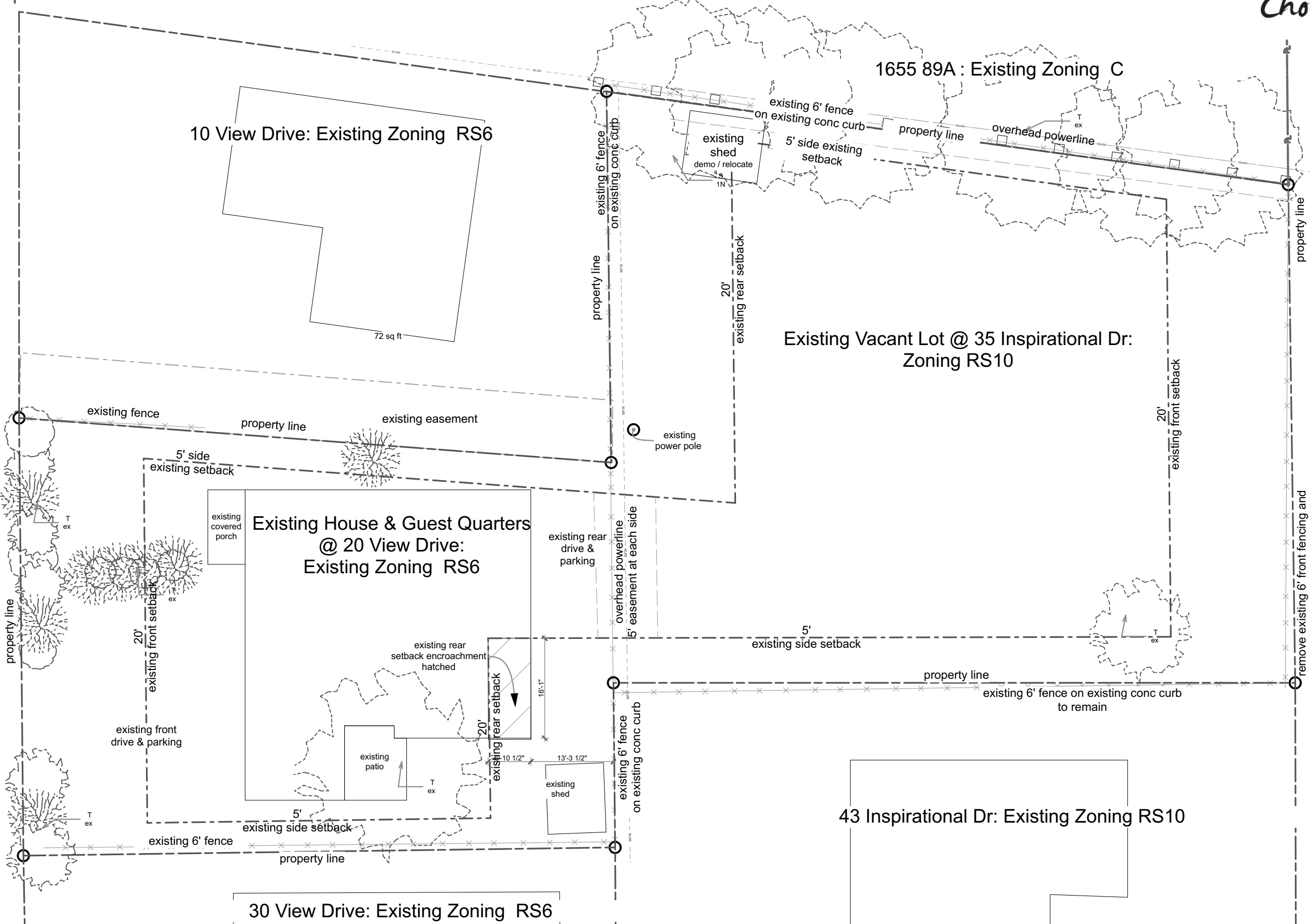




View Drive  
ROW

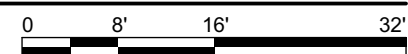
Inspirational Drive  
ROW

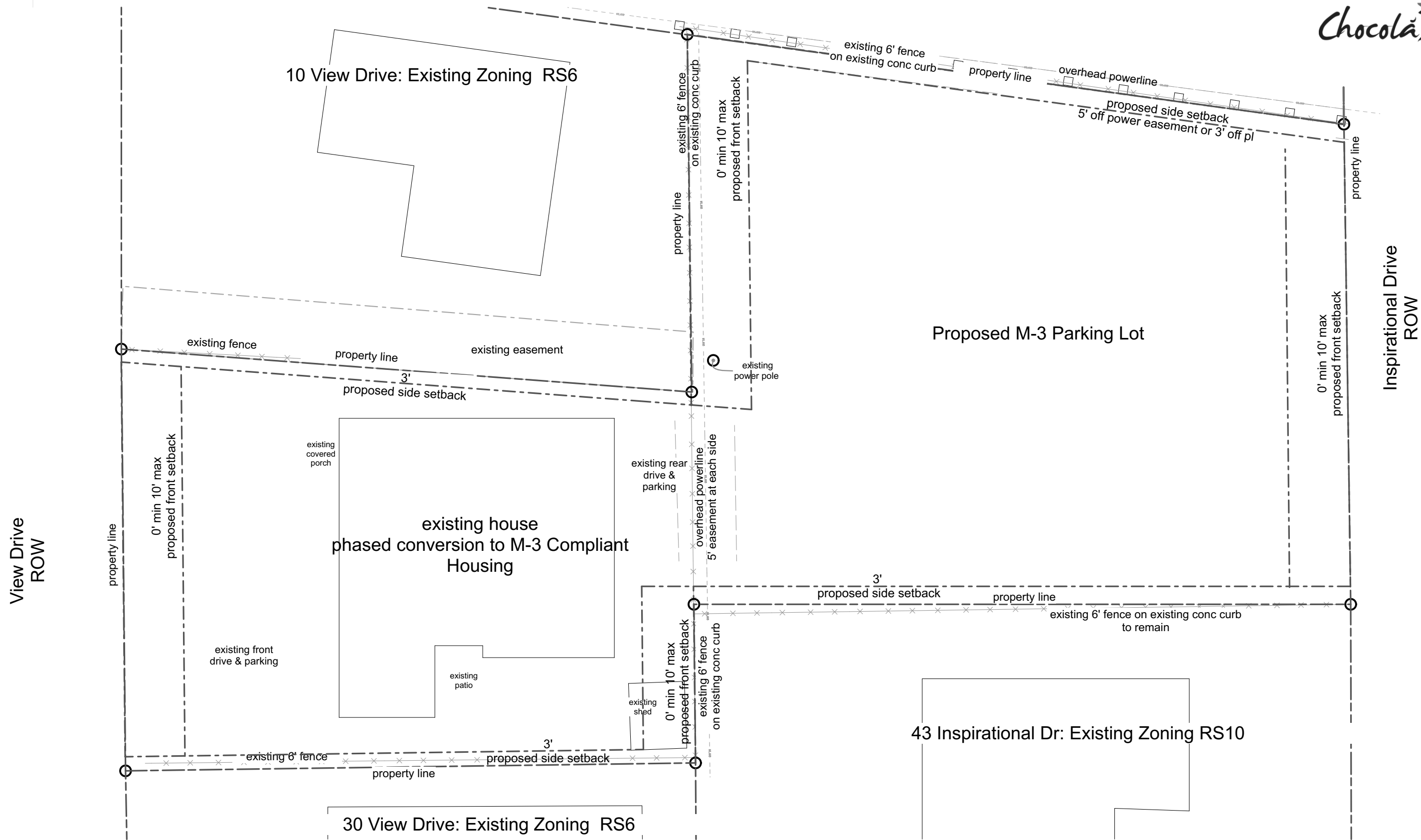


1

Inspirational View Existing Zoning and Setback Plan

SCALE: 1/16" = 1'-0"

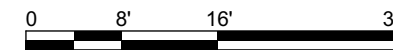




1

# 20 View Dr and 35 Inspirational Re-Zone and Setback Plan

SCALE: 1/16" = 1'-0"



10 View Drive: Existing Zoning RS6



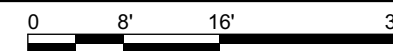
View Drive ROW

Inspirational Drive ROW

1

# 35 Inspirational Parking Plan

SCALE: 1/16" = 1'-0"



Preliminary Landscape Schedule / List

20Aug2021

Overall site area: 15,900 sf, to be phased

Phase One: Proposed Parking Landscaping at 35 Inspirational Dr.  
(currently vacant, no landscaping)

Site area: 9,600 sf

Landscaped site area:

- 2800 sf @ 1 tree per 400 sf = 7 trees (min), 12 or more to be provided
- 2800 sf @ 3 Shrubs per 400 sf = 21 shrubs (min)

T1 Tree 2-1/2" min caliper deciduous 8' tall coniferous  
 50% Native: Desert Willow, Dark Cherry or Pinion Pine  
 50% Fruit or Nut: Apple, Almond, Fig, Peach, Pecan

T ex Existing 3" caliber tree

S1 Shrubs 2' tall  
 50% Rosemary  
 50% Native; Cliff Rose, Mormon Tea, Mountain Mahogany

Other:

