East, along the Easterly line of said Holly Tract, a distance of 603.57 feet (record South 05°14'27" East, 603.92 feet) to a point of intersection with the Northerly right-of-way line of said Schnebly Hill Road; THENCE North 72°32'42" West, along the Northerly right-of-way line of said Schnebly Hill Road, a distance of 47.53 feet (record North 74°26'00" West, 46.75 feet) to a point of curve; THENCE along said Northerly right-of-way line, being along a curve concave to the Southeast, said curve has a radius of 293.41 feet, an arc distance of 119.06 feet to a point of tangent (record central angle of 23°14'53", a radius of 293.41 feet, an arc distance of 119.06 feet); THENCE along said tangent, and said Northerly right-of-way line, South 84°12'25" West, a distance of 224.38 feet (record South 84°13'00" West, 223.69 feet) to the Southeast corner of the Sanborn Tract, as described in instrument recorded in Docket 204, page 279, records of Coconino County, Arizona; THENCE North 09°01'44" West, along the Easterly line of said Sanborn Tract, a distance of 154.97 feet (record North 09°07'08" West, 160.65 feet) to the Northeast corner of said Sanborn Tract; THENCE South 57°21'42" West, along the Westerly line of said Sanborn Tract, a distance of 55.41 feet (record South 57°06'18" West, 55.70 feet) to the Northeast corner of said Tract; THENCE South 29°28'11" West, along the Westerly line of said Sanborn Tract, a distance of 158.91 feet (record South 30°04'50" West, 166.88 feet) to a point of intersection with the Northerly right-of-way line of said Schnebly Hill Road; THENCE along the Northerly right-of-way line of said Schnebly Hill Road, being along a curve concave to the Southeast, the chord of said curve bears North 78°23'48" West, a distance of 38.60 feet, said curve has a radius of 237.60 feet, a central angle of 09°19'10", an arc distance of 38.65 feet to the TRUE POINT OF BEGINNING.

Parcel 1A: (affects owners and lenders policy) That part of the Southwest quarter of Section 8, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, being that same parcel described in instrument recorded in Docket 204, page 279, records of Coconino County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 8; THENCE North 1°44'00" West, along the West line of said Section 8, said West line being the basis of bearing, a distance of 1512.10 feet (record North 1°44'00" West, 1513.36 feet); THENCE North 88°16'00" East, a distance of 975.62 feet (record North 88°16'00" East, 980.27 feet) to a point of intersection of the Westerly line of the Holly Tract, as described in instrument recorded in Book 69 of Deeds, page 386, records of Coconino County, Arizona, with the Northerly right-of-way line of Schnebly Hill Road, as described in instrument recorded in Book 32 of Official Records, page 124, records of Coconino County, Arizona; THENCE along said Northerly right-of-way line, being along a curve concave to the Southeast, said curve has a radius of 237.60 feet, a central angle of 9°19'10", an arc distance of 38.65 feet, the chord of said curve bears North 78°23'48" East to the Southwest corner of the Sanborn Tract, as described in instrument recorded in Docket 204, page 279, records of Coconino County, Arizona, and the TRUE POINT OF BEGINNING; THENCE North 29°28'11" East, along the Westerly line of said Sanborn Tract, a distance of 158.91 feet (record North 30°04'50" East, 166.88 feet) to the Northwest corner of said Sanborn Tract; THENCE North 57°21'42" East, along the Northerly line of said Sanborn Tract, a distance of 55.41 feet (record North 57°06'18" East, 55.70 feet) to the Northeast corner of said Sanborn Tract; THENCE South 09°01'44" East, a distance of 154.97 feet (record South 09°07'08" East, 160.65 feet) to a point of intersection with said Northerly right-of-way line of Schnebly Hill Road, said point being the Southeast corner of said Sanborn Tract; THENCE South 84°12'25" West, along said Northerly right-of-way line, a distance of 144.99 feet (record South 84°13'00" West) to a point of curve; THENCE along said Northerly right-of-way line, along a curve concave to the Southeast, the chord of said curve bears South 83°39'05" West, a distance of 4.93 feet, said curve has a radius of 237.60 feet, a central angle of 1°11'22", an arc distance of 4.93 feet, to the TRUE POINT OF BEGINNING.

Parcel 2 (affects lenders policy only) A Tract of land in the West one-half of the Northeast quarter of the Southwest quarter and the East one-half of the Northwest quarter of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described by metes and bounds as follows:

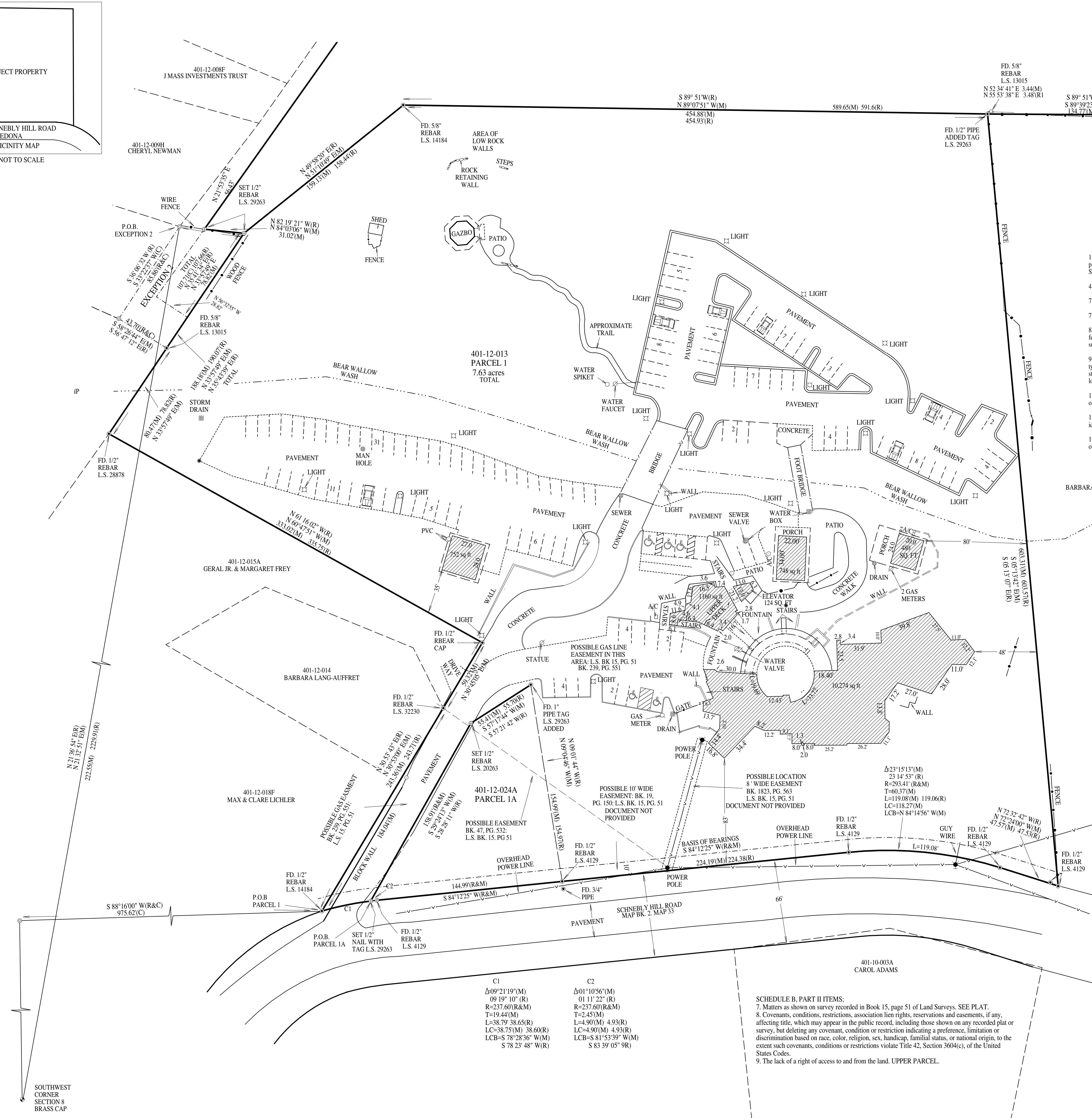
BEGINNING at Corner No. 1, which is a point on the North line of the said Southwest quarter of Section 8, that lies North 89°44' East, 1310.16 feet from the West quarter corner of said Section 8; THENCE North 89°44' East, a distance of 645.85 feet to Corner NO.2, which is identical to the Northeast corner of the West one-half of the Northeast quarter of the Southwest quarter of said Section 8; THENCE South 01°52' East, along the East line of the West one-half of the Northeast quarter of the Southwest quarter of said Section 8, a distance of 388.3 feet to Corner No. 3, which point is identical to Corner No. 8 of the tract of land conveyed to Claude L. Holly and Marie E. Holly by Warranty Deed, dated April 15, 1946, recorded April 17, 1946 in Book 69 of Deeds, page 386; THENCE South 89°36' West, along the North line of the Holly Tract, a distance of 200.1 feet to Corner No. 4, which point is identical to Corner No. 7 of the Holly Tract; THENCE South 56°58' West, a distance of 154.3 feet to Corner No. 5, which point is identical to Corner No. 6 of the Holly Tract; THENCE South 89°51' West, a distance of 591.6 feet to Corner No. 6, which point is identical to Corner No. 5 of the Holly Tract; THENCE South 49°00' West, a distance of 158.20 feet to Corner No. 7, which point is identical to Corner No. 4 of the Holly Tract; THENCE South 34°45' West, along the line running between corners numbered 4 and 3 of the Holly Tract, a distance of 78.82 feet to Corner No. 8; THENCE North 55°50'20" West, a distance of 28.82 feet to Corner No. 9, which point is identical to the Southeast corner of the Derrick Tract; THENCE North 35°57'30" East, along the East line of the Derrick Tract, a distance of 767.50 feet to the POINT OF BEGINNING.

EXCEPT the following described property: A tract of land in the West half of the Northeast quarter of the Southwest quarter of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

Beginning at the Northeast corner of said West half of the Northeast quarter of the Southwest quarter of Section 8; THENCE along the East line of said West half of the Northeast quarter of the Southwest quarter, South 01°52' East, a distance of 200.00 feet; THENCE parallel to the North line of said West half of the Northeast quarter of the Southwest quarter, South 89°44' West, a distance of 300.00 feet; THENCE North 01°52' West, a distance of 200.00 feet to said North line of the West half of the Northeast quarter of the Southwest quarter; THENCE along said North line, North 89°44' East, a distance of 300.00 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT the following described property: A parcel of ground lying in Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at a BLM Brass Cap monument at the Southwest corner of said Section 8, from which a BLM Brass Cap monument at the West quarter corner of said Section 8 bears North 01°44'00" West (Record and basis of bearings for this description), a distance of 2621.07 feet; THENCE North 21°36'54" East, a distance of 2229.91 feet (record North 21°45' East 2228.27 feet) to a one inch iron pin accepted as the most Easterly corner of a parcel described in Docket 623, page 664, said point being the TRUE POINT OF BEGINNING; THENCE South 36°06'32" West, a distance of 85.86 feet (record South 35° West, a distance of 86 feet) to a one inch iron pipe; THENCE South 56°47'12" East, a distance of 43.70 feet to a 5/8 inch rebar with plastic cap stamped "SEC RLS 13015", said point lying on the Westerly line of a parcel as described in Docket 808, page 650; THENCE North 35°41'34" East, a distance of 107.66 feet (record North 35°38'04" East) to a one inch iron pipe; THENCE North 82°19'21" West, a distance of 50.45 feet to the TRUE POINT OF BEGINNING.



SCALE: 1"=40'  
DATE: 06/14/2019  
REVISED 06/14/2019  
FOR WEST PROPERTY  
LINE CHANGES AND  
NOTES  
(R)=FIRST AMERICAN TITLE  
ORDER NO. 101594EW  
(M)=MEASURED  
(C)=CALCULATED  
(R1)= BOOK 15 L.S., PG. 51

CERTIFICATE:  
I hereby certify to First American Title Insurance Company, Orchard Capital LLC a Texas limited liability company, SCF Holdings LLC an Arizona limited liability company and to their heirs, successors and assigns, that:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA, and NSPS and includes items 1.4,7(a), 7(b),8,9,11 (observed evidence),13 & 16.  
The field work was completed on 06/10/2019.  
DATE OF PLAT: 06/14/2019

- TABLE "A" ITEMS:
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE PLAT.
  - Gross land area (and other areas if specified by the client). SEE PLAT.
  - (a) Exterior dimensions of all buildings at ground level. (EXTERIOR FOOTPRINT). SEE PLAT.  
(b) Square footage of exterior dimensions of all buildings at ground level. (EXTERIOR FOOTPRINT) SEE PLAT.
  - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE PLAT.
  - Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Stripping of clearly identifiable parking spaces on surface parking areas and lots. SEE PLAT.
  - Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. SEE PLAT.
  - Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." SEE PLAT.
  - Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NONE OBSERVED.

