

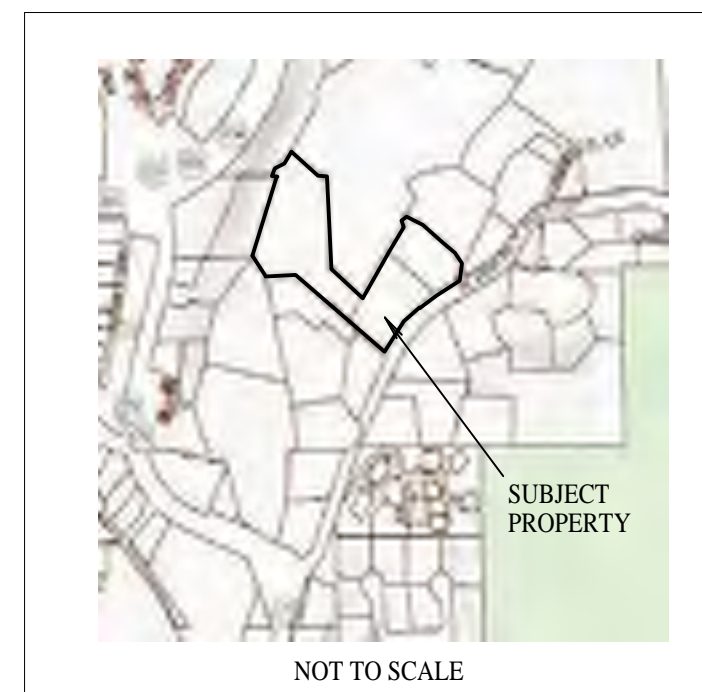
SCALE: 1"=60'
DATE: 03/02/2021
REVISED: 03/03/2021

(R)=RECORD
(M)=MEASURED
(R-P1-716)=PARCEL NO.1 TITLE POLICY
NCS-1038716-SA1
(R-P1-318)=PARCEL NO.1 TITLE POLICY
NCS-1044318-SA1
(C)=CALCULATED

ELEVATIONS ARE TIED TO BM 78 OF THE
CITY OF SEDONA CONTROL DATUM
CONTOUR INTERVALS:
MAJOR= 2 FT.
MINOR= 1 FT.

CONTOUR DATA PROVIDED BY
COOPER AERIAL SURVEYING.

= FOUND MONUMENT AS NOTED
= MONUMENT NOTED ON PREVIOUS
RECORDED SURVEYS
= NOTHING FOUND OR SET
= SET 1/2" REBAR L.S. 29263



ALTA/NSPS LAND TITLE SURVEY

TRACT F AND A PORTION OF TRACT D1, HART'S VILLAGE SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN BOOK 2 OF MAPS, PAGE 54 OF THE RECORDS OF COCONINO COUNTY, ARIZONA AND A PORTION OF SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 6E, G. & S.R.M. COCONINO COUNTY, ARIZONA

Certification: To: 115 Schnebly LLC, R.D. Olson Investments II LLC, Olson Real Estate Group, Inc. and First American Title Insurance Company.

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 1,2,3,4,5,7a, 8 & 11 (observed visible evidence, 13 & 16 of Table A thereof.
The preliminary fieldwork was completed on 03/03/2021.
Date of Plat or Map: 03/03/2021.

Timothy L. Hammes, R.L.S. 29263

MAJOR TREES & CONTOURS

NOTE: TREES AS SHOWN ON THIS PLAT AND ACCOMPANYING DIGITIZED FILE ARE FOR GRAPHIC REFERENCE. CANOPY DISTANCES ARE AVERAGED FOR EACH TREE. PLEASE NOTIFY SURVEYOR FOR SPECIFIC TREE LOCATION OF ANY TREE FOR CONSTRUCTION PURPOSES AT NO ADDITIONAL CHARGE.

PARCELS:
401-18-0031B, 401-11-002F, 401-11-001C & 401-11-016C
401-18-002C, 401-11-001A, 401-18-031G & 401-18-031D

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 23rd DAY OF FEBRUARY, 2021.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

LIMITATION OF LIABILITY:
The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

SCOPE OF SERVICES

THE SERVICE PROVIDED IN THIS BOUNDARY SURVEY INCLUDES THE FOLLOWING:

1. LOCATING EXISTING BOUNDARY MONUMENTS AND REPLACING MISSING MONUMENTS ON SUBJECT PROPERTY.
2. SHOWING EXISTING MONUMENTS USED TO DETERMINE POSITION OF MONUMENTS ON SUBJECT PROPERTY.
3. SHOWING ON THIS PLAT CERTAIN EASEMENTS. SEE NOTE.
4. SHOWING VISIBLE ENCROACHMENTS THAT AFFECT SUBJECT PROPERTY.
5. ITEMS OF TABLE A AS NOTED ABOVE.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS AS NOTED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILES NCS-1038716-SA1 AND NCS-1044318-SA1 ARE SHOWN HERE. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND/OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:

1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PROPERTY.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. DIMENSIONS OF BUILDINGS ARE TO THE NEAREST FOOT.
5. SEE AERIAL PHOTOGRAPH FOR MORE UNCOVERED STORAGE ETC.



03/03/2021

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ 86322
(928) 282-5686 (928) 567-2833
lham@live.com

RD OLSON DEVELOPMENT

SEDONA, ARIZONA

R.D. OLSON
DEVELOPMENT

WATG

Brightview

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.



SHEET INDEX

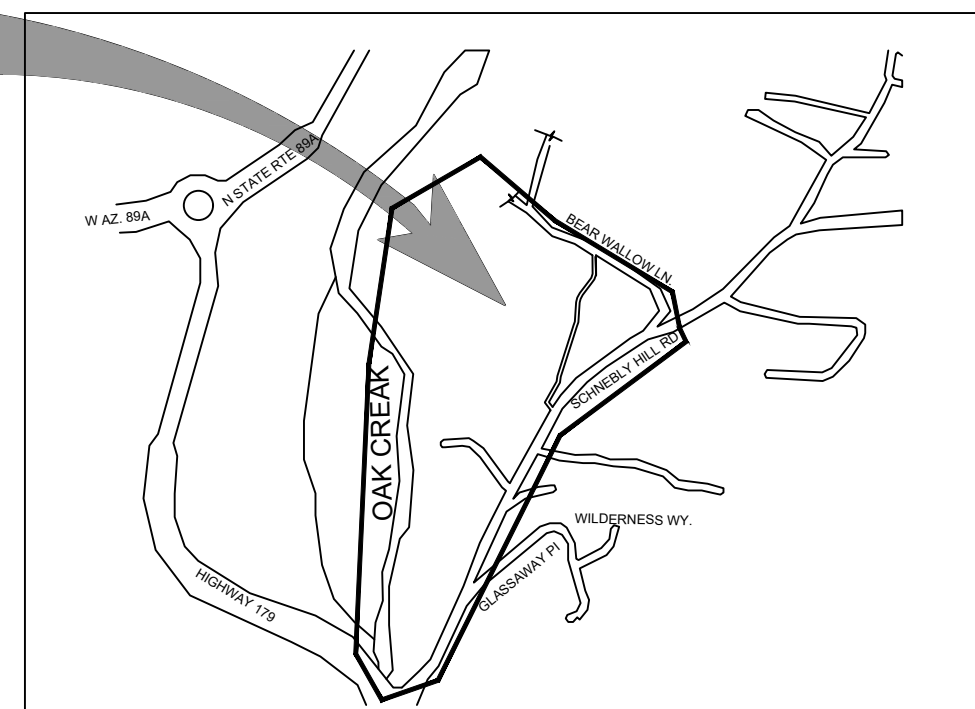
- C-1 CIVIL COVER
- C-2 CIVIL PLAN - WEST CLUSTER
- C-3 CENTRAL CLUSTER - CIVIL PLAN
- C-4 NORTH CLUSTER - CIVIL PLAN
- C-5 SOUTH CLUSTER - CIVIL PLAN

VOLUMES

EARTHWORKS: (PROPOSED LESS EXIST)
 CUT: 9063 CY
 FILL: 9506 CY
 NET: 9506 - 9063 = 443 CY (CUT)

NOTE: VOLUMES ARE APPROXIMATE

PROJECT LOCATION



VICINITY MAP
COTTONWOOD, ARIZONA
NO SCALE



key plan

no.	date	issue
3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	

Oak Creek
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

sheet title

CIVIL COVER

project no. 222032

checked by: LS

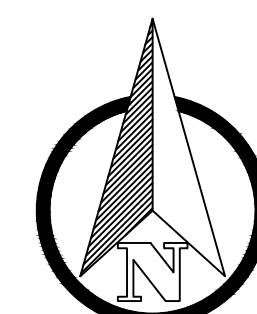
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component

sheet no.