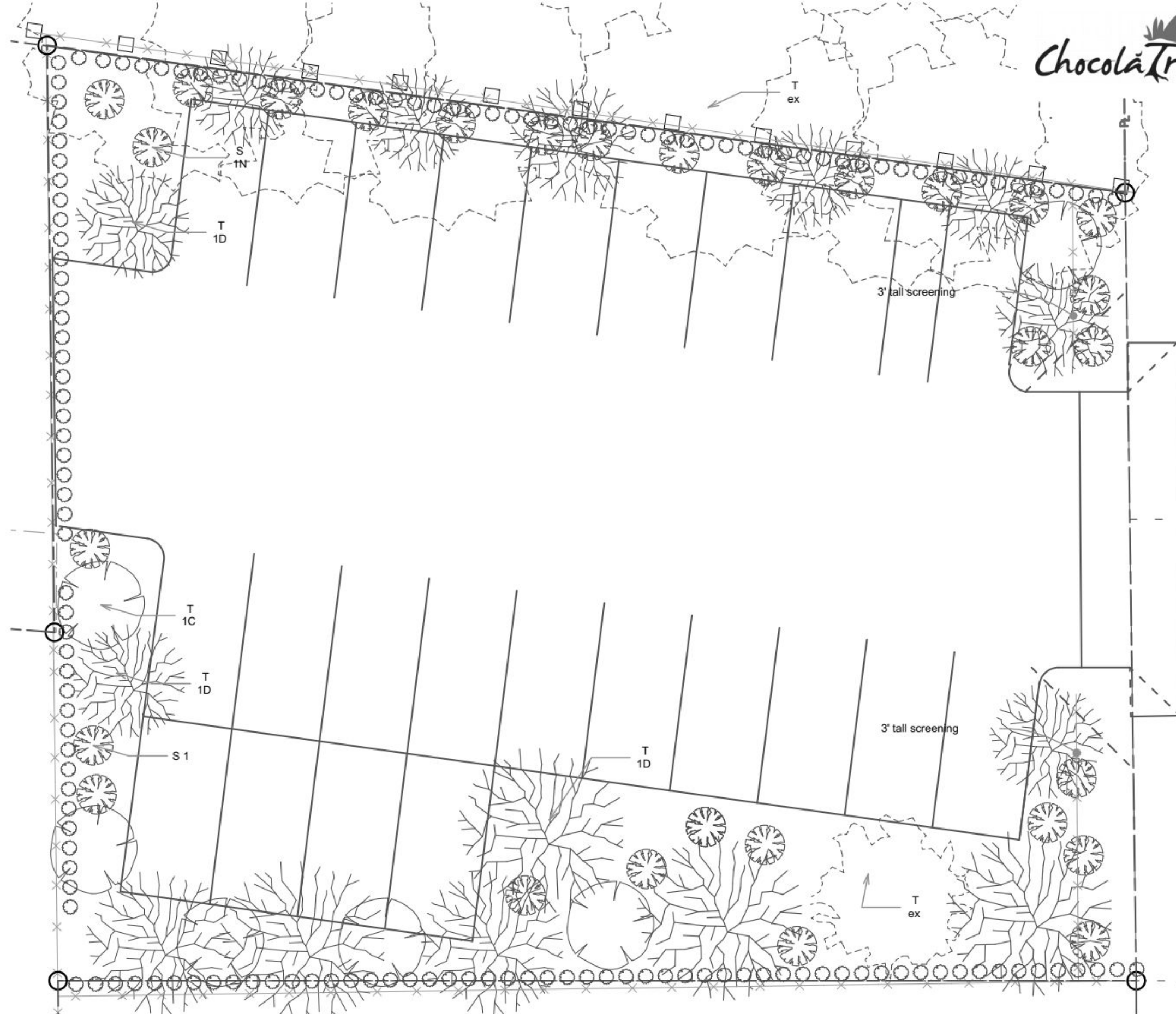
- Rose
- Honeysuckle

Phase Two: M-3 Compliant Use of existing residence at 20 View Dr  
(Existing extensive mature landscaping)

Site area: 6,300 sf

Landscaped site area:

- Existing 1200 sf with 19 mature trees, misc shrubs & plantings, see ALTA
- Phase two: more to be added to north and south buffer areas depending on final proposed layout

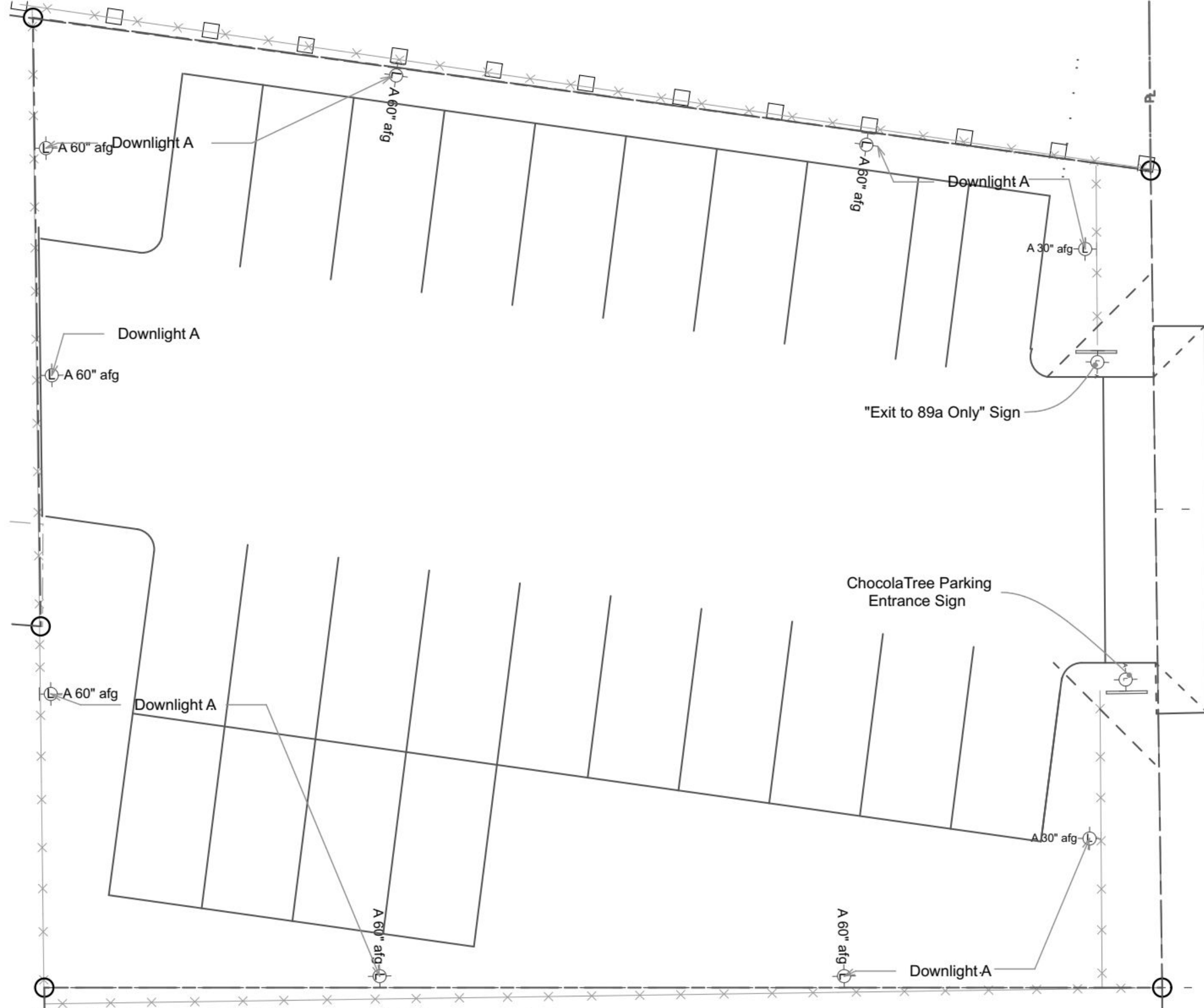


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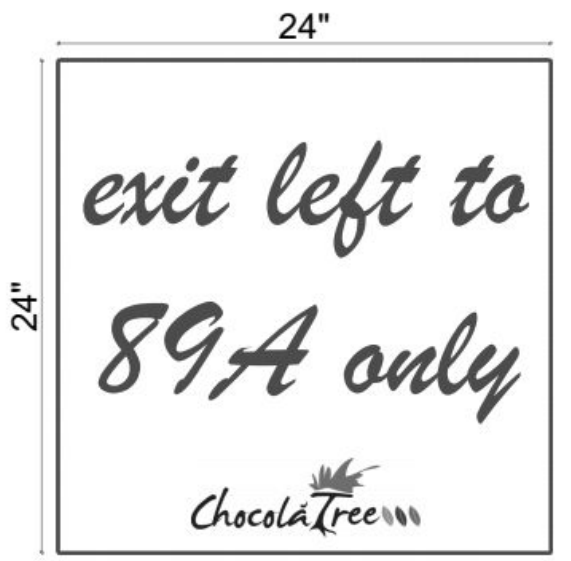
Preliminary Parking Landscape Plan

