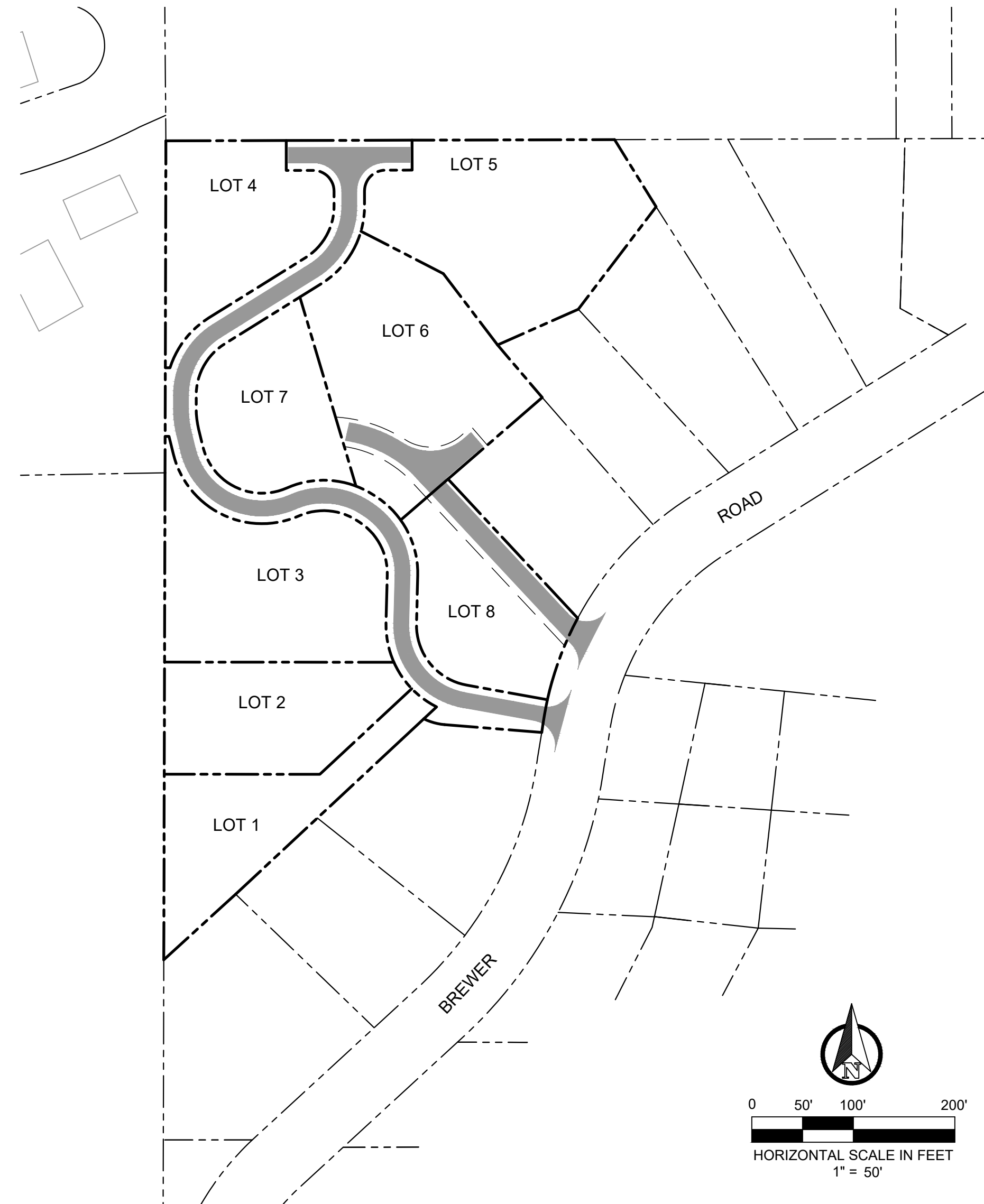
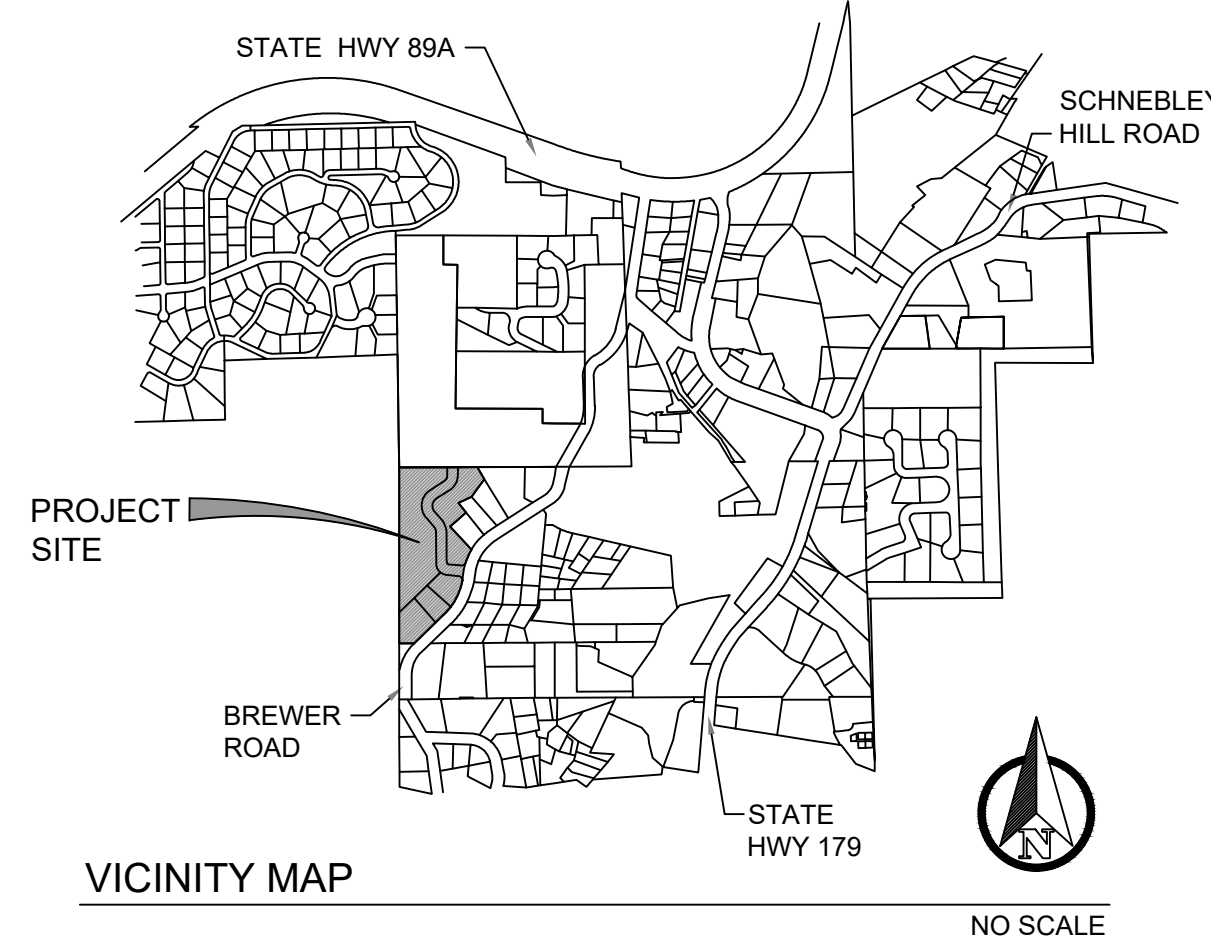


PRELIMINARY PLAT CANYON VISTA

APN: 401-20-027G
PZ21-00013 (SUB)

(CONTAINING 5.72 ACRES)

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 17 NORTH,
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF SEDONA, COCONINO
COUNTY, ARIZONA, ZONED RS-10
CONTAINING 5.72 ACRES ±



LOT AREAS		
LOT	GROSS	NET*
1	27,371	27,371
2	22,826	22,826
3	32,360	32,360
4	23,507	23,507
5	38,385	38,385
6	37,258	32,556
7	20,013	20,013
8	22,265	16,857

* NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS & UTILITY EASEMENT AREA.

PRELIMINARY PLAT NOTES:

- THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THIS PROHIBITION SHALL NOT APPLY TO THE CREATION OF EASEMENTS, OR RIGHTS-OF-WAY, NOR TO THE CONVEYANCE OF MINOR PORTIONS OF A LOT TO THE OWNER OF A CONTIGUOUS LOT FOR ATTACHMENT TO THAT LOT. IN NO CASE SHALL ANY LOT BE SO DIVIDED AS TO CREATE A LOT OF LESSER SIZE THAN THAT ALLOWED WITHIN THE ZONING DISTRICT IN FORCE OVER THIS PLAT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER UTILITY EASEMENTS EXCEPT: UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE OF FENCING; ASPHALT PAVING, GRAVEL, CONCRETE, OR OTHER DRIVEWAY MATERIALS OR SUITABLE LANDSCAPING. IT SHALL BE FURTHER UNDERSTOOD THAT THE UTILITY COMPANIES SHALL NOT BE REQUIRED TO REPLACE OBSTRUCTIONS, PAVING, OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF UTILITIES.
- EACH OF THE LOTS SHOWN HEREON ARE SUBJECT TO COMPLIANCE WITH: THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANYON VISTA, TO BE RECORDED WITH THE COUNTY RECORDER OF COCONINO COUNTY, ARIZONA, FOLLOWING THE RECORDING OF THIS PLAT. THE BUILDING SETBACKS SHOWN HEREON, AND ALL APPLICABLE CODES, REGULATIONS, AND CONDITIONS OF APPROVAL BY CITY OF SEDONA.
- LOT CORNERS SHALL BE SET WITHIN 120 DAYS OF APPROVAL AND RECORDING OF THIS FINAL PLAT, AND WILL BE MONUMENTED WITH 1/2" REBAR WITH ALUMINUM CAPS MARKED "LS41502". CENTERLINE MONUMENTS SHALL BE MAG 120 TYPE "B" MARKED "LS41502".
- NO LINES, WIRES, OR OTHER SERVICES FOR THE COMMUNICATION OR TRANSMISSION OF ELECTRIC CURRENT OR POWER OR ELECTROMAGNETIC IMPULSES, INCLUDING TELEPHONE, TELEVISION, AND RADIO SIGNALS, SHALL BE ERECTED, PLACED, OR MAINTAINED ANYWHERE IN OR UPON THE PROPERTY UNLESS THEY ARE CONTAINED IN CONDUITS TO CABLES INSTALLED AND MAINTAINED UNDERGROUND OR CONCEALED IN, UNDER, OR ON BUILDINGS OR OTHER STRUCTURES APPROVED BY THE ASSOCIATION.