- SURVEYOR'S NOTES:
- THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  - THE INTENT OF THIS SURVEY IS TO PROVIDE A ALTA/NSPS SURVEY OF THE REFERENCED PROPERTY.
  - DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - GROSS LAND AREA: 7.63 ACRES MORE OR LESS.  
DUE TO DESIGN, SQUARE FOOTAGE OF EXTERIOR FOOTPRINTS MAY NOT BE THE SAME AS THE INTERIOR SQUARE FOOTAGES.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS INDICATED IN THE SCHEDULE B EXCEPTIONS PROVIDED BY FIRST AMERICAN TITLE FILE NO. 010594EW ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HANNES SURVEYING LLC TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THIS SURVEYOR AND HANNES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND/OR UTILITIES NOT INDICATED ON THIS PLAT.

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER TERMS OF PUBLIC RECORD ON THIS 14th DAY OF JUNE, 2019.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER ENCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

LIMITATION OF LIABILITY: The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hannes Surveying LLC and said client.

SCHEDULE B, PART II ITEMS:  
7. Matters as shown on survey recorded in Book 15, page 51 of Land Surveys. SEE PLAT.  
8. Covenants, conditions, restrictions, association lien rights, reservations and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Code.  
9. The lack of a right of access to and from the land, UPPER PARCEL.



06-14-2019  
HANNES SURVEYING LLC  
2100 VIA SILVERADO  
CAMP VERDE, AZ. 86322  
(928) 282-5686 (928) 567-2833

**ALTA/NSPS LAND TITLE SURVEY**

TRACT OF LAND IN THE W 1/2 OF THE NE1/4 OF THE SW 1/4 & THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T 17N, 6E, G. & S.R.B.M., COCONINO COUNTY, ARIZONA.

SCALE: 1"=40'  
DATE: 06/14/2019

(R)=FIRST AMERICAN TITLE  
ORDER NO. 101594EW  
(M)=MEASURED  
(C)=CALCULATED  
(R1)=BOOK 15 L.S., PG. 51



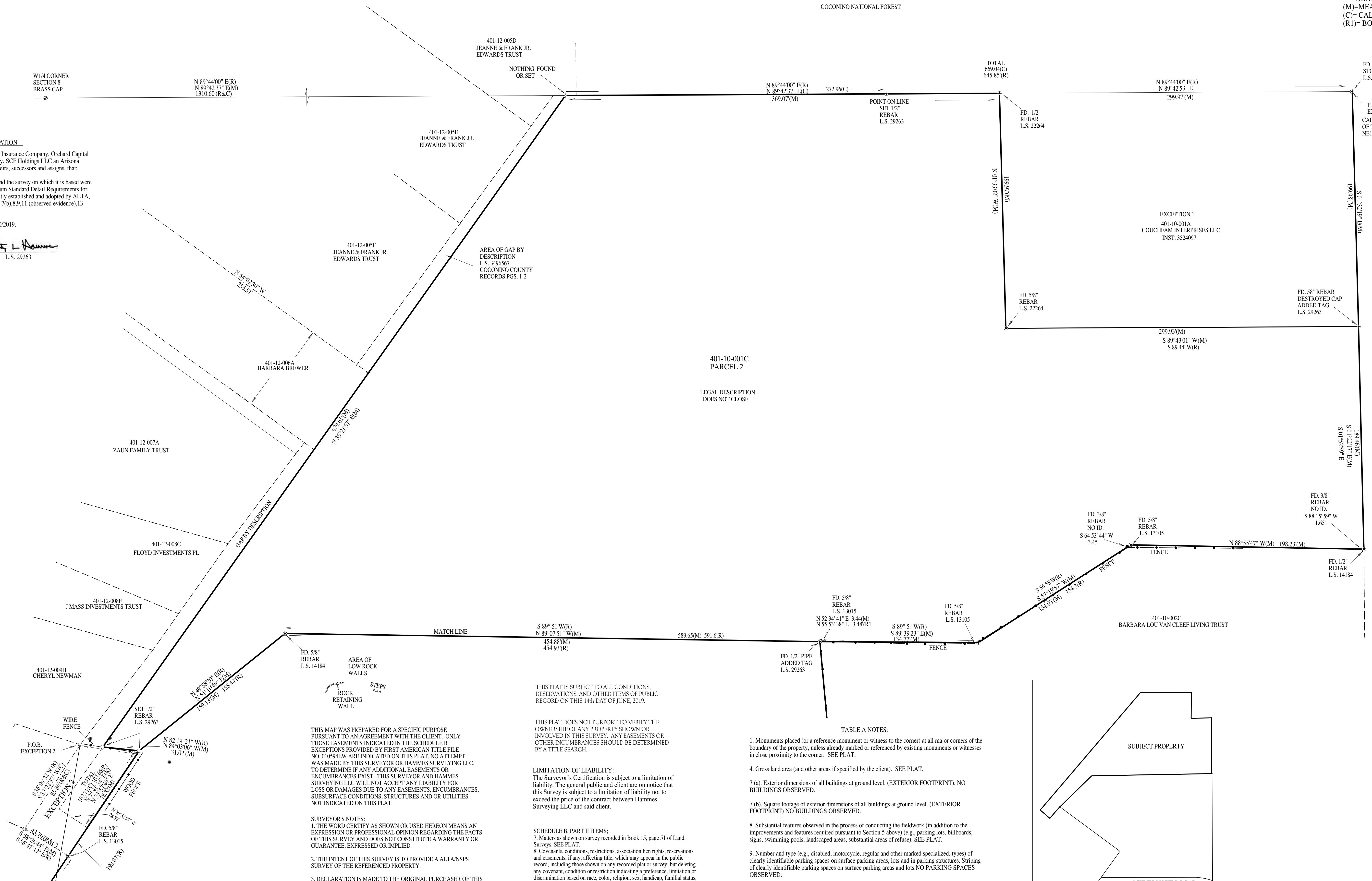
**CERTIFICATION**

I hereby certify to First American Title Insurance Company, Orchard Capital LLC a Texas limited liability company, SCF Holdings LLC an Arizona limited liability company and to their heirs, successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA, and NSPS and includes items 1.4, 7(a), 7(b), 8.9, 11 (observed evidence), 13 & 16.

The field work was completed on 06/10/2019.  
DATE OF PLAT: 06/14/2019

*T. L. Hammes*  
L.S. 29263



THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS INDICATED IN THE SCHEDULE B EXCEPTIONS PROVIDED BY FIRST AMERICAN TITLE FILE NO. 010594EW ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

**SURVEYOR'S NOTES:**  
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.  
2. THE INTENT OF THIS SURVEY IS TO PROVIDE A ALTA/NSPS SURVEY OF THE REFERENCED PROPERTY.  
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
4. GROSS LAND AREA 7.20 ACRES MORE OR LESS.  
5. NO BUILDINGS OBSERVED.  
6. LEGAL DESCRIPTION DOES NOT MATHEMATICALLY CLOSE.

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 14th DAY OF JUNE, 2019.

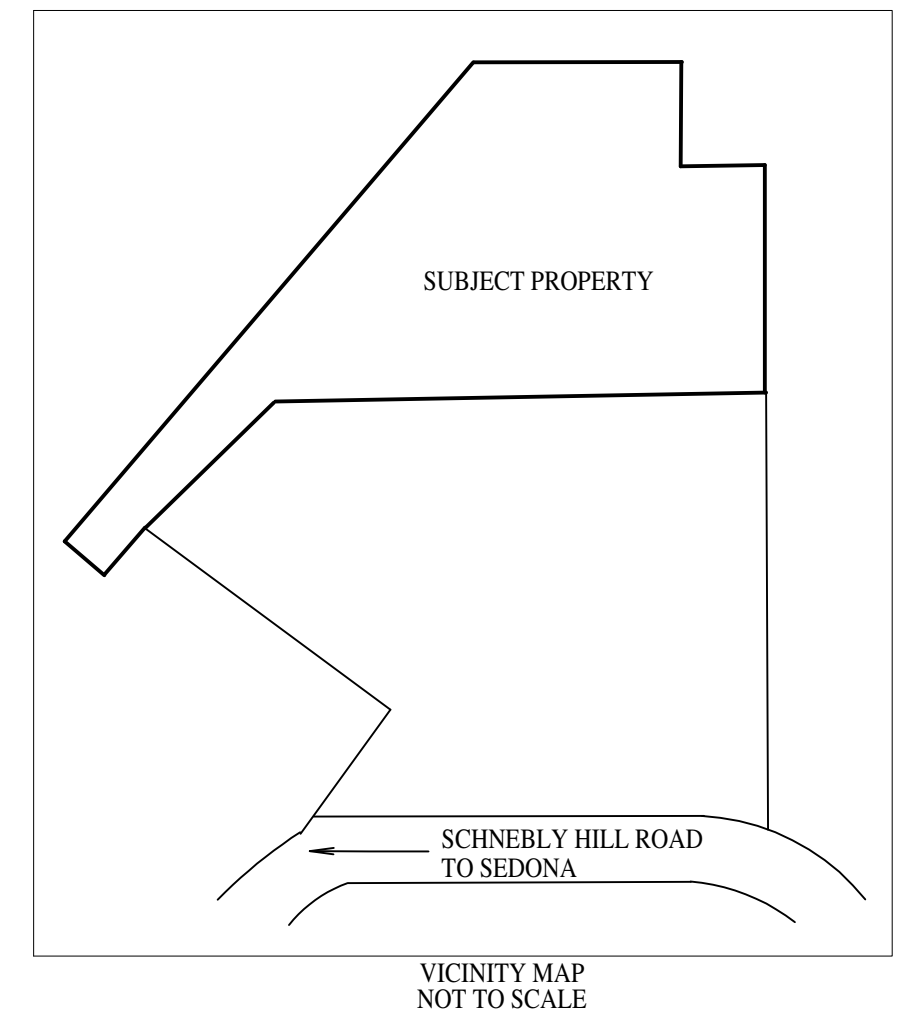
THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

**LIMITATION OF LIABILITY:**  
The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

**SCHEDULE B, PART II ITEMS:**  
7. Matters as shown on survey recorded in Book 15, page 51 of Land Surveys. SEE PLAT.  
8. Covenants, conditions, restrictions, association lien rights, reservations and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.  
9. The lack of a right of access to and from the land. UPPER PARCEL.

**TABLE A NOTES:**

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE PLAT.
- Gross land area (and other areas if specified by the client). SEE PLAT.
- (a). Exterior dimensions of all buildings at ground level. (EXTERIOR FOOTPRINT), NO BUILDINGS OBSERVED.  
(b). Square footage of exterior dimensions of all buildings at ground level. (EXTERIOR FOOTPRINT) NO BUILDINGS OBSERVED.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE PLAT.
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized) types of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. NO PARKING SPACES OBSERVED.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.1v. SEE PLAT.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." SEE PLAT
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NONE OBSERVED.



06-14-2019  
HAMMES SURVEYING LLC  
2100 VIA SILVERADO  
CAMP VERDE, AZ. 86322  
(928) 282-5686 (928) 567-2833

**Oak Creek Heritage Area  
Rezoning Application**



**City of Sedona  
Community Development Department**  
102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • [www.sedonaz.gov/cd](http://www.sedonaz.gov/cd)

Project Information	<b>Request for Rezoning to the Oak Creek Heritage Area District</b>			
	Zone Change from <input checked="" type="checkbox"/> RS-10, <input type="checkbox"/> RS-18, <input type="checkbox"/> PD, or <input type="checkbox"/> SU to the Oak Creek Heritage Area (OC) District			
Property Owner Information	Name	David Tracy, Janeen Trevillyan	Primary Phone	(928)282-9501
	Email	MrDTracy@gmail.com	Alt. Phone	
	Mailing Address	115 Schnebly Hill Road	City/State/ZIP	Sedona, AZ 86336
Office Use Only	Received by		Date Received	

Parcel Information: Please list each parcel and site address if applicable.

