

SHEET INDEX

- 1 PRELIMINARY PLAT COVER SHEET
- 2 GRADING, DRAINAGE AND UTILITY PLAN

BOWERS SUBDIVISION

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ of the SE¼ of OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER 401-38-012 CONTAINING ±2.68 ACRES
 ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

741 FOREST ROAD, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "BOWERS SUBDIVISION", A PORTION OF THENW¼ of the SE¼ of OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "BOWERS SUBDIVISION" ("THE PLAT"). "TRUSTEE" HEREBY DECLARES THAT "THE PLAT" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN HEREON.

"TRUSTEE" HEREBY DECLARES THAT THE EASEMENTS SHOWN UPON THIS PLAT SHALL BE ESTABLISHED AND RESERVED IN ACCORDANCE WITH THE NOTATION ON SAID PLAT AND SHALL PROVIDE TO THE PUBLIC THE USE THEREOF FOREVER FOR INGRESS, EGRESS PURPOSES AND FOR INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE, CABLE SERVICES, WATERCOURSES AND/OR DRAINAGE FACILITIES.

FURTHER THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENTS AS DESCRIBED HEREON, FOR THE PURPOSE OF PERIODIC INSPECTION AND MAINTENANCE OF THE WATERCOURSES AND/OR DRAINAGE FACILITIES. THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF:

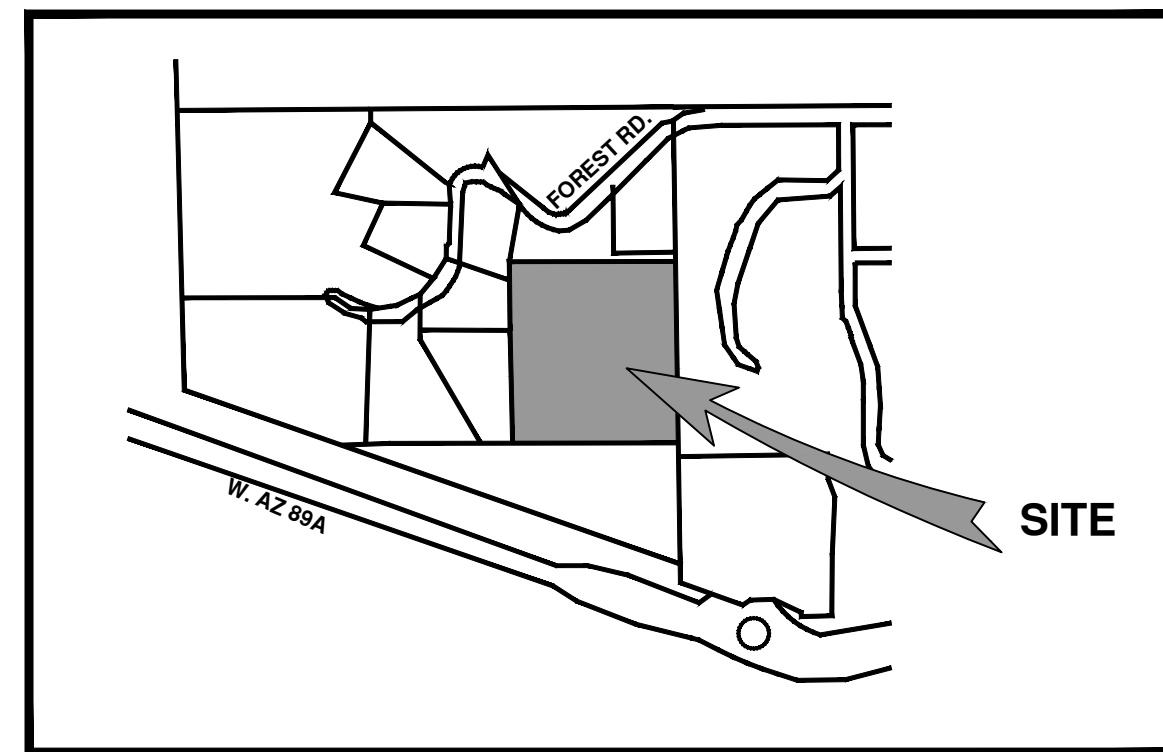
"TRUSTEE" HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS _____ DAY OF _____, 2020.