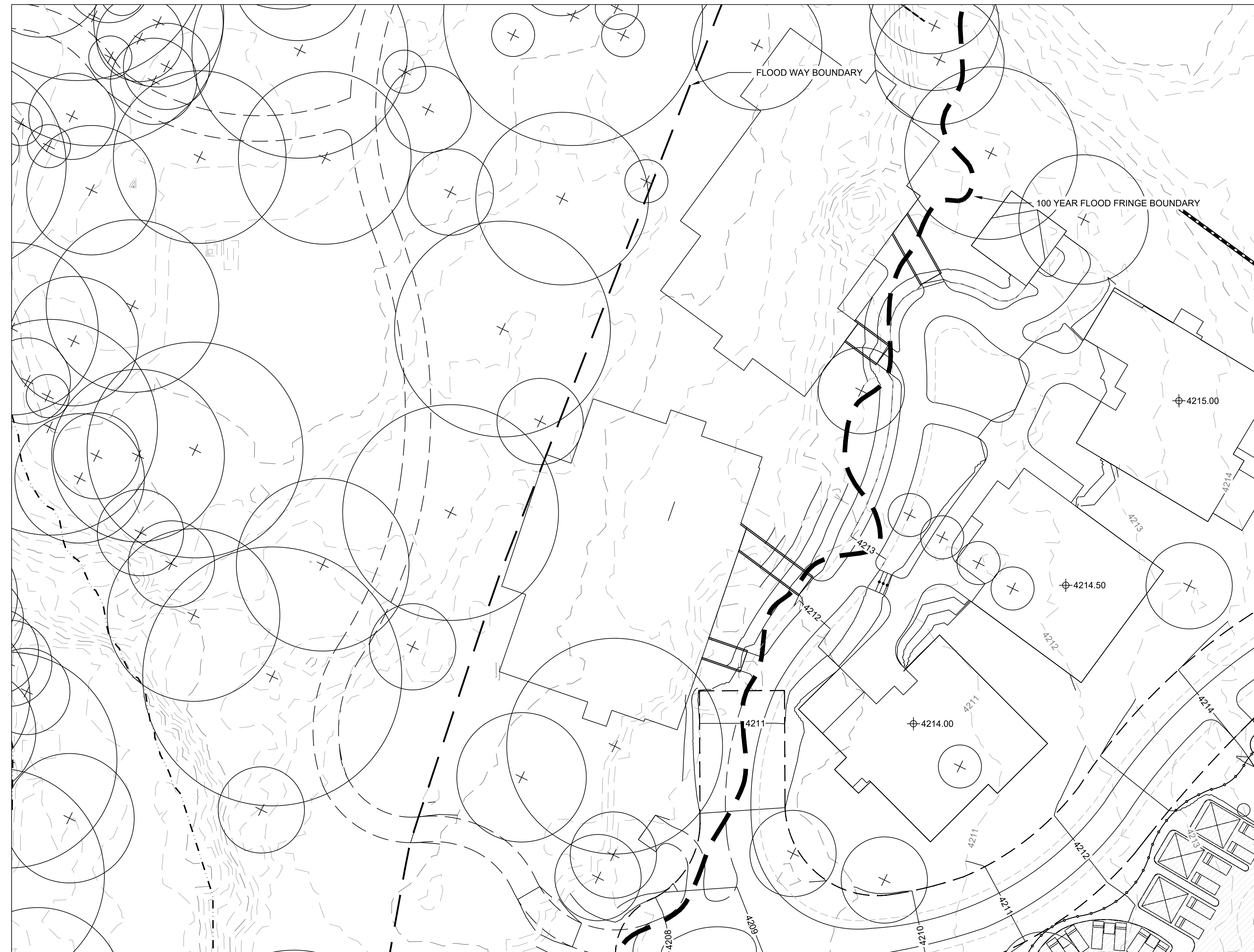
C-1

page



0 40' 80' 160'
HORIZONTAL SCALE IN FEET
1" = 80'





key plan

no.	date	issue
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2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	

**Oak Creek
Heritage Lodge**

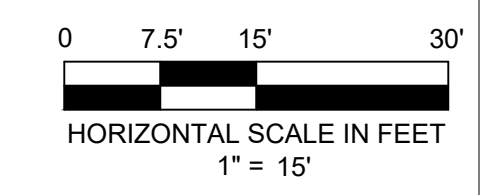
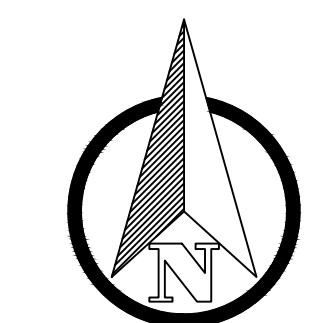
COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

sheet title
CIVIL PLAN - WEST CLUSTER
project no. 201106
checked by: LS
drawn by: SS

component

sheet no.
page

C-2





key plan

3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	
no.	date	issue

Oak Creek
Heritage Lodge

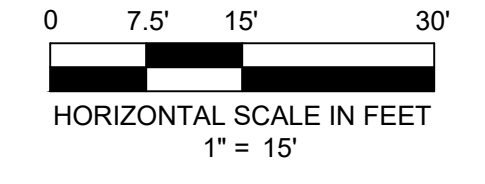
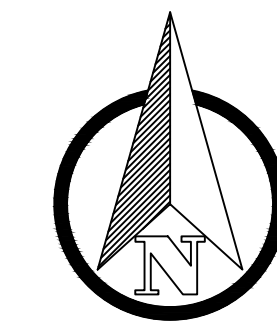
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JANUARY 24TH, 2024

sheet title
CENTRAL CLUSTER - CIVIL PL
project no. 201106
checked by: LS
drawn by: SS

component

sheet no.
page

C-3





R.D. OLSON
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WATG
Brightview
Sefton Engineering
Eric Brandt Architect
Richard Hubbell & Associates
Hammes Surveying LCC
Kimley-Horn and Associates, Inc.



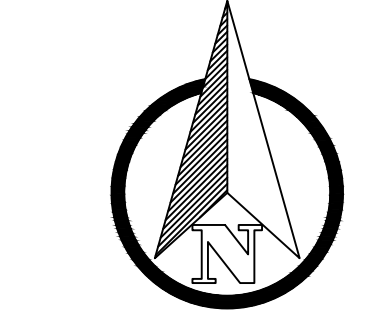
key plan

no.	date	issue
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2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	

**Oak Creek
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

sheet title
NORTH CLUSTER - CIVIL PLAN
project no. 201106
checked by: Checker
drawn by: Author



0 10' 20' 40'
HORIZONTAL SCALE IN FEET
1" = 20'

sheet no. **C-4**
page



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 WATG
 Brightview
 Sefton Engineering
 Eric Brandt Architect
 Richard Hubbell & Associates
 Hammes Surveying LCC
 Kimley-Horn and Associates, Inc.



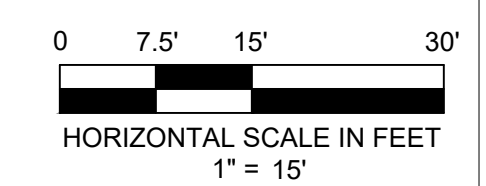
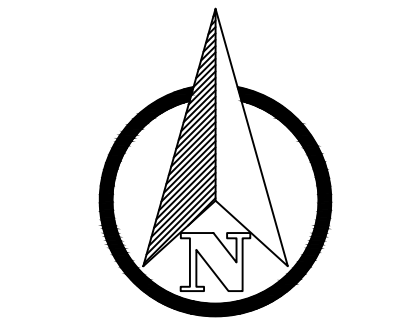
key plan

no.	date	issue
3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	

**Oak Creek
 Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL
 JANUARY 24TH, 2024

sheet title
SOUTH CLUSTER - CIVIL PLAN
 project no. 201106
 checked by: LS
 drawn by: SS



component
C-5
 sheet no.
 page

RD OLSON DEVELOPMENT

SEDONA, ARIZONA

R.D. OLSON
DEVELOPMENT

WATG

Brightview

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.



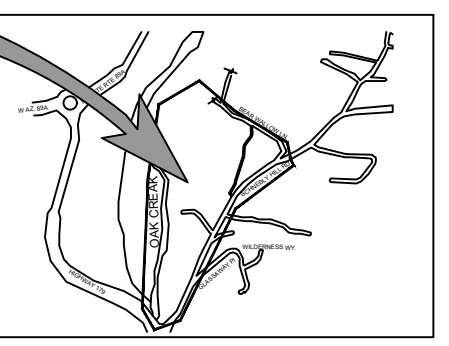
SHEET INDEX

- C-0 CIVIL COVER
- C-1 TO C-8 DRIVEWAY P&P
- C-9 MAIN ROAD CROSS SECTIONS
- C-10 to C-12 SEWER PLAN AND PROFILE



PROJECT LOCATION

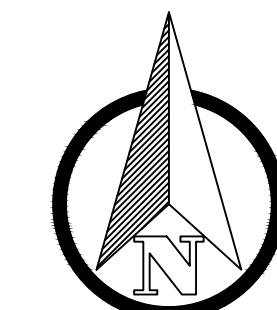
key plan



no.	date	issue
3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1

Oak Creek
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTA
JANUARY 24TH, 2024



0 40' 80' 160'

HORIZONTAL SCALE IN FEET

1" = 80'

