

SHEET INDEX

- C-1 PRELIMINARY PLAT COVER SHEET
- C-2 PRELIMINARY PLAT
- C-3 DRAINAGE EASEMENT
- C-4 SLOPE EASEMENT
- C-5 ROW EASEMENT
- C-6 LOT AREAS
- C-7 TOPOGRAPHY

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.

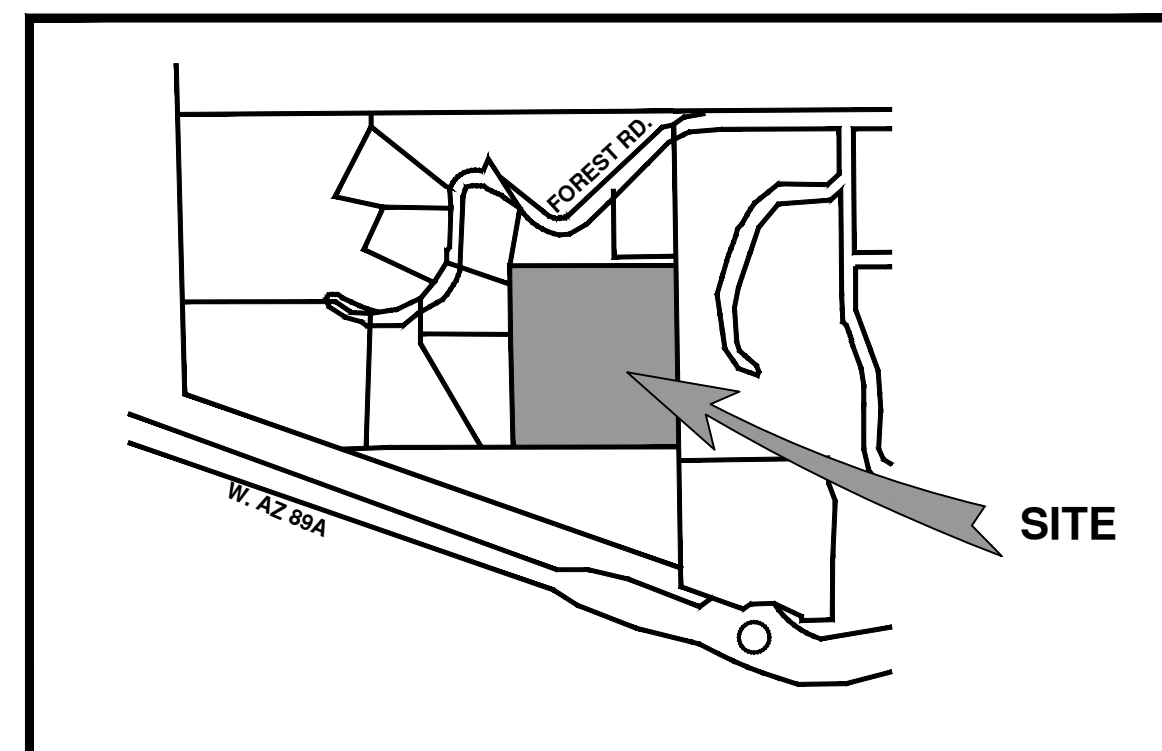
BY: _____
TRUST OFFICER

STATE OF ARIZONA)
 SS
COUNTY OF COCONINO)

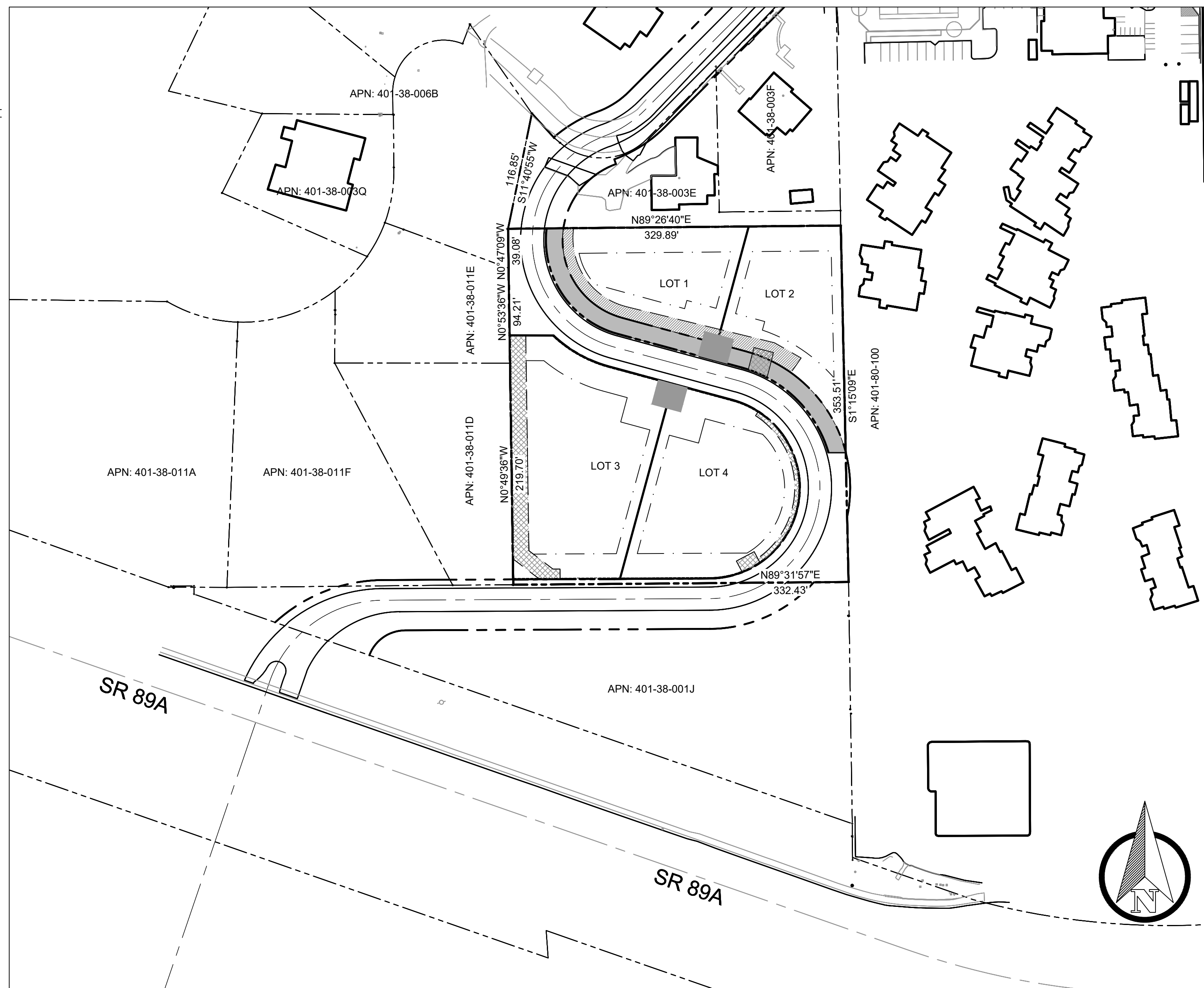
SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2023

