

SHEET INDEX

- V-1 PRELIMINARY PLAT COVER SHEET
- V-2 PRELIMINARY PLAT
- V-3 DRAINAGE EASEMENT
- V-4 SLOPE EASEMENT
- V-5 ROW EASEMENT
- V-6 LOT AREAS

# BOWERS PRELIMINARY PLAT

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 \_\_\_\_\_, 2023.

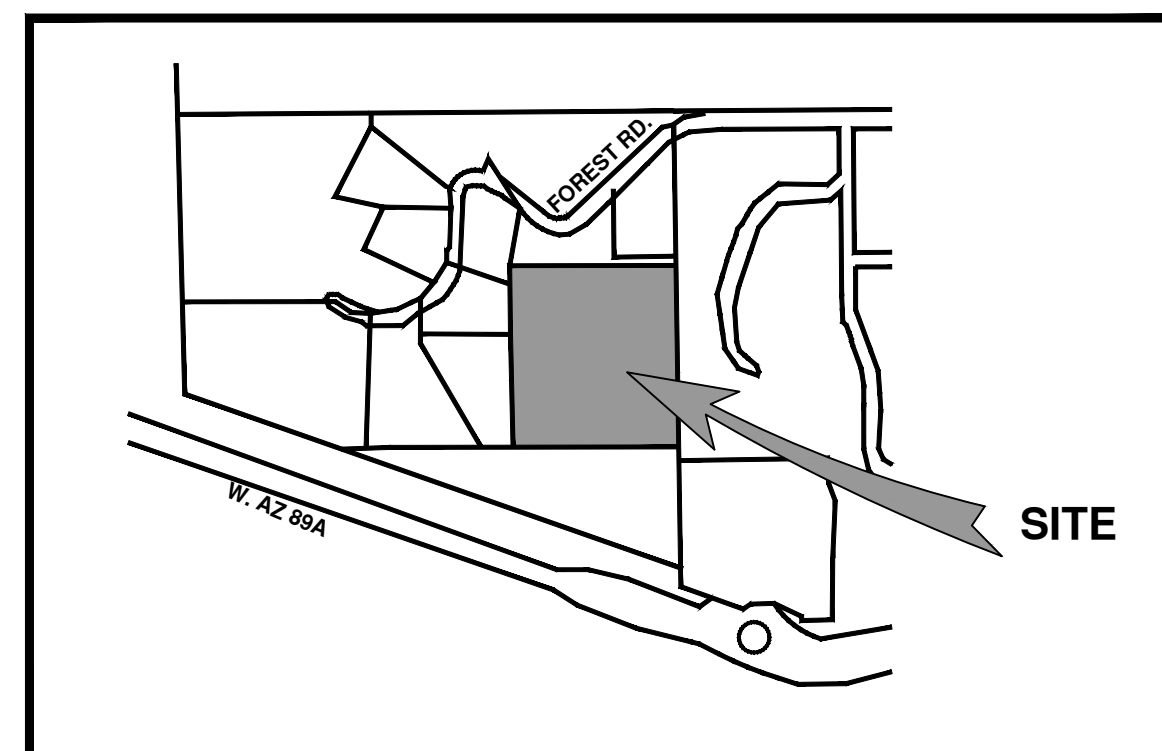
BY: \_\_\_\_\_ TRUST OFFICER

STATE OF ARIZONA )  
                                  SS  
COUNTY OF COCONINO )

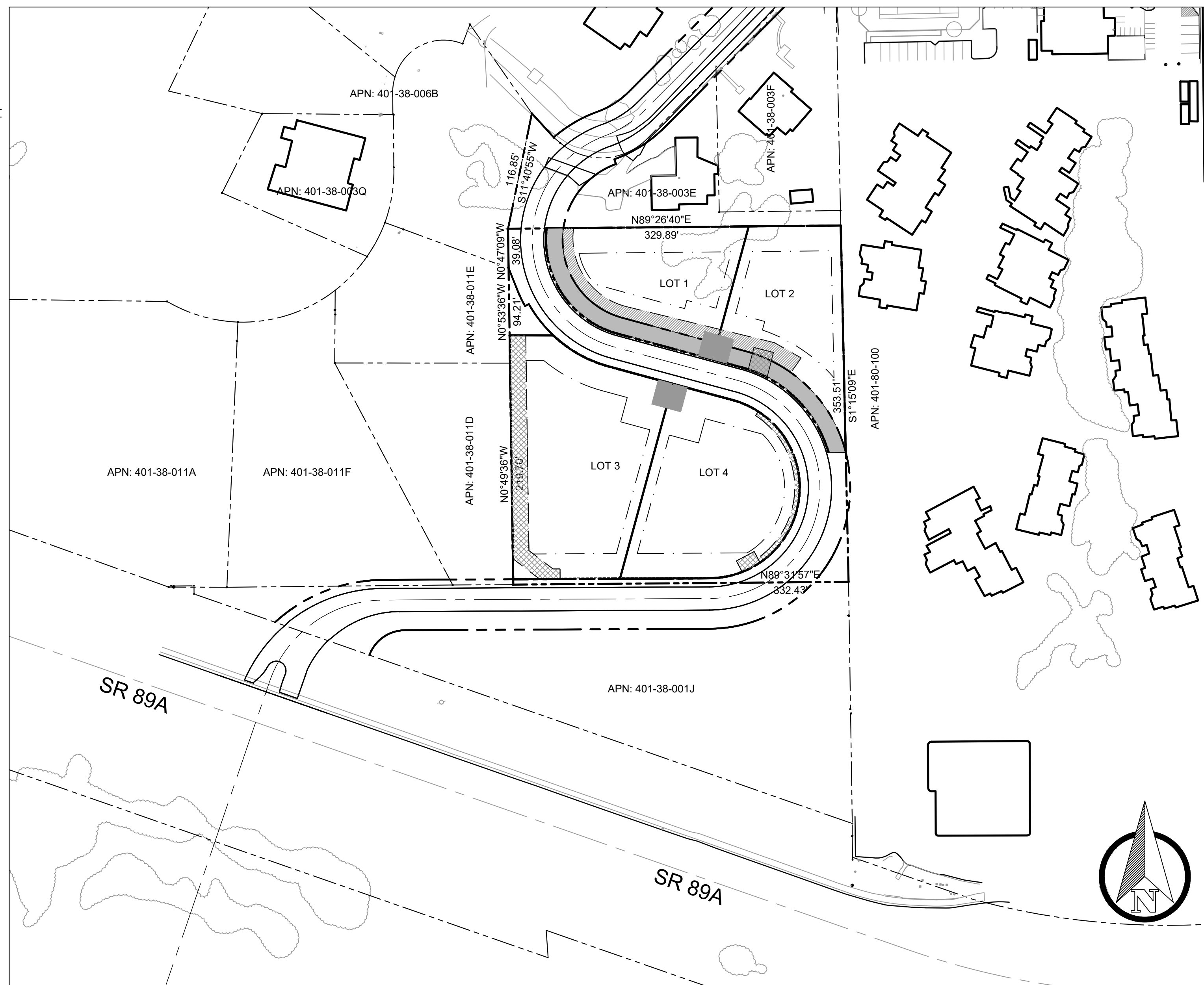
SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION**

PARCEL A: (LOT 1 & LOT 2)  
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: (LOT 3 & LOT 4)  
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 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" REBARS 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.