CIVIL COVER

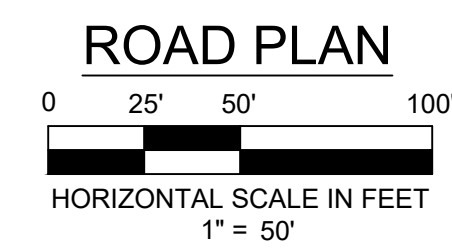
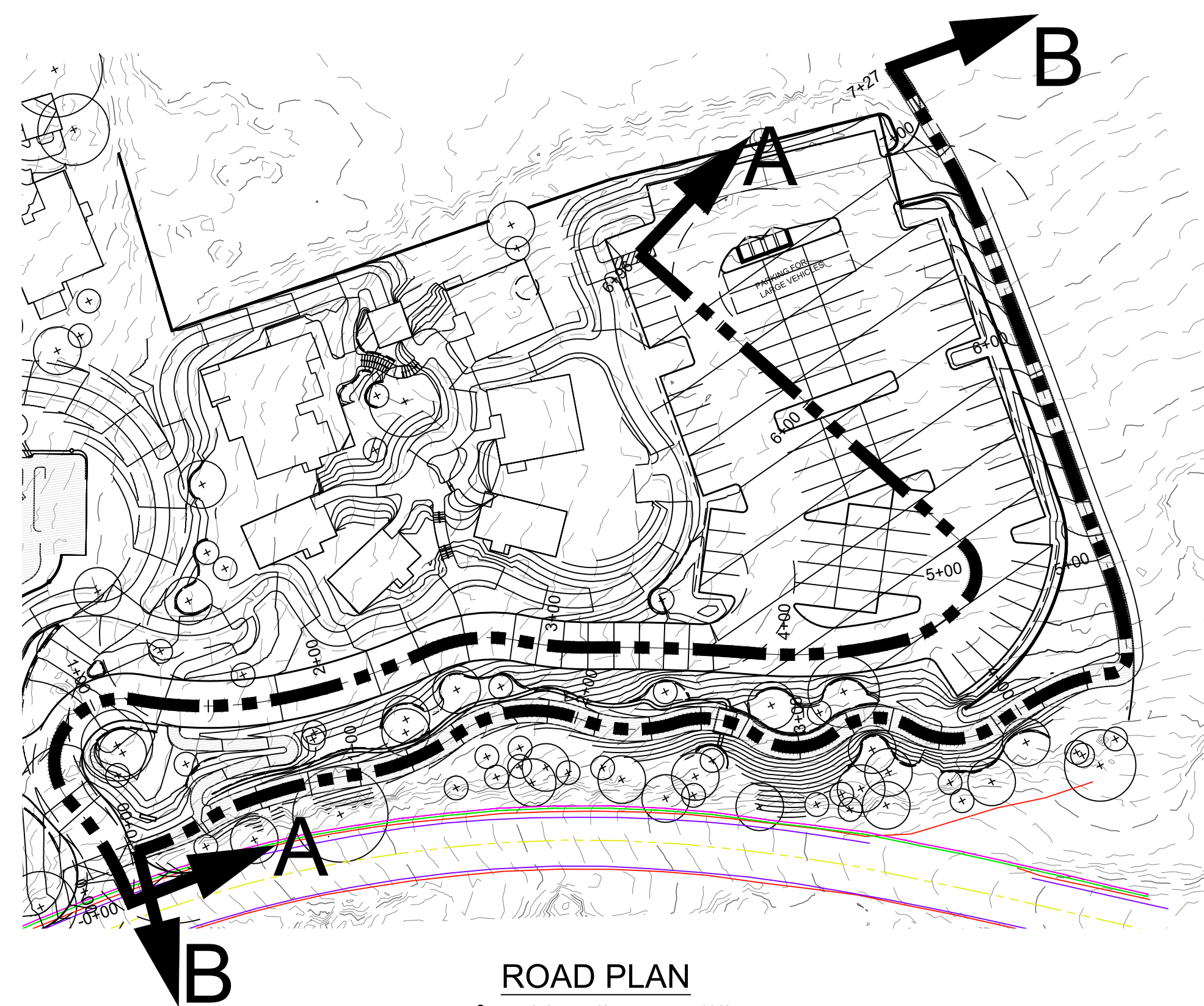
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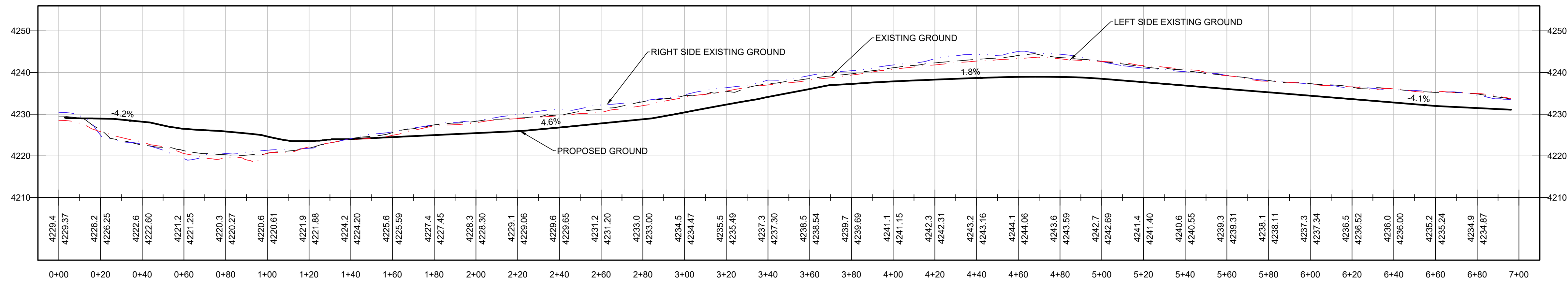
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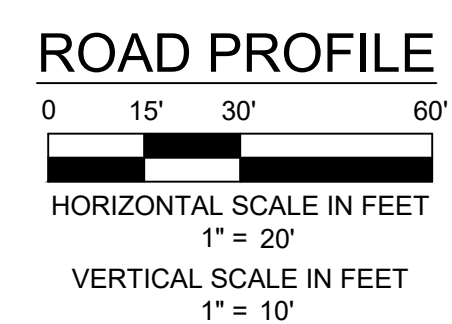
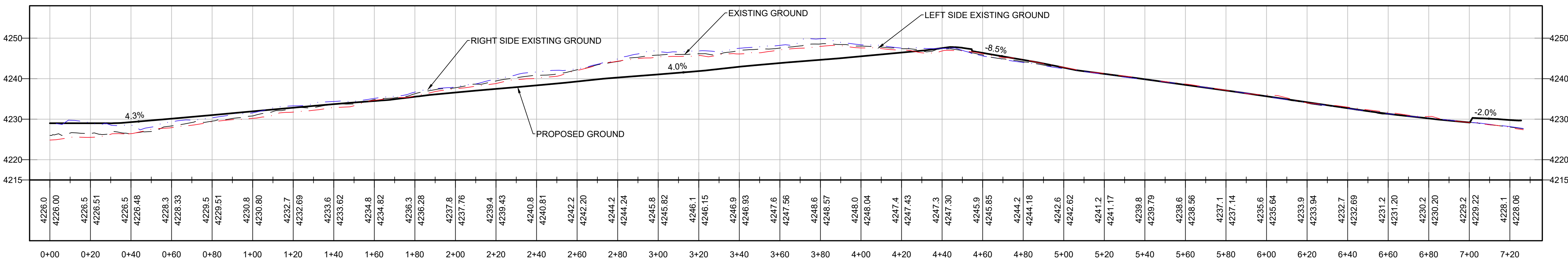
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SECTION A-A



SECTION B-B



key plan

3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1
no.	date	issue

Oak Creek
Heritage Lodge

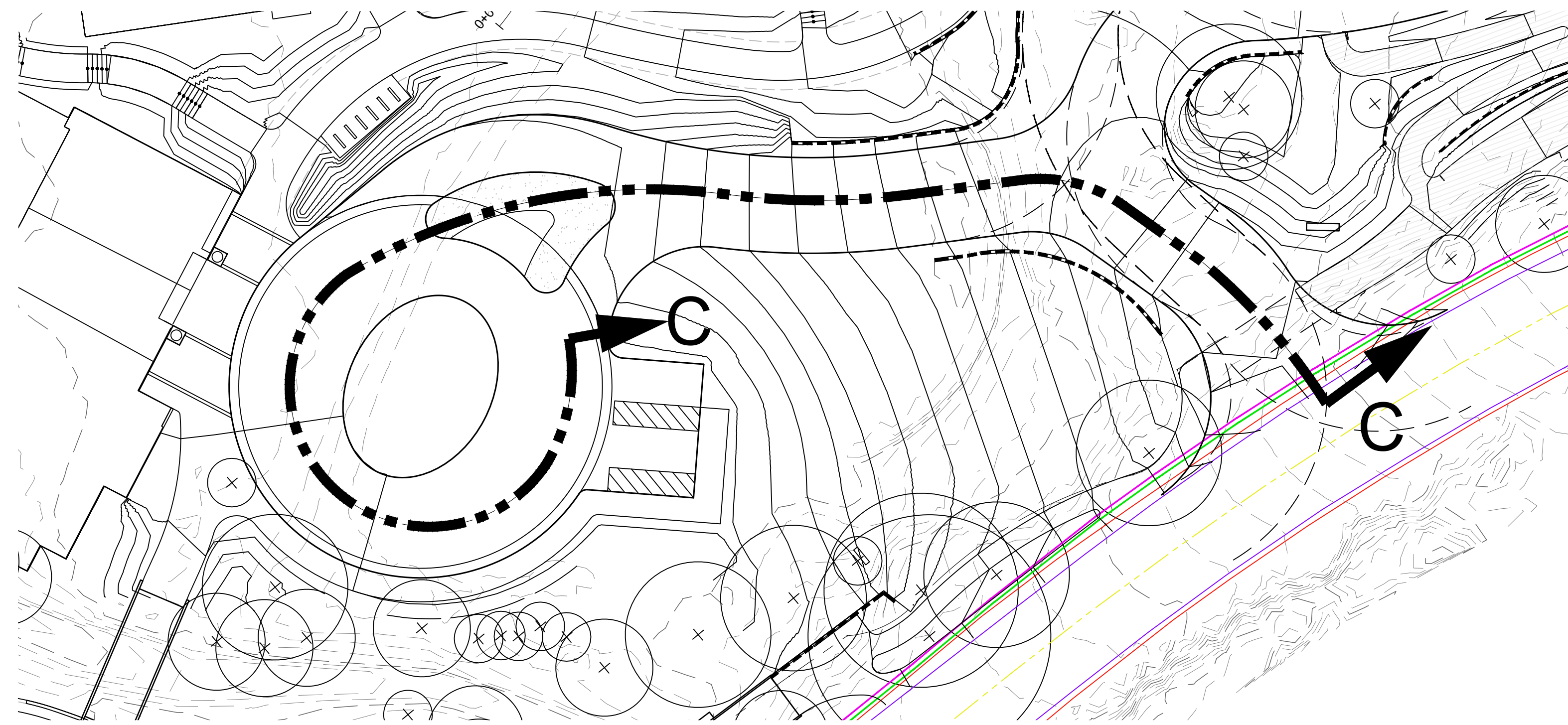
COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