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

- 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.
- 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.
- FRONT PROPERTY LINES FOR LOTS 1 & 2 ARE THE BACK OF THE CURB AND FOR LOTS 3 AND 4 IS THE RIGHT OF WAY.
- ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT OF WAY.
- 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-----".
- THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY _____ RLS # _____ ON _____
- ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
- 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.
- 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.

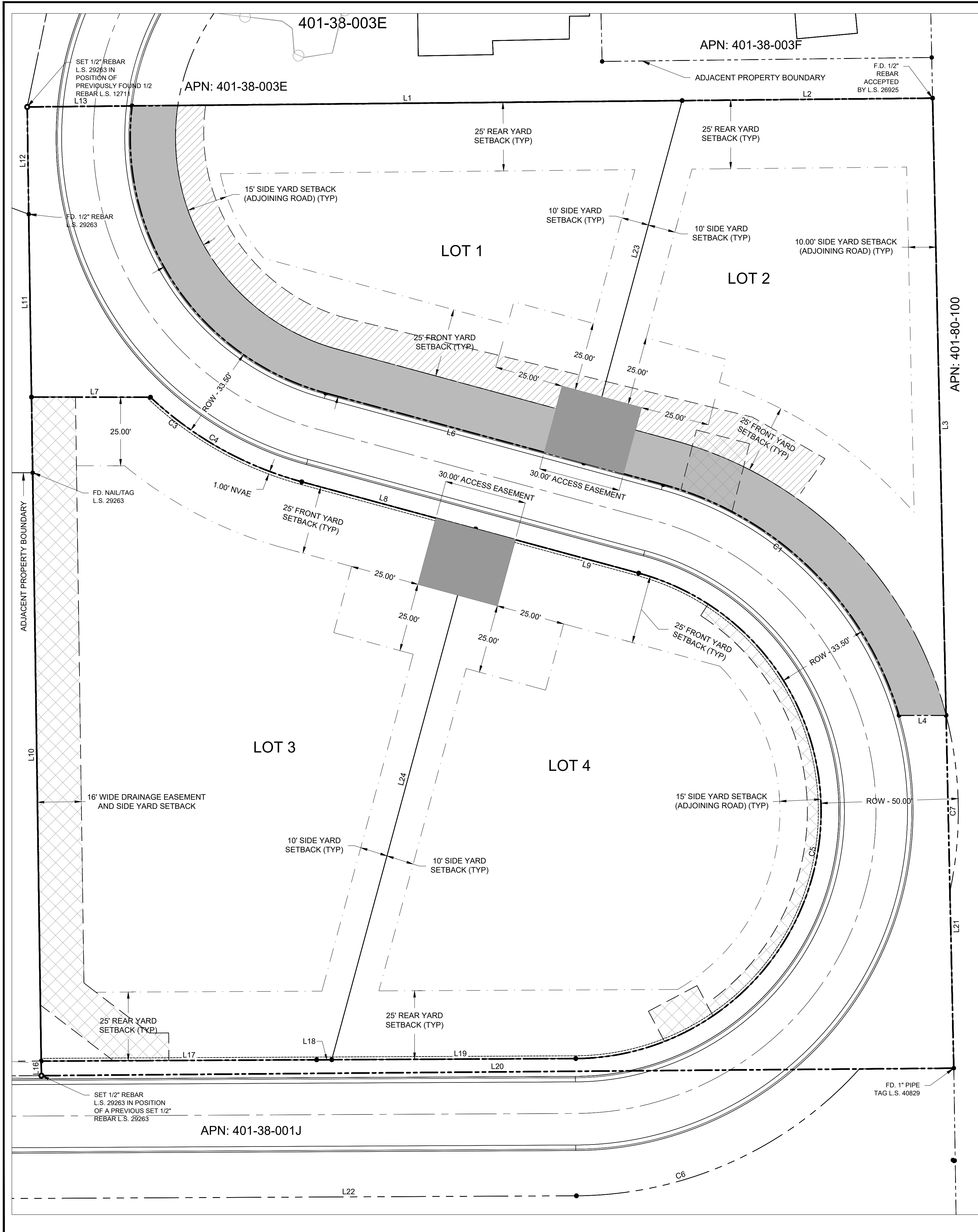
DOUGAN MCDONALD



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

SHEET TITLE:	
PROJECT TITLE:	
DRAWN BY:	SS
SCALE:	NTS
DATE:	01/04/2024
PROJECT NO:	220219
SHEET NO.	C-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

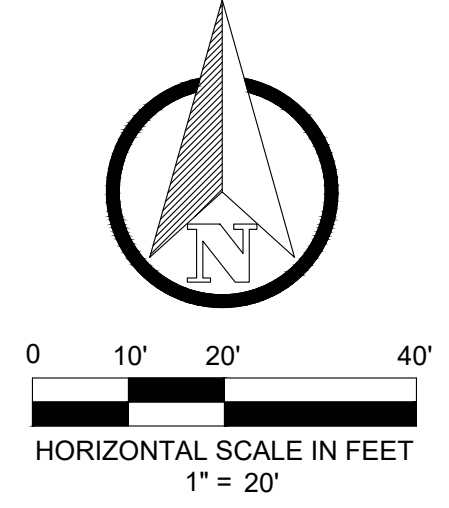
- DRAINAGE EASEMENT
- RIGHT OF WAY EASEMENT
- SLOPE EASEMENT
- ACCESS EASEMENT

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	200.41	N89° 26' 39.76"E
L2	91.26	N89° 26' 39.76"E
L3	224.86	S1° 14' 53.45"E
L4	17.11	S89° 59' 59.93"W
L5	30.00	S74° 50' 06.58"E
L6	97.43	N74° 50' 06.58"W
L7	43.37	S89° 54' 56.85"E
L8	76.71	S74° 50' 06.58"E
L10	241.98	N0° 50' 23.11"W
L11	66.64	N0° 52' 16.39"W
L12	39.08	N0° 47' 09.35"W
L13	38.21	N89° 26' 39.76"E
L16	219.70	N0° 49' 36.29"W
L17	100.36	S89° 43' 33.22"W
L18	5.50	N89° 43' 32.79"E
L19	94.42	S89° 43' 32.79"W
L20	332.43	N89° 31' 56.65"E
L22	302.00	N89° 43' 33.22"E
L23	136.81	S15° 09' 53.42"W
L24	200.37	N15° 09' 53.42"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C1	125.48	123.50	58.21	N45° 37' 24"W	120.15
C2	137.54	96.50	81.67	S34° 00' 09"E	126.19
C4	63.77	130.00	28.10	S60° 46' 59"E	63.13
C5	258.30	90.00	164.44	N7° 23' 09"E	178.34