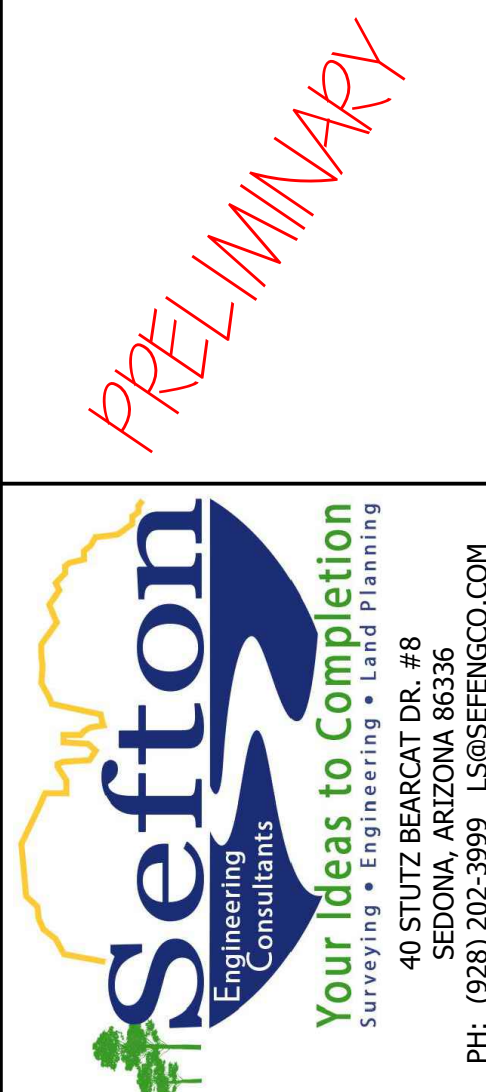
**BASIS OF BEARINGS**

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.

DOUGAN MCDONALD

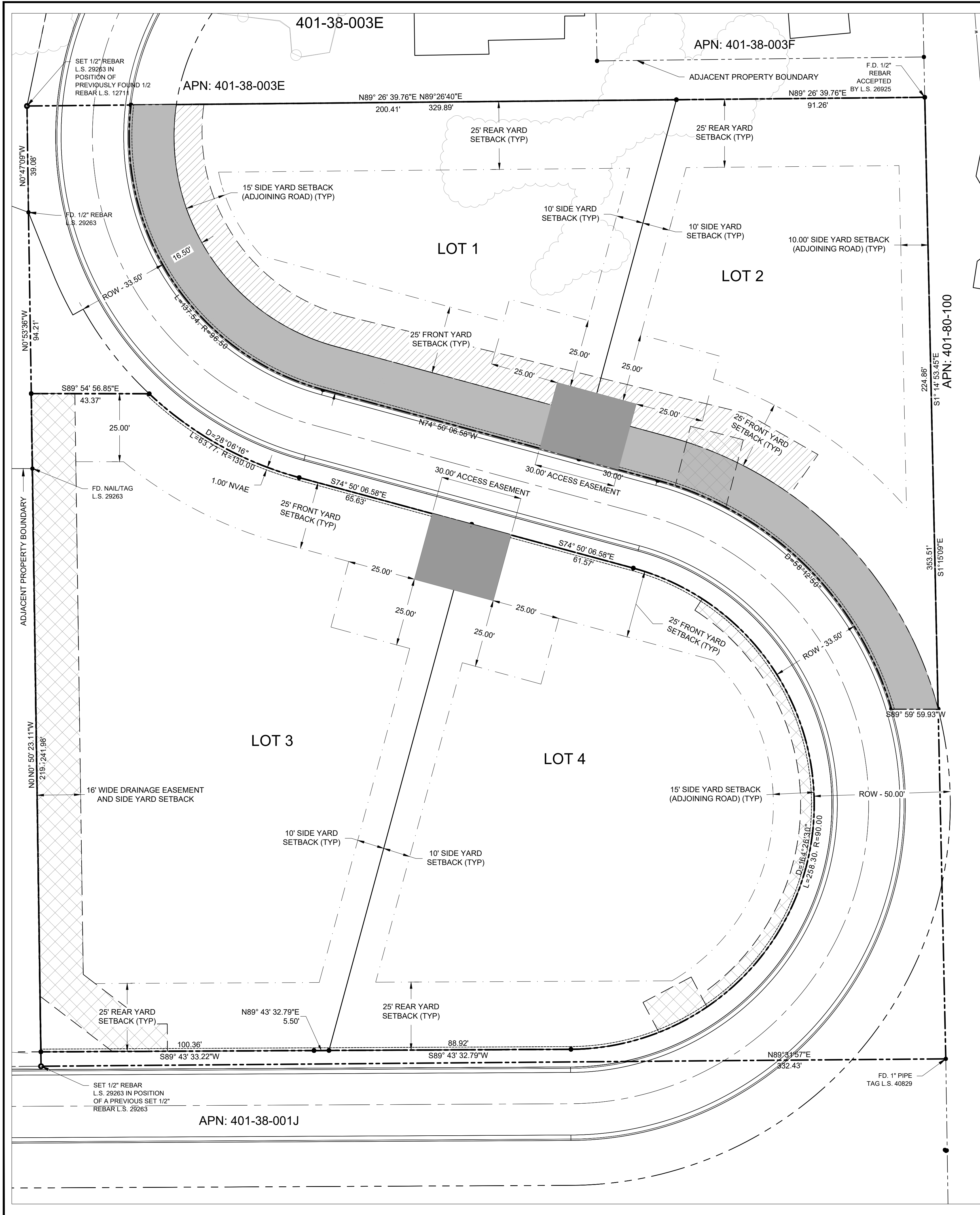


PRELIMINARY PLAT COVER SHEET  
**BOWERS SUBDIVISION PZ21-00020**  
 SEDONA, AZ

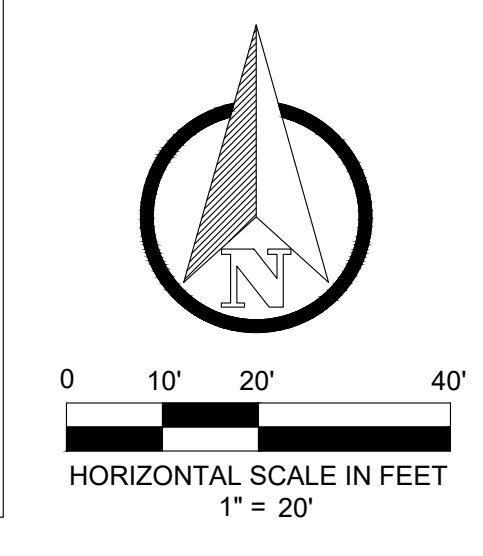
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PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	NTS
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.:	V-1