DRAINAGE EASEMENTS:

EASEMENTS ARE HEREBY GRANTED BY THE PROPERTY OWNER(S) OF THIS SUBDIVISION FOR DRAINAGE PURPOSES, AS SHOWN ON THIS PLAT IN THE AREAS MARKED "DRAINAGE EASEMENT", "DRAINAGE EASEMENT / DETENTION BASIN", AND THE STREET AND COMMON DRIVES. THE OWNER(S) OF ALL LOTS ARE JOINTLY RESPONSIBLE, EITHER ACTING THROUGH A HOMEOWNERS ASSOCIATION OR INDIVIDUALLY (AS FURTHER SPECIFIED IN THE CC&RS), FOR MAINTAINING THE DRAINAGE EASEMENTS' CONDITION AS IT WAS WHEN THE CONSTRUCTION OF THE SUBDIVISION WAS APPROVED. DRAINAGE EASEMENTS ARE INTENDED TO CONFORM TO THE NATURAL OR MAN-MADE WATERCOURSES EXISTING AT THE TIME OF CONSTRUCTION OF THE SUBDIVISION (UNLESS OTHERWISE APPROVED BY THE CITY OF SEDONA).

THESE DETENTION BASINS, WATERCOURSES, TRACT "D" AND 20' COMMON DRIVE WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND / OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL CONSTRUCTION OF THE SUBDIVISION. ACCESS EASEMENTS TO SUCH AFFECTED LOTS, FOR MAINTENANCE, IS ALSO HEREBY GRANTED, AS FURTHER DESCRIBED IN THE CC&RS.

IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE CITY OF SEDONA WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE. HOWEVER, IT HAS THE AUTHORITY TO ENTER ONTO THE SITE AND MAINTAIN THE DRAINAGE EASEMENTS. IF THE CITY OF SEDONA HAS TO DO THE MAINTENANCE, THE PROPERTY OWNER(S) WILL BE BILLED. SHOULD COURT ACTION BE NECESSARY TO COLLECT PAYMENT, THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ATTORNEY'S FEES AND COURT COSTS.

NOTWITHSTANDING THE FOREGOING, AT THE POINT IN TIME THE CITY OF SEDONA ACCEPTS THE DEDICATION OF THE STREET AS A PUBLIC STREET, THE CITY OF SEDONA SHALL BECOME OBLIGATED TO MAINTAIN THE DRAINAGE EASEMENT RELATED TO THE STREET.

DRAINAGE NOTES:

NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS. BUILDINGS SHOULD BE CONSTRUCTED IN THE APPROVED LOCATIONS AND IN COMPLIANCE WITH APPROVED GRADING AND DRAINAGE PLAN.

OWNER / DEVELOPER:

CV DEVELOPMENT SEDONA, INC.
WILLIAM HEYER
5018 SHOAL CREEK BLVD.
AUSTIN, TX 78756

SURVEYOR:

HERITAGE LAND SURVEY & MAPPING
738 S. PARKS DRIVE
CAMP VERDE, SEDONA, ARIZONA 86322
PHONE: (928) 567-9170
DUGAN MCDONALD, R.L.S. 26925

CIVIL ENGINEER:

SEFTON ENGINEERING
40 STUTZ BEARCAT DR. #8
SEDONA, ARIZONA 86336
PHONE: (928) 202-3999
LUKE SEFTON, P.E. 37322

UTILITIES FURNISHED BY:

ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - QWEST
POLICE DEPARTEMENT - CITY OF SEDONA
SEWAGE DISPOSAL - CITY OF SEDONA
SEDONA FIRE DISTRICT - EMERGENCY SERVICES
SOLID WASTE DISPOSAL - MOUNTAIN WASTE
WATER - ARIZONA WATER COMPANY
NATURAL GAS - UNISOURCE ENERGY SERVICES
TELEVISION - SEDONA CABLEVISION

DECLARATION AND DEDICATION:

STATE OF ARIZONA }
COUNTY OF COCONINO } SS

KNOW ALL MEN BY THESE PRESENTS:

- THAT WMH DEVELOPMENT, LLC ("OWNER"), AS OWNER OF THE REAL PROPERTY DESCRIBED AND DEPICTED HEREON, HAS SUBDIVIDED UNDER THE NAME "CANYON VISTA" A PORTION OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF SEDONA, COCONINO COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF CANYON VISTA (THE "PLAT"). OWNER HEREBY DECLARES THAT THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, AND THAT SUCH LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN HEREON.
- OWNER HEREBY DECLARES THAT ALL STREETS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC FOR PUBLIC USE AND GRANTS TO THE APPLICABLE PUBLIC AND PRIVATE UTILITY COMPANIES AND SERVICE AND EMERGENCY PROVIDERS AN EASEMENT IN, OVER, UNDER, UPON AND ACROSS ALL STREETS SHOWN HEREON FOR (I) INGRESS AND EGRESS TO THE LOTS AND TRACTS, AND (II) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE TO PUBLIC UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV.
- OWNER HEREBY GRANTS TO THE APPLICABLE PUBLIC AND PRIVATE UTILITY COMPANIES THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS ____ DAY OF _____, 2021.

BY: _____
WILLIAM M. HEYER, MANAGER, CV DEVELOPMENT SEDONA, INC.

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF COCONINO } SS

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 2021

BY: _____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF APPROVALS

COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

ENGINEERING SERVICES _____

CITY ENGINEER _____ DATE _____

(ACCEPTANCE OF THE RIGHT-OF-WAY DEDICATION AND PUBLIC IMPROVEMENTS IS CONTINGENT UPON CONSTRUCTION OF REQUIRED IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER.)

SEDONA FIRE DISTRICT _____

FIRE MARSHAL _____ DATE _____

CITY COUNCIL _____

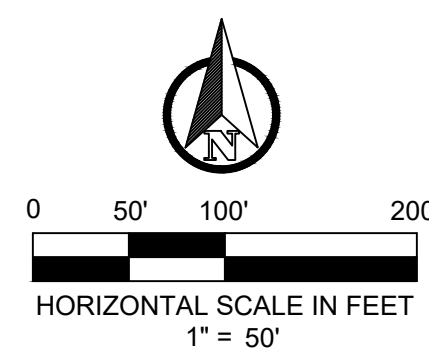
MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

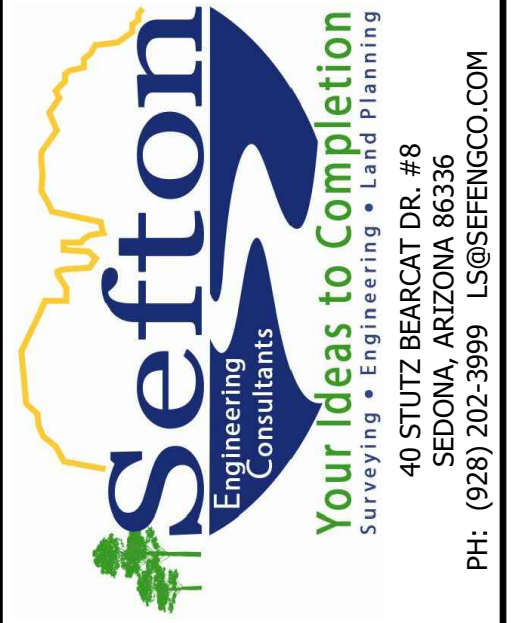
CERTIFICATION OF LAND SURVEYOR:

I, DUGAN MC DONALD, BEING A REGISTERED LAND SURVEYOR WITHIN THE STATE OF ARIZONA, WITH AND BY MY SIGNATURE BEING PLACED HEREON, DO CERTIFY THE IMPLEMENTATION AND THEREFOR THE EXECUTION OF AN OWNERSHIP NAME CHANGE UPON THIS PLAT. ALL OTHER ITEMS, PREVISIONS, DEDICATIONS AND RESERVATIONS SHOWN HEREON SHALL REMAIN UNCHANGED AND IN FULL FORCE.