PRELIMINARY PLAT

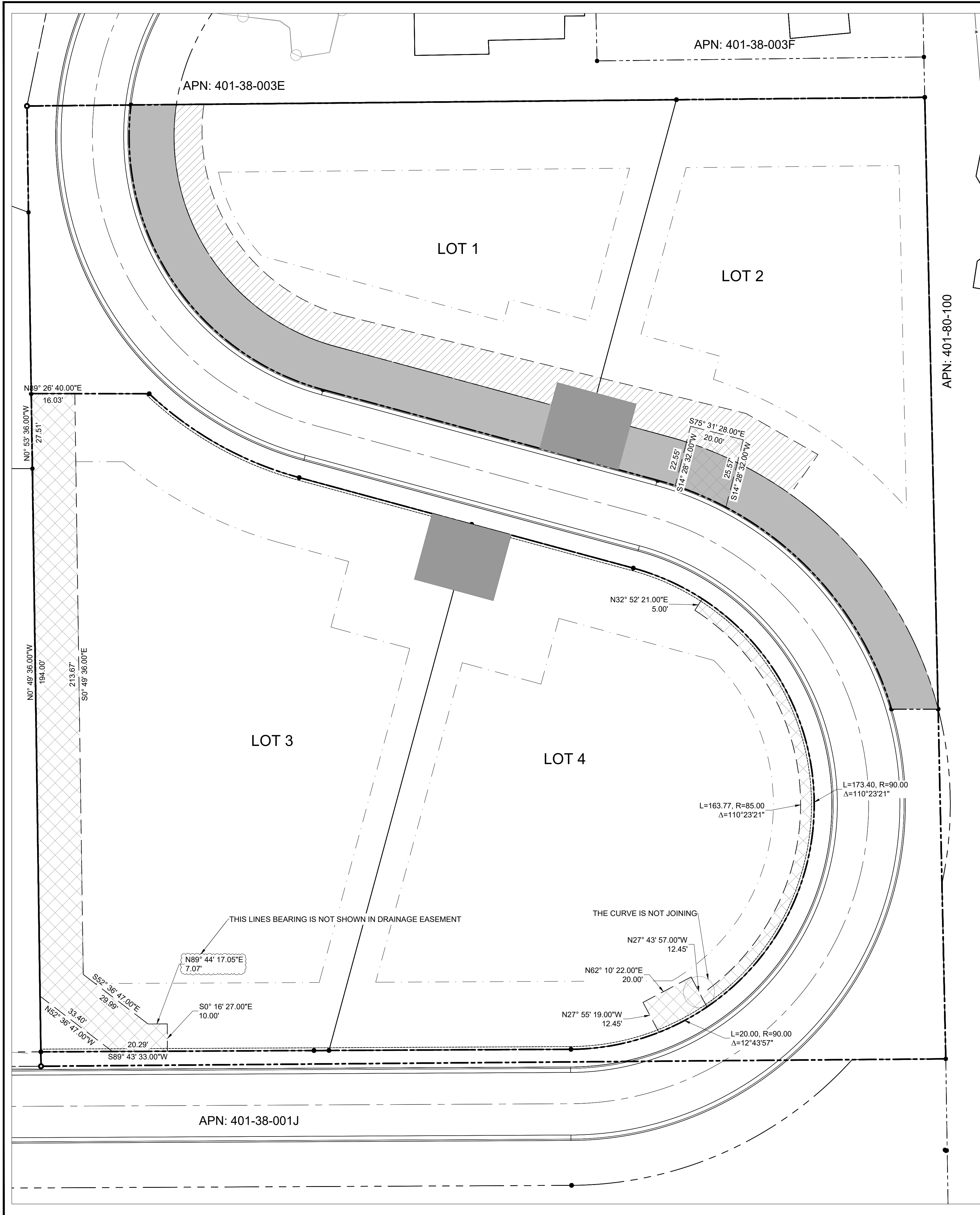
BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE: PRELIMINARY PLAT
 PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020
 DRAWN BY: SS
 SCALE: 1" = 20'
 DATE: 01/04/2024
 PROJECT NO: 220219
 SHEET NO.:

C-2

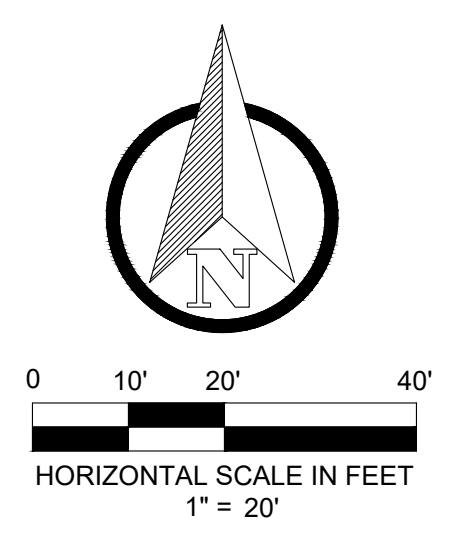
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LEGEND