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- LEGEND**
- PROPOSED EASEMENT LINE
  - PARCEL BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - SETBACK LINE
  - NON VEHICULAR ACCESS EASEMENT LINES
  - ROAD CENTER LINE
  - RIGHT OF WAY
  - NVAE: NON-VEHICULAR ACCESS EASEMENT
  - LOT CORNER TO BE SET
  - CALCULATED POINT ON EASEMENT
  - BUSHES
  - DRAINAGE EASEMENT
  - RIGHT OF WAY EASEMENT
  - SLOPE EASEMENT
  - ACCESS EASEMENT



PRELIMINARY

PRELIMINARY PLAT

**BOWERS SUBDIVISION PZ21-00020**

SEDONA, AZ

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SHEET TITLE: PRELIMINARY PLAT

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

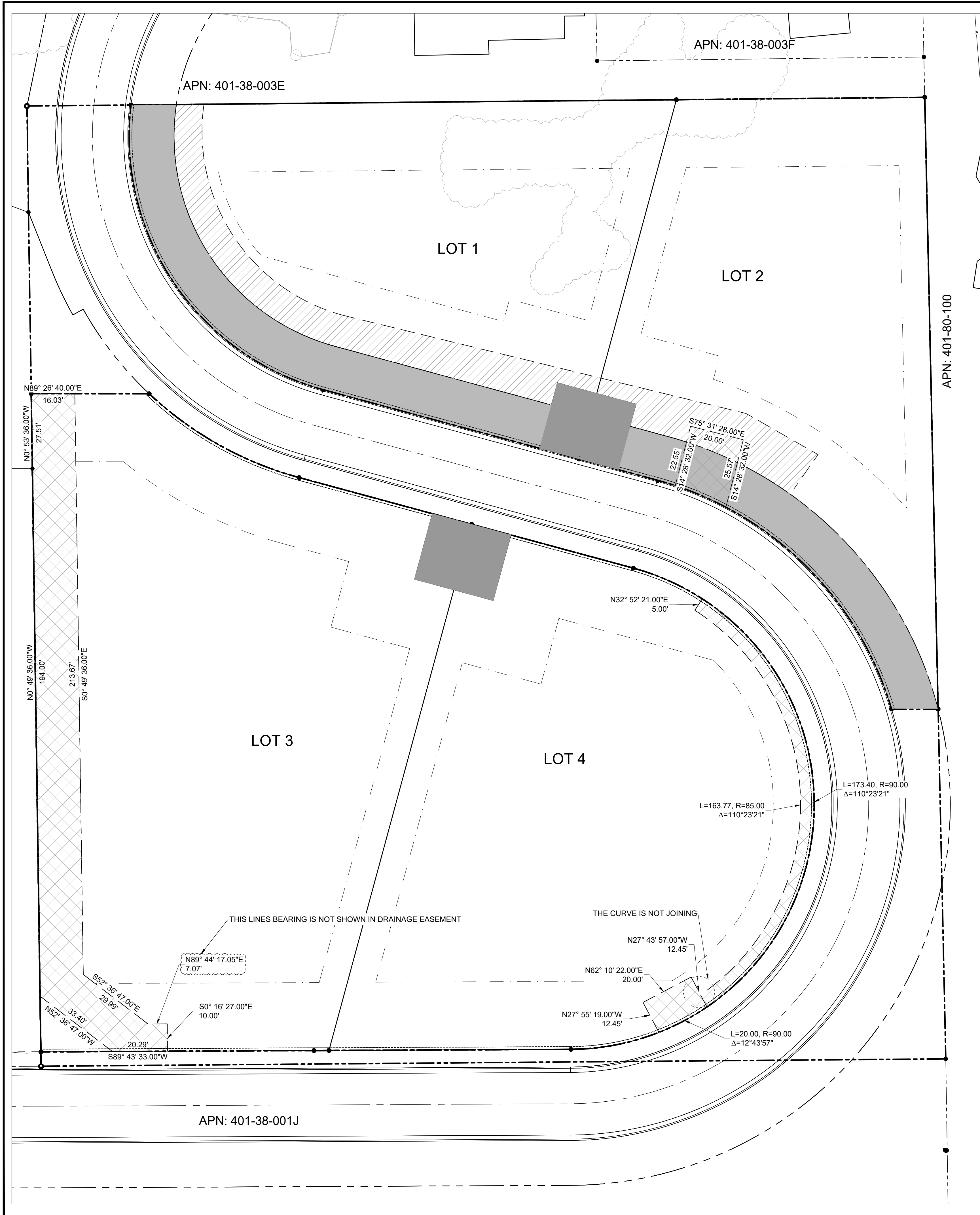
DATE: 09/26/2023

PROJECT NO: 220219

SHEET NO. **V-2**

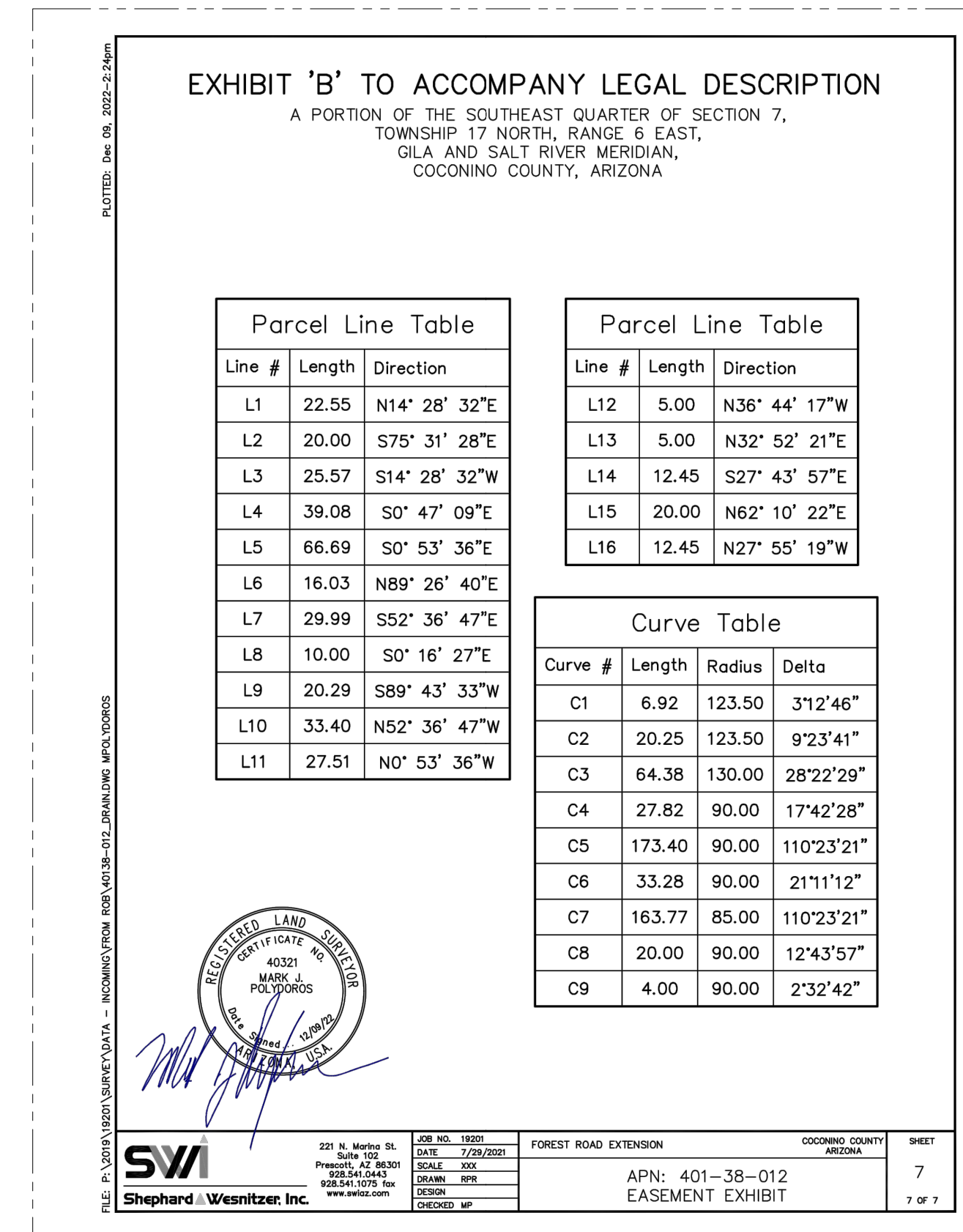
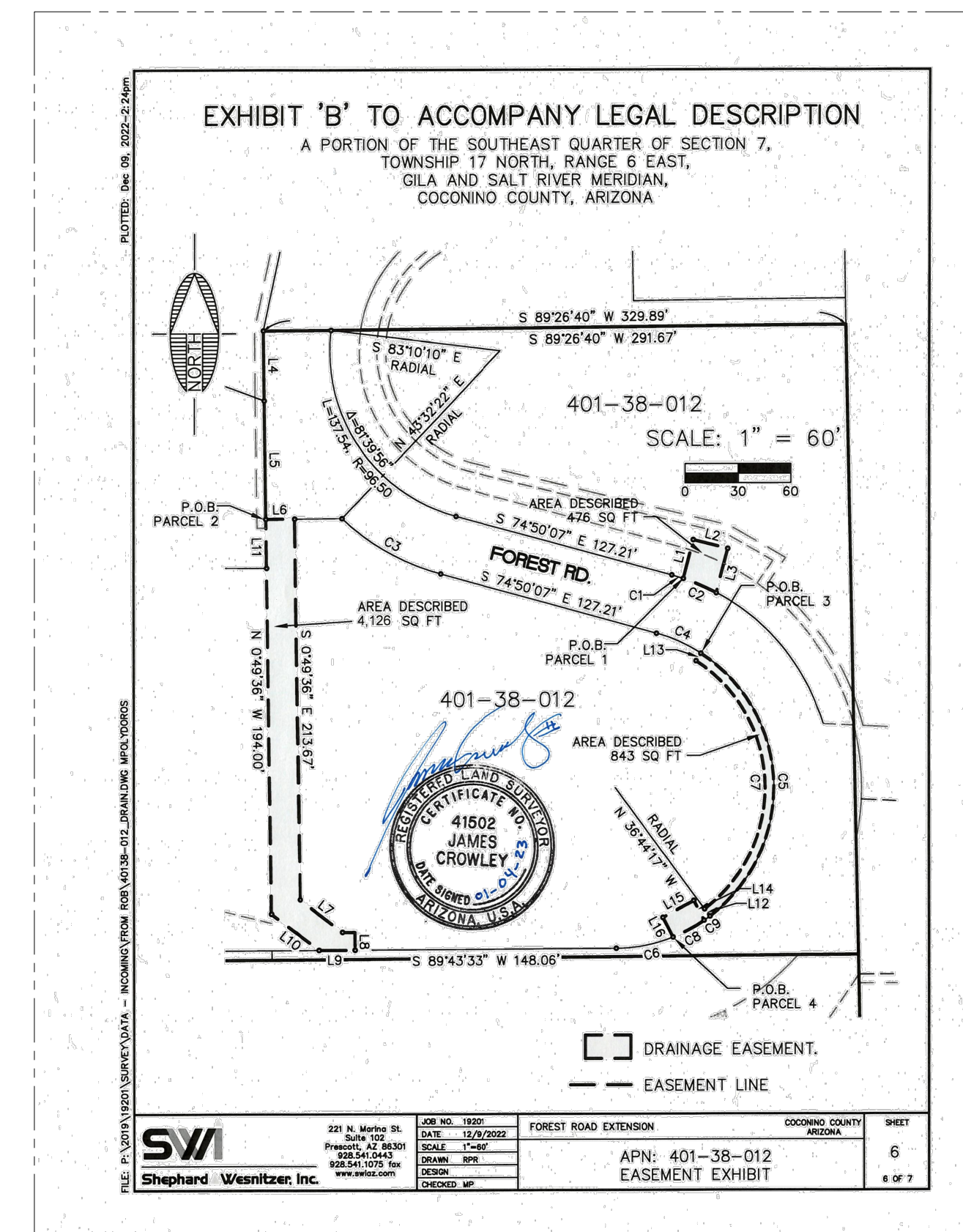
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- RIGHT OF WAY EASEMENT
- SLOPE EASEMENT
- ACCESS EASEMENT