DRIVEWAY P&P

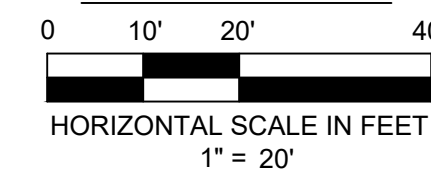
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drawn by: SS

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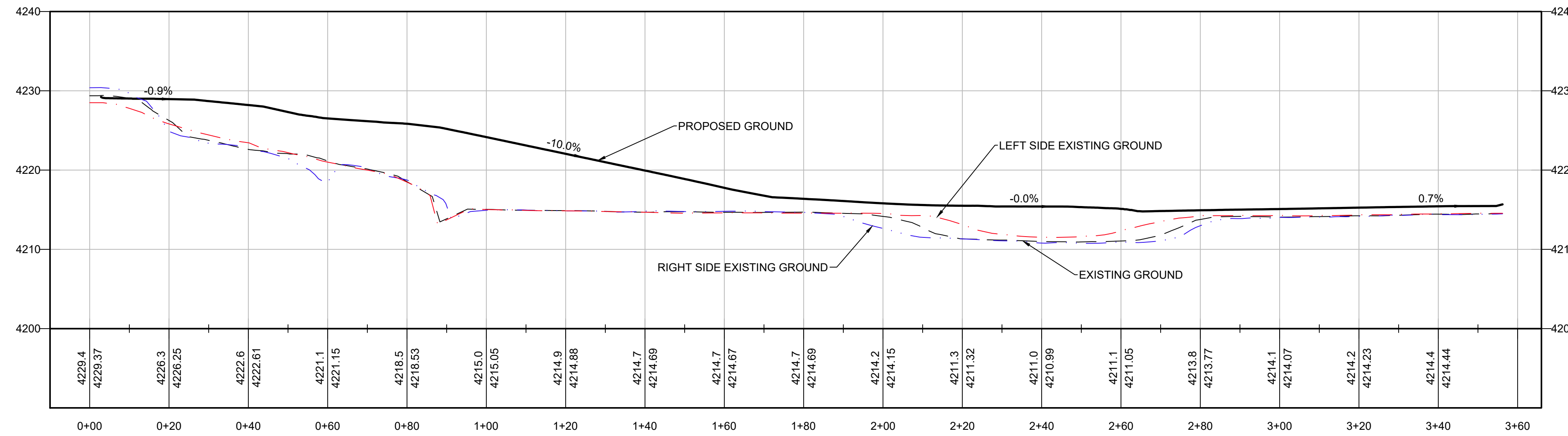
sheet no. **C-1**



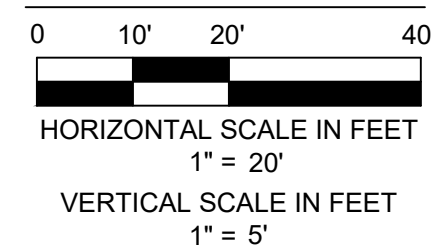
ROAD PLAN



SECTION C-C



ROAD PROFILE



key plan

3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1
no.	date	issue

Oak Creek
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTA
JANUARY 24TH, 2024

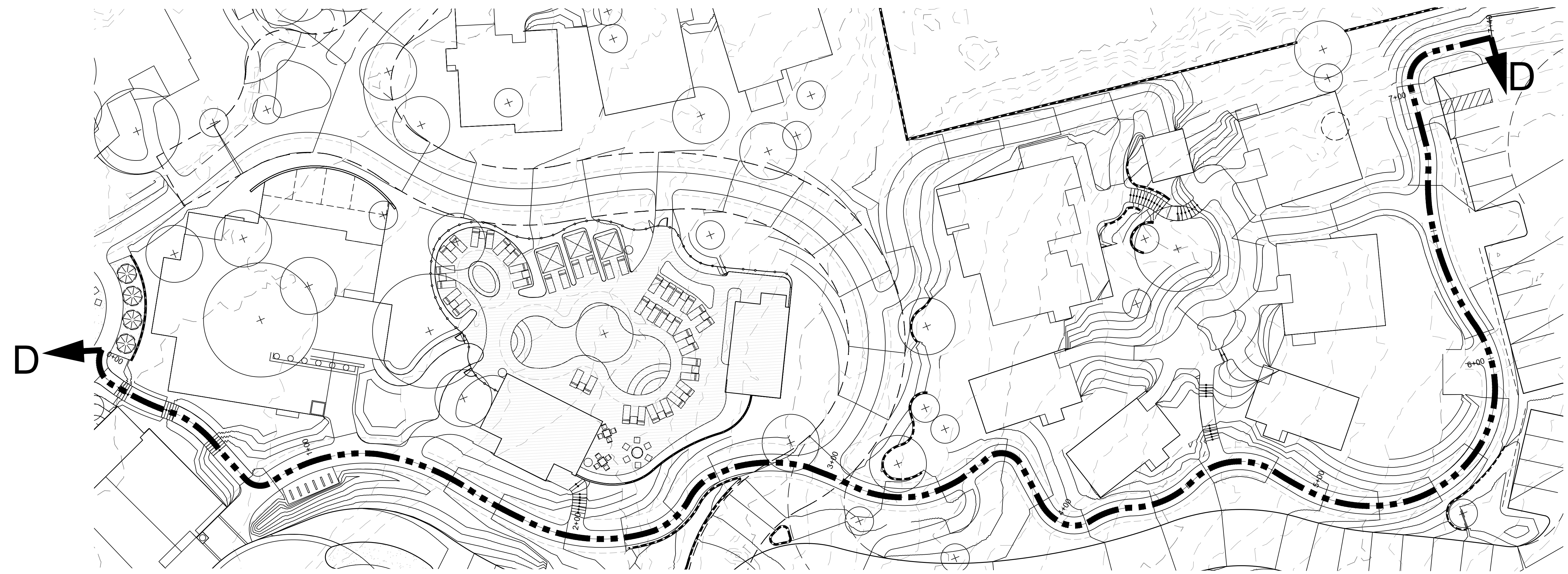
DRIVEWAY/WALKWAY P&P

project no. 201108
checked by: LS
drawn by: SS

component

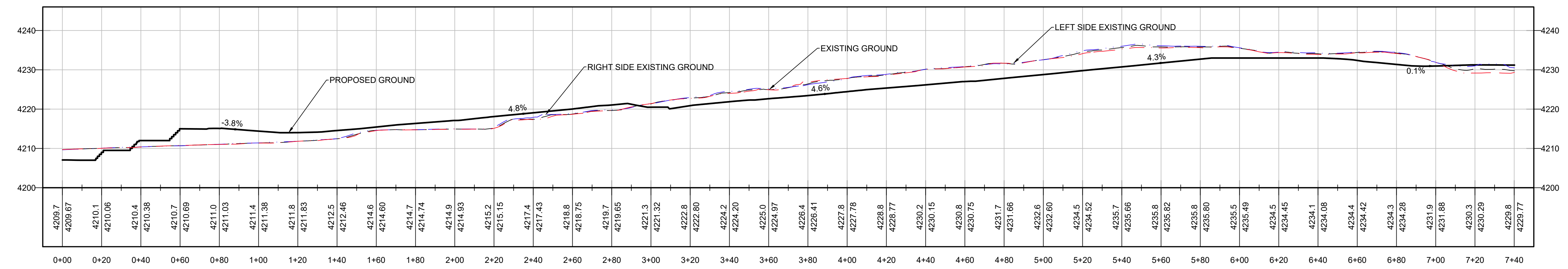
sheet no.