Parcel Information	Parcel No. (APN)	401-18-002C	Site Address	65 Schnebly Hill Road
	Parcel No. (APN)	401-18-001A	Site Address	95 Schnebly Hill Road
	Parcel No. (APN)	401-18-031D	Site Address	115 Schnebly Hill Road
	Parcel No. (APN)	401-18-031G	Site Address	NA
	Parcel No. (APN)	401-11-001C	Site Address	NA
	Parcel No. (APN)	401-12-016C	Site Address	NA
	Parcel No. (APN)		Site Address	
	Parcel No. (APN)		Site Address	

Additional Contact Information: Please complete the following for all companies/individuals authorized to discuss the project with the City.

Contact #1	Company		Contact Name	Janeen Trevillyan
	Project Role	Spouse	Primary Phone	(928) 282-9501
	Email	jtrevillyan1@gmail.com	Alt. Phone	(928) 821-4375
	Address	115 Schnebly Hill Road	City/State/ZIP	Sedona, AZ 86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

As owner of the property(ies) listed above, I (we) authorize this rezoning application and authorize the above listed people/entities to act as my (our) representatives in the rezoning process.

*David Tracy*  
Print Name

*David Tracy*  
Signature

7-8-2019  
Date



**Recording Requested By:**

**And When Recorded Mail To:**

PTx2, LLC  
115 SCHNEBLY HILL ROAD  
SEDONA, AZ 86336

This area reserved for County Recorder

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

**THUMB BUTTE SYSTEMS XXVII, LLC, an Arizona limited liability company**

do hereby convey to

**PTx2, LLC, an Arizona limited liability company**

the following described property situated in the County of **COCONINO**, State of **Arizona**:

**See Exhibit "A" attached hereto and made a part hereof.**

**Parcel: 401-18-001A**

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: May 23, 2019

EXEMPT FROM AFFIDAVIT FILING ARS 11-1134 B-7

Thumb Butte Systems XXVII, LLC

By: The Tracy/Trevillyan Revocable Trust dated June 4, 1991, amended on August 30, 1996 and completely restated on March 9, 2018

Its: Member

David A. Tracy  
David A. Tracy, Trustee

Janeen D. Trevillyan  
Janeen D. Trevillyan, Trustee

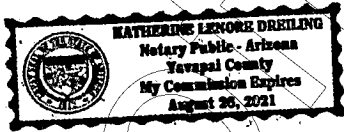
STATE OF Arizona )  
County of Yavapai )SS.

On May 24 2019, before me, the undersigned Notary Public, personally appeared David A. Tracy and Janeen D. Trevillyan, Trustees, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen L. Duff  
Notary Public

My Commission Expires:



Unofficial Copy



401-18-001A

Exhibit "A"  
Legal Description

A tract of land in the Southeast quarter of Section 7 and the Southwest quarter of Section 8, Township 17 North, Range 6 East of Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at the Southwest corner of the North half of the South half of the Southwest quarter of said Section 8;

THENCE North 89 degrees 30 minutes East, 79.2 feet along the South line of said North half of the South half of the Southwest quarter;

THENCE North 28 degrees 30 minutes East 88.0 feet;

THENCE North 39 degrees 38 minutes West, 144.5 feet;

THENCE South 83 degrees 02 minutes West 227.1 feet;

THENCE South 10 degrees 16 minutes East, 164.3 feet;

THENCE East, 168.96 feet along the South line of the North half of the South half of the Southeast quarter of said Section 7 to the POINT OF BEGINNING.

Recording Requested By:

And When Recorded Mail To:  
PTx2, LLC  
115 SCHNEBLY HILL ROAD  
SEDONA, AZ 86336

This area reserved for County Recorder

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

**David A. Tracy and Janeen D. Trevillyan, Co-Trustees of the Tracy/Trevillyan Revocable Trust dated June 4, 1991, amended on August 30, 1996 and completely restated on March 9, 2018**

do hereby convey to

**PTx2, LLC, an Arizona limited liability company**

the following described property situated in the County of **COCONINO**, State of **Arizona**:

**See Exhibit "A" attached hereto and made a part hereof.  
Parcel: 401-18-002C**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: May 23, 2019

PURSUANT TO ARS 33-404 THE BENEFICIARIES OF THE TRUST ARE:  
David A. Tracy and Janeen D. Trevillyan, 115 Schnebly Hill Road, Sedona, AZ 86336

EXEMPT FROM AFFIDAVIT FILING ARS 11-1134 B-7

Dated May 23, 2019

Warranty Deed

Escrow No. kat\_stuff

Tracy/Trevillyan Revocable Trust dated June 4, 1991,  
amended on August 30, 1996 and completely restated  
on March 9, 2018

David A. Tracy  
David A. Tracy, Trustee

Janeen D. Trevillyan  
Janeen D. Trevillyan, Trustee

COPY

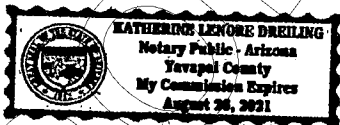
STATE OF Arizona )  
County of Yavapai ) ss.

On May 24 2019, before me, the undersigned Notary Public,  
personally appeared David A. Tracy and Janeen D. Trevillyan, Trustees, personally known to  
me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

My Commission Expires:

Kathleen L. St  
Notary Public



UNOFFICIAL COPY

HAMMES SURVEYING LLC  
2100 Via Silverado  
Camp Verde, Arizona, 86322

401-18-002C

Parcel 1

Description for a portion of said Tract D1, HART'S VILLAGE SUBDIVISION as shown on the plat thereof recorded in Book 2 of Maps, Page 54, records of Coconino County, Arizona, said portion of Tract D1 being more particularly described as follows:

To find the place of beginning, begin at the "Southwest corner of said Tract D1, from which the Southeast corner of said Tract D1 bears North 87 degrees 15 minutes 25 seconds East (R1,M and basis of bearings for this description), a distance of 80.00 feet (R2&C),

thence from said Southwest corner of said Tract D1, North 01 degrees 06 minutes 51 seconds East (M), North 01 degrees 01 minutes 59 seconds West (R2), North 1 degrees 38 minutes 30 seconds East (R3), a distance of 13.33 feet (C) along said West line of Tract D1 to the TRUE POINT OF BEGINNING;

thence continuing thence North 01 degrees 06 minutes 51 seconds East (M), North 01 degrees 01 minutes 59 seconds West (R2), North 1 degrees 38 minutes 30 seconds East (R3), a distance of 167.09 feet (C) along said West Line to the Northwest corner of said Tract D1;

thence North 89 degrees 55 minutes 53 seconds East (C), North 89 degrees 43 minutes 30 seconds East (R2), a distance of 40.00 feet (R2 & C) along the North line of said Tract D1 to the Northeast corner of said Tract D1;

thence South 11 degrees 38 minutes 38 seconds East (C), a distance of 180.36 feet (C) to the Southeast corner of said Tract D1, being a found 1/2 inch rebar with plastic cap stamped "LS 2626";

thence North 83 degrees 09 minutes 55 seconds West (M), a distance of 80.22 feet to the place of beginning.

Parcel 2

Description for a portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 7, and the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 8, Township 17 North, Range 6 East, G. & S.R.M., Coconino County, Arizona, being more particularly described as follows:

Beginning at the intersection of the Northwesterly right-of-way line of Sedona-Schnebly Hill Road and the Section line between Sections 7 and 8, being a found 3/4 inch pipe with tag stamped "LS 40829", which point lies North 01 degrees 31 minutes 55 seconds west, 551.73 feet (M), North 01 degrees 44 minutes West, 552.85 feet (R5) from the Section corner common with Sections 7,8,17 and 18;

thence South 21 degrees 31 minutes 15 seconds West (M), South 21 degrees 30 minutes West (R2), a distance of 77.77 feet (R2&M) along said Northwesterly right-of-way line of Sedona-Schnebly Hill Road to a found 1/2 inch rebar with plastic cap stamped "LS 2626"

thence South 84 degrees 20 minutes 10 seconds West (M), a distance of 1.24 feet to a found 1/2" rebar with plastic cap stamped "LS 14184", being the Northeast corner of Tract C Hart's village subdivision as shown on the plat recorded in Book 2 of Maps, Page 54, records

of Coconino County, Arizona, ;

thence South 21 degrees 48 minutes 49 seconds West (R1&M), a distance of 17.55 feet along said Northwesterly right-of-way line of Sedona-Schnebly Hill Road a set 1/2 inch rebar with plastic cap stamped "LS 29263";

thence North 83 degrees 15 minutes 25 seconds West (M), a distance of 96.87 feet (M) to the Southeast corner of Tract D1 of Hart's Village subdivision as shown on the plat recorded in Book 2 of Maps, Page 54, of the Coconino County records, being a found 1/2 inch rebar with plastic cap stamped "LS 2626";

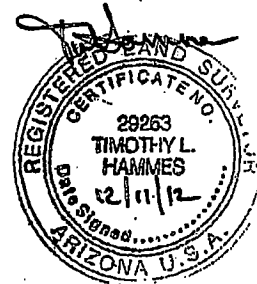
thence North 11 degrees 38 minutes 38 seconds West (M), a distance of 180.36 feet (M) along the East line of said Tract D1 to the Northeast corner of said Tract D1;

thence North 89 degrees 55 minutes 53 seconds East (C), a distance of 208.79 feet (C) along the North line of that certain parcel recorded in Instrument # , being a point on the Northwesterly right-of-way line of Sedona-Schnebly Hill Road, being a found 5/8 inch rebar with plastic cap stamped "LS 40829" and a point on a non-tangent curve to the left having radius of 606.00 feet (R2&M), a long chord bearing of South 24 degrees 12 minutes 04 seconds West (M), South 22 degrees 51 minutes 24 seconds West (R2) and a long chord distance of 21.51 feet (M), 22.44 feet (R2);

thence along said non-tangent curve to the left a distance of 21.51 (M), 22.45 feet (R2) along said Northwesterly right-of-way line of Sedona-Schnebly Hill Road to a found 5/8 inch rebar with plastic cap stamped "LS 40829";

thence South 21 degrees 15 minutes 26 seconds West (M), South 21 degrees 14 minutes 11 seconds West (R2), a distance of 85.72 feet (R2&M) along said Northwesterly right-of-way line of Sedona-Schnebly Hill Road to the place of beginning.

(R1)= Book 20, LS., Page 2 (R2)= Book 27, LS., Page 37 (R3)= Book 2 of Maps, Pg. 54  
(M)=Measured (C)=Calculated