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- PARCEL BOUNDARY
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- NVAE: NON-VEHICULAR ACCESS EASEMENT
- ROAD CENTER LINE
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- LOT CORNER TO BE SET

- DRAINAGE EASEMENT
- 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

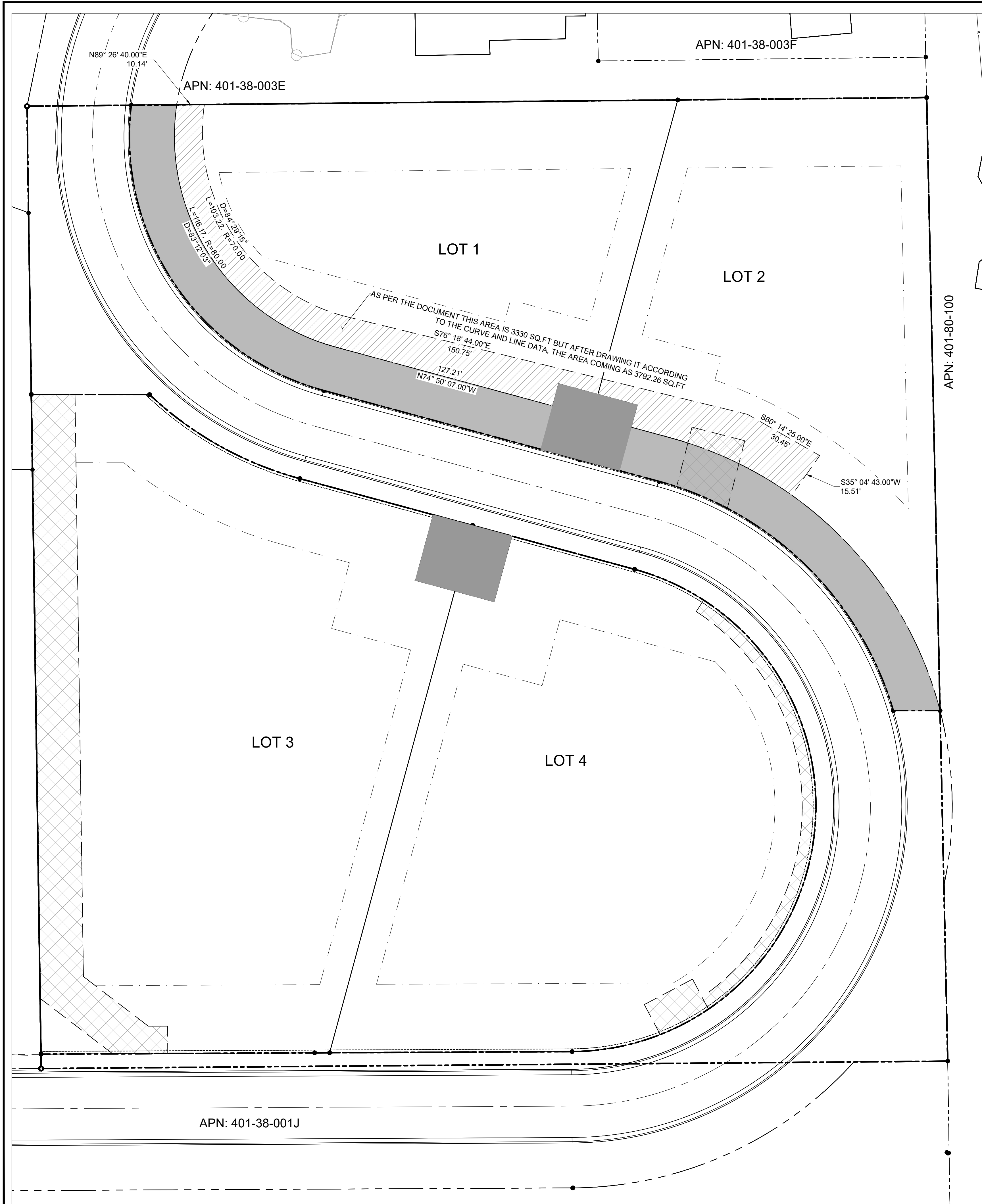
SCALE: 1" = 20'