SCALE: 3/32" = 1'-0"





backlight entry sign

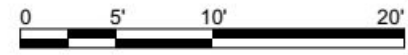


backlight exit sign

1

# Preliminary Lighting and Signage Plan

SCALE: 1" = 10'





# ALTA/NSPS SURVEY

APN: 408-07-026D  
 A PORTION OF LOT 1, LOT 2 AND LOT 4, BLOCK E  
 OF "INSPIRATIONAL VIEW", A SUBDIVISION  
 OF A PORTION OF SECTION 12, TOWNSHIP 17 NORTH,  
 RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA  
 ADDRESS: 20 VIEW DR.,  
 35 INSPIRATIONAL DR.,  
 SEDONA, AZ 86336

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY- ISSUED BY  
**PIONEER TITLE AGENCY, INC.**

Order No. 72303353-023-JGM  
 Your No.: REM2023  
 10/30/2023

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY- ISSUED BY  
**PIONEER TITLE AGENCY, INC.**

Order No. 72303353-023-JGM  
 Your No.: REM2023  
 10/30/2023

## SCHEDULE B-1 ALTA COMMITMENT

### EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

(Note: The above Exceptions Nos. 2 through 6, in addition, will be eliminated from any ALTA, Extended Coverage Policy, ALTA, First Language Policy, ALTA, Homeowner's Policy, ALTA, Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)

- WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
- OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
- Reservations contained in Instrument recorded in Book 195 of Deeds, page 265. (NOT PLOTTABLE)
- EASEMENTS and rights incident thereto, as set forth in Instruments Recorded in Book 186 of Deeds Page 293 Purpose electric lines and poles (PLOTTABLE-OVERHEAD LINES SHOWN)
- EASEMENT for pipelines and other utilities along each side line and along the rear lot line, as reserved in the dedication on the plat of said subdivision. (PLOTTABLE-WATER LINES SHOWN)
- RESTRICTIONS, CONDITIONS AND COVENANTS, limiting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in Instrument:  
 Recorded in Book 22 of Official Records Page 448 (NOT PLOTTABLE)  
 Recorded in Book 25 of Official Records Page 36-37

- Matters Shown on Survey:  
 Recorded in Book 4930 of Official Records Page 652 (PLOTTABLE-AS SHOWN HEREON)

- LIABILITIES AND OBLIGATIONS imposed upon said land by reason of its inclusion within the following named Districts:  
 Sedona Sanitary District

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
 No coverage under Paragraphs 21, 22, 23, and 24 of Covered Risks of the Homeowner's Policy of Title Insurance shall be afforded for this matter. (Owner's Policy Only)

- DEED OF TRUST given to secure the original amount shown below, and any other amount payable under the terms thereof:  
 Amount \$393,750.00  
 Dated Recorded Document No. \_\_\_\_\_  
 Trustor Jennifer Marie Warr, a Married Woman as her sole and separate property, and Christy Lynn Campbell, an Unmarried Woman  
 Trustee \_\_\_\_\_  
 Beneficiary Parkside Lending, LLC

END OF SCHEDULE B, PART II- EXCEPTIONS

## VICINITY MAP



NOT TO SCALE

## SURVEYORS NOTES:

- THIS ALTA/NSPS LAND TITLE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER ABOVE GROUND IMPROVEMENTS, SITUATED ON THE PROPERTY AS SHOWN HEREIN.
- THE CERTIFICATE, AS PROVIDED BY THE SURVEYOR, IS LIMITED TO THAT WHICH IS VISIBLE ONLY, ABOVE OR ON THE GROUND SURFACE, AND LIMITED TO INFORMATION AS PROVIDED WITHIN TITLE REPORT PROVIDED BY PIONEER TITLE AGENCY, INC. ORDER No.: 72303353-023-JGM
- MEASURED LAND AREA, SEE INDIVIDUAL PARCEL, AS CONTAINED WITH THE DESCRIPTION PROVIDED HEREON.
- THE SUBJECT PROPERTY WAS NOT UNDER CONSTRUCTION AT THE TIME THIS SURVEY WAS PERFORMED.
- THIS PRINT OF SURVEY, AS CAPTIONED HEREIN, WAS PREPARED UNDER MY DIRECT SUPERVISION.
- THIS SURVEY CORRECTLY SHOWS A FIXED AND DETERMINABLE POSITION AND LOCATION OF THAT LAND DESCRIBED THEREON.
- THE PRINT OF THIS SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH CLOSE BY ENGINEERING CALCULATIONS AND DO NOT REFLECT ANY BOUNDARY DISPUTES.
- ALL RECORDED EASEMENTS, RIGHTS OF WAY, SERVITUDE AND OTHER MATTERS AFFECTING THE LAND, AS LISTED WITHIN THE REFERENCED TITLE REPORT, HAVE BEEN CORRECTLY SHOWN ON THE SURVEY.
- THE LAND, AS DESCRIBED HEREIN, HAS ACCESS TO AND FROM THE NAMED, DEDICATED AND ACCEPTED PUBLIC ROADWAYS.
- THERE ARE NO VISIBLE STREAMS, LAKES, WATERWAYS ON OR RUNNING THROUGH THE LAND, CEMETERIES OR BURIAL GROUNDS, EXCEPT AS EXPRESSLY SHOWN ON THE SURVEY.
- EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO ENCROACHMENTS THAT EXIST FROM THE SUBJECT PROPERTY ONTO ADJACENT PROPERTY.
- AT THE TIME THIS SURVEY WAS CONDUCTED, THERE WAS NO OBSERVED EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR WETLANDS.