C-2



ROAD PLAN
0 10' 20' 40'
HORIZONTAL SCALE IN FEET
1" = 20'

SECTION D-D



ROAD PROFILE
0 15' 30' 60'
HORIZONTAL SCALE IN FEET
1" = 20'
VERTICAL SCALE IN FEET
1" = 10'

key plan

3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1
no.	date	issue

**Oak Creek
Heritage Lodge**

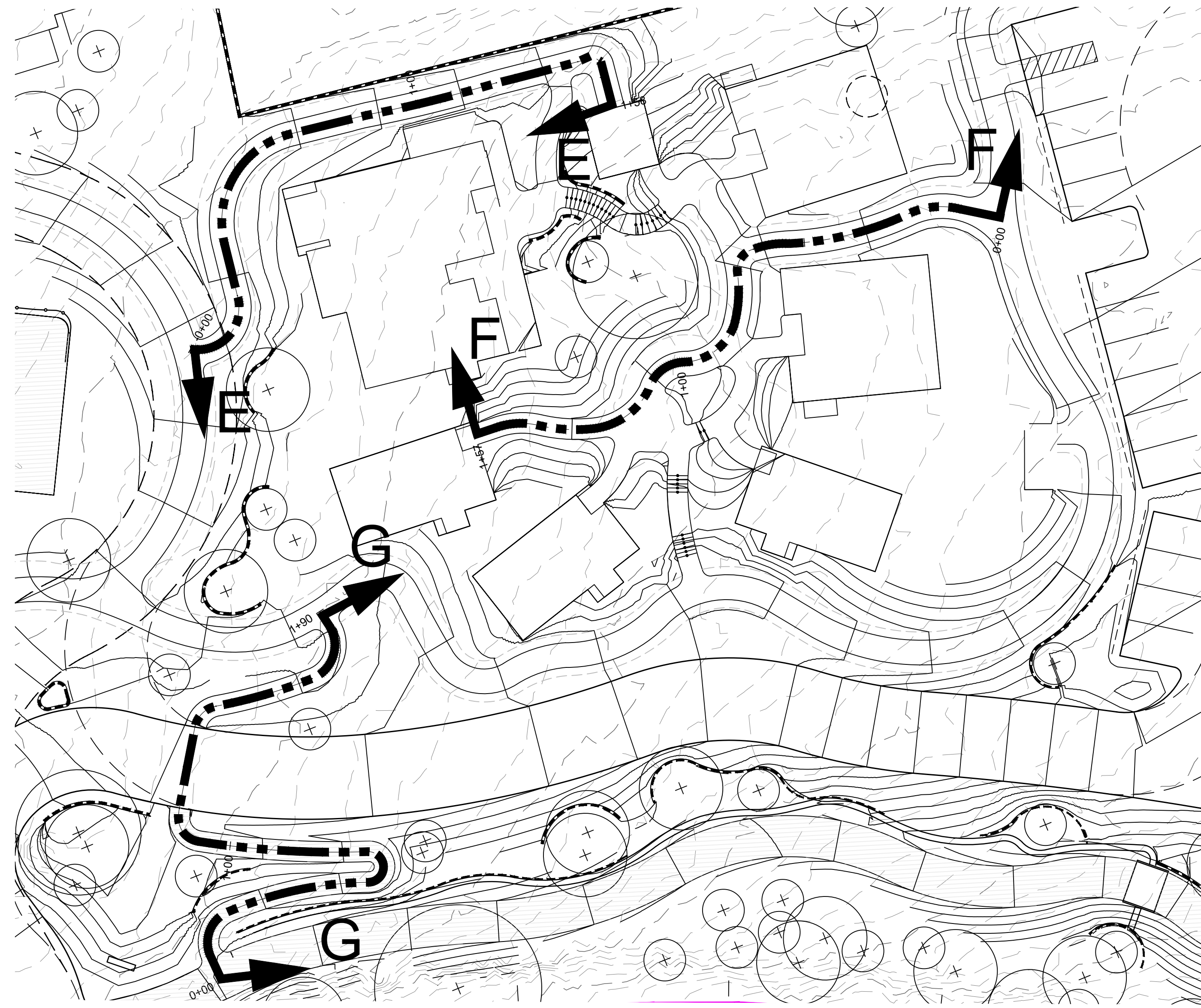
COMPREHENSIVE DESIGN SUBMITTA
JANUARY 24TH, 2024

DRIVEWAY/WALKWAY P&P

project no.	201108
checked by:	LS
drawn by:	SS

component

sheet no.



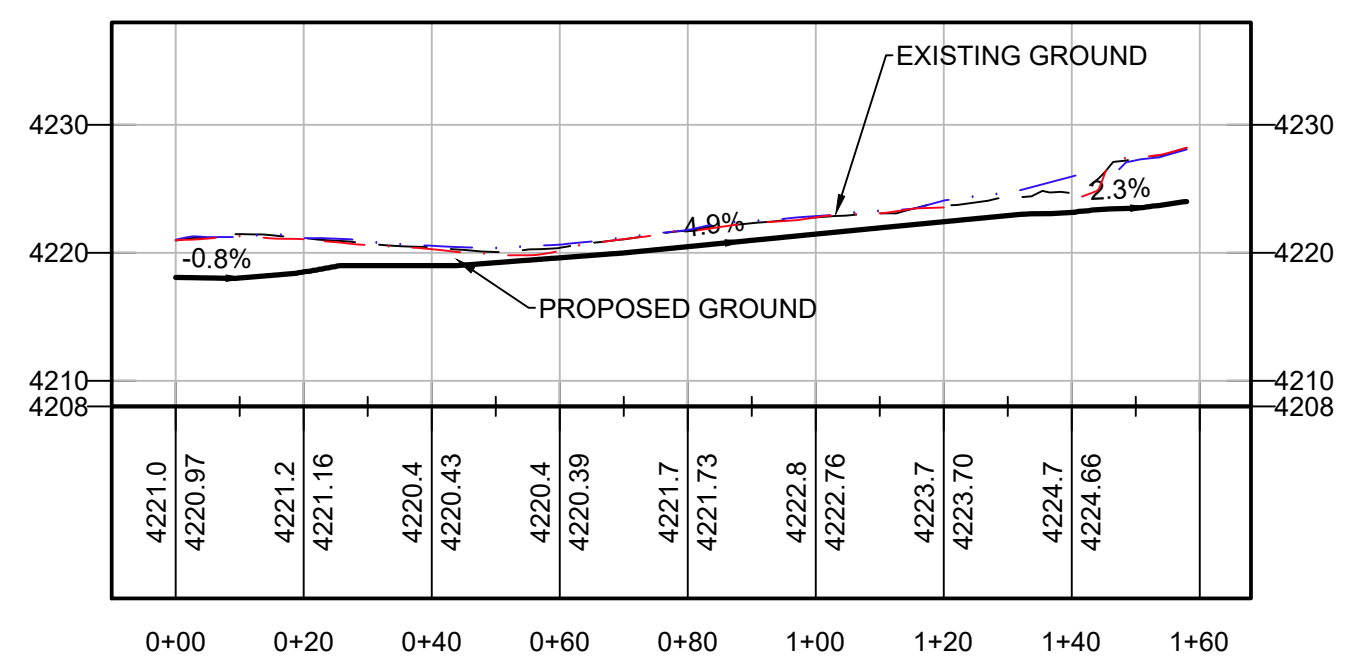
ROAD PLAN

0 10' 20' 40'

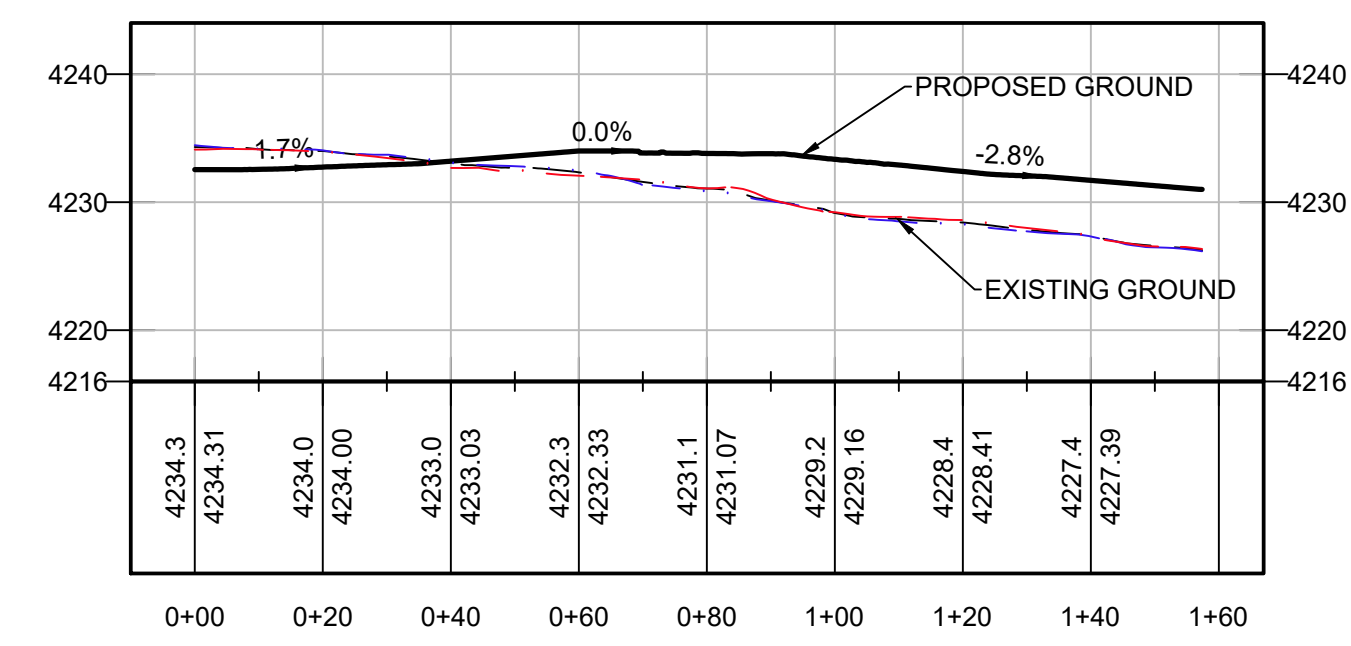
HORIZONTAL SCALE IN FEET
1" = 20'