BY: _____
 TRUST OFFICER

STATE OF ARIZONA)
) SS
 COUNTY OF COCONINO)

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2021
 BY: _____, MY COMMISSION EXPIRES _____

 NOTARY PUBLIC



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
 P.O. BOX 53920, STE. 9996
 PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY
 3805 N. BLACK CANYON HIGHWAY
 PHOENIX, AZ 8505-5351

SEWER: CITY OF SEDONA
 PUBLIC WORKS DEPARTMENT
 1300 W WATERLOO ROAD
 102 ROADRUNNER DRIVE
 SEDONA, AZ 86336

CABLE/PHONE: CENTURYLINK
 CENTURYLINK ENGINEERING
 500 S. CALVARY WAY
 COTTONWOOD, AZ 86326

SUDDENLINK
 65 COFFEEPOD DRIVE STE. A
 SEDONA, ARIZONA 86336

GAS: UNSOURCE ENERGY SERVICES
 UNS GAS, INC.
 P.O. BOX 80078
 PRESCOTT, AZ 86304-8078

SOLID WASTE COLLECTION: PATRIOT DISPOSAL
 211 SMITH ROAD
 SEDONA, AZ 86336

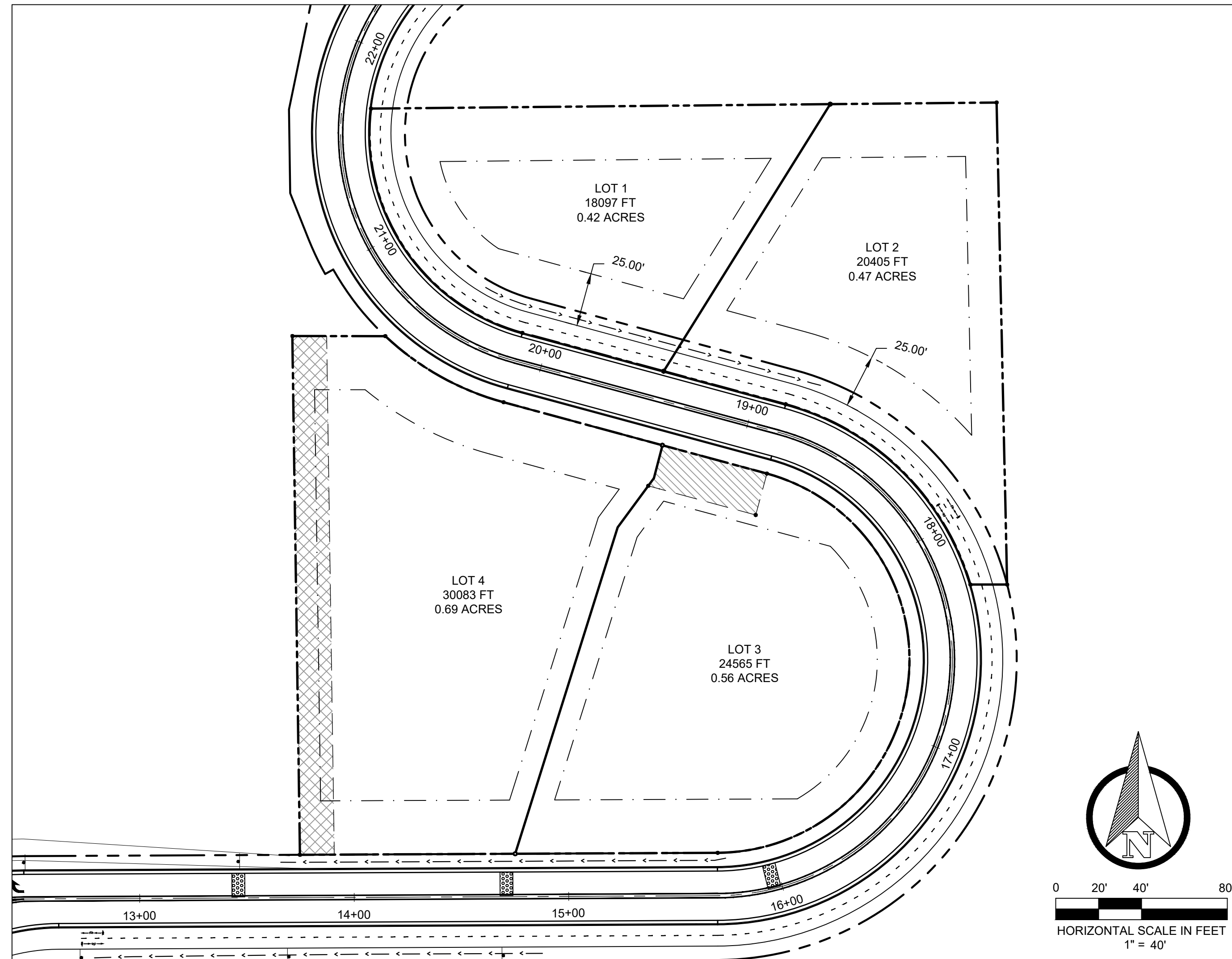
DEVELOPER CONTACT INFORMATION

CHRIS RIFE
 PASSION LLC
 1300 W WATERLOO ROAD
 EDMOND, OK 73025
 (480) 734-3999

PARCEL ZONING RS-18

SINGLE FAMILY RESIDENCE
 MIN LOT SIZE = 18,000 SQ. FT.

LOTS 1 - 4
 SMALLEST LOT = 18,097 S.F. (0.42 AC)
 LARGEST LOT = 30,083 S.F. (0.69 AC)
 AVERAGE LOT SIZE = 24,090 S.F. (0.55 AC)



LEGAL DESCRIPTION

PARCEL A:
 BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, BEARING SOUTH 01° 02' 31" EAST, A DISTANCE OF 300.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO THE POINT BEGINNING

THENCE SOUTH 1 DEGREES, 14 MINUTES, 53.45 SECONDS EAST, A DISTANCE OF 224.86 FEET;
 THENCE SOUTH 89 DEGREES, 59 MINUTES, 59.93 SECONDS WEST, A DISTANCE OF 17.11 FEET;
 THENCE NORTHWESTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 125.71 FEET, A RADIUS OF 123.50 FEET, A DELTA OF 58 DEGREES, 19 MINUTES, 08 SECONDS;
 THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.85 SECONDS EAST, A DISTANCE OF 58.94 FEET;
 THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.85 SECONDS WEST, A DISTANCE OF 63.60 FEET;