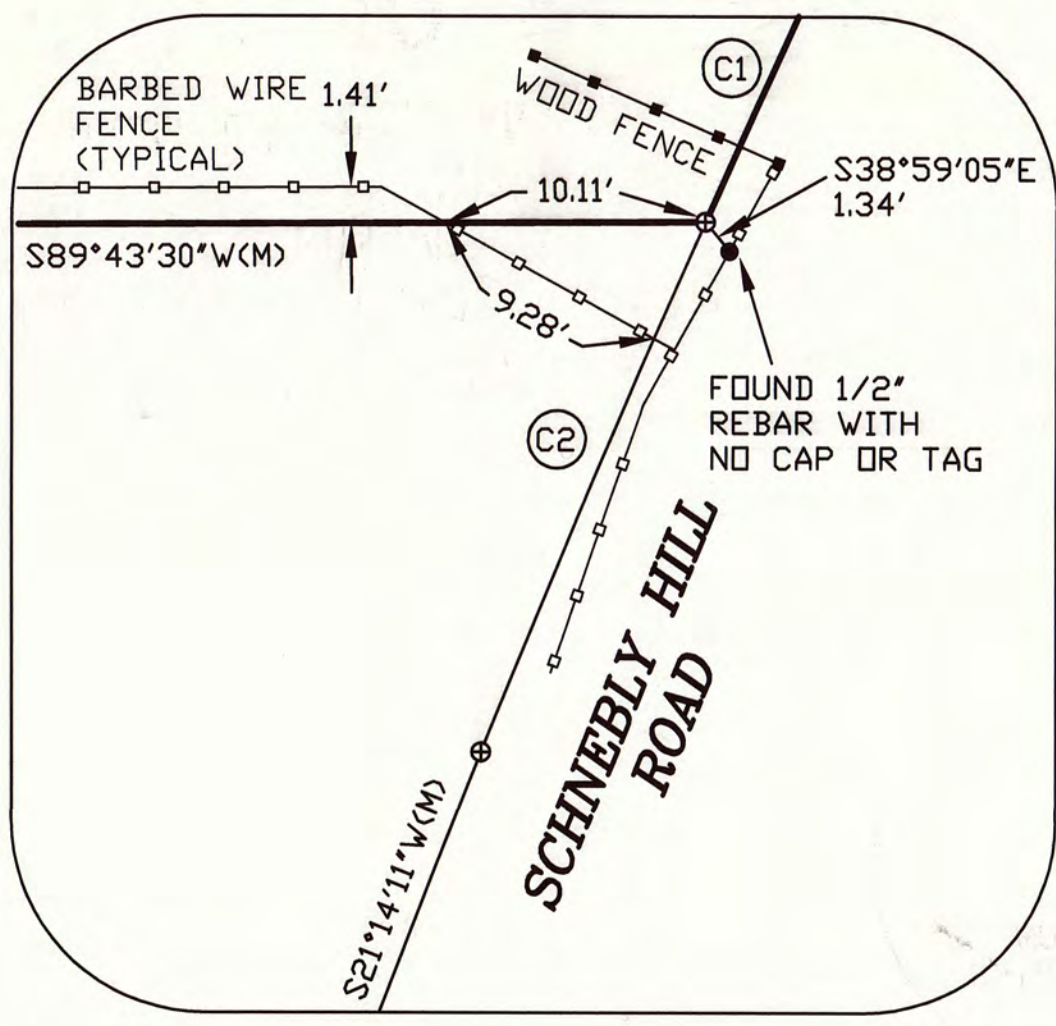
Expires 6/30/13

Unofficial

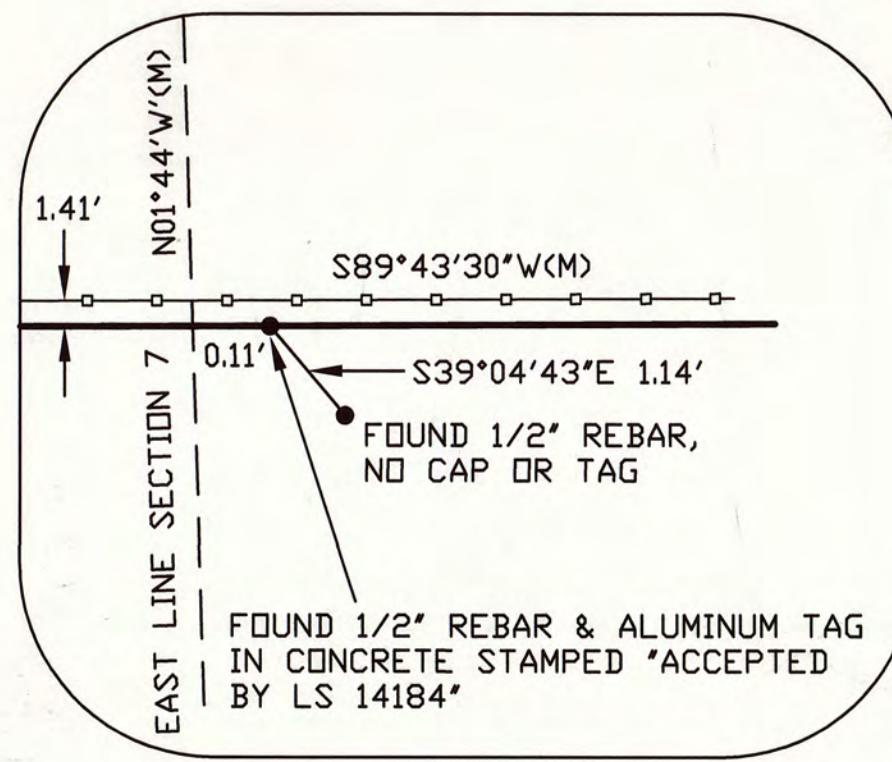
# RESULTS OF SURVEY

IN SECTION 7 & SECTION 8  
T.17N., R.6E., G. & S.R.M.,  
CITY OF SEDONA  
COCONINO COUNTY, ARIZONA.  
ASSESSOR PARCEL  
401-18-001A

DETAIL "B"  
NOT TO SCALE



DETAIL "A"  
NOT TO SCALE



1/4 CORNER  
1957 BLM BRASS CAP  
IN HANDHOLE UNDER  
DRAIN CAP IN SIDEWALK

SEE RESULTS OF SURVEY  
RECORDED IN BOOK 24,  
PAGE 98 FOR  
ADDITIONAL INFORMATION  
IN THIS AREA

401-18-001A  
1.06 ACRES

- (M) Delta = 06°00'40"  
Radius = 606.00'  
Length = 63.58'  
Tangent = 31.82'  
Chd. Brg. = S26°55'24"W  
Chd. Dist. = 63.55'
- (M) Delta = 02°07'20"  
Radius = 606.00'  
Length = 22.45'  
Tangent = 11.22'  
Chd. Brg. = S22°51'24"W  
Chd. Dist. = 22.44'
- (M) Delta = 08°08'00"  
Radius = 573.00'  
Length = 81.34'  
Tangent = 40.74'  
Chd. Brg. = S25°51'44"W  
Chd. Dist. = 81.27'
- (R-R4) Delta = 08°08'  
Radius = 573.00'  
Length = 81.34'

**LEGEND:**

- (RM) REFERENCE MONUMENT
- (WC) WITNESS CORNER
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSIONS FOUND IN HART'S VILLAGE SUBDIVISION, RECORDED IN BOOK 2 OF MAPS, PAGE 54
- (R1) RECORD DIMENSIONS FOUND IN DOCKET 623, PAGES 635-637
- (R2) RECORD DIMENSIONS FOUND IN INSTRUMENT NO. 3031165
- (R3) RECORD DIMENSIONS FOUND IN DOCKET 574, PAGES 594-595
- (R4) RECORD DIMENSIONS FOUND IN BOOK 2 OF MAPS & PLATS, PAGE 33
- (R5) RECORD DIMENSIONS FOUND IN RESULTS OF RESURVEY RECORDED IN BOOK 20, PAGE 2
- (R6) DIMENSIONS FOUND IN UNRECORDED SURVEY OF A PORTION OF TRACT D-1 OF HART'S VILLAGE SUBDIVISION PREPARED BY KENNETH W. HAMMES, LS 2626, SEALED ON 8-23-86
- (R7) RECORD DIMENSIONS FOUND IN 'RESULTS OF SURVEY' RECORDED IN BOOK 15, PAGE 5
- COMPUTED LOCATION, NOT FOUND OR SET DUE TO OAK CREEK
- COMPUTED LOCATION, NOT FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND 5/8" SMOOTH BAR (ACCEPTED AS A GEORGE BLOUNT, PE 1000, MONUMENT PER A SURVEY HE PERFORMED FOR H.B. JOHNSON IN 1959, JOB NO. 3779)
- FOUND 5/8" REBAR AND CAP STAMPED 'SEC INC RLS 13015', UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR AND CAP STAMPED 'SEC INC RLS 40829', UNLESS OTHERWISE NOTED
- ▲ SET 5/8" REBAR AND CAP STAMPED 'SEC INC RLS 40829', UNLESS OTHERWISE NOTED

**NOTES**

\*FENCELINE NOTE - THE BEARING/DIRECTION (N89°43'30"E) OF THE BARBED WIRE FENCE WAS HELD ON THE FOUND 1/2" REBAR (MONUMENT SHOWN ON RESULTS OF SURVEY RECORDED IN BOOK 1, PAGE 42) AND ALUMINUM TAG IN CONCRETE STAMPED 'ACCEPTED BY LS 14184' TO ESTABLISH THE EAST/WEST DIRECTION OF THE NORTH LINE OF THE SUBJECT PARCEL. EVIDENTLY THIS FENCELINE HAS BEEN IN PLACE FOR A SUBSTANTIAL AMOUNT OF TIME AS IT APPEARS ON THE FOLLOWING: HART'S VILLAGE SUBDIVISION PLAT RECORDED IN BOOK 2 OF MAPS & PLATS, PAGE 33 IN 1951 (R4), AND RESULTS OF SURVEY RECORDED IN BOOK 1, PAGE 42 IN 1974. IN ADDITION, THE WESTERLY END POST OF THE FENCE IS A 2" SCHEDULE 40 PIPE DRILLED INTO SOLID ROCK.

-THE LOCATION OF OAK CREEK AS SHOWN HEREON IS BASED ON FIELD OBSERVATIONS MADE BY S.E.C., INC. DURING THE MONTH OF JULY, 2005.

NORTHEAST CORNER OF TRACT 'D' OF HART'S VILLAGE

REFERENCE MONUMENT FOUND A 5/8" REBAR AND CAP STAMPED "RM RLS 13015"

WITNESS CORNER FOUND A 5/8" REBAR AND CAP STAMPED "WC RLS 13015"

POINT ON THE EAST LINE OF TRACT 'D' OF HART'S VILLAGE

APPROXIMATE EAST EDGE OF OAK CREEK

APPROXIMATE AREA OF OAK CREEK

END OF BARBED WIRE FENCE

EAST 168.96'(R1)

FOUND 5/8" REBAR AND CAP STAMPED "WC RLS 40829"

FOUND 3/4" PIPE WITH NO CAP OR TAG, ATTACHED A BRASS TAG STAMPED "SEC RLS 40829"

FOUND 1/2" REBAR WITH CAP STAMPED "LS 2626"

FOUND 1/2" REBAR WITH CAP STAMPED "LS 2626"

ROCK PUMP HOUSE

BLOCK WALL

ROCK WALL

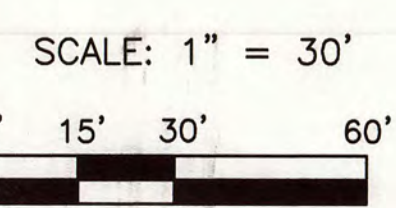
BLOCK WALL

RESULTS OF RESURVEY RECORDED IN BOOK 20, PAGE 2

FOUND 1/2" REBAR WITH CAP STAMPED "LANDMARK LS 14184"

SOUTHEAST CORNER SECTION 7 FOUND 1957 BLM BRASS CAP

PRELIMINARY



NO. \_\_\_\_\_

FILED AND RECORDED AT REQUEST OF  
**S.E.C., Inc.**

\_\_\_\_\_ A.D.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

RECORDED IN COCONINO COUNTY ARIZONA

County Recorder \_\_\_\_\_

Deputy Recorder \_\_\_\_\_

**BP & A HOLDINGS**

**RESULTS OF SURVEY**  
SECTION 7 & SECTION 8  
T.17N., R.6E.

DATE 12/29/05	DRAWN B.L.S.	SHEET 1 OF 1
SCALE 1" = 30'	CHECKED M.J.F.	05-0904S "BP_A" Holdings_ROS.dwg"

20 STUTZ BEARCAT # 6  
SEDONA ARIZONA 86336  
(928) 282-7787  
www.sec-landmgt.com

STATE HIGHWAY 179

401-18-068A  
DOCKET 3175,  
PAGE 404

401-18-066A  
DOCKET 3175,  
PAGE 404

401-18-072A  
DOCKET 657,  
PAGE 687

Legal Description for  
401-11-001C

Parcel A and B as described in instrument #3323891 recorded on 05/27/2005 in the Official Records of Coconino County, Arizona.

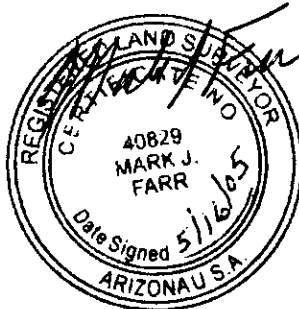
*{Combination of Lots: Parcel A (401-11-002B) + Parcel B (401-11-001B)}*



SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.

- SINCE 1974 -

E-mail: info@sec-landmgt.com www.sec-landmgt.com



TRACY 05-0302S

LEGAL DESCRIPTION (Parcel One)

A tract of land lying in the Southwest Quarter of Section 8, Township 17 North, Range 6 East, G.&S.R.M., Coconino County, Arizona being a portion of that parcel as described in Docket 3182, Page 842 in the County Recorder's Office (hereafter referred to as "R1" and Basis of Bearings for this description), this parcel now described as follows:

Commencing at a 1957 BLM Brass Cap Monument at the West Quarter Corner of Section 8 from which, a found 1957 BLM Brass Cap Monument at the Southwest Corner of Section 8 lies South 01°46'31" East a distance of 2621.13 feet;

THENCE South 01°46'31" East 1448.90 feet (1448.35 feet per R1) to a found 5/8 inch smooth bar;

THENCE South 54°04'52" East 107.77 feet (South 54°02'42" East 107.91 per R1) to a found 5/8 inch rebar with plastic cap stamped "SEC RLS 13015";

THENCE North 33°37'18" East 100.21 feet (North 33°43'37" East 100.14 feet per R1) to a found 5/8 inch smooth bar;

THENCE North 33°56'24" East 199.96 feet (R1 and Measured) to a set 5/8 inch rebar and cap stamped "SEC INC RLS 40829" and also the True Point of Beginning for this description;

THENCE North 39°07'21" East 121.27 feet (North 39°02'30" East per R1) to a found 1/2 inch rebar (attached brass tag stamped "SEC RLS 40829");

THENCE North 68°50'36" West 18.27 feet (North 68°29'58" West 17.82 feet per R1) to a found 1/2 inch rebar (attached brass tag stamped "SEC RLS 40829");

THENCE North 37°23'52" East 34.26 feet (North 37°19'58" East per R1) to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" at the centerline of a 20 foot wide easement for road and underground utilities as recorded in Docket 253, Pages 580-583 in the County Recorder's Office (hereafter referred to as "R3");

THENCE South 69°17'31" East 46.38 feet (South 69°15' East per R3) to a set cotton spindle with aluminum tag stamped "SEC RLS 13015" at a point of curvature, the central point of which lies South 20°44'29" West 100.00 feet.