key plan

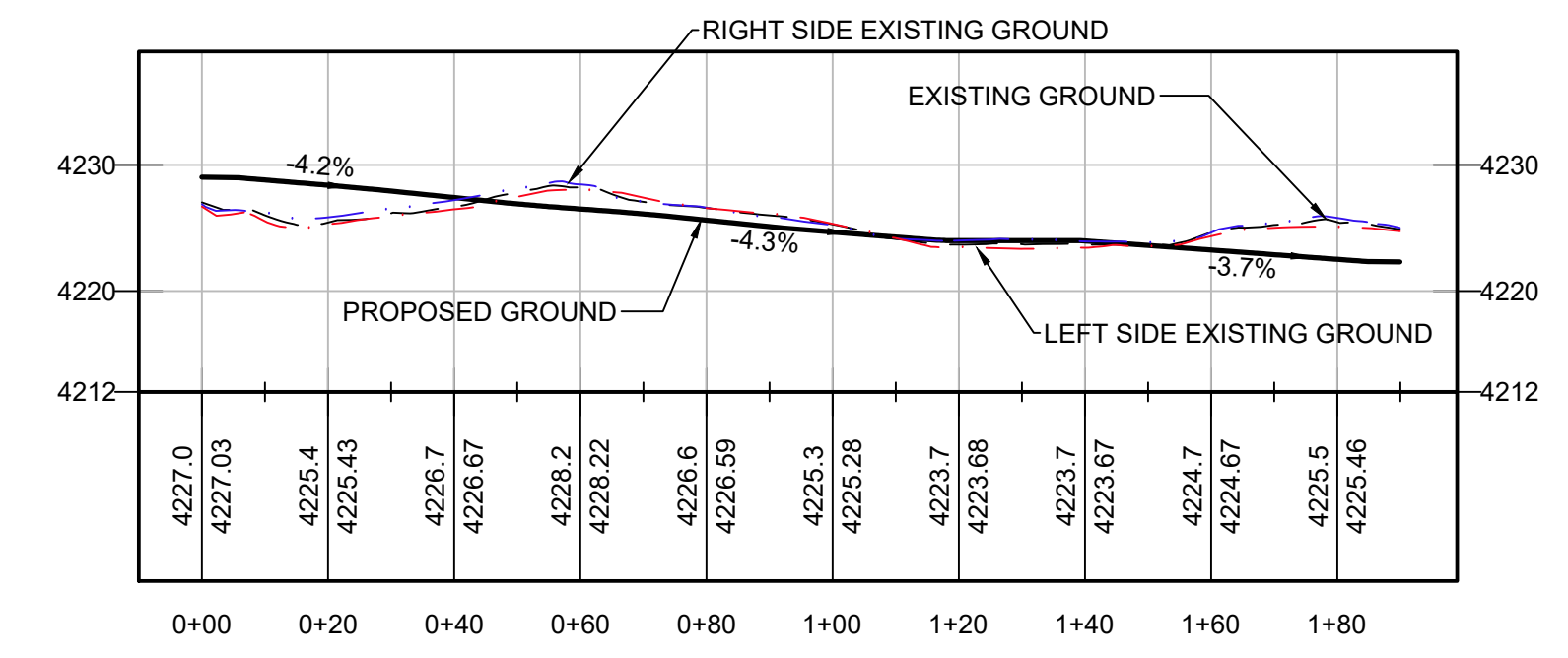
SECTION E-E



SECTION F-F



SECTION G-G



ROAD PROFILE

0 15' 30' 60'

HORIZONTAL SCALE IN FEET
1" = 20'

VERTICAL SCALE IN FEET
1" = 10'

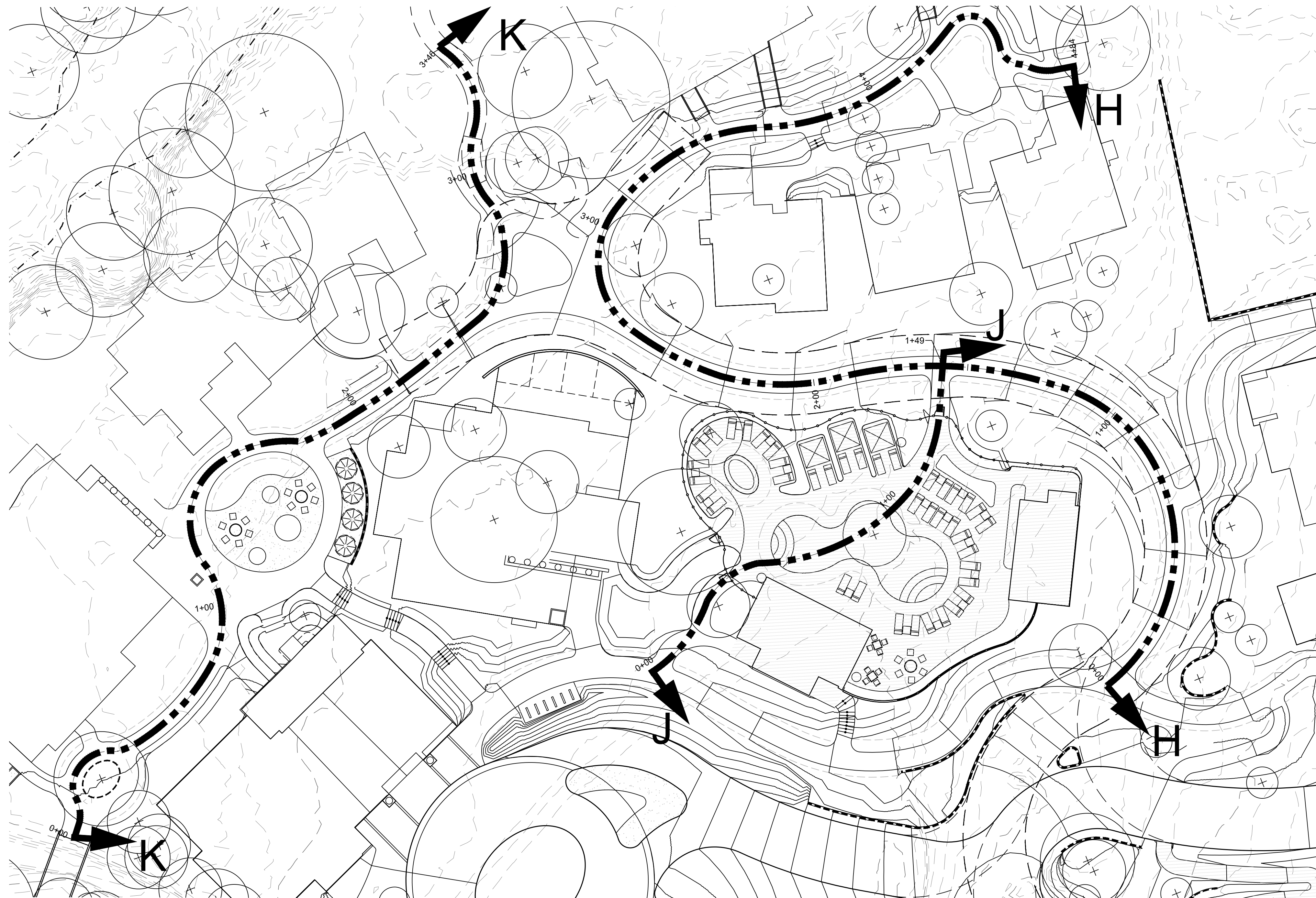
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2	8/31/2023	CDS SUBMITTAL 2
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no.	date	issue