DUGAN LEE MC DONALD RLS, PLS



PRELIMINARY



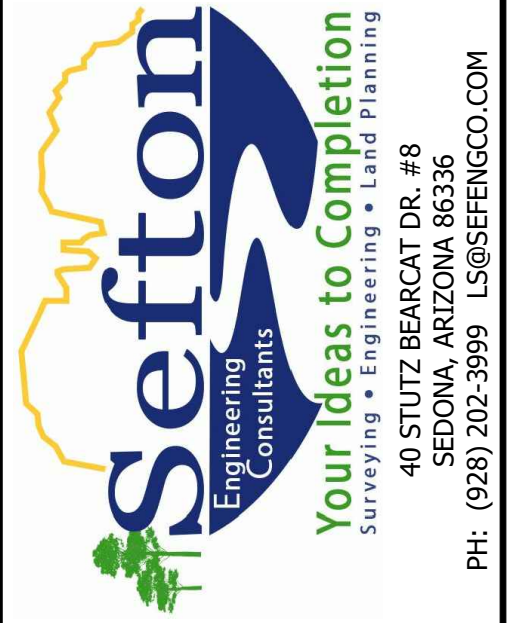
PRELIMINARY PLAT - COVER SHEET
CANYON VISTA
8 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION - SEDONA, ARIZONA

SHEET TITLE: _____
PROJECT TITLE: _____
DRAWN BY: RJB
SCALE: AS NOTED
DATE: 03/21/2022
PROJECT NO: 140505
SHEET NO: _____

FP1

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PRELIMINARY

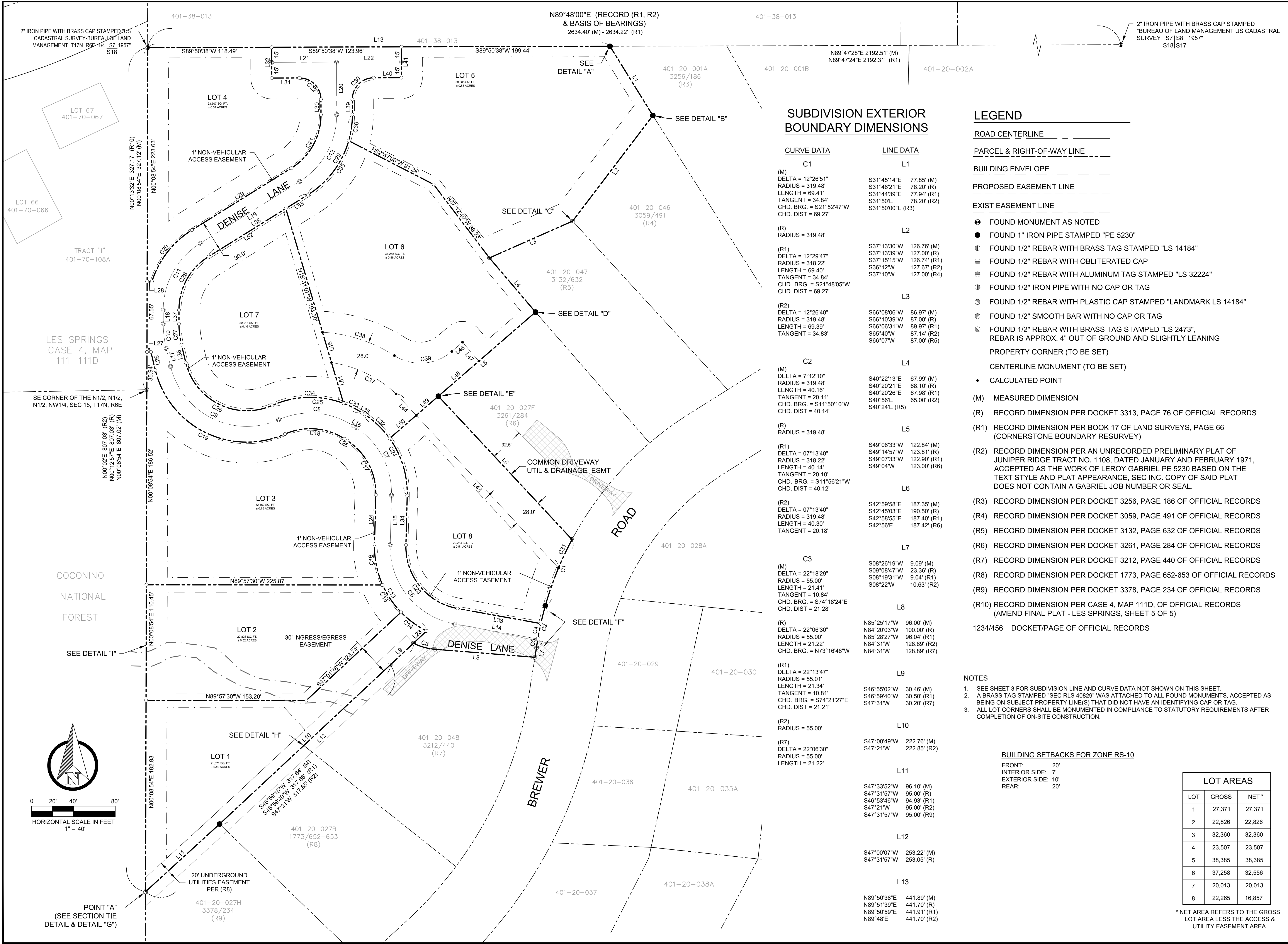


PH: (928) 202-5995 LS@SEFTONCO.COM

PRELIMINARY PLAT - SITE PLAN
CANYON VISTA
8 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION - SEDONA, ARIZONA

SHEET TITLE:
PROJECT TITLE:
DRAWN BY: RJB
SCALE: 1" = 40'
DATE: 03/21/2022
PROJECT NO: 140505
SHEET NO.

FP2



SUBDIVISION EXTERIOR BOUNDARY DIMENSIONS

CURVE DATA	LINE DATA
C1	L1
(M) DELTA = 12°26'51" RADIUS = 319.48' LENGTH = 69.41' TANGENT = 34.84' CHD. BRG. = S21°52'47"W CHD. DIST = 69.27'	S31°45'14"E 77.85' (M) S31°46'21"E 78.20' (R) S31°44'39"E 77.94' (R1) S31°50'E 78.20' (R2) S31°50'00"E (R3)
(R) RADIUS = 319.48'	L2
(R1) DELTA = 12°29'47" RADIUS = 318.22' LENGTH = 69.40' TANGENT = 34.84' CHD. BRG. = S21°48'05"W CHD. DIST = 69.27'	S37°13'30"W 126.76' (M) S37°13'39"W 127.00' (R) S37°15'15"W 126.74' (R1) S36°12'W 127.67' (R2) S37°10'W 127.00' (R4)
(R2) DELTA = 12°26'40" RADIUS = 319.48' LENGTH = 69.39' TANGENT = 34.83'	L3
(M) DELTA = 7°12'10" RADIUS = 319.48' LENGTH = 40.16' TANGENT = 20.11' CHD. BRG. = S11°50'10"W CHD. DIST = 40.14'	L4
(R) RADIUS = 319.48'	S40°22'13"E 67.99' (M) S40°20'21"E 68.10' (R) S40°20'26"E 67.98' (R1) S40°56'E 65.00' (R2) S40°24'E (R5)
(R1) DELTA = 07°13'40" RADIUS = 318.22' LENGTH = 40.14' TANGENT = 20.10' CHD. BRG. = S11°56'21"W CHD. DIST = 40.12'	L5
(R2) DELTA = 07°13'40" RADIUS = 319.48' LENGTH = 40.30' TANGENT = 20.18'	S49°06'33"W 122.84' (M) S49°14'57"W 123.81' (R) S49°07'33"W 122.90' (R1) S49°04'W 123.00' (R6)
(M) DELTA = 22°18'29" RADIUS = 55.00' LENGTH = 21.41' TANGENT = 10.84' CHD. BRG. = S74°18'24"E CHD. DIST = 21.28'	L6
(R) DELTA = 07°13'40" RADIUS = 55.00' LENGTH = 21.22' TANGENT = 10.84' CHD. BRG. = N73°16'48"W	S42°59'58"E 187.35' (M) S42°45'03"E 190.50' (R) S42°58'55"E 187.40' (R1) S42°56'E 187.42' (R6)
(R1) DELTA = 22°13'47" RADIUS = 55.01' LENGTH = 21.34' TANGENT = 10.81' CHD. BRG. = S74°21'27"E CHD. DIST = 21.21'	L7
(R2) RADIUS = 55.00'	S08°26'19"W 9.09' (M) S09°08'47"W 23.36' (R) S08°19'31"W 9.04' (R1) S08°22'W 10.63' (R2)
(R7) DELTA = 22°06'30" RADIUS = 55.00' LENGTH = 21.22'	L8
(R2) RADIUS = 55.00'	N85°25'17"W 96.00' (M) N84°20'03"W 100.00' (R) N85°28'27"W 95.04' (R1) N84°31'W 128.89' (R2) N84°31'W 128.89' (R7)
(R1) DELTA = 22°13'47" RADIUS = 55.01' LENGTH = 21.34' TANGENT = 10.81' CHD. BRG. = S74°21'27"E CHD. DIST = 21.21'	L9
(R2) RADIUS = 55.00'	S46°55'02"W 30.46' (M) S46°59'40"W 30.50' (R1) S47°31'W 30.20' (R7)
(R7) DELTA = 22°06'30" RADIUS = 55.00' LENGTH = 21.22'	L10
(R2) RADIUS = 55.00'	S47°00'49"W 222.76' (M) S47°21'W 222.85' (R2)
(R1) DELTA = 22°13'47" RADIUS = 55.01' LENGTH = 21.34' TANGENT = 10.81' CHD. BRG. = S74°21'27"E CHD. DIST = 21.21'	L11
(R2) RADIUS = 55.00'	S47°33'52"W 96.10' (M) S47°31'57"W 95.00' (R) S46°53'46"W 94.93' (R1) S47°21'W 95.00' (R2) S47°31'57"W 95.00' (R9)
(R7) DELTA = 22°06'30" RADIUS = 55.00' LENGTH = 21.22'	L12
(R2) RADIUS = 55.00'	S47°00'07"W 253.22' (M) S47°31'57"W 253.05' (R)
(R1) DELTA = 22°13'47" RADIUS = 55.01' LENGTH = 21.34' TANGENT = 10.81' CHD. BRG. = S74°21'27"E CHD. DIST = 21.21'	L13
(R2) RADIUS = 55.00'	N89°50'38"E 441.89' (M) N89°51'39"E 441.70' (R) N89°50'59"E 441.91' (R1) N89°48'E 441.70' (R2)