3323235 Page: 5 of 9 CSF

Unofficial



**THENCE** through a central angle of 12°15'00" on a curve to the right in a southeasterly direction an arc length of 21.38 feet to a set cotton spindle with aluminum tag stamped "SEC RLS 40829";

**THENCE** South 57°02'31" East 169.70 feet (South 57° East 169.7 feet per R3) to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" at a point of curvature, the central point of which lies South 32°57'29" West 120.00 feet.

**THENCE** through a central angle of 31°58'00" on a curve to the right in a southeasterly direction an arc length of 66.95 feet to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" at a point of a compound curvature, the central point of which lies South 64°55'29" West 40.00 feet.

**THENCE** through a central angle of 53°20'00" on a curve to the right in a southerly direction an arc length of 37.23 feet to a set cotton spindle with aluminum tag stamped "SEC RLS 40829";

**THENCE** South 28°15'29" West 40.99 feet (South 28°18' West 27 feet per R3) to a set cotton spindle with aluminum tag stamped "SEC RLS 40829" on the northerly 66 foot right-of-way line of Schnebly Hill Road as recorded in Book 2 of Maps and Plats, Page 33 in the County Recorder's Office;

**THENCE** South 65°06'12" West 62.13 feet (South 64°48'57" West per R1) along the northerly right-of-way line of Schnebly Hill Road to a found 1/2 inch rebar with plastic cap stamped "LANDMARK LS 14184" at a point of curvature, the central point of which lies South 25°19'17" East 606.00 feet.

**THENCE** through a central angle of 03°26'29" on a curve to the left in a southwesterly direction an arc length of 36.40 feet to a set 5/8 inch rebar with plastic stamped "SEC INC RLS 40829" on the northeasterly line of the Minnie Willard Parcel as shown on an unrecorded Results of Survey Sketch by Leroy C. Gaberel, PE 5230, Job 76-32 and Sealed on 8/12/76 (hereafter referred to as "R8");

**THENCE** North 54°44'58" West (North 54°45' West per R8) a distance of 268.57 feet to the **True Point of Beginning** containing 1.14 acres, more or less.

Also subject to all easements and rights-of-way, which may affect the above, described parcel.







Recording Requested By:

And When Recorded Mail To:

DAVID TRACY AND JANEEN TREVILLYAN  
115 SCHNEBLY HILL ROAD  
SEDONA, AZ 86336

This area reserved for County Recorder

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

**David A. Tracy and Janeen D. Trevillyan, Co-Trustees of the Tracy/Trevillyan Revocable Trust dated June 4, 1991**

Do hereby convey to

**David A. Tracy and Janeen D. Trevillyan, Co-Trustees of the Tracy/Trevillyan Revocable Trust dated June 4, 1991, amended on August 30, 1996 and completely restated on March 9, 2018**

the following described property situated in the County of **COCONINO**, State of **Arizona**:

**See Exhibit "A" attached hereto and made a part hereof.**

**Parcel: 401-18-031D**

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: May 23, 2019

PURSUANT TO ARS 33-404 THE BENEFICIARIES OF THE TRUST ARE:  
David A. Tracy and Janeen D. Trevillyan, 115 Schnebly Hill Road, Sedona, AZ 86336

EXEMPT FROM AFFIDAVIT FILING ARS 11-1134 B-7

The Tracy/Trevillyan Revocable Trust dated June 4, 1991

David A. Tracy  
David A. Tracy, Trustee

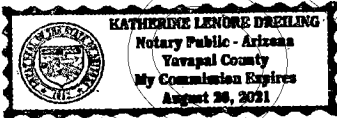
Janeen D. Trevillyan  
Janeen D. Trevillyan, Trustee

STATE OF Arizona )  
County of Yavapai )SS.

On May 24, 2019, before me, the undersigned Notary Public, personally appeared David A. Tracy and Janeen D. Trevillyan, Trustees, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen L. Wolf  
Notary Public



Unofficial Copy



SOUTHWESTERN  
ENVIRONMENTAL  
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com  
www.sec-landmgt.com



401-18-031D

TRACY  
04-1101S

**LEGAL DESCRIPTION  
(Parcel One)**

A tract of land lying in the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 17 North, Range 6 East, G.&S.R.M., Coconino County, Arizona being a portion of that parcel as described in Docket 574, Pages 594-595 in the County Recorder's Office (hereafter referred to as "R"), this parcel now described as follows:

**Commencing** at a 1957 BLM Brass Cap Monument at the Southeast Corner of Section 7 from which, a found 1975 BLM Brass Cap Monument at the Quarter Corner between Sections 7 and 8 lies North 01°46'30" West (Basis of Bearings per R) a distance of 2621.13 feet;

**THENCE** North 01°46'30" West 655.28 feet to a position for the S-1/16 Corner between Sections 7 and 8;

**THENCE** North 89°30'00" East 79.20 feet (Record and Measured);

**THENCE** North 28°05'08" East 88.24 feet (North 28°30' East 88 feet per R);

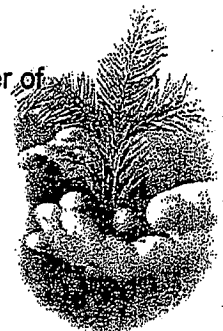
**THENCE** North 28°05'08" East 276.14 feet (North 28°30' East 275.35 feet per R) to a found 5/8 inch smooth steel pin (accepted as a George Blount, PE, monument per a survey he performed for H.B. Johnson in 1959, Job No. 3779), said monument accepted as being on the southerly line of the Steele Tract as shown on the plat of Hart's Village as recorded in Book 2 of Maps and Plats, Page 54 in the County Recorder's Office;

**THENCE** North 53°54'34" West (North 53°55' West per R) along the southerly line of said Steele tract a distance of 21.24 feet to a found 1/2 inch rebar with plastic cap stamped "LANDMARK LS 14184" on the westerly 66 foot right-of-way line of Schnebly Hill Road;

**THENCE** North 54°10'15" West (North 53°55' West per R) along the southerly line of said Steele tract a distance of 166.71 feet to a found 5/8 inch smooth steel pin accepted as a George Blount monument, at a corner of the exception parcel in R;

**THENCE** South 33°26'22" West 54.86 feet (South 33°00' East 55.0 feet per R) to a found 5/8 inch smooth steel pin accepted as a George Blount monument at a corner of said exception parcel and also the **True Point of Beginning** for this description;

**THENCE** North 53°35'35" West 143.64 feet (North 53°55' West 143.76 feet per R) to a found 5/8 inch smooth steel pin accepted as a George Blount monument at a corner of said exception parcel;



*Growth is Inevitable... It's planning that makes the difference.*

TRACY – 04-1101S  
Legal Description – Parcel One  
Page 2 of 2

**THENCE** South 35°01'23" West 38.51 feet (South 34°05' West 38.7 feet per R) to a found 5/8 inch smooth steel pin accepted as a George Blount monument at a corner of said exception parcel;

**THENCE** North 59°14'36" West 123.68 feet (North 59°55' West 123.7 feet per R) to a found 5/8 inch smooth steel pin accepted as a George Blount monument at a corner of said exception parcel;

**THENCE** South 81°08'24" West 97.10 feet (South 80°28' West 97.1 feet per R) to a point on the east line of Tract E, Hart's Village, said point falls in Oak Creek;

**THENCE** South 13°14'36" East (South 13°55' East per R) 248.02 feet to the northeast corner of Tract D on said plat of Hart's Village, said point falls in Oak Creek;

**THENCE** South 09°35'36" East 82.51 feet (South 10°16' East 82.51 feet per R) to a point on the east line of Tract D, Hart's Village, said point falls in Oak Creek;

**THENCE** North 83°42'24" East 227.10 feet (North 83°02' East 227.1 feet per R) to a set 5/8 inch rebar with plastic cap stamped "SEC INC RLS 13015";

**THENCE** North 12°33'22" East 200.67 feet to the **True Point of Beginning** containing 1.86 acres, more or less.

Together with a 16-foot ingress, egress and utility easement, the centerline of which is described as follows:

**Commencing** at the Southeast Corner of the above described parcel;

**THENCE** North 12°33'22" East 23.75 feet to the Point of Beginning;

**THENCE** South 49°57'10" East 17.72 feet;

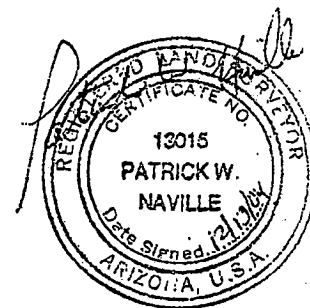
**THENCE** South 28°13'05" East 16.87 feet;

**THENCE** South 32°00'16" East 38.29 feet;

**THENCE** South 37°54'59" East 54.96 feet to a point of intersection with the westerly right-of-way line of Schnebly Hill Road and the terminus of this easement.

**NOTE:** The sidelines of the above described easement are to be lengthened or shortened accordingly to intersect the easterly line of the above described parcel and the westerly right-of-way line of Schnebly Hill Road.

Also subject to all other easements and rights-of-way which may affect the above described parcel.



Legal Description for

401-18-031G

Parcel 1 (Parcel 2 of survey) and Parcel 2 (Parcel 3 of survey) as described in instrument #3299061 recorded on 12/22/2004 and the survey shown in instrument #3299058, page 5 of 13 recorded on 12/22/2004 in the Official Records of Coconino County, Arizona.

*{Combination of Lots: Parcel 1 (401-18-031E) + Parcel 2 (401-18-031F)}*

# RESULTS OF SURVEY

IN SECTION 7 & SECTION 8  
T.17N., R.6E., G. & S.R.M.,  
CITY OF SEDONA  
COCONINO COUNTY, ARIZONA.  
401-18-031C  
ZONED: RS-10b

LINE	LENGTH	BEARING	(M,R)	LENGTH	BEARING	(M,R)
L1	79.20'	N89°30'00"E	(M)			
L2	88.24'	N28°05'08"E	(M)	88'	N28°30'E	(R)
L3	21.24'	N53°54'34"W	(M)		N53°55'W	(R)
L4	166.71'	N54°10'15"W	(M)		N53°55'W	(R)
L5	54.86'	S33°26'22"W	(M)		N33°00'E	(R)
L6	143.64'	N53°35'35"W	(M)	143.76'	N53°55'W	(R)
L7	38.51'	S35°01'23"W	(M)	38.7'	S34°05'W	(R)
L8	123.68'	N59°14'36"W	(M)	123.7'	N59°55'W	(R)
L9	97.10'	S81°08'24"W	(M)	97.1'	S80°28'W	(R)
L10	200.67'	N12°33'22"E	(M)			
L11	17.72'	S49°57'10"E	(M)			
L12	16.87'	S28°13'05"E	(M)			
L13	38.29'	S32°00'16"E	(M)			
L14	54.96'	S37°54'59"E	(M)			
L15	86.12'	S12°33'22"W	(M)			
L16	144.24'	N53°47'13"W	(M)			
L17	116.43'	N29°50'14"E	(M)			
L18	114.55'	S12°33'22"W	(M)			
L19	135.62'	N29°50'15"E	(M)			
L20	117.21'	S39°01'42"E	(M)	144.5'	S39°38'E	(R)