DATE: 01/04/2024

PROJECT NO: 220219

SHEET NO. **C-3**

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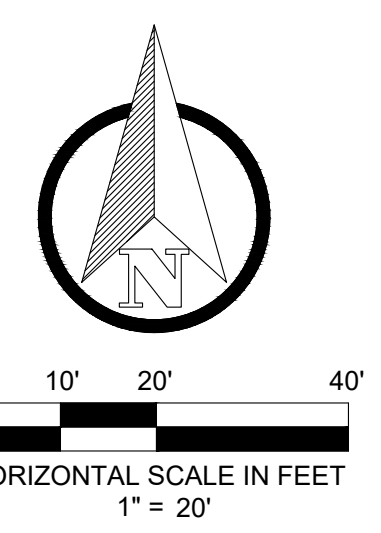


LEGEND

- PROPOSED EASEMENT LINE
- PARCEL BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- NVAE: NON-VEHICULAR ACCESS EASEMENT

- ROAD CENTER LINE
- RIGHT OF WAY
 - CALCULATED POINT ON EASEMENT
 - LOT CORNER TO BE SET

- DRAINAGE EASEMENT
- RIGHT OF WAY EASEMENT
- SLOPE EASEMENT
- ACCESS EASEMENT



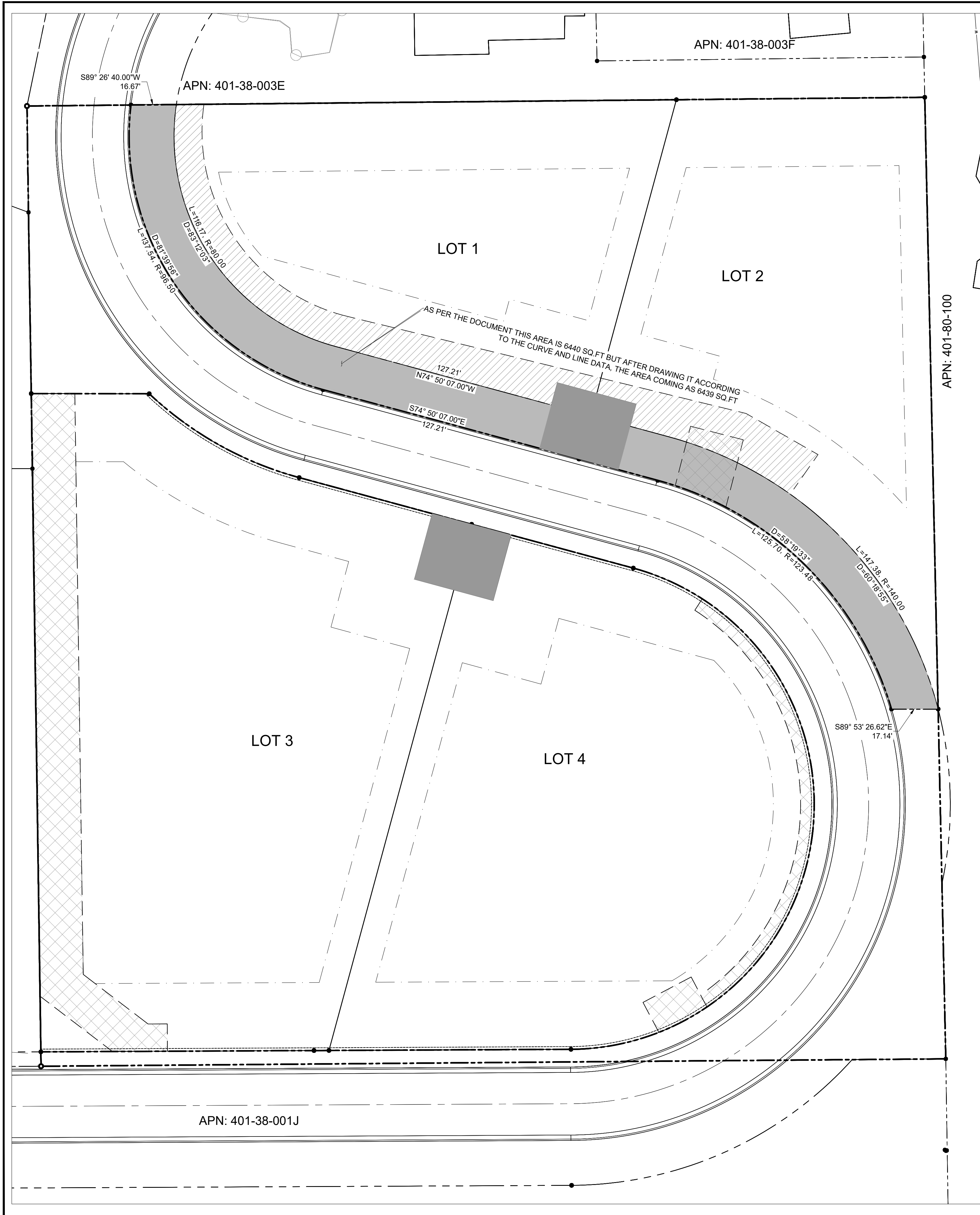
SLOPE EASEMENT

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	SLOPE EASEMENT
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	01/04/2024
PROJECT NO:	220219