## SURVEYOR'S CERTIFICATE

To: Jennifer Marie Warr,  
 Parkside Lending, LLC  
 and Pioneer Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7b1, 8, 9, 11, 13, 16 of Table A thereof. Pursuant to the accuracy Standards adopted by the ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DATE: 01/20/2021

Shane M. Nauert R.L.S. 48860

## EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

The following is a description of a parcel of land being comprised of Lot 1 and a portion of Lot 2 and Lot 4, Block E, of the Inspirational View, a Subdivision of a portion of Section 12 and Section 13, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, as shown on the Plat thereof recorded in Book 5, Page 64 Record Source #1 (R1), Records of the Yavapai County Recorder's Office; said parcel of land being more particularly described as follows:

BEGINNING for reference at the 1/2" rebar marking the Northwest corner of said Lot 2,  
 thence South 81°15'00" East, Basis of Bearing (R1) a distance of 96.36 feet, along the North line of said Lot 2, to a 3/8" rebar marking the Northeast corner thereof and the TRUE POINT OF BEGINNING;  
 thence South 81°15'00" East, a distance of 111.06 feet, along the North line of said Lot 1, to the calculated Northeast corner thereof;  
 thence South 00°24'00" West, a distance of 80.00 feet, along the East line of said Lot 1, to the calculated Southeast corner thereof;  
 Thence North 89°16'00" West, a distance of 106.82 feet, along the South line of said Lot 1, to the calculated Southwest corner thereof;  
 thence South 00°21'50" West, a distance of 26.75 feet, along the East line of said Lot 4, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;  
 thence North 89°43'55" West, a distance of 95.10 feet, to the West line of said Lot 4, and a plastic cap atop a 1/2" rebar stamped L.S. 26925;  
 thence North 00°15'50" East, a distance of 70.45 feet, along the West line of said Lot 4 and Lot 2, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;  
 thence South 84°48'05" East, a distance of 95.56 feet, to the West line of said Lot 1, and a plastic cap atop a 1/2" rebar stamped L.S. 26925;

thence North 00°21'50" East, a distance of 80.00 feet, along the West line of said Lot 1, to the TRUE POINT OF BEGINNING;

PARCEL II:  
 A 10.00 foot easement for undisclosed purposes lying North of, parallel with and adjacent to the South line of the following described parcel. The side lines to be lengthened or shortened to end at parcel lines.

The following is a description of a parcel of land being a portion of Lot 2, Block E, of the Inspirational View, a Subdivision of a portion of Section 12 and Section 13, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, as shown on the Plat thereof recorded in Book 5, Page 64 Record Source #1 (R1), records of the Yavapai County Recorder's Office, said parcel of land being more particularly described as follows:  
 BEGINNING at the 1/2" rebar marking the Northwest corner of said Lot 2,  
 Thence South 81° 15' 00" East, Basis of Bearing (R1) a distance of 96.36 feet, along the North line of said Lot 2, to a 3/8" rebar marking the Northeast corner thereof;  
 Thence South 00° 21' 50" West, a distance of 60.00 feet, along the East line of said Lot 2, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;  
 Thence North 84° 48' 05" West, a distance of 95.56 feet, to the West line of said Lot 2 and a plastic cap atop a 1/2" rebar stamped L.S. 26925;  
 Thence North 00° 15' 50" East, a distance of 66.00 feet, along the West line of said Lot 2, to the POINT OF BEGINNING.

OWNER: Jennifer Marie Warr

JOB #20-1205A SHEET 1 OF 2  
 DATE: 01/20/2021 DRAWN BY: SMN



**HERITAGE**  
 LAND SURVEYING & MAPPING INC.  
 SHANE M. NAUERT, R.L.S.  
 PO BOX 3270  
 CAMP VERDE, AZ 86322  
 (928) 567-9170

APN: 408-07-026D

# ALTA/NSPS SURVEY

APN: 408-07-026D  
 A PORTION OF LOT 1, LOT 2 AND LOT 4, BLOCK E  
 OF "INSPIRATIONAL VIEW", A SUBDIVISION  
 OF A PORTION OF SECTION 12, TOWNSHIP 17 NORTH,  
 RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

ADDRESS: 20 VIEW DR.,  
 35 INSPIRATIONAL DR.,  
 SEDONA, AZ 86336

### REFERENCE BENCHMARK:

1 National Geodetic Survey, Retrieval Date = JANUARY 20, 2021  
 ES0652  
 ES0652 DESIGNATION - Y 492  
 ES0652 PID - ES0652  
 ES0652 STATE/COUNTY - AZ/YAVAPAI  
 ES0652 COUNTRY - US  
 ES0652 USGS QUAD - SEDONA (2018)  
 ES0652  
 ES0652 \*CURRENT SURVEY CONTROL  
 ES0652

ES0652 NAD 83(2011) POSITION- 34 51 45.45711(N) 111 46 53.08459(W)  
 ADJUSTED  
 ES0652 NAD 83(2011) ELLIP HT- 1328.762 (meters) (06/27/12)  
 ADJUSTED  
 ES0652 NAD 83(2011) EPOCH - 2010.00  
 ES0652 NAVD 88 ORTHO HEIGHT - 1353.150 (meters) 4439.46 (feet)  
 ADJUSTED