**Oak Creek
Heritage Lodge**

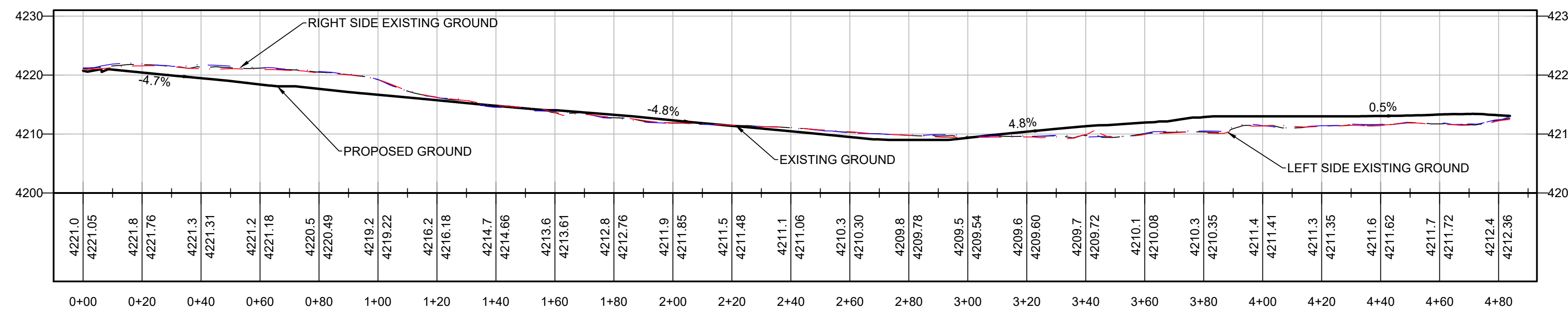
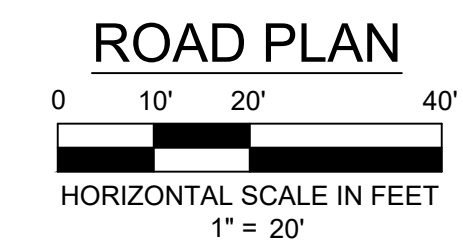
COMPREHENSIVE DESIGN SUBMITTA
JANUARY 24TH, 2024

DRIVEWAY/WALKWAY P&P

project no. 201108
checked by: LS
drawn by: SS

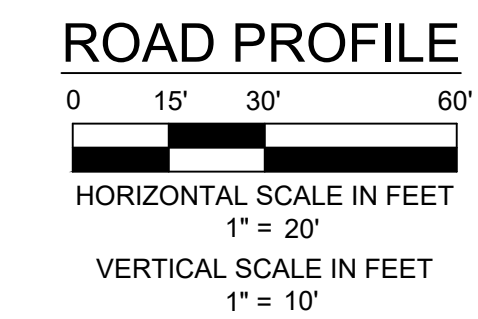
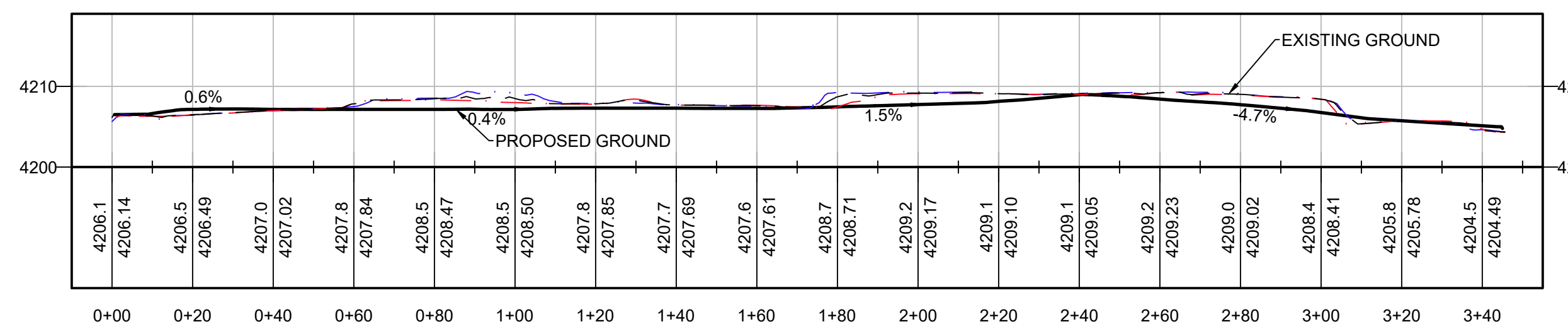
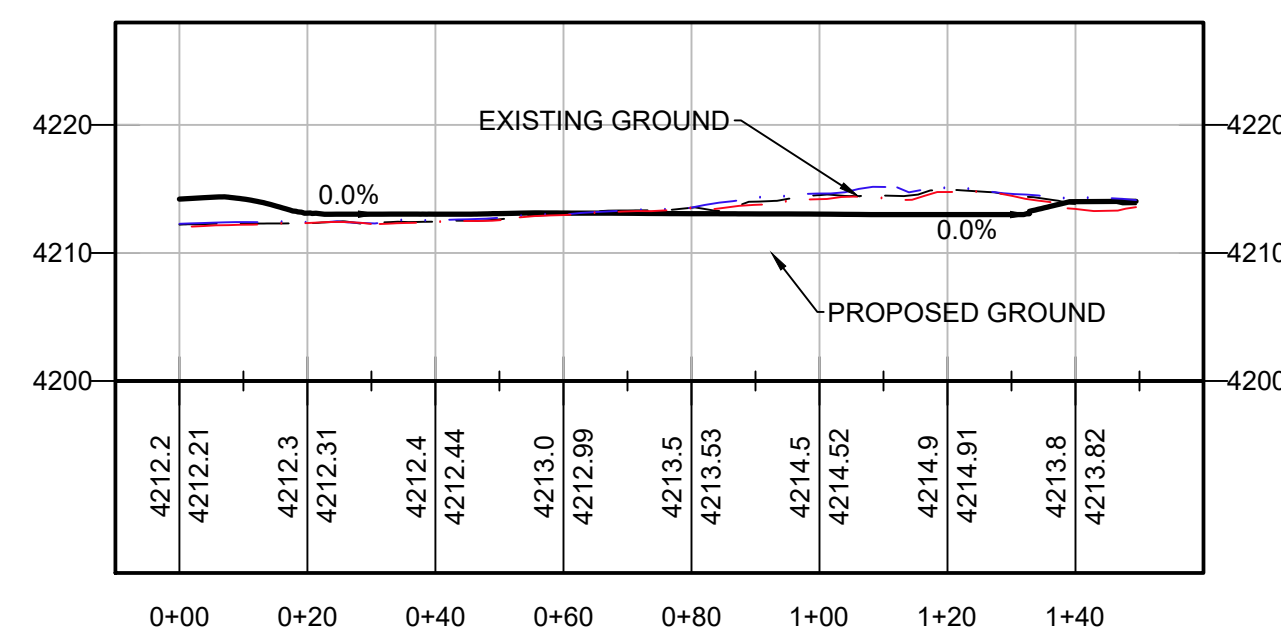


SECTION H-H



SECTION J-J

SECTION K-K



R.D. OLSON
 DEVELOPMENT
 WATG
 Brightview
 Sefton Engineering
 Eric Brandt Architect
 Richard Hubbell & Associates
 Hammes Surveying LCC
 Kimley-Horn and Associates, Inc.



key plan

3 1/24/2024 CDS SUBMITTAL 4
 2 8/31/2023 CDS SUBMITTAL 2
 1 6/1/2023 CDS SUBMITTAL 1
 no. date issue

Oak Creek
 Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL
 JANUARY 24TH, 2024