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DRAINAGE EASEMENT

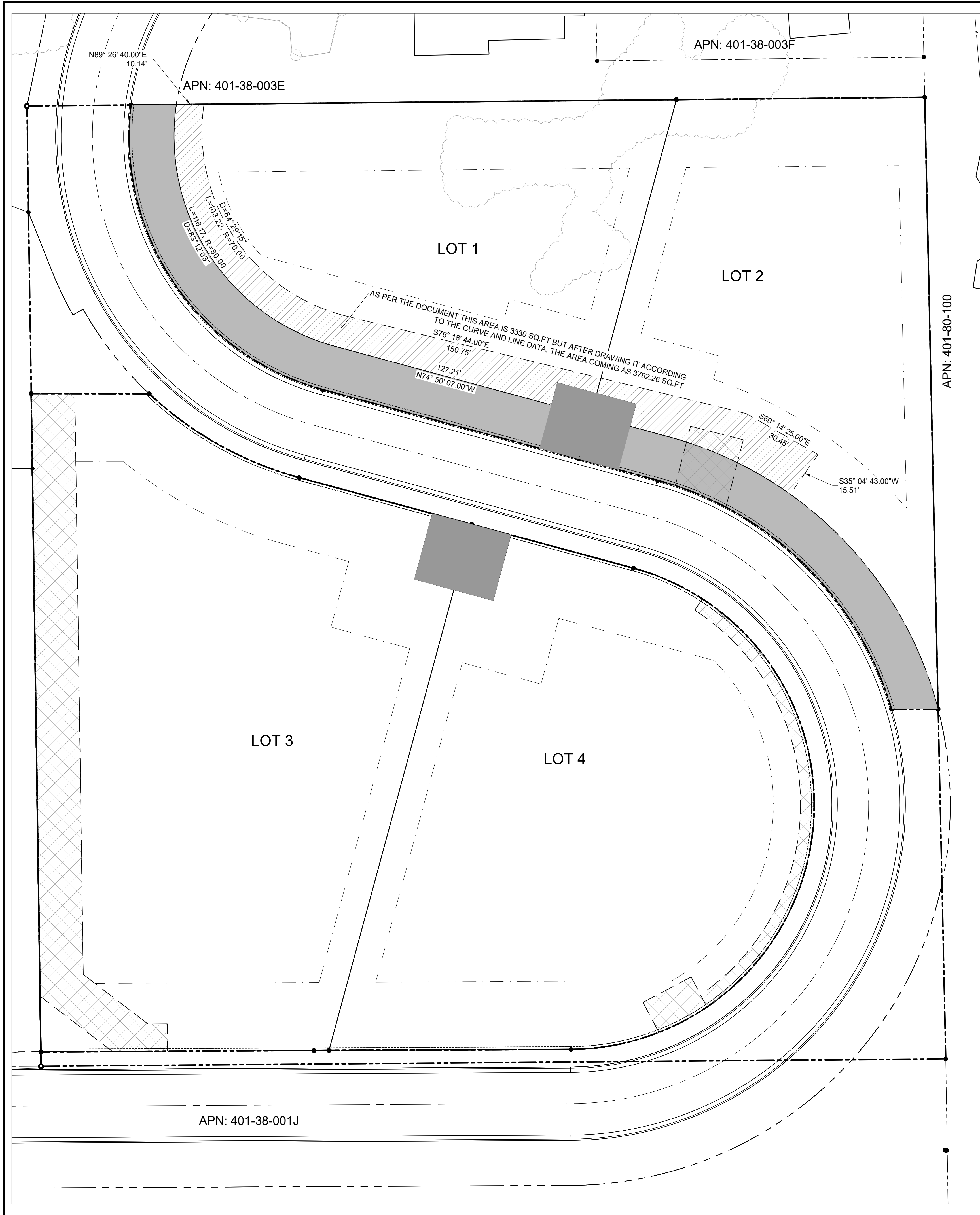
# BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	DRAINAGE EASEMENT
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.	V-3