### LEGEND:

- (RM) REFERENCE MONUMENT
- (WC) WITNESS CORNER
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSIONS FOUND IN DOCKET 574, PAGES 594-595
- (R1) RECORD DIMENSIONS FOUND IN "RESULTS OF SURVEY", RECORDED IN BOOK 15, PAGE 5 IN THE RECORDS OF COCONINO COUNTY
- COMPUTED LOCATION, NOT FOUND OR SET DUE TO OAK CREEK
- FOUND MONUMENT AS NOTED
- FOUND 5/8" SMOOTH BAR (ACCEPTED AS A GEORGE BLOUNT, PE 1000, MONUMENT PER A SURVEY HE PERFORMED FOR H.B. JOHNSON IN 1959, JOB NO. 3779)
- SET 5/8" REBAR AND CAP STAMPED "SEC INC RLS 13015", UNLESS OTHERWISE NOTED

### CERTIFICATION

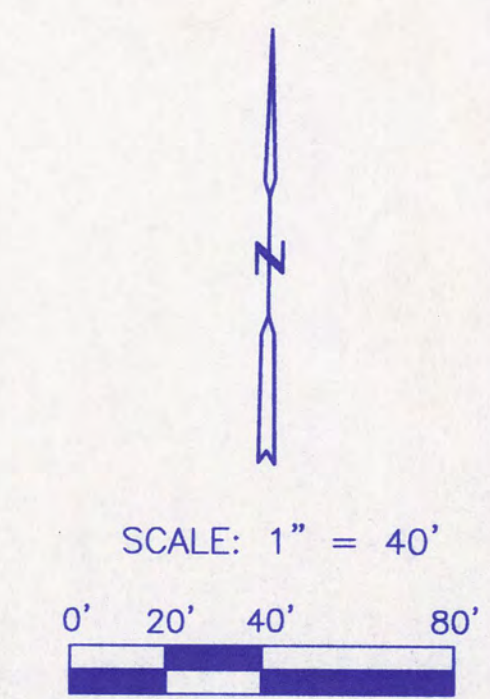
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



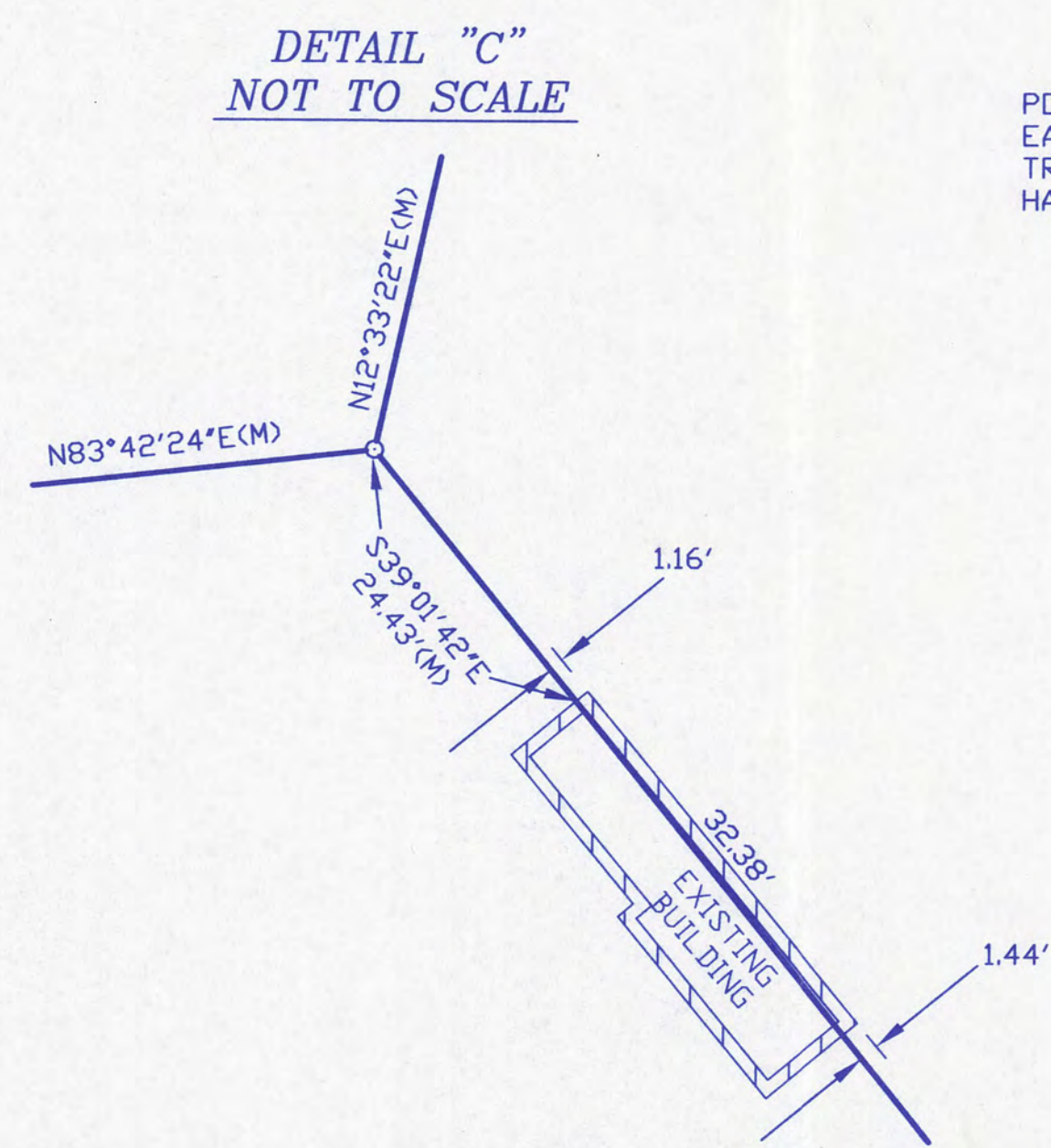
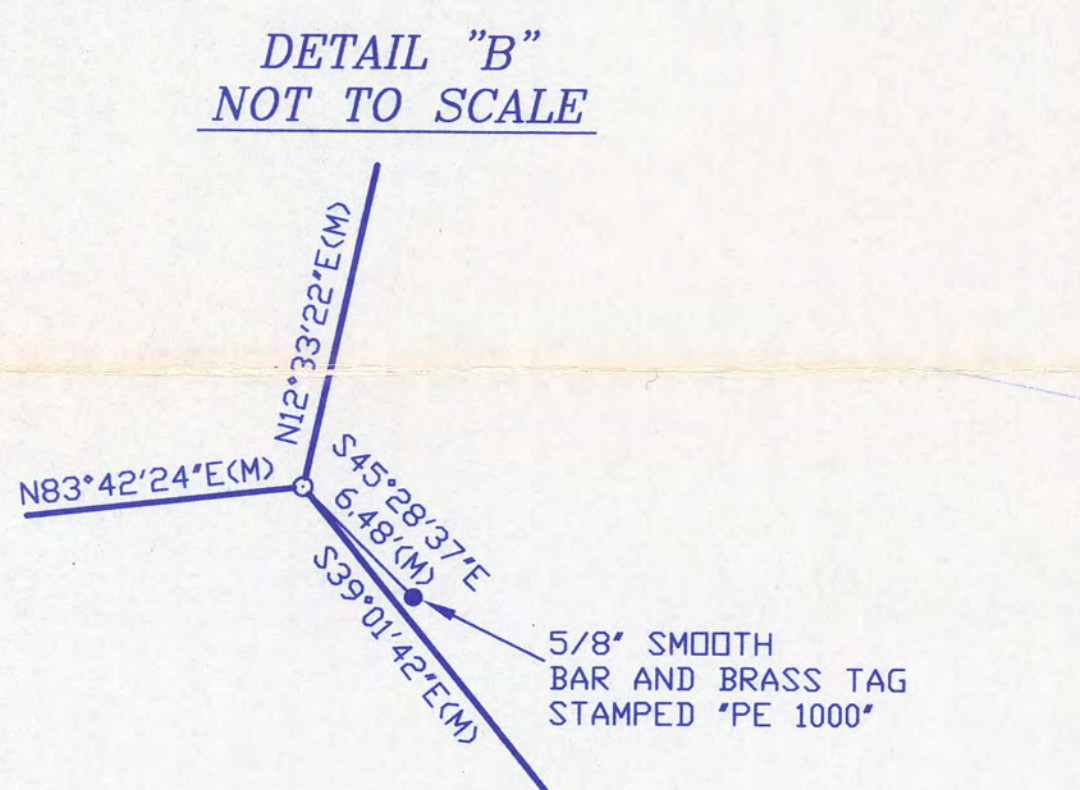
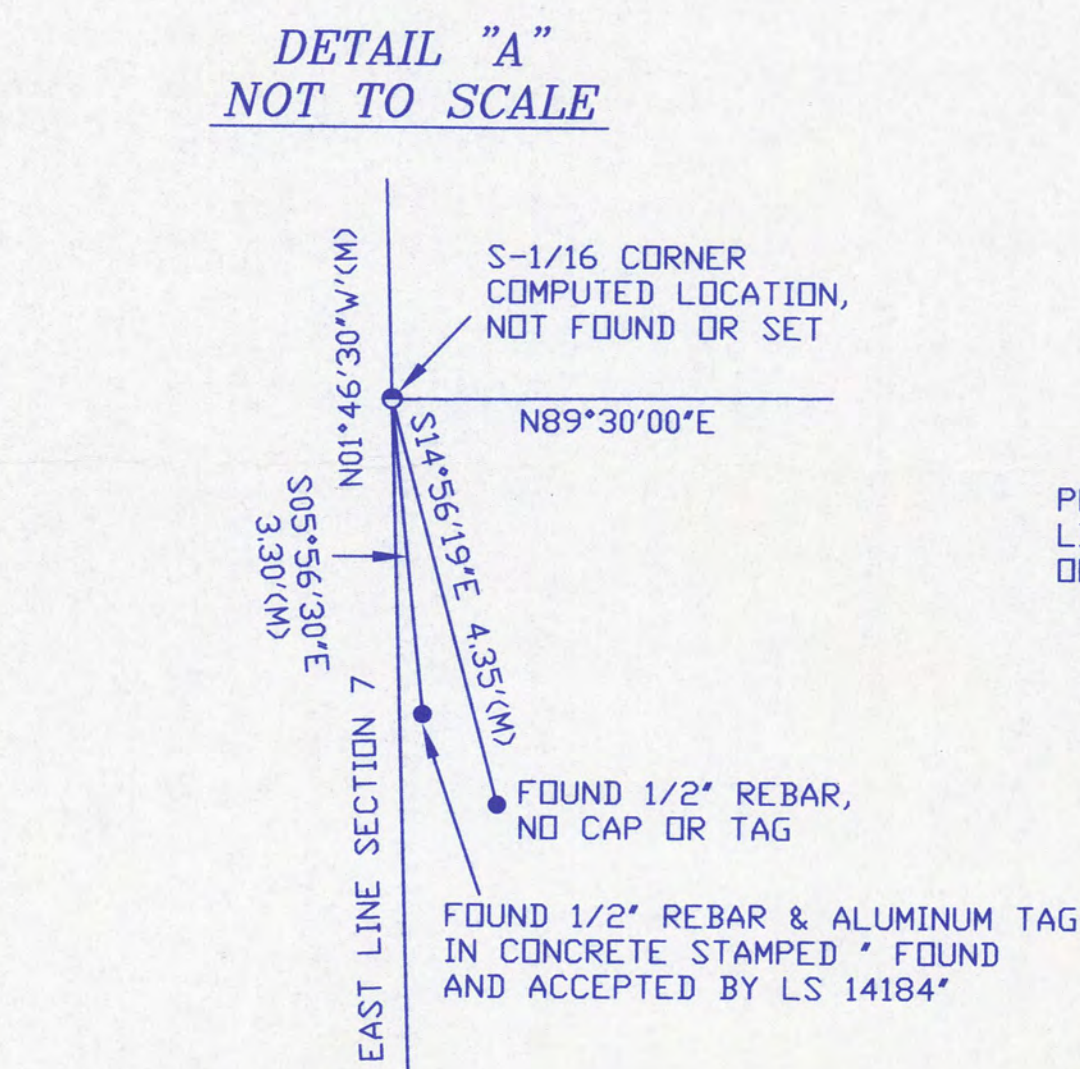
PATRICK W. NAVILLE  
R.L.S. #13015

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.