 THENCE NORTHWESTERLY THROUGH A CONVEX CURVE WITH A LENGTH OF 137.54 FEET, A RADIUS OF 96.50 FEET, A DELTA OF 81 DEGREES, 39 MINUTES, 56 SECONDS;
 THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 214.09 FEET;
 THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 77.58 FEET TO THE POINT OF BEGINNING.

PARCEL B:
 BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, BEARING SOUTH 01° 02' 31" EAST, A DISTANCE OF 300.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7

THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 77.58 FEET;
 THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS WEST, A DISTANCE OF 214.09 FEET;
 THENCE SOUTH 03 DEGREES, 37 MINUTES, 02.29 SECONDS EAST, A DISTANCE OF 106.35 FEET;
 THENCE SOUTHEASTERLY THROUGH A CONCAVE CURVE WITH A LENGTH OF 63.77 FEET, A RADIUS OF 130 FEET, A DELTA OF 28 DEGREES, 06 MINUTES, 16 SECONDS;
 THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.58 SECONDS EAST, A DISTANCE OF 76.71 FEET;
 THENCE SOUTH 74 DEGREES, 50 MINUTES, 06.58 SECONDS EAST, A DISTANCE OF 50.50 FEET;
 THENCE SOUTHEASTERLY THROUGH A SEMICIRCULAR CURVE WITH A LENGTH OF 258.30 FEET, A RADIUS OF 90 FEET, A DELTA OF 164 DEGREES, 26 MINUTES, 30 SECONDS;
 THENCE SOUTH 89 DEGREES, 43 MINUTES, 32.79 SECONDS WEST, A DISTANCE OF 94.42 FEET;
 THENCE SOUTH 89 DEGREES, 43 MINUTES, 32.22 SECONDS WEST, A DISTANCE OF 100.36 FEET;
 THENCE NORTH 50 DEGREES, 23 MINUTES, 23.11 SECONDS WEST, A DISTANCE OF 241.98 FEET;
 THENCE NORTH 89 DEGREES, 54 MINUTES, 56.85 SECONDS EAST, A DISTANCE OF 43.37 FEET;
 THENCE NORTH 89 DEGREES, 54 MINUTES, 56.85 SECONDS EAST, A DISTANCE OF 43.37 FEET;
 THENCE NORTH 03 DEGREES, 37 MINUTES, 02.29 SECONDS EAST, A DISTANCE OF 106.35 FEET;
 THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 214.09 FEET;
 THENCE NORTH 89 DEGREES, 26 MINUTES, 39.76 SECONDS EAST, A DISTANCE OF 77.58 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF APPROVALS