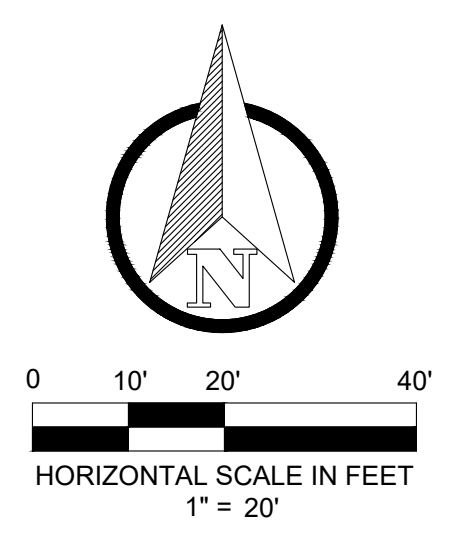
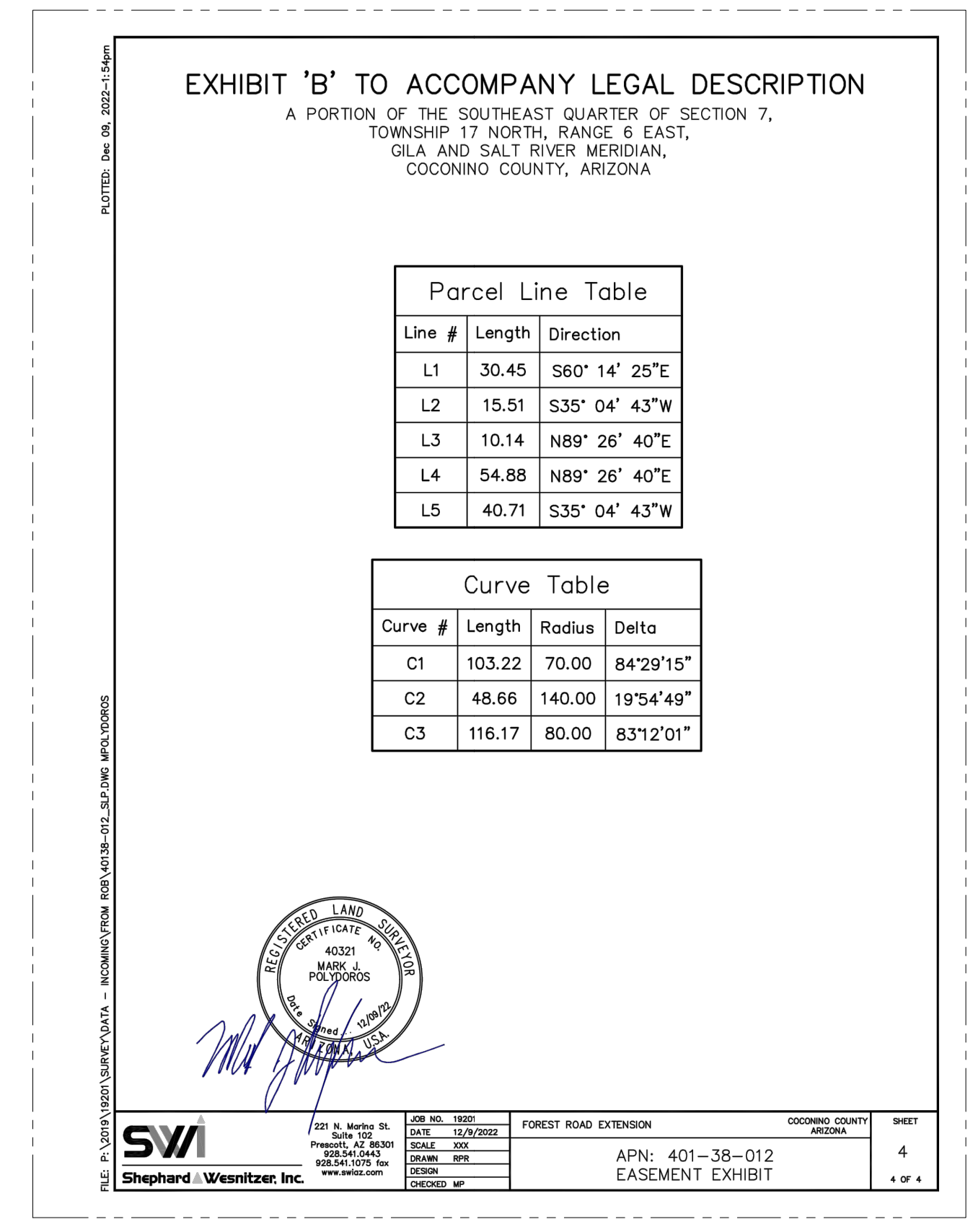
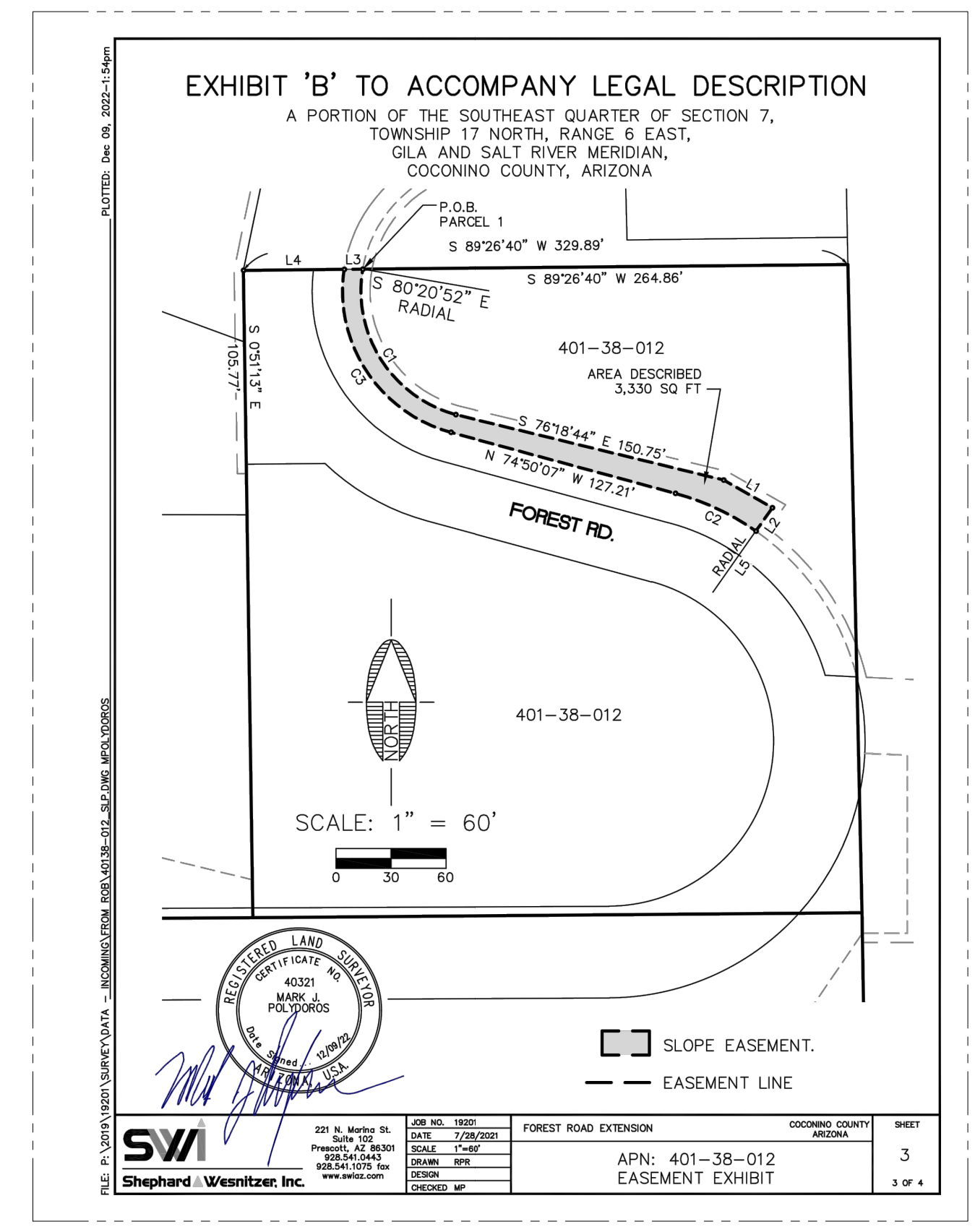
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SLOPE EASEMENT