### LEGEND:

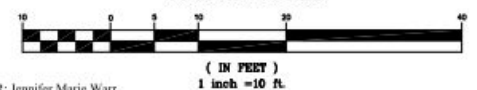
- (P) INDICATES POWER POLE
- (D) INDICATES DOWN GUY (WIRE)
- (E) INDICATES ELECTRIC RISER
- (C) INDICATES CLEAN-OUT
- (S) INDICATES SEWER MANHOLE
- (G) INDICATES GAS METER
- (M) INDICATES WATER BOX
- (I) INDICATES IRRIGATION BOX
- (V) INDICATES WATER VALVE
- (F) INDICATES WATER BACK FLOW VALVE
- (H) INDICATES HOSE BIB
- (F) INDICATES FIRE HYDRANT
- (P) INDICATES PINE TREE
- (J) INDICATES JUNIPER TREE
- (C) INDICATES ITALIAN CYPRESS TREE
- (D) INDICATES DECIDUOUS TREE
- (B) INDICATES BUSH
- (S) INDICATES SCHEDULE B-SECTION II, ITEM NUMBER.
- (M) INDICATES FOUND MONUMENT AS NOTED
- (P) INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"(UNLESS OTHERWISE NOTED)
- (O) INDICATES CALCULATED LOCATION (NOTHING FOUND OR SET)
- (M) INDICATES MEASURED FIELD DIMENSION
- (C) INDICATES CALCULATED DIMENSION

- INDICATES ASPHALT PAVED SURFACE
- INDICATES CONCRETE SURFACE
- INDICATES FLAG STONE SURFACE
- INDICATES BRICK PAVEMENT SURFACE

- INDICATES OVERHEAD ELECTRIC
- INDICATES SEWER LINE PER BLUESTAKE
- INDICATES WATER LINE PER BLUESTAKE
- INDICATES GAS LINE PER BLUESTAKE
- INDICATES FENCE LINE
- INDICATES PROPERTY LINE

FLOOD ZONE: NONE

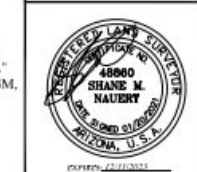
### GRAPHIC SCALE



OWNER: Jennifer Marie Warr

JOB #20-1205A  
 DATE: 01/20/2021

SHEET 1 OF 2  
 DRAWN BY: SMN



**HERITAGE**  
 LAND SURVEYING & MAPPING INC.  
 SHANE M. NAUERT, R.L.S.  
 PO BOX 3270  
 CAMP VERDE, AZ 86322  
 (928) 567-9170

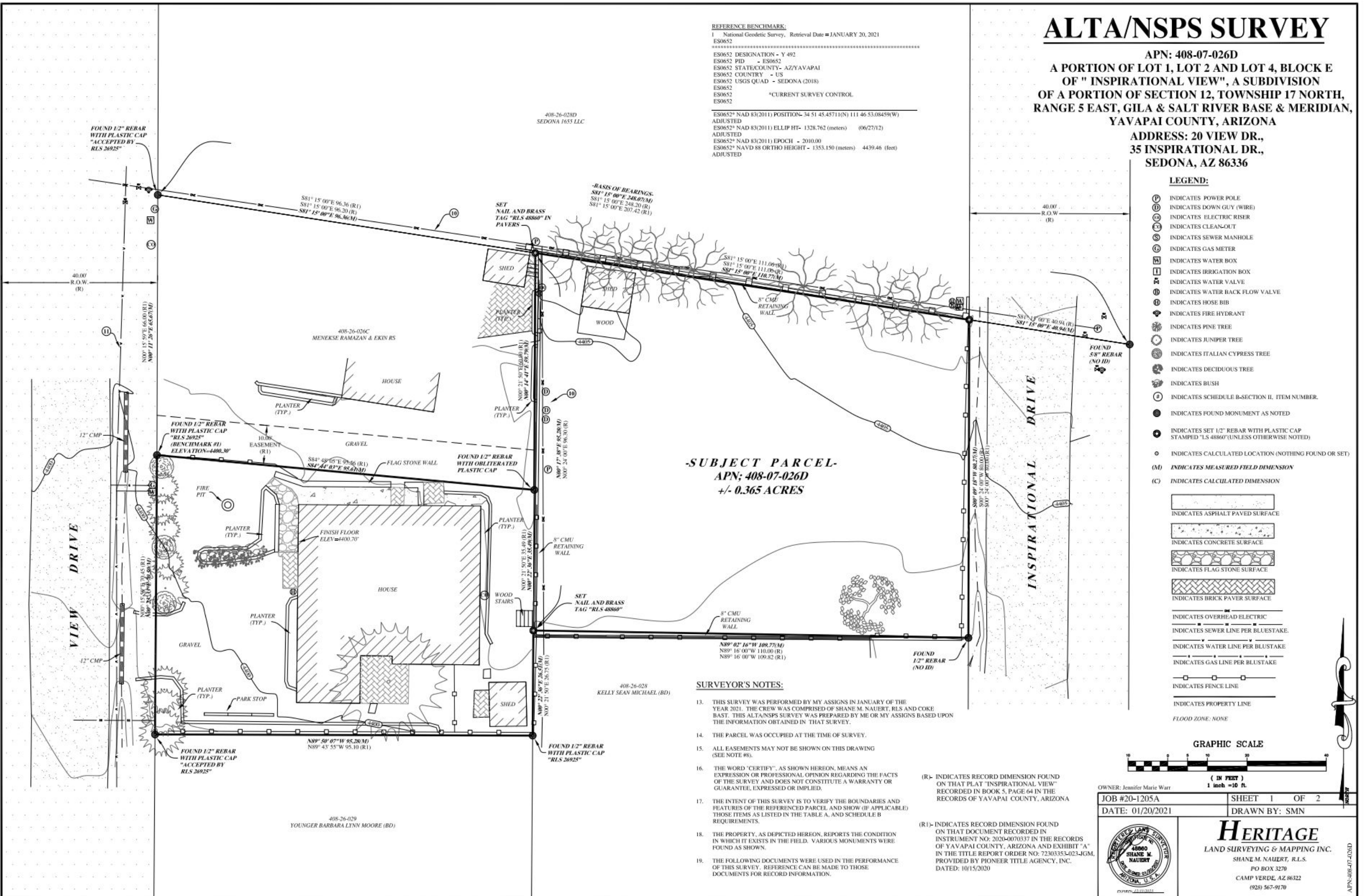
**-SUBJECT PARCEL-  
 APN: 408-07-026D  
 +/- 0.365 ACRES**