LEGEND

- ROAD CENTERLINE
- PARCEL & RIGHT-OF-WAY LINE
- BUILDING ENVELOPE
- PROPOSED EASEMENT LINE
- EXIST EASEMENT LINE
- FOUND MONUMENT AS NOTED
- FOUND 1" IRON PIPE STAMPED "PE 5230"
- FOUND 1/2" REBAR WITH BRASS TAG STAMPED "LS 14184"
- FOUND 1/2" REBAR WITH OBLITERATED CAP
- FOUND 1/2" REBAR WITH ALUMINUM TAG STAMPED "LS 32224"
- FOUND 1/2" IRON PIPE WITH NO CAP OR TAG
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LANDMARK LS 14184"
- FOUND 1/2" SMOOTH BAR WITH NO CAP OR TAG
- FOUND 1/2" REBAR WITH BRASS TAG STAMPED "LS 2473", REBAR IS APPROX. 4" OUT OF GROUND AND SLIGHTLY LEANING
- PROPERTY CORNER (TO BE SET)
- CENTERLINE MONUMENT (TO BE SET)
- CALCULATED POINT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION PER DOCKET 3313, PAGE 76 OF OFFICIAL RECORDS
- (R1) RECORD DIMENSION PER BOOK 17 OF LAND SURVEYS, PAGE 66 (CORNERSTONE BOUNDARY RESURVEY)
- (R2) RECORD DIMENSION PER AN UNRECORDED PRELIMINARY PLAT OF JUNIPER RIDGE TRACT NO. 1108, DATED JANUARY AND FEBRUARY 1971, ACCEPTED AS THE WORK OF LEROY GABRIEL PE 5230 BASED ON THE TEXT STYLE AND PLAT APPEARANCE, SEC INC. COPY OF SAID PLAT DOES NOT CONTAIN A GABRIEL JOB NUMBER OR SEAL.
- (R3) RECORD DIMENSION PER DOCKET 3256, PAGE 186 OF OFFICIAL RECORDS
- (R4) RECORD DIMENSION PER DOCKET 3059, PAGE 491 OF OFFICIAL RECORDS
- (R5) RECORD DIMENSION PER DOCKET 3132, PAGE 632 OF OFFICIAL RECORDS
- (R6) RECORD DIMENSION PER DOCKET 3261, PAGE 284 OF OFFICIAL RECORDS
- (R7) RECORD DIMENSION PER DOCKET 3212, PAGE 440 OF OFFICIAL RECORDS
- (R8) RECORD DIMENSION PER DOCKET 1773, PAGE 652-653 OF OFFICIAL RECORDS
- (R9) RECORD DIMENSION PER DOCKET 3378, PAGE 234 OF OFFICIAL RECORDS
- (R10) RECORD DIMENSION PER CASE 4, MAP 111D, OF OFFICIAL RECORDS (AMEND FINAL PLAT - LES SPRINGS, SHEET 5 OF 5)

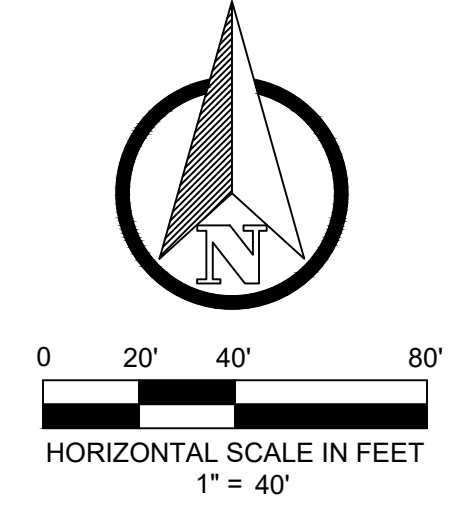
NOTES

- SEE SHEET 3 FOR SUBDIVISION LINE AND CURVE DATA NOT SHOWN ON THIS SHEET.
- A BRASS TAG STAMPED "SEC RLS 40829" WAS ATTACHED TO ALL FOUND MONUMENTS, ACCEPTED AS BEING ON SUBJECT PROPERTY LINE(S) THAT DID NOT HAVE AN IDENTIFYING CAP OR TAG.
- ALL LOT CORNERS SHALL BE MONUMENTED IN COMPLIANCE TO STATUTORY REQUIREMENTS AFTER COMPLETION OF ON-SITE CONSTRUCTION.

BUILDING SETBACKS FOR ZONE RS-10
FRONT: 20'
INTERIOR SIDE: 7'
EXTERIOR SIDE: 10'
REAR: 20'

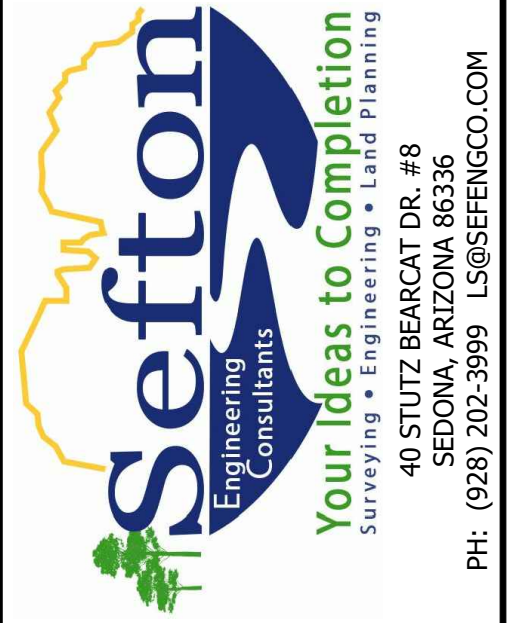
LOT AREAS		
LOT	GROSS	NET*
1	27,371	27,371
2	22,826	22,826
3	32,360	32,360
4	23,507	23,507
5	38,385	38,385
6	37,258	32,556
7	20,013	20,013
8	22,265	16,857

* NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS & UTILITY EASEMENT AREA.



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PRELIMINARY



PRELIMINARY PLAT - DETAILS AND DATA TABLES

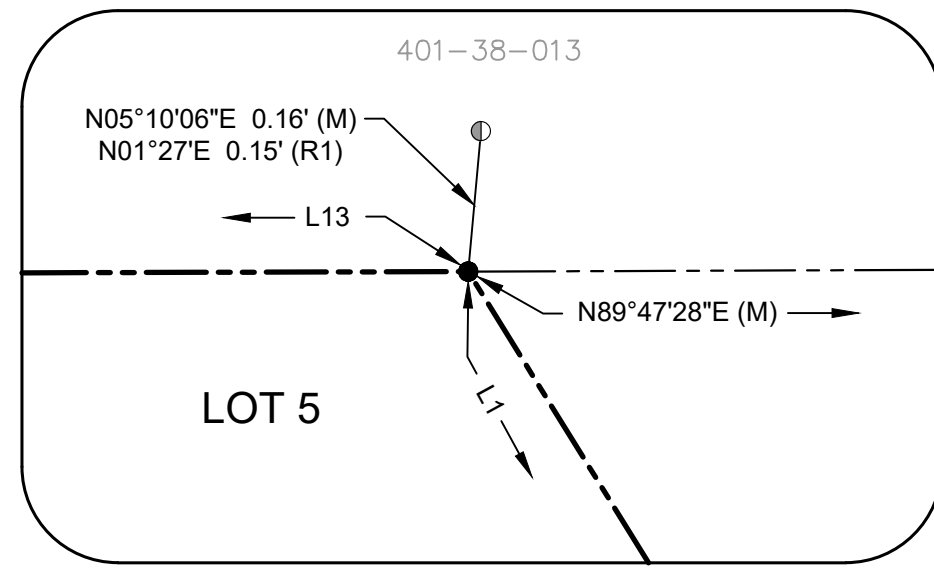
CANYON VISTA

8 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION - SEDONA, ARIZONA

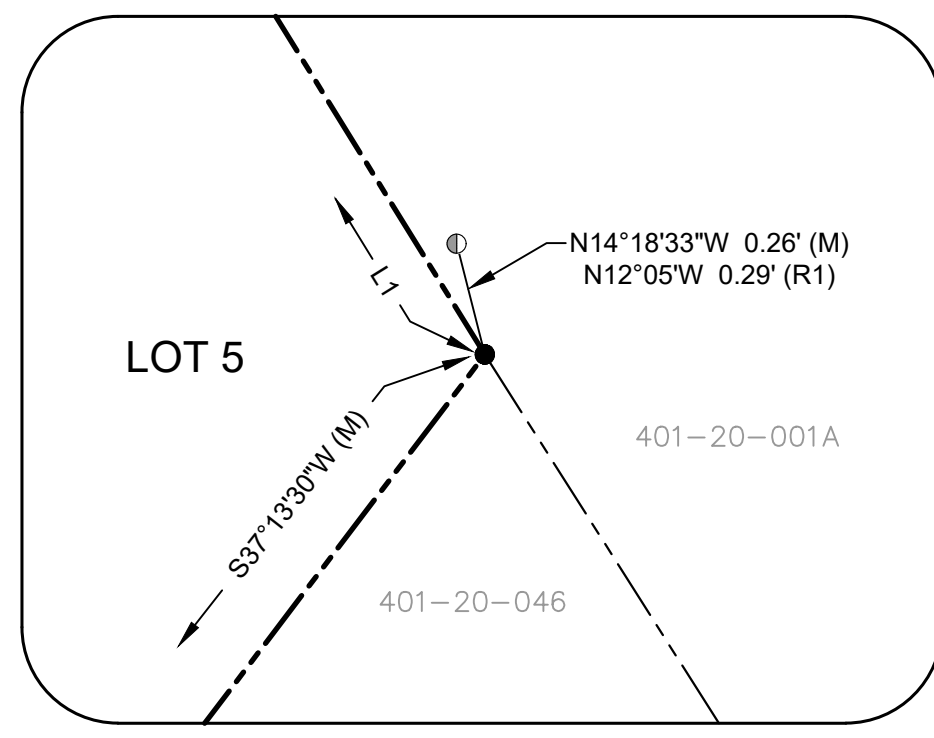
SHEET TITLE:
PROJECT TITLE:
DRAWN BY: RJB
SCALE: AS NOTED
DATE: 03/21/2022
PROJECT NO: 140505
SHEET NO.