SHEET NO.	C-4

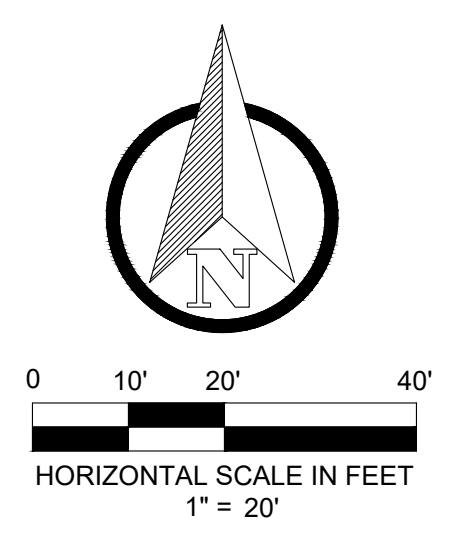
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LEGEND

- PROPOSED EASEMENT LINE
- PARCEL BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
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- NVAE: NON-VEHICULAR ACCESS EASEMENT
- ROAD CENTER LINE
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- SLOPE EASEMENT
- ACCESS EASEMENT



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ROW EASEMENT

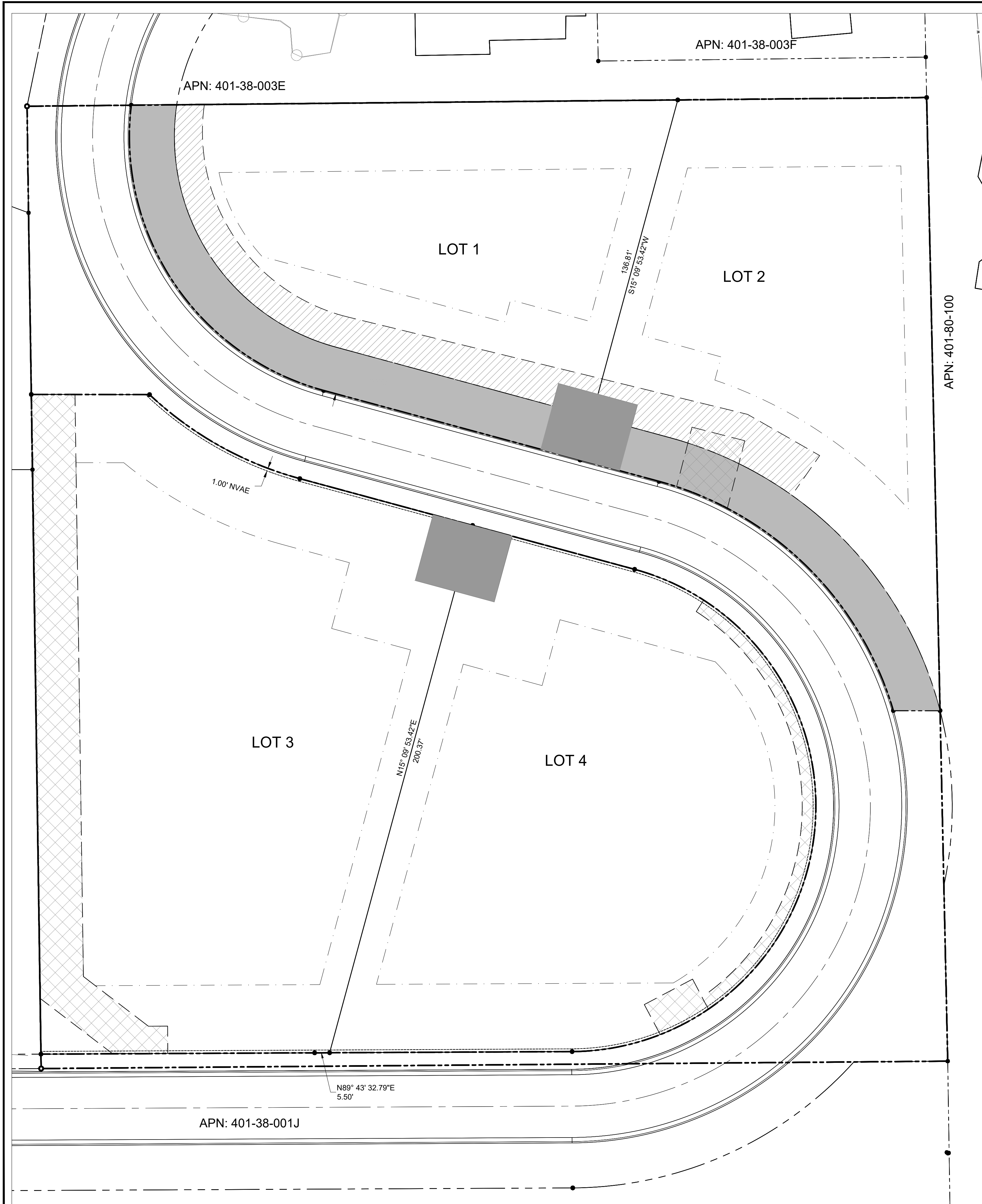
BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	SS
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	01/04/2024
PROJECT NO:	220219
SHEET NO.	