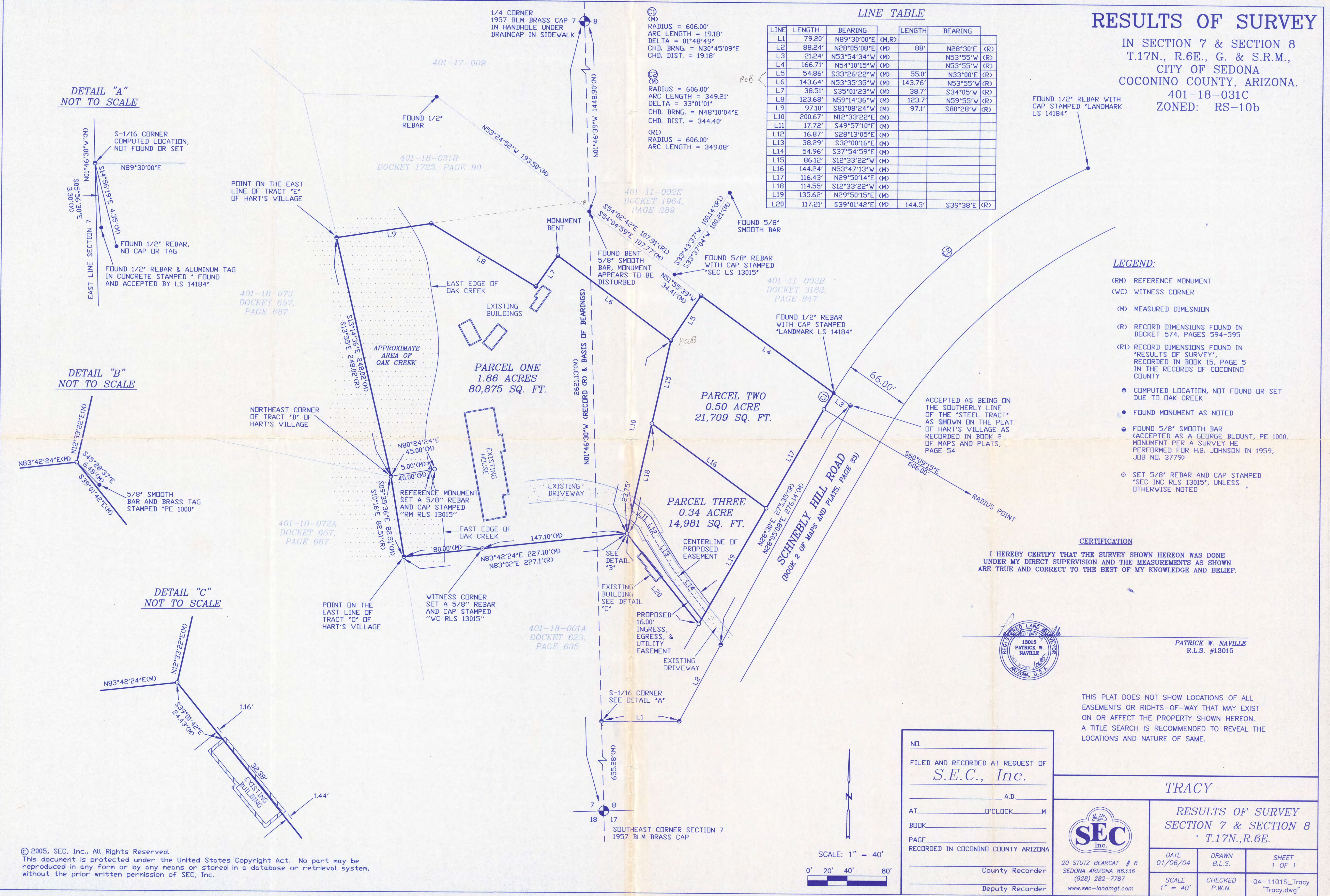
NO. \_\_\_\_\_  
 FILED AND RECORDED AT REQUEST OF  
**S.E.C., Inc.**  
 \_\_\_\_\_ A.D. \_\_\_\_\_  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
 BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 RECORDED IN COCONINO COUNTY ARIZONA  
 \_\_\_\_\_ County Recorder  
 \_\_\_\_\_ Deputy Recorder



			TRACY RESULTS OF SURVEY SECTION 7 & SECTION 8 T.17N., R.6E.		
			DATE 01/06/04	DRAWN B.L.S.	SHEET 1 OF 1
20 STUTZ BEARCAT # 6 SEDONA ARIZONA 86336 (928) 282-7787 www.sec-landmgt.com			SCALE 1" = 40'	CHECKED P.W.N.	04-1101S_Tracy "Tracy.dwg"

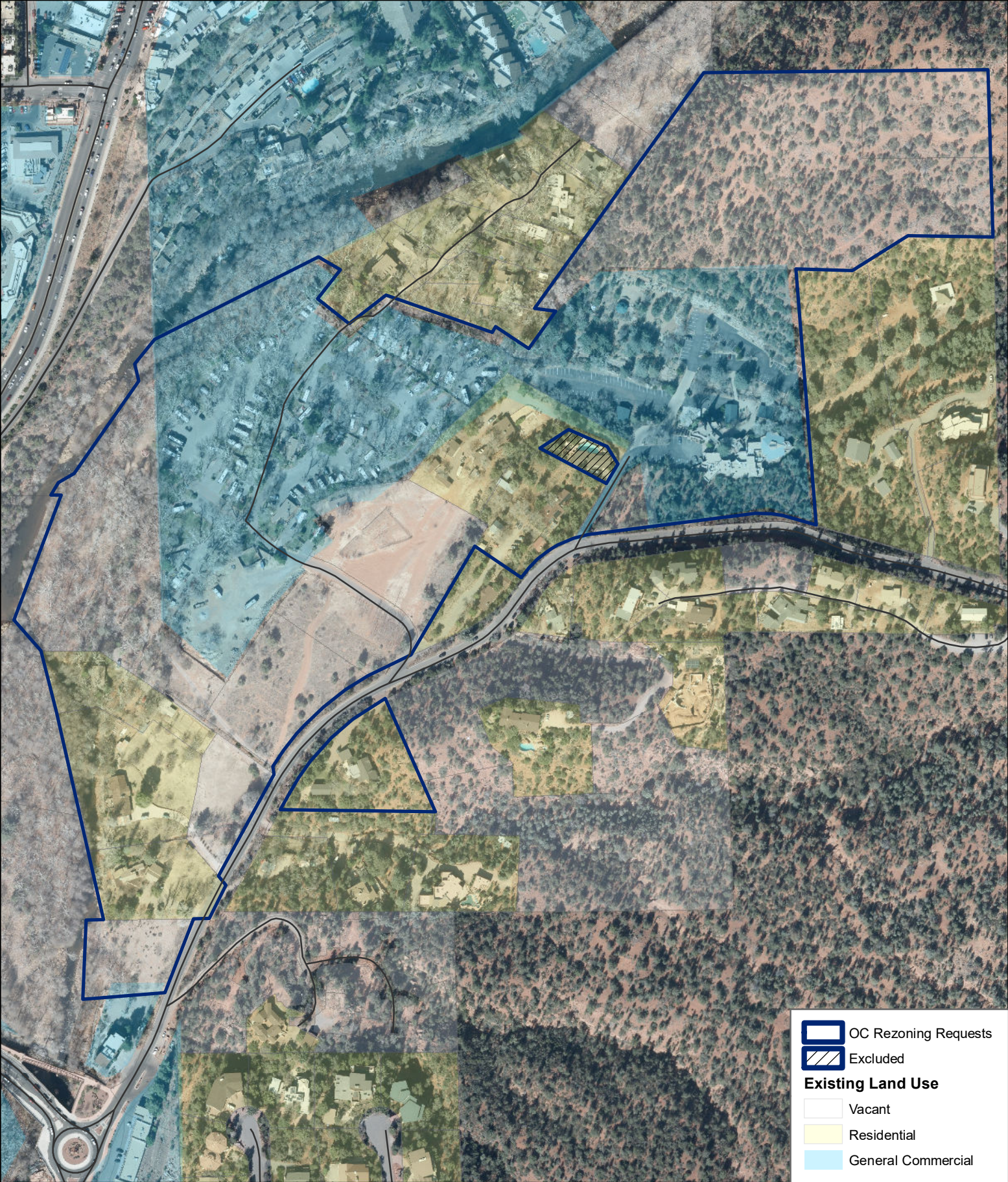


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Attachment 4: Existing Land Use



- OC Rezoning Requests
- Excluded

**Existing Land Use**

- Vacant
- Residential
- General Commercial





## Oak Creek Heritage Area Zoning District Summary

The Schnebly Community Focus Area (CFA) Plan proposed the creation of a new zoning district as a way of realizing the vision for this area. The zoning district, Oak Creek Heritage Area (OC) was established in December 2018 with the new Sedona Land Development Code (LDC).

This zoning district is intended to provide options for development designs that will preserve the character of the area by incorporating a network of natural open space and pathways into developments to create a park-like walkable district.

The OC District allows for the following land uses, or a mix thereof:

- Residential (single-family or multi-family)
- Lodging
- Campground
- Agricultural, parks, recreation, and open space
- Commercial uses are limited (see the attached excerpts of the LDC Use Regulations)

Please refer to the attached Table of Allowed Uses (LDC Section 3.2) for a comprehensive list of uses by district.

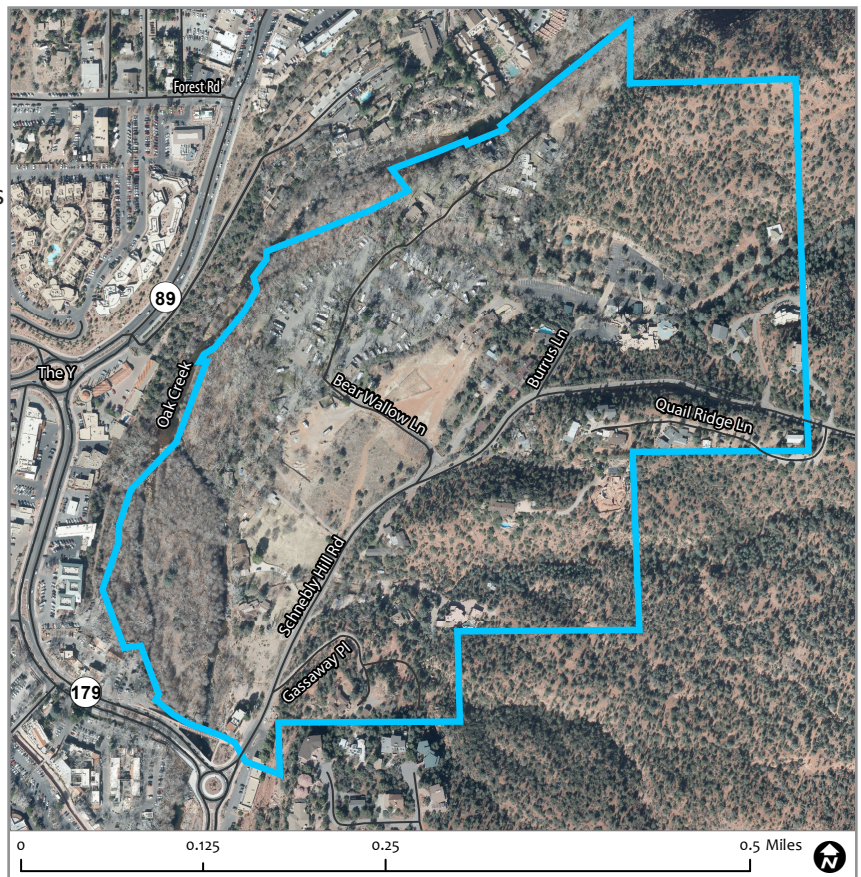
The following pages are excerpts of the Land Development Code, showing those standards that are unique to the Oak Creek Heritage District.

### References:

City of Sedona Land Development Code:  
[www.sedonaaz.gov/lcd](http://www.sedonaaz.gov/lcd)

Schnebly Community Focus Area Plan:  
[www.sedonaaz.gov/cfa9](http://www.sedonaaz.gov/cfa9)

City of Sedona Community Development  
[www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)  
928-282-1154  
102 Roadrunner Dr.



Schnebly Community Focus Area

## 2.20. OC: Oak Creek Heritage Area

### A. Purpose

The OC district is intended to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area. If the district standards do not allow for the flexibility necessary to achieve the CFA goals, additional modifications may be considered through the CFA Alternative Standards Request pursuant to 8.8.C.

### B. OC Lot and Building Standards

Lot Standards	
Width	None
Area, minimum	35,000 sq. ft.
Density, maximum	<b>Multifamily:</b> 8 du/ac <b>Residential, other:</b> lesser of 4 du/ac or as allowed by the CFA Plan <b>Lodging:</b> 8 units/ac <b>Combined:</b> 9 units/ac, including dwelling and lodging
Setbacks (minimum)	
Front	40 feet
Side	20 feet
Rear	20 feet
Height	
Building height	See 2.24.E
Impervious Coverage (maximum)	
Building coverage	25 percent
Total coverage	30 percent
Building footprint (individual buildings)	5,000 sq. ft.