FP3

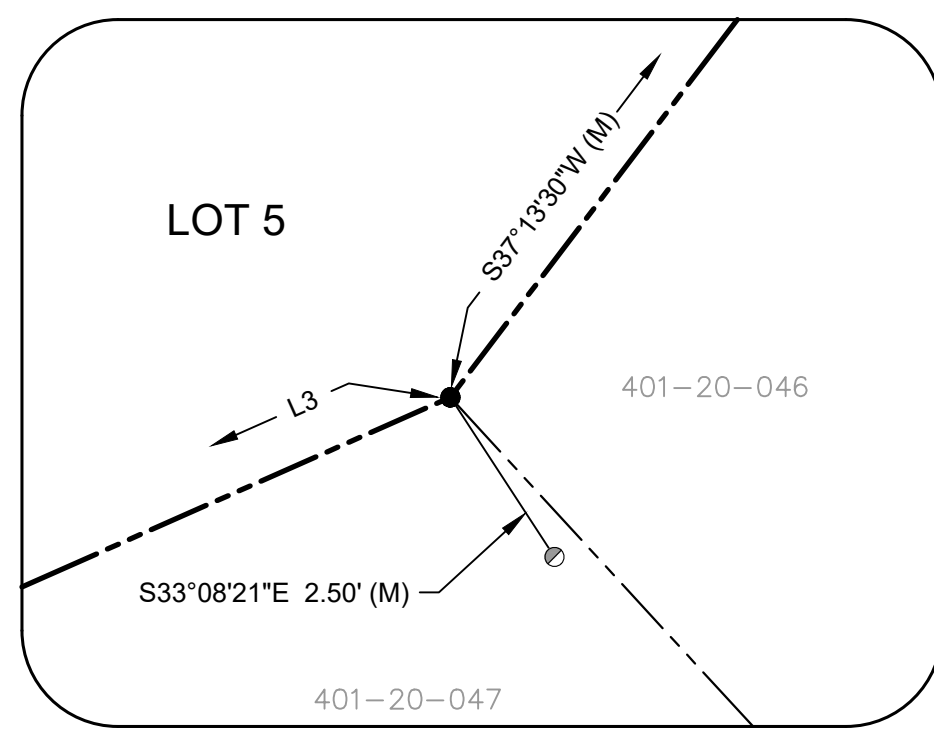
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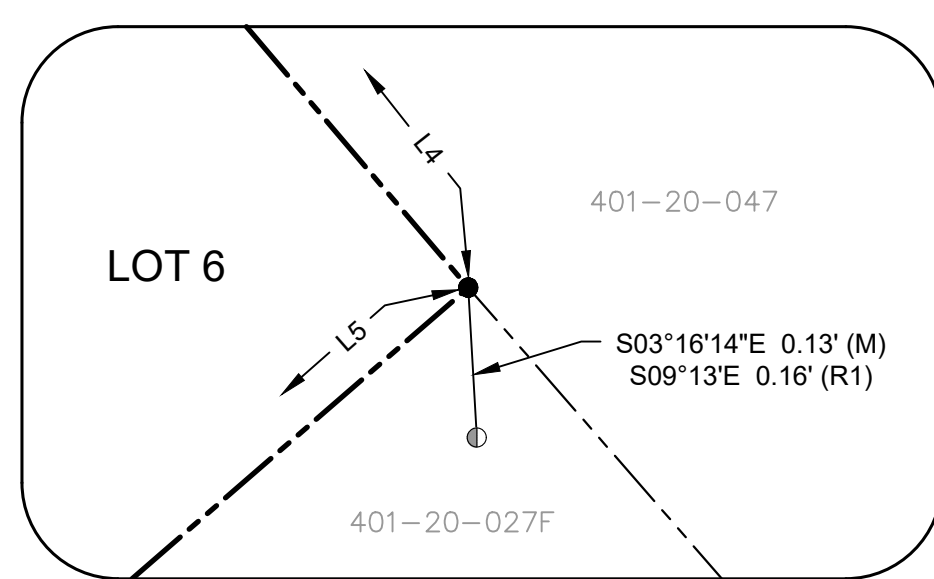
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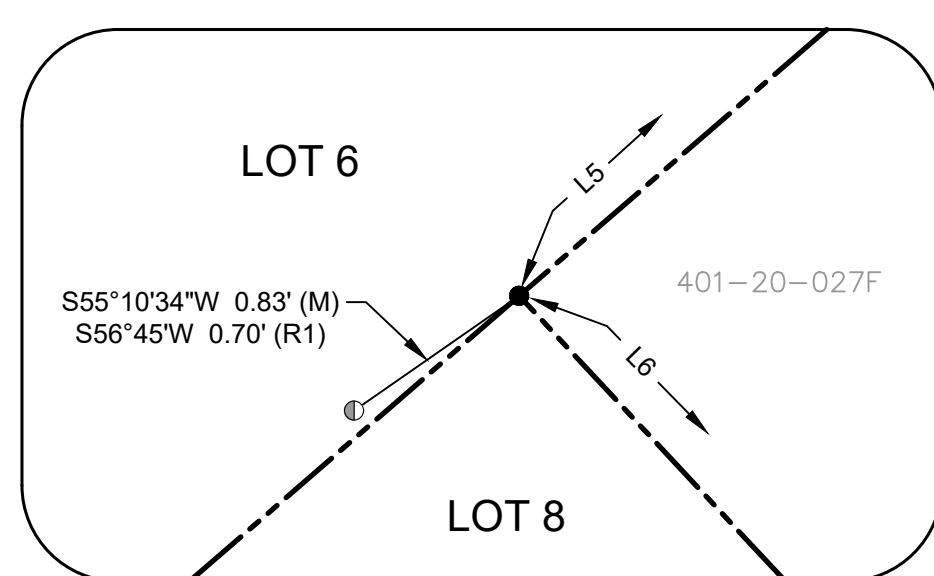
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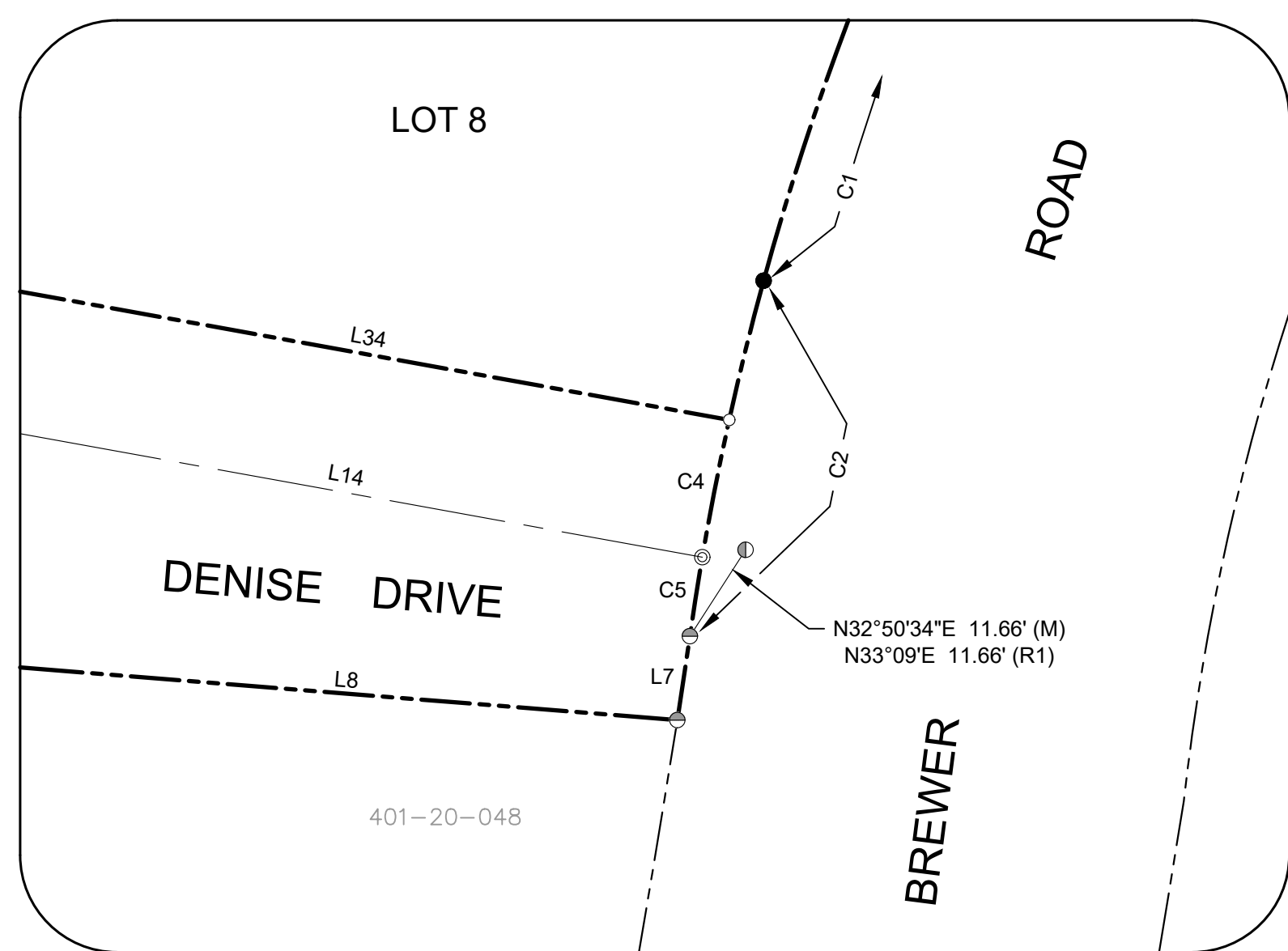
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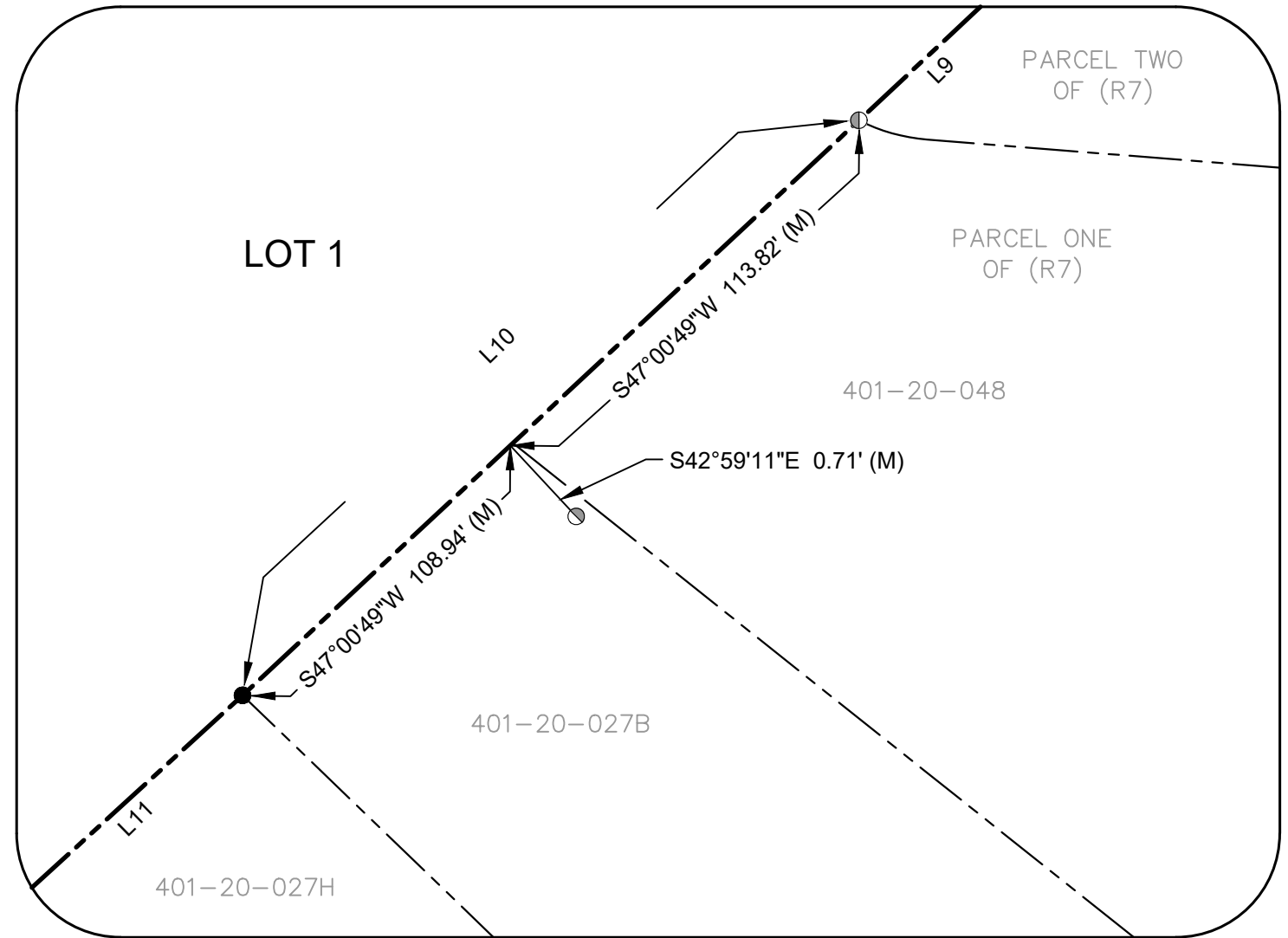
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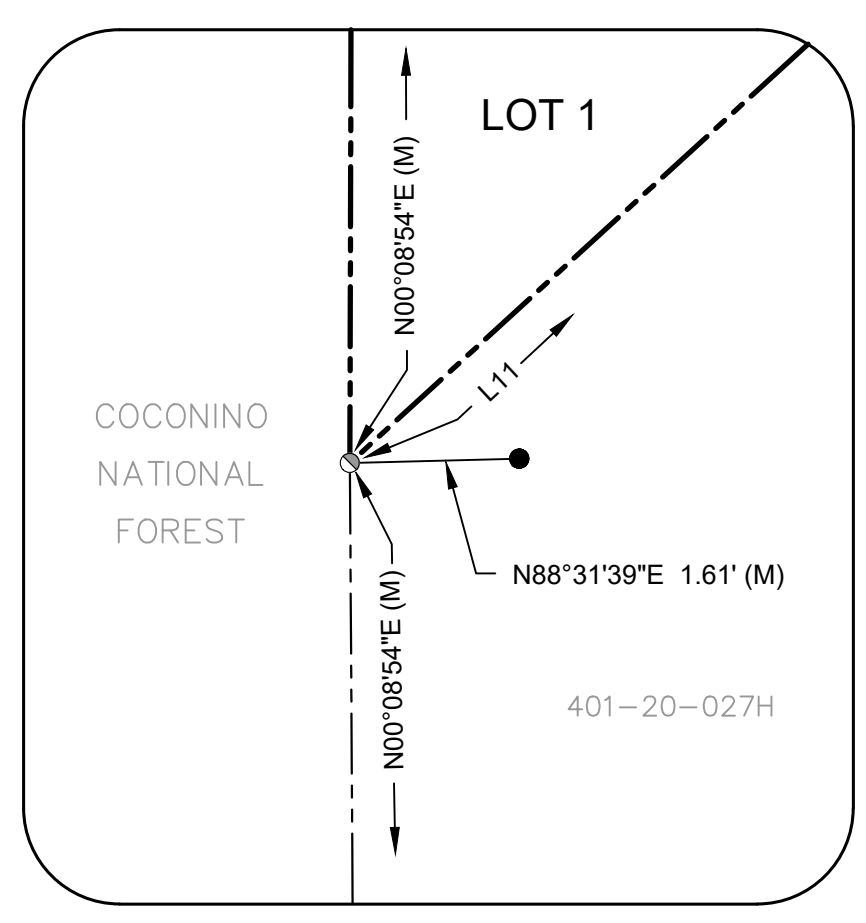
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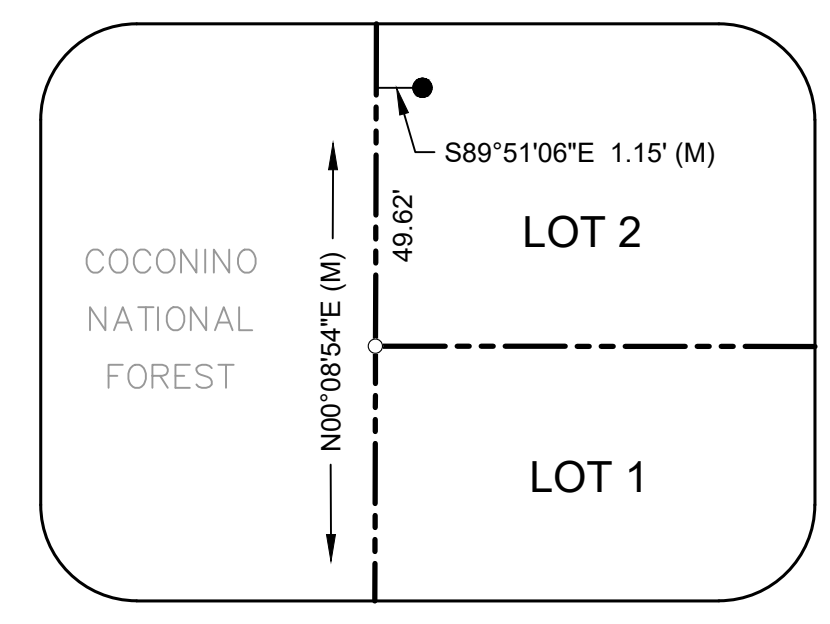
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NOT TO SCALE