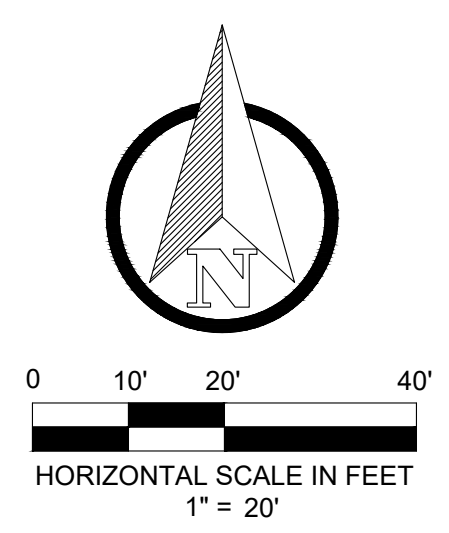
C-5

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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	

- LEGEND**
- PROPOSED EASEMENT LINE
 - PARCEL BOUNDARY
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LOT AREAS

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

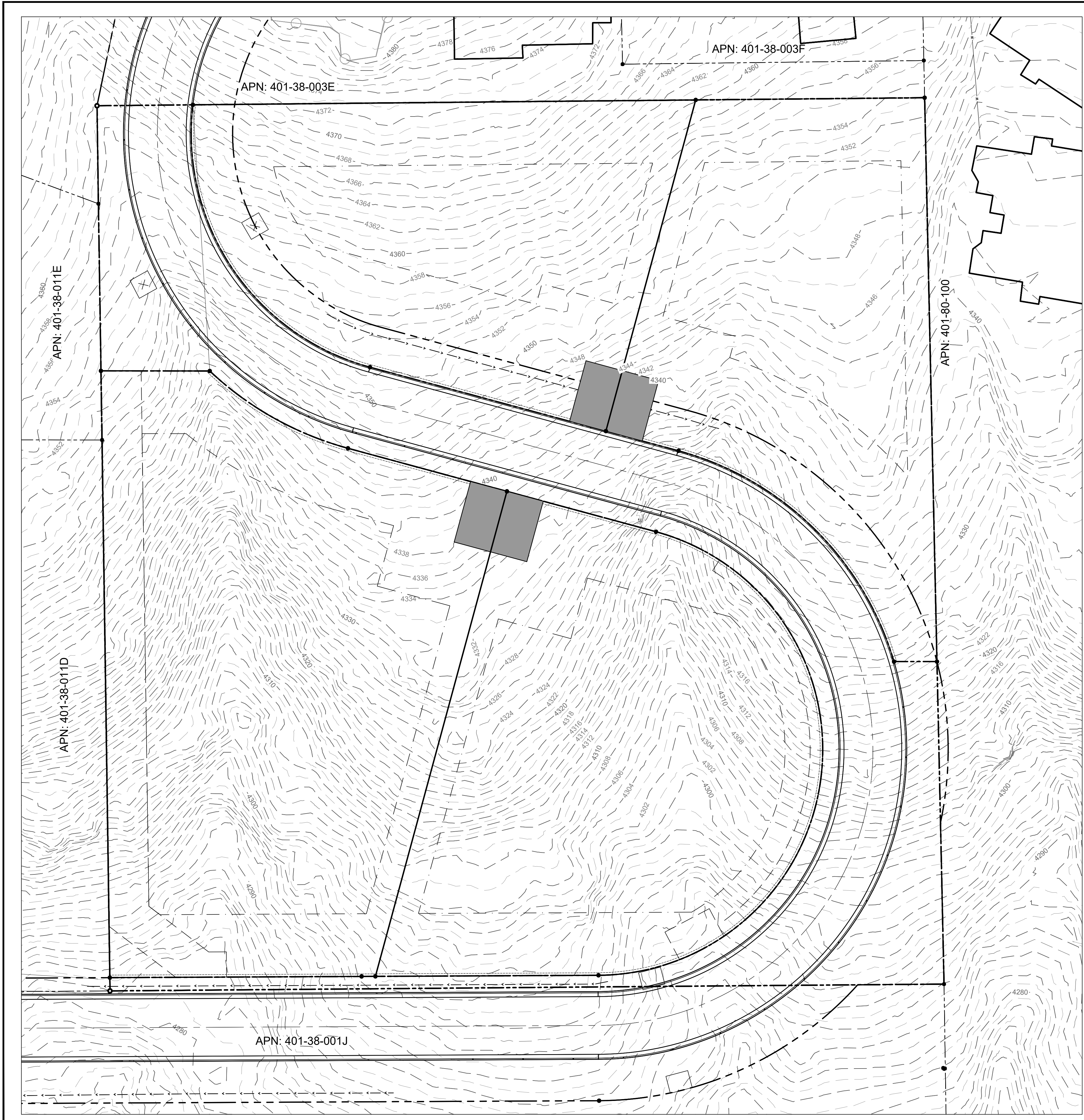
SHEET TITLE:

PROJECT TITLE:

DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	01/04/2024
PROJECT NO:	220219
SHEET NO.	

C-6

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GENERAL GRADING AND DRAINAGE NOTES:

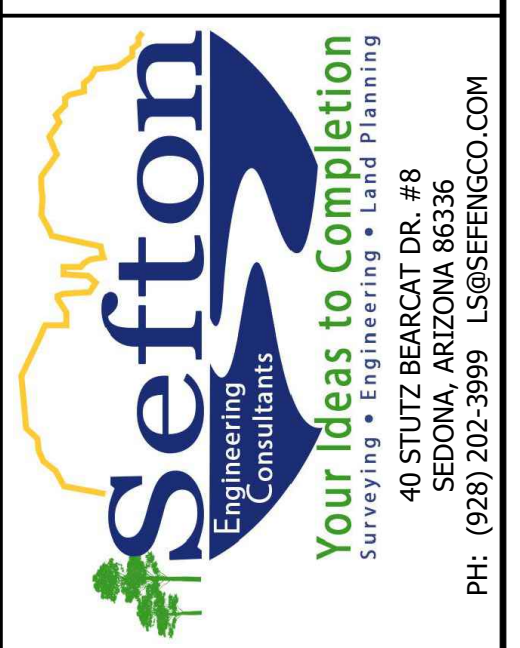
1. TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/5 OF THE VERTICAL HEIGHT OF THE CUT WITH A MINIMUM OF 2 FEET. THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/2 OF THE VERTICAL HEIGHT OF THE FILL, WITH A MINIMUM OF 2 FEET. ALL CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP.
2. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING ALL VEGETATION, NON-COMPLYING FILL, AND OTHER UNSUITABLE MATERIALS.
3. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12" SHALL BE ALLOWED IN FILLS IN THE ABSENCE OF A SOILS REPORT AND INSPECTION BY A SOILS ENGINEER.
4. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AND VERIFIED BY A COMPACTION REPORT WHEN SUPPORTING A STRUCTURE.

LINETYPE LEGEND

EXISTING CONTOURS 3340 3342	ADJACENT PROPERTY LINE ---
PROPOSED CONTOURS 3140 3142	DRAINAGE EASEMENT [Cross-hatched box]
PROPOSED EASEMENT LINE ---	RIGHT OF WAY EASEMENT [Solid grey box]
ROAD CENTERLINE ---	SLOPE EASEMENT [Diagonal hatched box]
PARCEL BOUNDARY ---	NVAE: NON-VEHICULAR ACCESS EASEMENT ● LOT CORNER TO BE SET ● CALCULATED POINT ON EASEMENT
INTERIOR LOT LINE ---	
SETBACK LINE ---	
RIGHT OF WAY ---	
NON VEHICULAR ACCESS EASEMENT LINES ---	

CONSTRUCTION NOTES:

1. SEE CITY OF SEDONA FOREST DRIVE PLANS FOR UTILITY LAYOUT AND MAIN LINE EXTENSION TO BE INSTALLED BY THE CITY OF SEDONA
2. UTILITIES SERVICE LINES TO BE INSTALLED BY THE OWNER WHILE THE ROAD IMPROVEMENTS ARE COMPLETED TO AVOID HAVING TO CUT THE ROAD AFTER ROAD IS CONSTRUCTED
3. DRAINAGE IMPROVEMENTS TO BE INSTALLED PER THE CITY OF SEDONA FOREST ROAD PLANS



TOPOGRAPHY WITH 1 FOOT CONTOURS

BOWERS SUBDIVISION PZ21-00020

SEDONA, AZ

SHEET TITLE:	TOPOGRAPHY WITH 1 FOOT CONTOURS
PROJECT TITLE:	BOWERS SUBDIVISION PZ21-00020
DRAWN BY:	SS
SCALE:	1" = 20'
DATE:	01/04/2024
PROJECT NO:	220219
SHEET NO.	C-7

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