### SURVEYOR'S NOTES:

13. THIS SURVEY WAS PERFORMED BY MY ASSIGNS IN JANUARY OF THE YEAR 2021. THE CREW WAS COMPRISED OF SHANE M. NAUERT, RLS AND COKE BAST. THIS ALTA/NSPS SURVEY WAS PREPARED BY ME OR MY ASSIGNS BASED UPON THE INFORMATION OBTAINED IN THAT SURVEY.
14. THE PARCEL WAS OCCUPIED AT THE TIME OF SURVEY.
15. ALL EASEMENTS MAY NOT BE SHOWN ON THIS DRAWING (SEE NOTE #8).
16. THE WORD "CERTIFY", AS SHOWN HEREON, MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
17. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES AND FEATURES OF THE REFERENCED PARCEL AND SHOW (IF APPLICABLE) THOSE ITEMS AS LISTED IN THE TABLE A, AND SCHEDULE B REQUIREMENTS.
18. THE PROPERTY, AS DEPICTED HEREON, REPORTS THE CONDITION IN WHICH IT EXISTS IN THE FIELD. VARIOUS MONUMENTS WERE FOUND AS SHOWN.
19. THE FOLLOWING DOCUMENTS WERE USED IN THE PERFORMANCE OF THIS SURVEY. REFERENCE CAN BE MADE TO THOSE DOCUMENTS FOR RECORD INFORMATION.

(R1) INDICATES RECORD DIMENSION FOUND ON THAT PLAT "INSPIRATIONAL VIEW" RECORDED IN BOOK 5, PAGE 64 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R1) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN INSTRUMENT NO: 2020-0070337 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA AND EXHIBIT "A" IN THE TITLE REPORT ORDER NO: 72303353-023-JGM, PROVIDED BY PIONEER TITLE AGENCY, INC. DATED: 10/15/2020



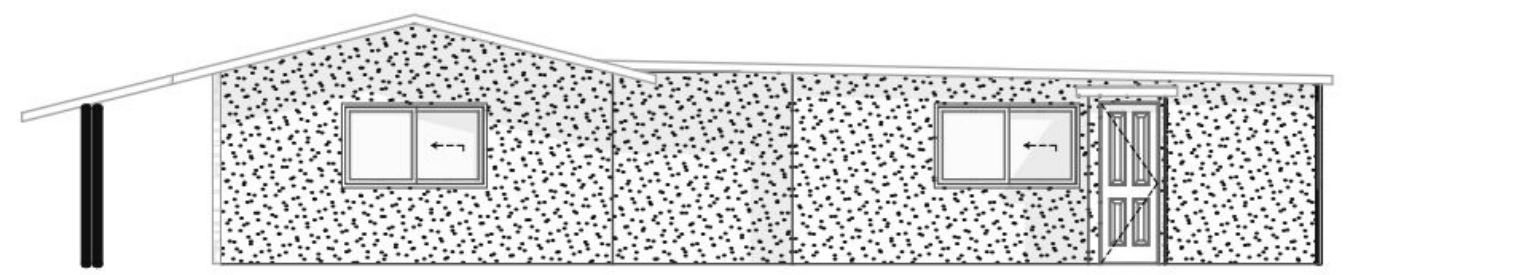
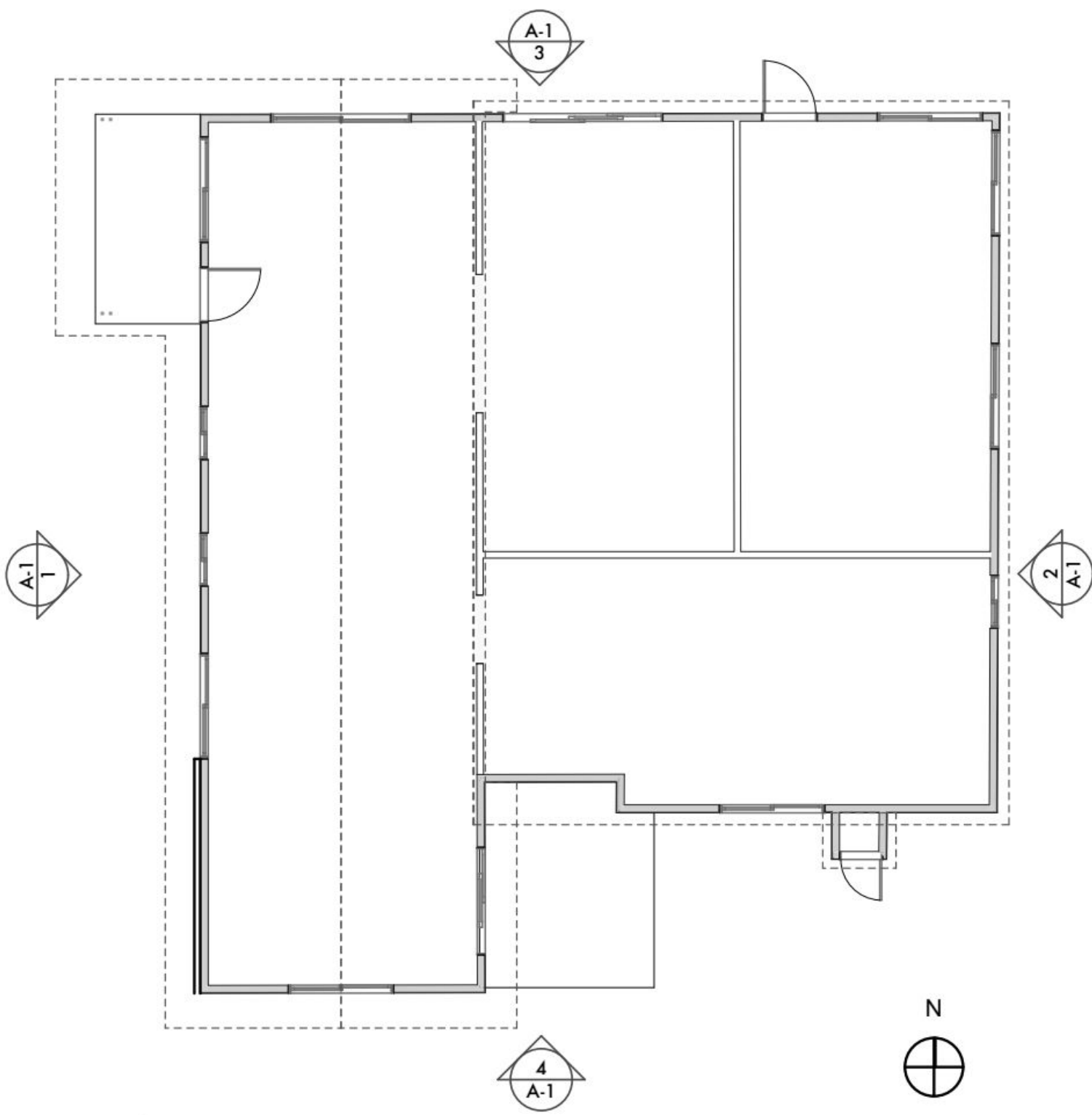
408-26-028D  
 SEDONA 1633 LLC