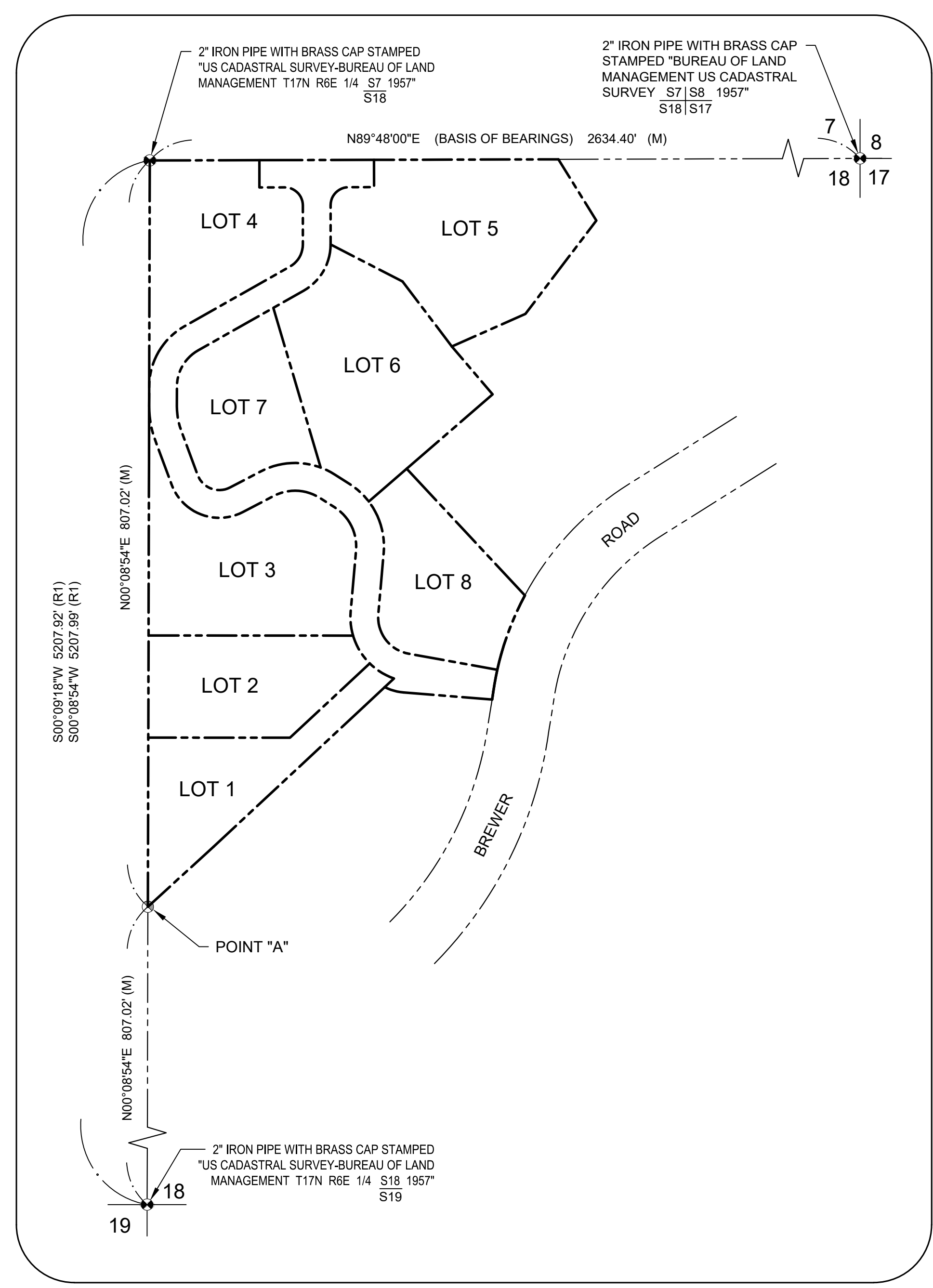
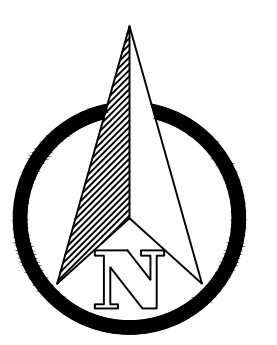
DETAIL "H"
NOT TO SCALE