SEDONA COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR _____ DATE _____

SEDONA FIRE DISTRICT

FIRE MARSHAL _____ DATE _____

SEDONA PUBLIC WORKS DEPARTMENT

CITY ENGINEER _____ DATE _____

SEDONA CITY COUNCIL

MAYOR OF SEDONA _____ DATE _____

CITY CLERK _____ DATE _____

PLAT NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE DRAINAGE EASEMENT EXCEPT STONE, GRAVEL, PAVEMENT, HORIZONTAL IMPROVEMENTS OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
3. FRONT PROPERTY LINES FOR LOTS 1 & 2 ARE THE BACK OF THE CURB AND FOR LOTS 3 AND 4 IS THE RIGHT OF WAY.
4. ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT OF WAY.
5. LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 90 DAYS OF THE APPROVAL AND RECORDATION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBAR'S SET WITH PLASTIC CAPS INSCRIBED WITH "LS-----" AT EACH NEW LOT CORNER OR MISSING CORNER. ADDITIONALLY, LOT CORNERS LOCATED IN THE ROADWAY ASPHALT SHALL BE SET WITH 3" ALUMINUM CAPS INSCRIBED WITH "CITY OF SEDONA - LS-----".
6. THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY _____ RLS # _____ ON _____
7. ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
8. THE WORD "CERTIFICATION", AS SHOWN HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
9. THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89 DEGREES, 10 MINUTES, 00 SECONDS, EAST (PER B.L.M. PLAT) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST G.&S.R.M., COCONINO COUNTY, ARIZONA.

LAND SURVEYOR CERTIFICATION

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WHERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PUBLIC RECORD ON THIS _____ DATE.