408-26-026C  
 MENEKSE RAMAZAN & EKIN RS

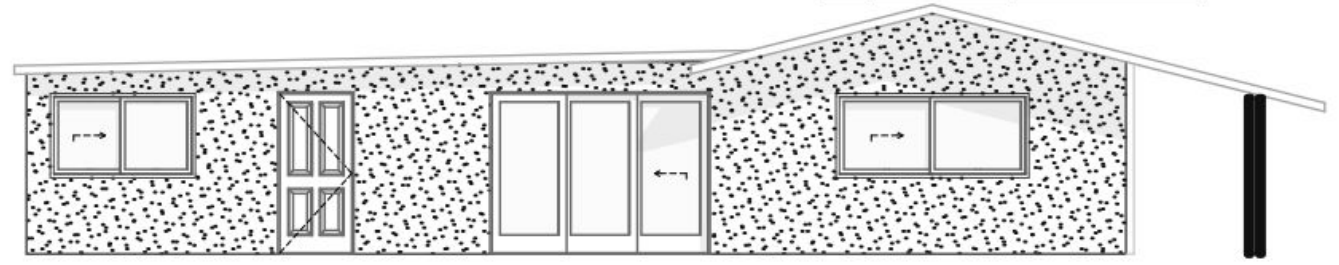
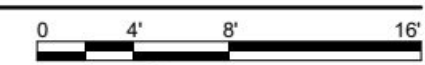
408-26-028  
 KELLY SEAN MICHAEL (BD)

408-26-029  
 YOUNGER BARBARA LYNN MOORE (BD)

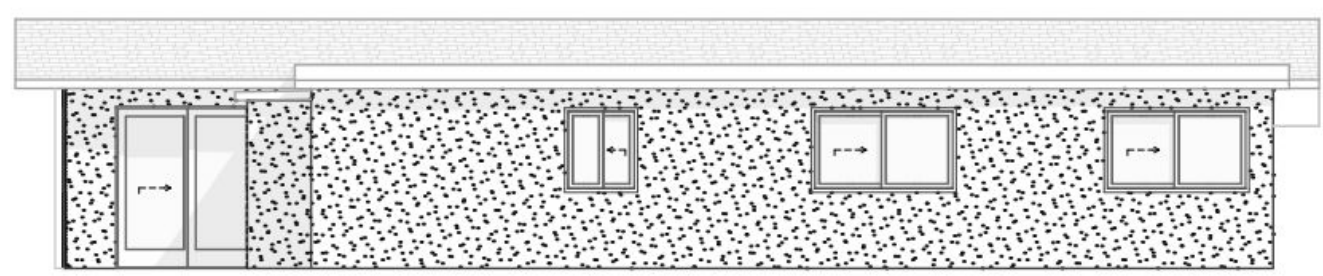
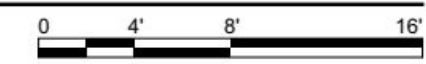




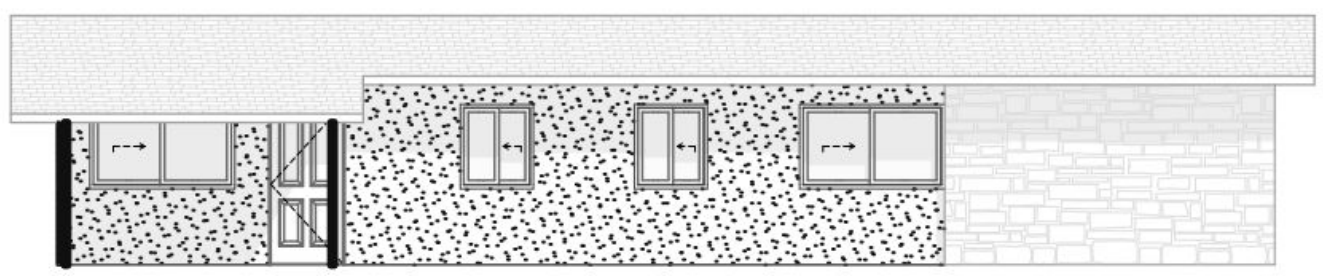
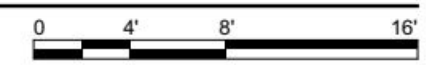
4 South Elevation  
SCALE: 1/8" = 1'-0"



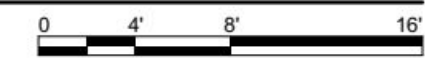
3 North Elevation  
SCALE: 1/8" = 1'-0"



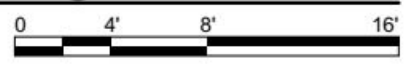
2 East Elevation  
SCALE: 1/8" = 1'-0"



1 West Elevation  
SCALE: 1/8" = 1'-0"



5 20 View Dr Residence Existing Plan  
SCALE: 1/8" = 1'-0"



Re Zone of 20 View Drive and 35 Inspirational Drive -