DETAIL "G"
NOT TO SCALE



DETAIL "I"
NOT TO SCALE



SECTION TIE DETAIL
NOT TO SCALE

LINE #	LENGTH	DIRECTION
L14	80.78	S79° 43' 51.51"E
L15	47.17	S1° 30' 46.04"W
L16	3.16	S56° 53' 17.04"E
L17	17.74	S13° 37' 08.31"E
L18	13.22	S0° 02' 01.74"W
L19	111.96	S58° 05' 51.15"W
L20	50.10	S0° 09' 21.86"E
L21	62.00	N89° 50' 38.14"E
L22	62.00	N89° 50' 38.14"E

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C6	106.35	75.00	81.24	S39° 06' 33"E	97.66
C7	76.45	75.00	58.40	S27° 41' 15"E	73.18
C8	74.59	75.00	56.98	S85° 22' 48"E	71.56
C9	131.23	75.00	100.25	S63° 44' 43"E	115.12
C10	23.83	100.00	13.65	S6° 47' 33"E	23.77
C11	76.05	75.00	58.10	S29° 02' 56"W	72.83
C12	76.25	75.00	58.25	S28° 58' 15"W	73.01

LINE #	LENGTH	DIRECTION
L23	17.17	N46° 55' 02.27"E
L24	47.17	N1° 30' 46.04"E
L25	3.16	N56° 53' 17.04"W
L26	17.74	N13° 37' 08.31"W
L27	3.83	N89° 51' 06.47"W
L28	4.64	S89° 51' 06.47"E
L29	111.96	N58° 05' 51.15"E
L30	14.55	N0° 09' 22.94"W
L31	26.54	S89° 50' 38.14"W
L32	29.50	N0° 00' 00.00"E
L33	80.99	N79° 43' 51.51"W
L34	47.17	N1° 30' 46.04"E
L35	3.16	N56° 53' 17.04"W
L36	17.74	N13° 37' 08.31"W
L37	13.27	N0° 02' 01.54"E

LINE #	LENGTH	DIRECTION
L38	111.96	N58° 05' 51.15"E
L39	14.60	N0° 09' 21.86"W
L40	26.50	N89° 50' 38.14"E
L41	29.50	N0° 09' 21.86"W
L43	199.46	S42° 59' 58.26"E
L44	28.12	N42° 59' 58.26"W
L45	30.26	N16° 31' 07.27"W
L46	13.56	N49° 13' 20.02"E
L47	23.90	S40° 50' 00.50"E
L48	51.20	S49° 06' 49.86"W
L49	28.02	N49° 06' 33.14"E
L50	33.63	N49° 06' 33.14"E
L51	40.71	S16° 31' 07.27"E
L52	86.97	N58° 05' 51.15"E
L53	24.99	N58° 05' 51.15"E

CURVE #	LENGTH	RADIUS	DELTA	CHD DIRECTION	CHD LENGTH
C4	15.00	307.92	2.79	S11° 05' 35"W	15.00
C5	8.58	285.75	1.72	S9° 03' 20"W	8.58
C13	102.06	90.00	64.98	N30° 58' 31"W	96.68
C14	30.45	90.00	19.38	S53° 46' 17"E	30.30
C15	31.59	90.00	20.11	S34° 01' 26"E	31.43
C16	40.03	90.00	25.48	S11° 13' 39"E	39.70
C17	61.16	60.00	58.40	N27° 41' 15"W	58.54
C18	59.67	60.00	56.98	N85° 22' 48"W	57.24
C19	157.48	90.00	100.25	N63° 44' 43"W	138.14
C20	63.64	90.00	40.51	N37° 50' 26"E	62.32
C21	61.00	60.00	58.25	N28° 58' 15"E	58.41
C22	32.26	20.50	90.16	N45° 04' 41"W	29.03
C23	85.08	60.00	81.24	N39° 06' 33"W	78.13
C24	91.74	90.00	58.40	N27° 41' 15"W	87.82
C25	89.51	90.00	56.98	N85° 22' 48"W	85.87

CURVE #	LENGTH	RADIUS	DELTA	CHD DIRECTION	CHD LENGTH
C26	104.98	60.00	100.25	N63° 44' 43"W	92.10
C27	20.25	85.00	13.65	N6° 47' 33"W	20.21
C28	60.84	59.55	58.54	N29° 04' 11"E	58.23
C29	91.50	90.00	58.25	N28° 58' 15"E	87.61
C30	32.20	20.50	89.97	N44° 50' 38"E	28.99
C31	30.13	319.55	5.40	S25° 24' 09"W	30.11
C32	33.38	90.00	21.25	N46° 15' 50"W	33.19
C33	19.51	90.00	12.42	N63° 05' 58"W	19.48
C34	70.00	90.00	44.56	S88° 24' 31"W	68.25
C35	66.13	90.00	42.10	N37° 02' 53"E	64.65
C36	25.38	90.00	16.15	N7° 55' 16"E	25.29
C37	69.74	115.27	34.66	N64° 09' 41"W	68.68
C38	73.07	143.00	29.28	S72° 00' 17"E	72.28
C39	58.93	46.00	73.41	N85° 55' 54"E	54.98