 DUGAN MC. DONALE



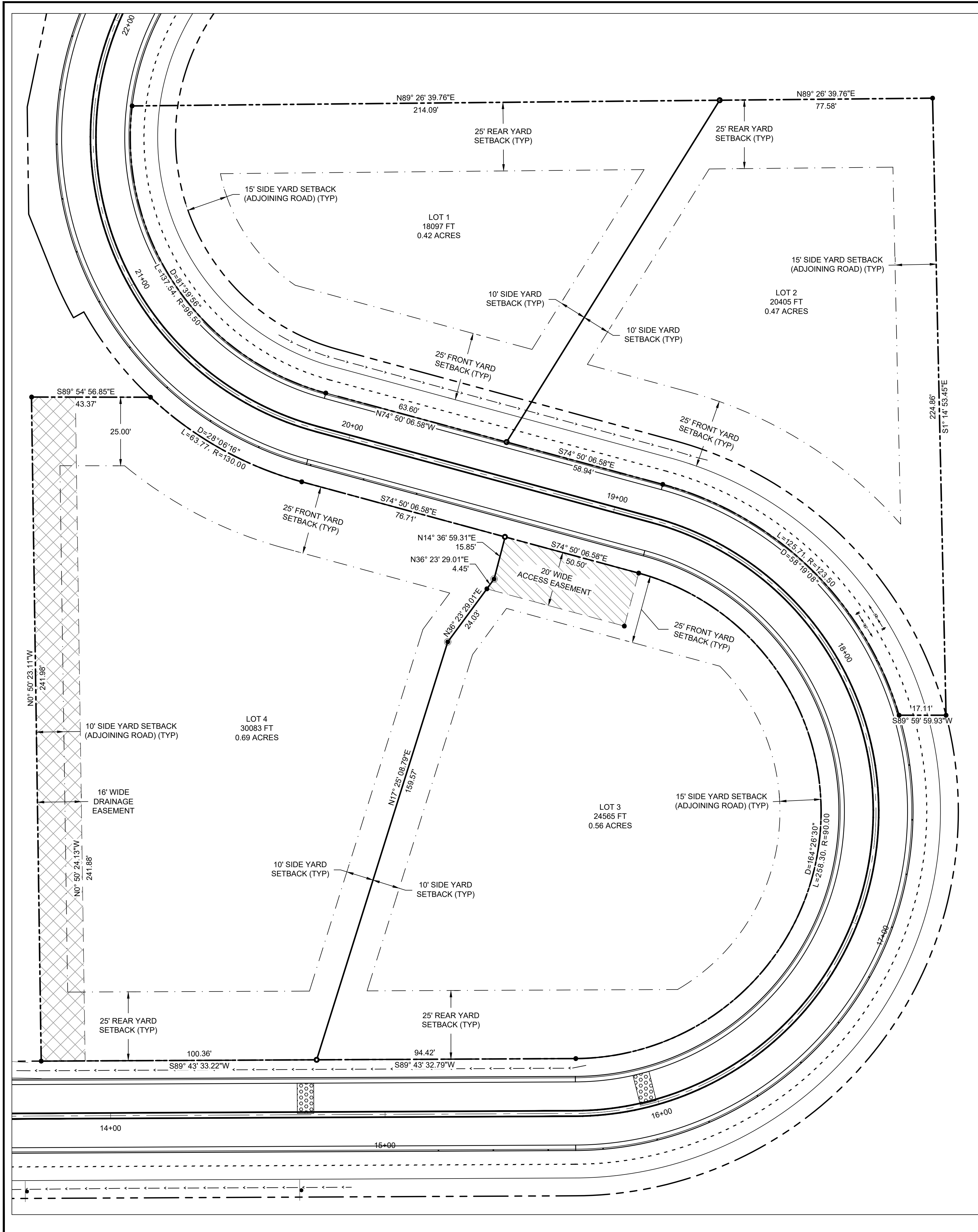
PRELIMINARY PLAT COVER SHEET
BOWERS SUBDIVISION PZ21-00020
 SEDONA, AZ

SHEET TITLE:	PRELIMINARY PLAT COVER SHEET
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 40'
DATE:	12/19/2022
PROJECT NO:	220219
SHEET NO.	C-1

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BOWERS SUBDIVISION

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF SECTION 7,
TOWNSHIP
17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE
CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER
401-38-012 CONTAINING ±2.66 ACRES
ZONED SINGLE FAMILY RESIDENTIAL (RS-18)



LEGEND

- ⊙ EXISTING SANITARY MANHOLE
- ⊗ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊙ EXISTING GAS SERVICE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING APS TRANSFORMER
- EASEMENT LINE
- SUBDIVISION PERIMETER PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- ACCESS, DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- NVAE: NON-VEHICULAR ACCESS EASEMENT
- △ CALCULATED CORNER
- ⊕ ADOT ALUMINUM CAP
- ⊙ CORNER FOUND AS INDICATED
- ⊙ LOT CORNER TO BE SET
- CENTERLINE MONUMENTS TO BE SET
- CALCULATED POINT ON EASEMENT
- (R) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER
- (R1) RECORD PER CASE 5, MAP 49A, COCONINO COUNTY RECORDER
- (R2) RECORD PER BOOK 5 OF MAPS & PLATS, MAP 90 YAVAPAI COUNTY RECORDER
- (R3) RECORD PER BOOK 24, PAGE 15, COCONINO COUNTY RECORDER
- (R4) RECORD PER ADOT DRAWING #D-13-T-457 S.R.179, FEDERAL ID NO. S 238-805 SHEET P-14
- (R5) RECORD PER INSTRUMENT #3377032, COCONINO COUNTY RECORDER
- (R6) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER

PRELIMINARY

Sefton
Engineering & Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning
40 STUTZ BEARCAT DR. #8
SEDONA, ARIZONA 86336
PH: (928) 202-5995 LS@SEFTONCO.COM

BOWERS SUBDIVISION

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: BOWERS SUBDIVISION

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

DATE: 12/19/2022

PROJECT NO: 220219

SHEET NO. C-1

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