**BOWERS SUBDIVISION PZ21-00020**

SEDONA, AZ

SHEET TITLE: SLOPE EASEMENT

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

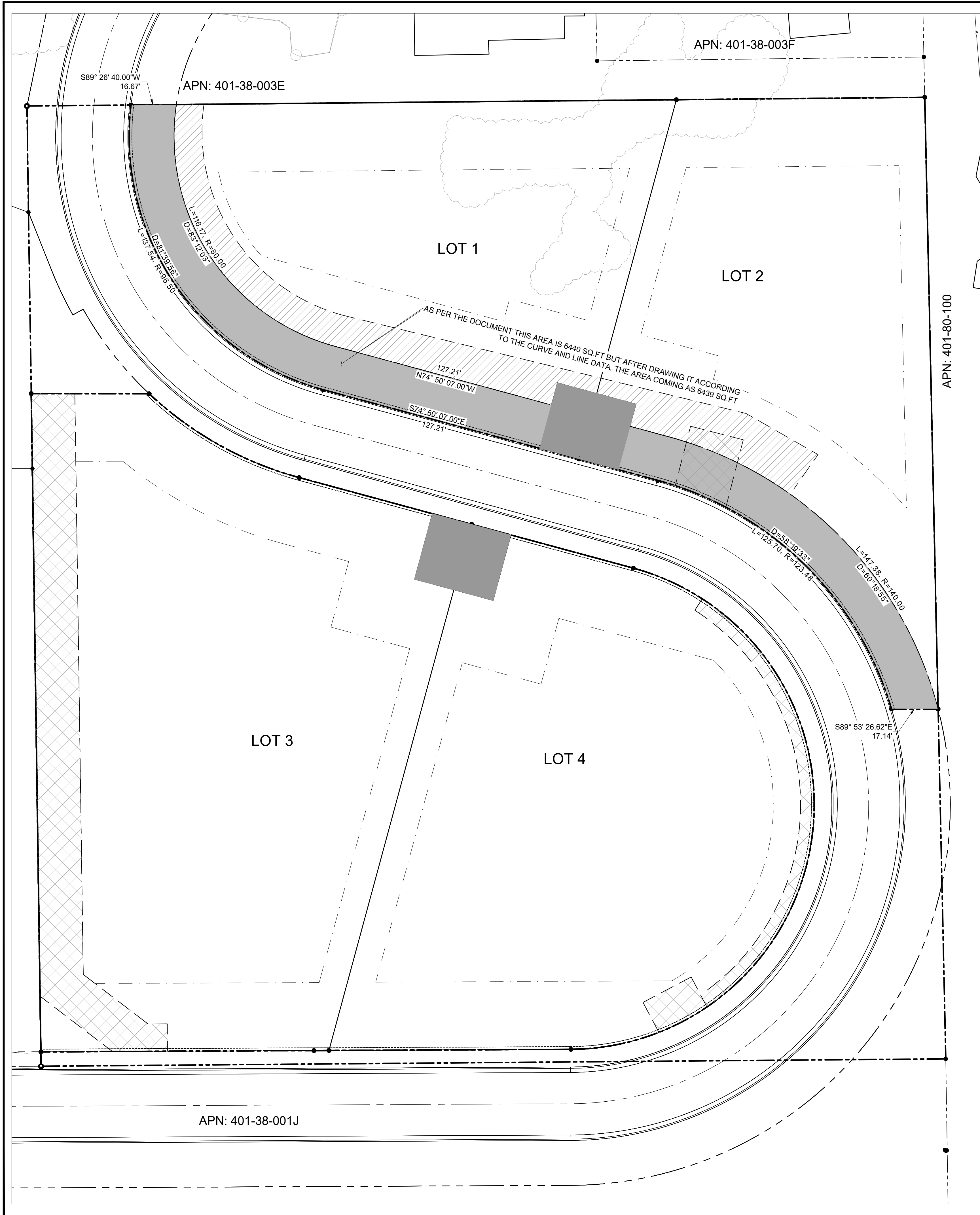
DATE: 09/26/2023

PROJECT NO: 220219

SHEET NO. V-4

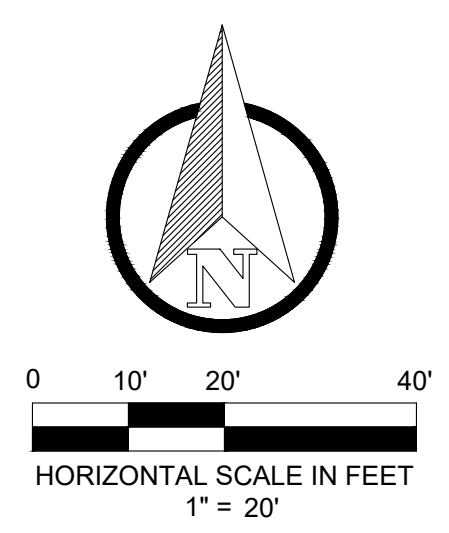
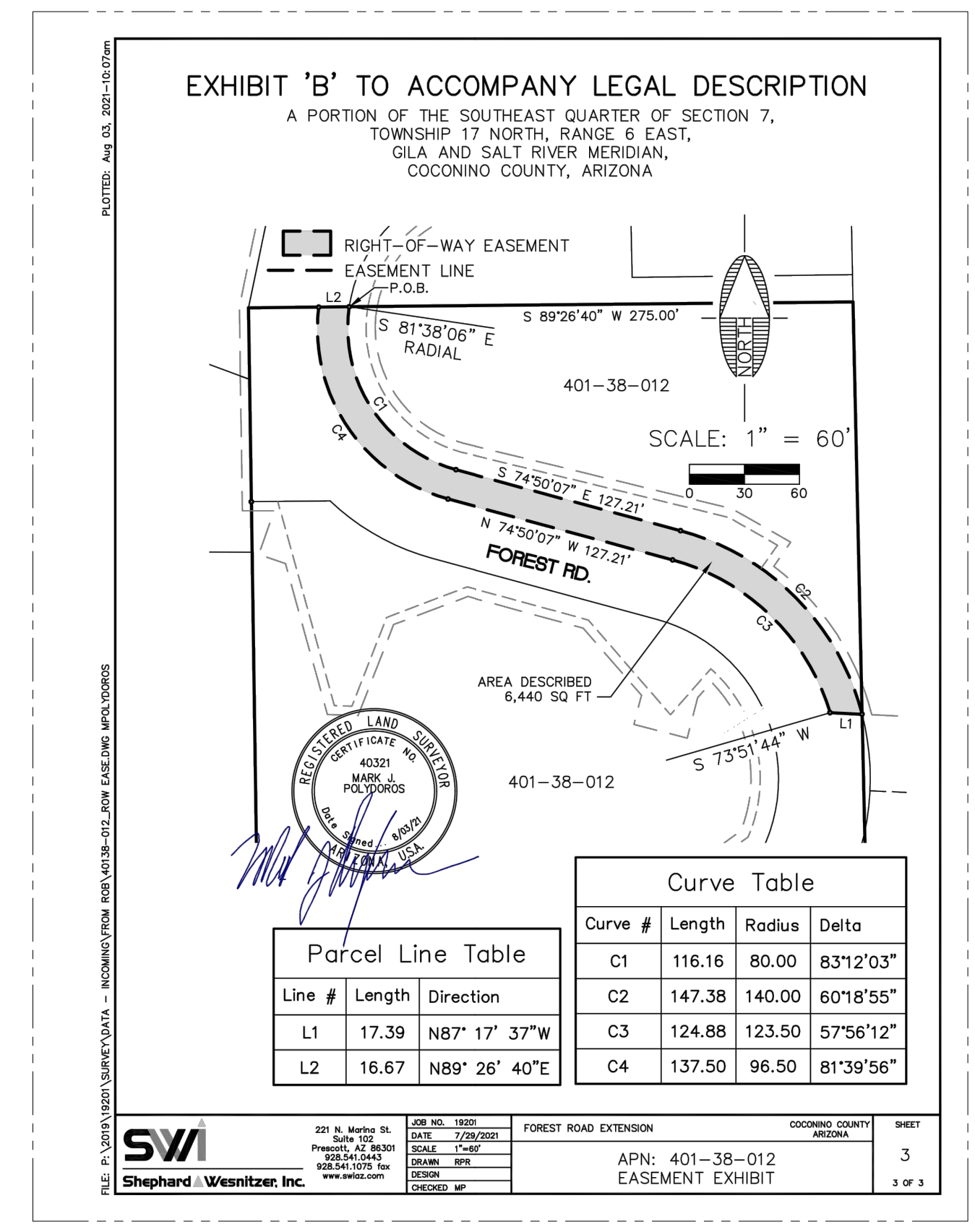
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ROW EASEMENT

# BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

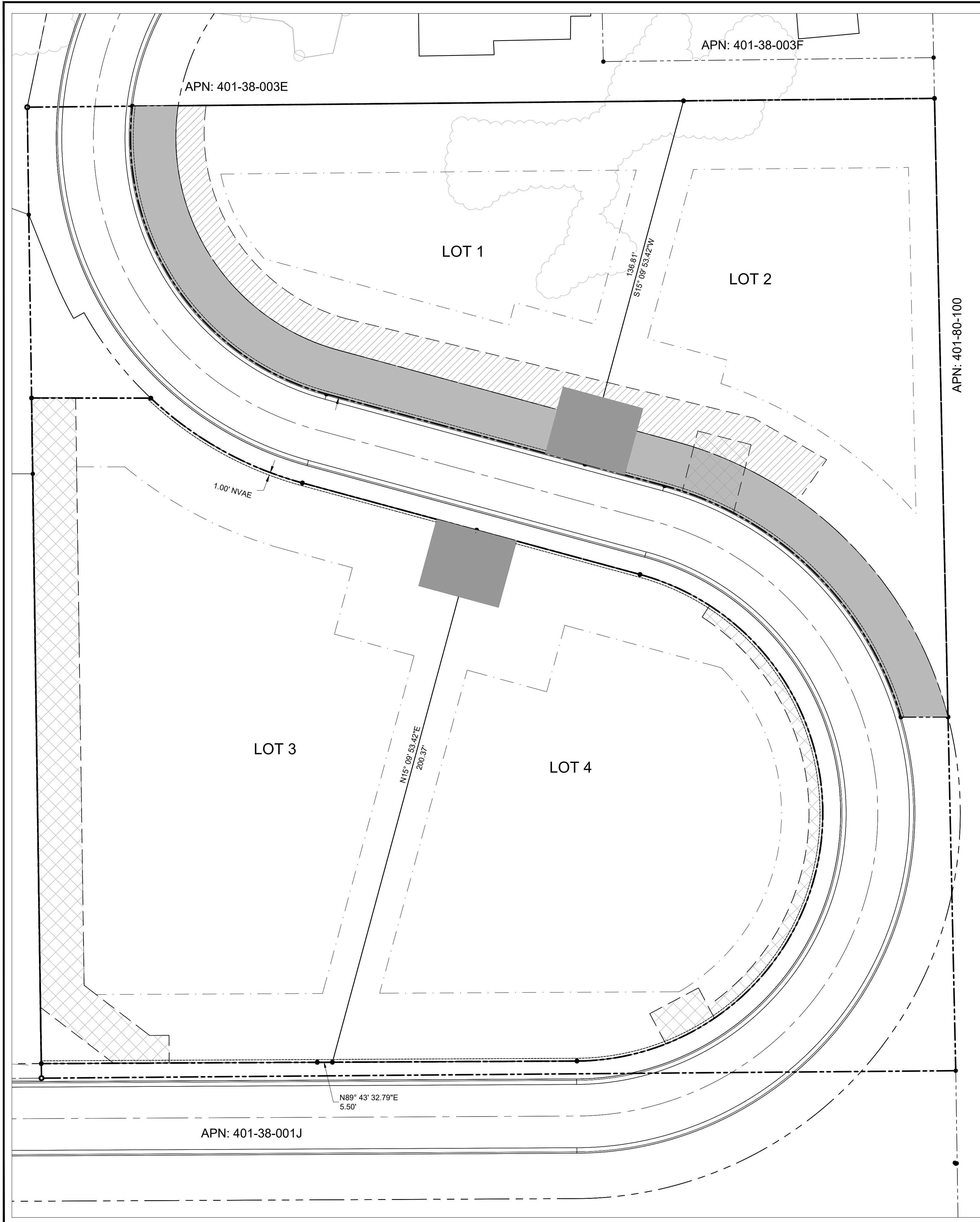
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PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	09/26/2023
PROJECT NO:	220219
SHEET NO.	V-5

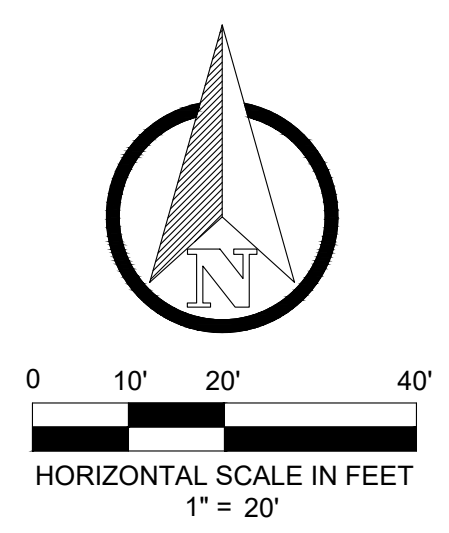
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LOT AREAS						
LOT	GROSS AREA	ROW EASEMENT AREA	SLOPE EASEMENT AREA	DRAINAGE EASEMENT AREA	NET AREA	REMARK
1	19245.47	3701.00	2479.00	-	13065.47	
2	19256.61	2739.00	851.00	476.00	15666.61	DRAINAGE EASEMENT EXCLUDED
3	30082.74	-	-	4126.00	25956.74	
4	24564.87	-	-	843.00	23721.87	

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PRELIMINARY

LOT AREAS

**BOWERS SUBDIVISION PZ21-00020**

**SEDONA, AZ**

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SHEET TITLE: LOT AREAS

PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS

SCALE: 1" = 20'

DATE: 09/26/2023

PROJECT NO: 220219

SHEET NO. **V-6**

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