LEGEND

PARCEL & RIGHT-OF-WAY LINE

BUILDING ENVELOPE

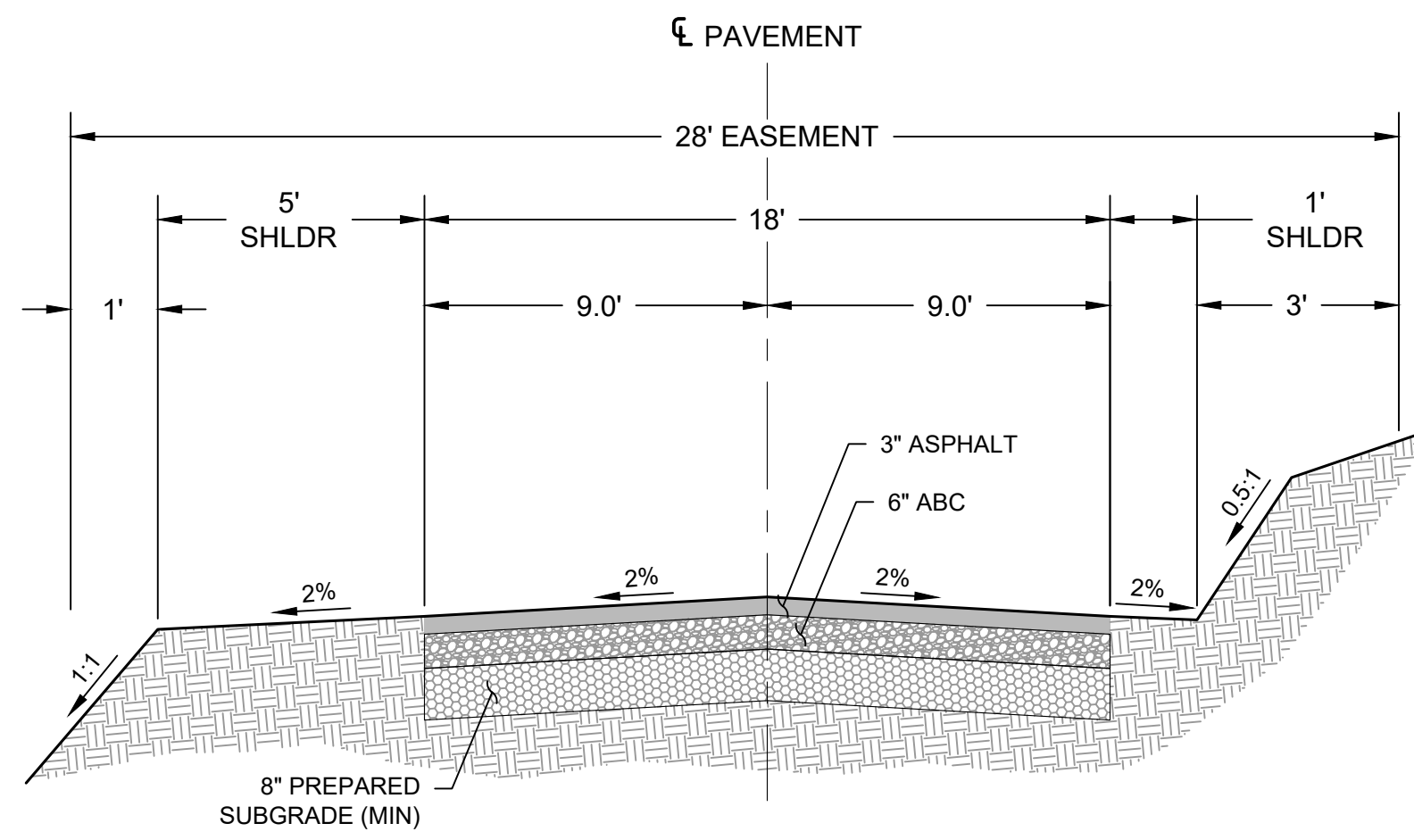
PROPOSED EASEMENT LINE

EXIST EASEMENT LINE

(R8) RECORD DIMENSION PER DOCKET 1773, PAGE 652-653 OF OFFICIAL RECORDS

AREA OF EXISTING PAVEMENT

AREA OF PROPOSED PAVEMENT

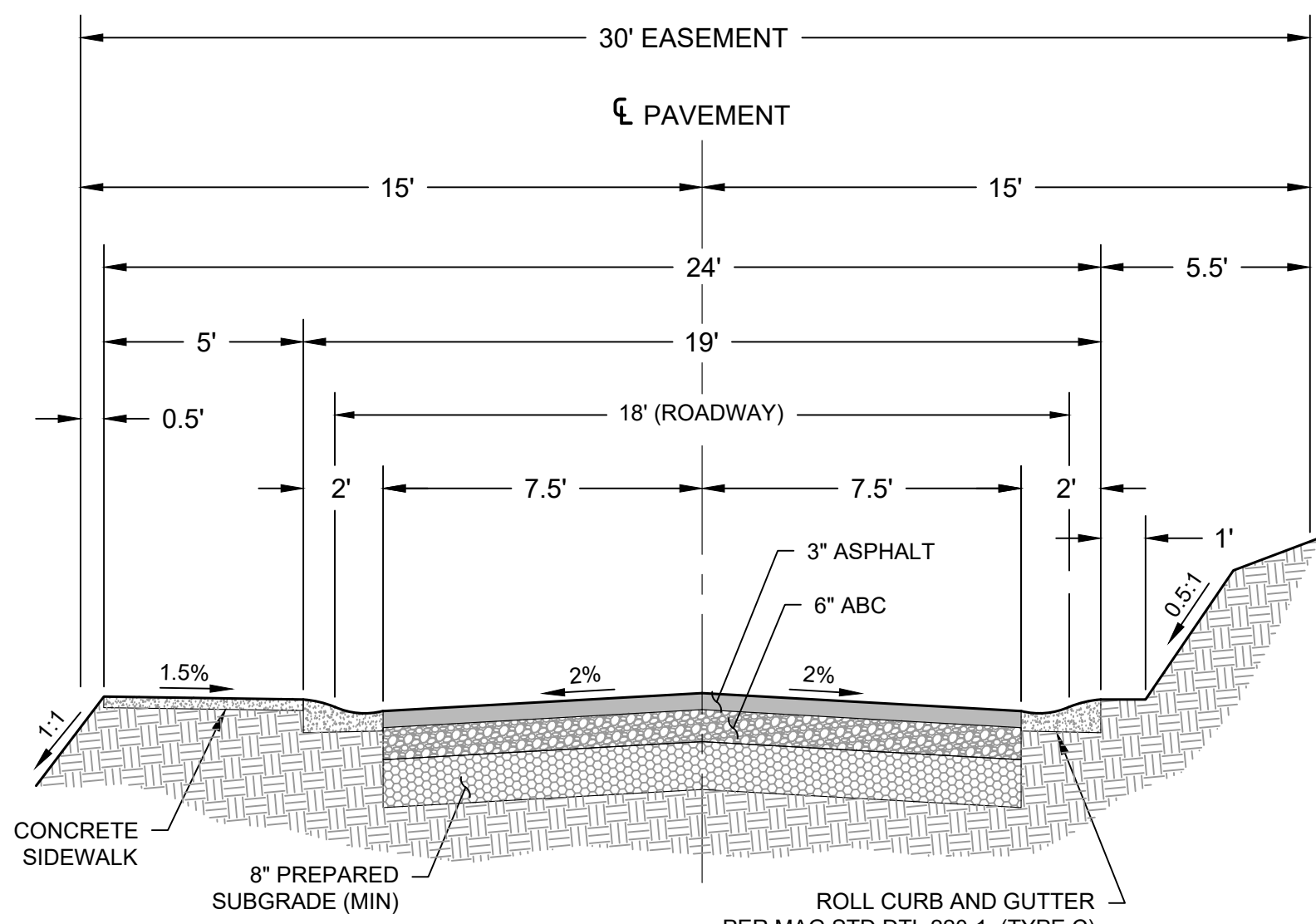


NOTES:

- 1) INSTALLATION, SEPARATION, AND COVER OF UTILITIES IN TRENCHES TO MEET UTILITY COMPANY STANDARDS.

COMMON DRIVE SECTION

NOT TO SCALE



NOTES:

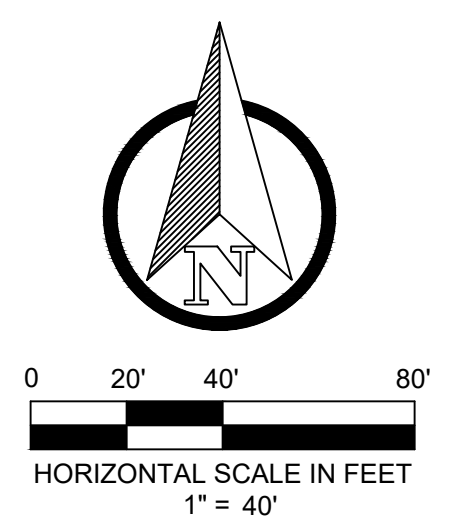
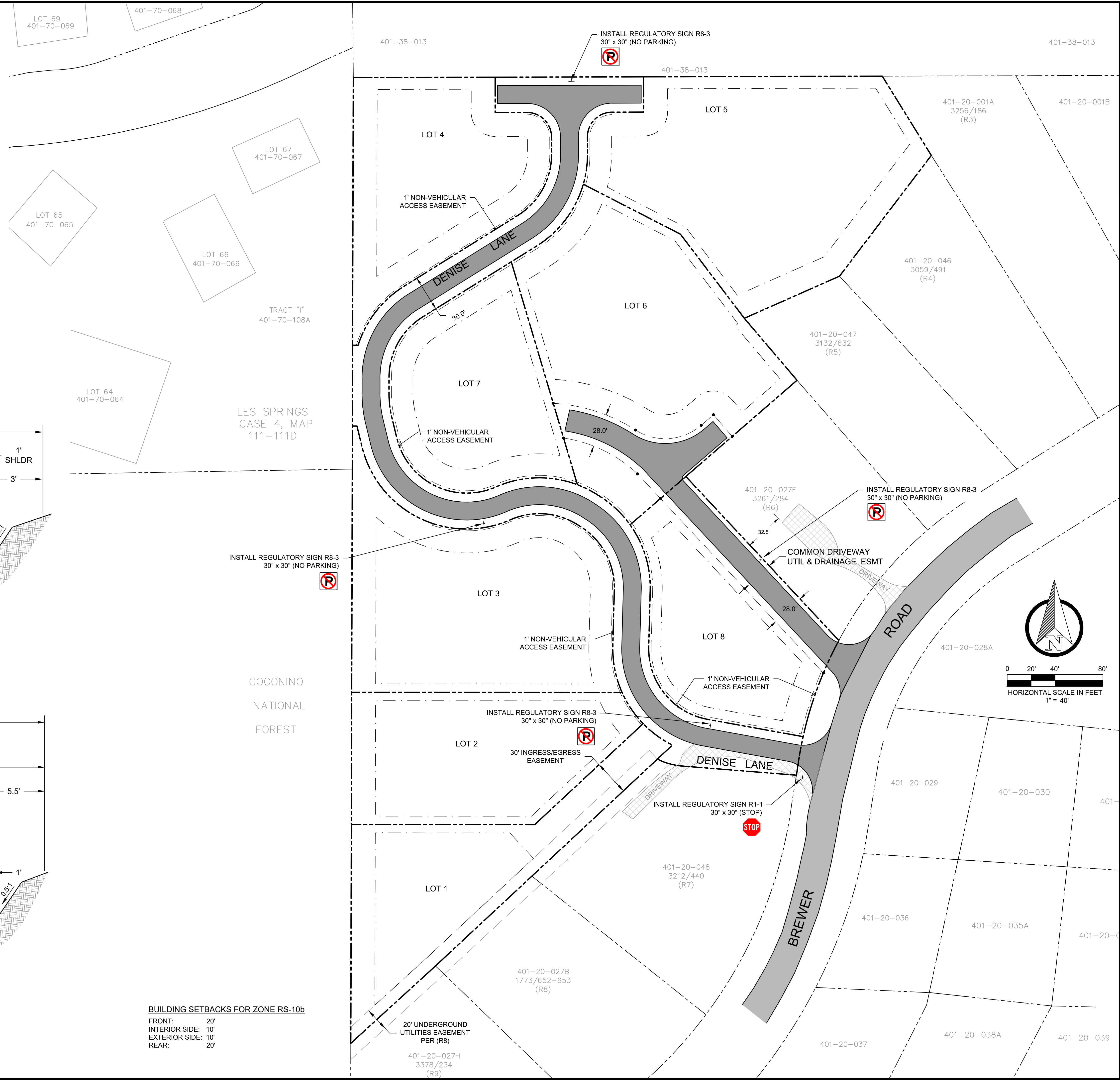
- 1) INSTALLATION, SEPARATION, AND COVER OF UTILITIES IN TRENCHES TO MEET UTILITY COMPANY STANDARDS.

DENISE LANE SECTION

NOT TO SCALE

BUILDING SETBACKS FOR ZONE RS-10b

- FRONT: 20'
- INTERIOR SIDE: 10'
- EXTERIOR SIDE: 10'
- REAR: 20'



PRELIMINARY

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PRELIMINARY PLAT - PARCELS, EASEMENTS, PAVEMENT & SIGNAGE

CANYON VISTA

8 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION - SEDONA, ARIZONA

SHEET TITLE: _____

PROJECT TITLE: _____

DRAWN BY: RJB

SCALE: 1" = 30'

DATE: 03/21/2022

PROJECT NO: 140505

SHEET NO. **FP4**

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