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3;
Access, Connectivity, Circulation	Generally Section 5.4; Specific to the OC district: 5.4.E(5) and 5.4.H(5)
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6
Site and Building Design	Generally Section 5.7; Specific to the OC district: 5.7.F(3)d

**Notes:**

The following are excerpts of the Land Development Code (LDC) that apply specifically to the OC District. Please refer to the LDC for all additional, applicable standards.

**Article 3: Use Regulations**

**3.3 Use-Specific Standards | 3.3.C. Commercial Uses**

---

**(4) Campground or RV Park** *LDC p. 59*

**e. OC Zoning District**

1. The maximum campground/RV park density shall be 12 sites per acre.
2. Campgrounds may feature sites for temporary or mobile structures that may include tents, RVs, yurts, or tents on decking.

**(7) Bar, Tavern, Lounge, or Tasting Room** *LDC p. 60*

- a. Bars, taverns, lounges, or tasting rooms shall not be located within 150 feet of any single-family residential zoning district. This separation standard does not apply to residential uses within a mixed-use development or zoning district.
- b. In the OC district, bars, taverns, lounges, and tasting rooms as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Such uses may be allowed as accessory uses to residential, lodging, campground or RV parks, agriculture, and parks, anywhere in the OC district.

**(10) Restaurant** *LDC p. 61*

- a. In the M1 zoning district, restaurants shall not exceed 3,000 square feet.
- b. In the OC district, restaurants as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Restaurants may be allowed as accessory uses to residential, lodging, campground or RV parks, agriculture, and parks, anywhere in the OC district.

**(12) Administrative, Professional, or Government Office** *LDC p. 61*

**d. OC Zoning District**

Office uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Office uses may be allowed as accessory uses to residential, lodging, campground or RV parks, agriculture, and parks, anywhere in the OC district.

**(14) Lodging** *LDC p. 62*

**3. OC Zoning District**

The total area of the combined lots containing lodging units shall not exceed half the acreage of the total area covered by the CFA Plan.

**(18) General Retail, Less than 10,000 Square Feet** *LDC p. 63*

In the OC district, general retail of less than 10,000 square feet as a primary use shall only be allowed as a primary use within 750 feet of the SR 179 roundabout. Retail uses may be allowed as accessory uses to residential, lodging, campground or RV parks, agriculture, and parks, anywhere in the OC district.

**Article 3: Use Regulations**

**3.3 Use-Specific Standards | 3.3.D. Industrial Uses**

---

**(2) Manufacturing, Artisan**

*LDC p. 69*

In the M1, M2, M3, and OC zoning districts:

- a. Artisan manufacturing uses shall be limited to 3,000 square feet of shop floor area.
- b. All activities shall occur entirely within an enclosed structure.

**Article 5: Development Standards**

**5.4 Access, Connectivity, and Circulation | 5.4.E. Driveways and Access**

---

**(5) OC District**

*LDC p. 111*

In the OC district, the following additional standards apply:

- a. All streets, driveways, parking areas, and walkways shall be surfaced with gravel or other permeable surfacing except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the fire district requires a different material.
- b. To limit the number of access points and curb cuts on Schnebly Hill Road, developments shall take access from shared driveways to the maximum extent feasible.

**Article 5: Development Standards**

**5.4 Access, Connectivity, and Circulation | 5.4.H. Pedestrian and Bicycle Circulation**

---

**(5) Multi-Use Trails**

*LDC p. 115*

c. In the OC District:

- 1. Public access easements shall be provided to ensure future public access to a continuous and connected trail system.
- 2. Trail connections to established National Forest trails shall be provided where appropriate and as approved by representatives of the Coconino National Forest.
- 3. Development with frontage on the west side of Schnebly Hill Road shall provide a trail that connects to the sidewalk at the SR 179 roundabout; shall be set back from the road to improve safety; and shall be designed to preserve the historic irrigation ditch to the maximum extent feasible.
- 4. Development with frontage on Oak Creek shall provide a publicly accessible trail ("creekwalk") where appropriate to create a continuous and connected trail parallel to the creek.
- 5. The creekwalk and associated amenities shall be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blend with the natural environment.
- 6. Trails and pathways shall be surfaced with gravel or other permeable surfacing and be designed to blend with the natural environment and rural character, except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the fire district requires a different material.

**Article 5: Development Standards**

**5.6 Landscaping, Buffering, and Screening | 5.6.C. Landscaping and Buffering**

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**b. Landscape Materials**

*LDC p. 135*

**2. In the OC Zoning District,**

- i.** A minimum of 75 percent of the plants on a development site shall be native species appropriate to the riparian or upland vegetation setting.
- ii.** Orchard trees may be substituted for up to 100 percent of the landscaping requirements; for example, an orchard tree may be substituted for any required tree or shrub.

**Article 5: Development Standards**

**5.7 Site and Building Design | 5.7.D. Site Design**

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**(3) Sensitive Area Protection in the OC Zoning District**

*LDC p. 154*

The following standards implement the Schnebly CFA plan; see pages 13-14.

**a. Preservation of Oak Creek**

- 1.** The Oak Creek floodway and riparian habitat shall be permanently protected in its natural state to preserve riparian habitat, maintain stormwater functions, minimize flood damage, and serve as an historical focal point of Sedona, and character-defining feature of the area.
- 2.** Permanent structures shall be located outside the Oak Creek floodway, with only minor improvements allowed within the floodway such as trails, recreation amenities, or temporary structures such as yurts or tents.

**b. Open Space**

Open space shall be a defining feature of the area, protected for its natural resources, wildlife habitat, riparian and scenic values, and rural character, subject to the following standards:

- 1.** Development shall be clustered to preserve open space, which shall comprise at least 25 percent of the site, and may include hillsides, floodplains, and other features, but shall not include paved areas.
- 2.** Open space shall be uninterrupted and contiguous with open space and natural areas on adjacent properties.
- 3.** Drainages flowing into Oak Creek shall be retained unaltered as linear corridors of natural open space.
- 4.** Hillsides that are identified in the Schnebly CFA Plan as visible from Uptown and Highway 89 shall be preserved as open space to retain scenic views and to minimize erosion.
- 5.** Uses within open space areas may include:
  - i.** Park, greenway, trails, and other recreation amenities.
  - ii.** Orchards, gardens, and other agricultural uses.

**d. OC Zoning District Historic Resources**

*LDC p. 154*

While some existing structures in the OC District do not exhibit sufficient architectural integrity to meet local landmark criteria, they may nevertheless retain significant architectural features and/or be located in a setting or context that conveys the events of Sedona's history. Protection of historic resources shall be an important consideration in all development and redevelopment proposals. The following standards shall apply:

- 1.** When development is proposed on a property that contains a structure that is at least 50 years of age, a Historic Resource Survey shall be completed prior to site development in order to document the resource, determine its historic significance and integrity, and determine the feasibility of its preservation and integration into the new development.
- 2.** Architectural details shall be designed to include materials and architectural features that reflect the character and cultural history of the area, are simple in design (i.e., without excessive or elaborate ornamentation), and complement the character of adjacent historic resources.
- 3.** Historic resources shall be reused and incorporated into the overall design of the development to the maximum extent practicable.

**Article 3: Use Regulations**

**3.2 Table of Allowed Uses** | 3.2.E. Table of Allowed Uses

**Table 3.1**

**Table of Allowed Uses**

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential						Other		Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC
<b>RESIDENTIAL</b>																			
<b>Household Living</b>																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C			P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P			P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C	C				P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
<b>Group Living</b>																			
Assisted Living Facility										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>																			
<b>Community and Cultural Facilities</b>																			
Cemetery or Interment Facility																C			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	3.3.B(1)
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			
Funeral Facility												P	P	P	P	P			
Library										C	C	P	P	P	P	C			
Museum										C	C	P	P	P	P	C		P	
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
<b>Educational Facilities</b>																			
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)
School, Vocational or Trade										C	P	P	P	P	P	P		P	3.3.B(2)
<b>Healthcare Facilities</b>																			
Hospital											P	P	P		P				
Medical or Dental Clinic										C	P	P	P		P				
<b>COMMERCIAL USES</b>																			
<b>Animal-Related Uses</b>																			
Kennel, Commercial													C	P					3.3.C(1)



**Article 3: Use Regulations**

**3.2 Table of Allowed Uses** | 3.2.E. Table of Allowed Uses

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Stable, Commercial	P	P																	3.3.C(2)
Veterinary Hospital or Clinic										C	P	P	P	P					3.3.C(3)
<b>Recreation and Entertainment</b>																			
Campground or RV Park															C	C		P	3.3.C(4)
Indoor Recreation Facility							A	A	P	P	P	P	P	P	P	P			3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A	C	C	C	C	C	C	C	C	P	3.3.C(6)
<b>Food and Beverage Services</b>																			
Bar, Tavern, Lounge, or Tasting Room									C	P	P	P	P	P				P	3.3.C(7)
Catering Establishment										P	P	P	P	P					
Microbrewery, Distillery, or Winery									C	P	P	P	P	P				P	3.3.C(8)
Mobile Food Vending									P	P	P	P	P	P	P	P		C	3.3.C(9)
Restaurant									P	P	P	P	P	P				P	3.3.C(10)
Restaurant with Drive-Through											C	P	P	P					3.3.C(11)
<b>Office, Business, and Professional Services</b>																			
Administrative, Professional, or Government Office									P	P	P	P	P	P	P	P		P	3.3.C(12)
Financial Institution									P	P	P	P	P	P					3.3.C(13)
<b>Lodging</b>																			
Lodging, Fewer than Seven Units									P	P	P	P		P				P	3.3.C(14)
Lodging, Medium-Density											P			P				P	3.3.C(14)a.3
Lodging, High-Density														See 3.3					3.3.C(14)c
<b>Personal Services</b>																			
Personal Services, General									P	P	P	P	P	P				P	3.3.C(15)
Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)
<b>Retail Sales</b>																			
Auction House										P	P	P	P	P					3.3.C(17)
Building Materials and Supply Store												P	P						
General Retail, Less than 10,000 Square Feet									P	P	P	P	P	P				P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet												P		P					
General Retail, More than 25,000 Square Feet												C		C					
Medical Marijuana Dispensary												P	P						3.3.C(19)

**Article 3: Use Regulations**

**3.2 Table of Allowed Uses | 3.2.E. Table of Allowed Uses**

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Medical Marijuana Dispensary, Off-Site Cultivation Location													P	P						3.3.C(19)
Nursery or Garden Supply Store											C	P	P	P	P				P	3.3.C(20)
<b>Transportation, Vehicles, and Equipment</b>																				
Equipment Sales and Rental													C	P						3.3.C(21)
Fleet Services													C	P	C	C				3.3.C(22)
Parking Facility												P	P	P	P	C				
Transit Terminal or Station																C				
Vehicle Fuel Sales												C	P	P						3.3.C(23)
Vehicle Repair, Major													P	P						3.3.C(24)
Vehicle Repair, Minor											C	C	P	P	P					3.3.C(25)
Vehicle Sales and Leasing													P	P	C					3.3.C(26)
Vehicle Service Station												C	C	P	P	P				3.3.C(26)
Vehicle Wash											C	P	P	P	P					
<b>Adult Entertainment Establishments</b>																				
Adult Entertainment													C	C						3.3.C(28)
<b>INDUSTRIAL USES</b>																				
<b>Manufacturing and Processing</b>																				
Food Processing										C	C	P	P	P	P					3.3.D(1)
Manufacturing, Artisan										C	C	P	P	P	P				P	3.3.D(2)
Manufacturing, Light													P	P						3.3.D(3)
<b>Storage and Warehousing</b>																				
Contractor Office or Equipment Storage Yard													C	P						
Outdoor Storage													C	P		C				3.3.D(4)
Self-Storage Facility													P	P						3.3.D(5)
Warehousing and Wholesale Facility													P	P						3.3.D(6)
<b>PUBLIC AND SEMI-PUBLIC UTILITY USES</b>																				
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P				
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C		
Wireless Telecommunications Facility	See Article 4: Wireless Communication Facilities																			

**Article 3: Use Regulations**

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<b>ACCESSORY USES</b>																			
Agriculture, General	A	A															CA	A	3.4.D(1)
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A								A	3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A						A	3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Dining										A	A	A	A	A	A			A	
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	3.4.D(5)
<b>TEMPORARY USES</b>																			
Christmas Tree and Pumpkin Sales										P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P							P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P								P	3.5.E(5)