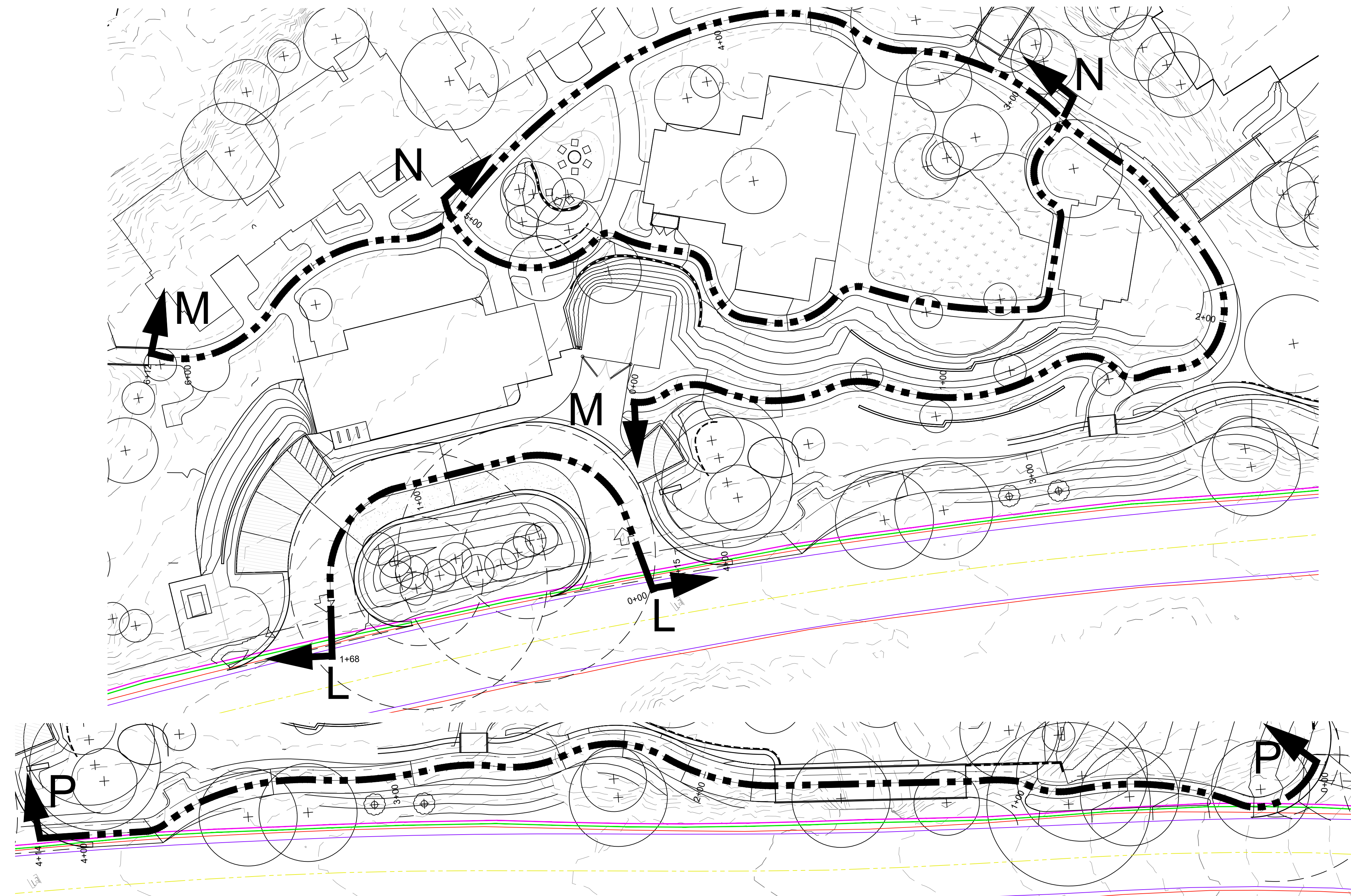
DRIVEWAY/WALKWAY P&P

project no. 201108
 checked by: LS
 drawn by: SS

component

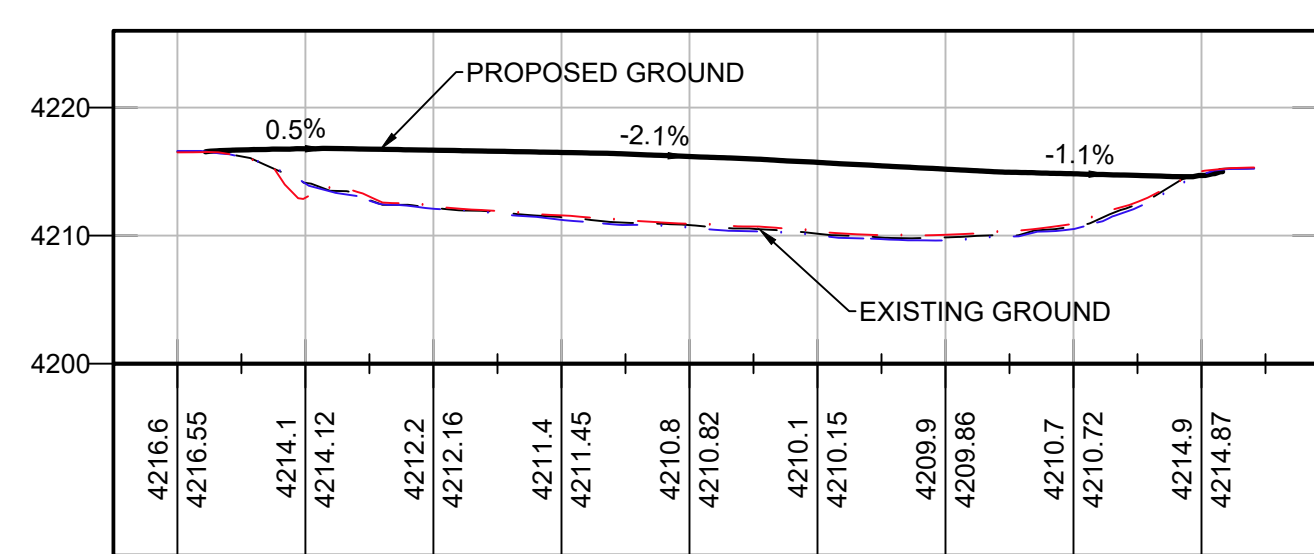
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C-5

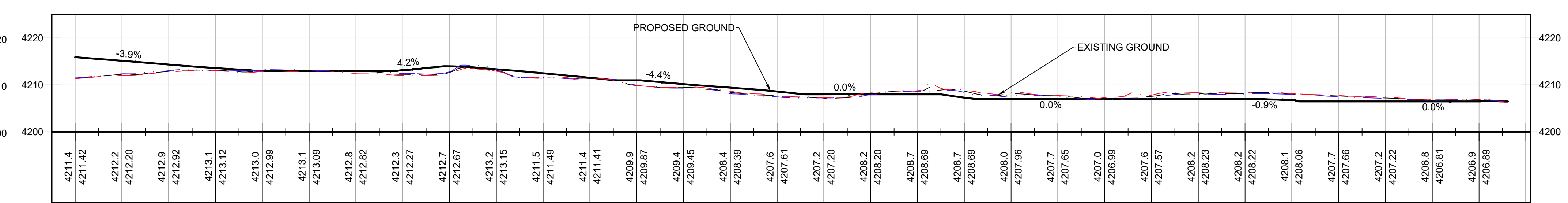


ROAD PLAN
0 10' 20' 40'
HORIZONTAL SCALE IN FEET
1" = 20'

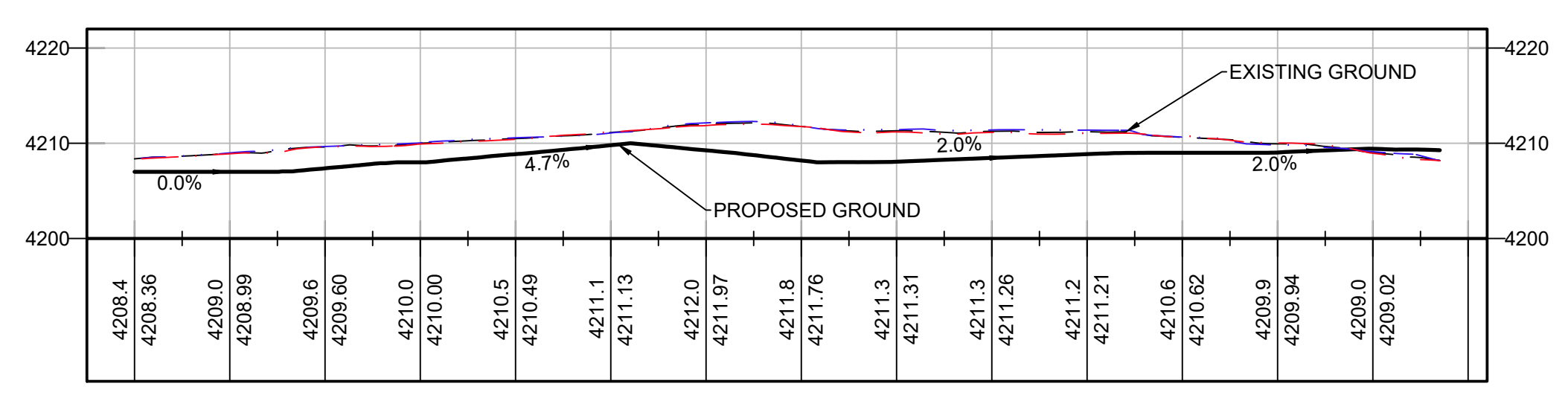
SECTION L-L



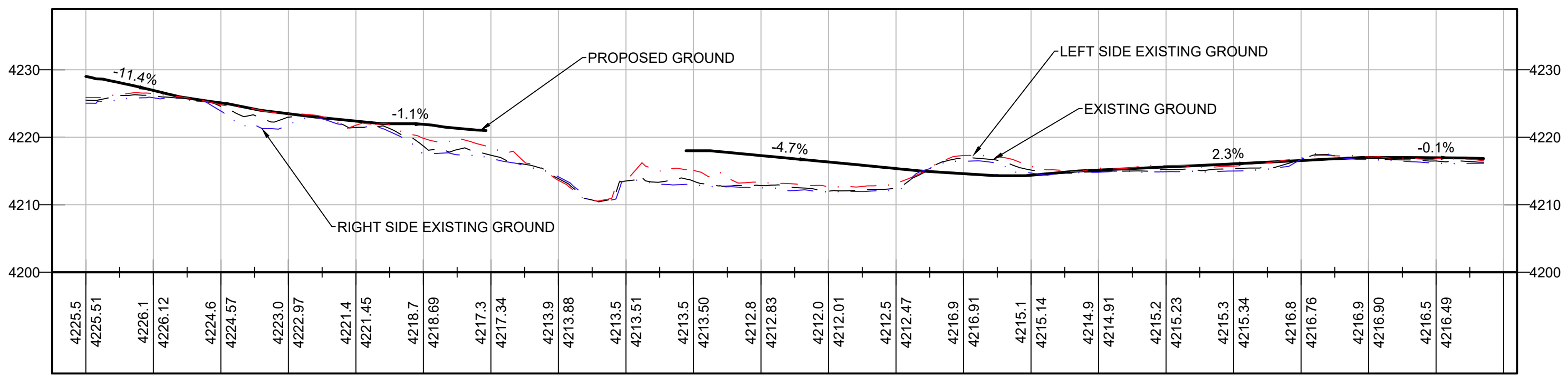
SECTION M-M



SECTION N-N



SECTION P-P



ROAD PROFILE
0 15' 30' 60'
HORIZONTAL SCALE IN FEET
1" = 20'
VERTICAL SCALE IN FEET
1" = 10'

key plan

3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1
no.	date	issue

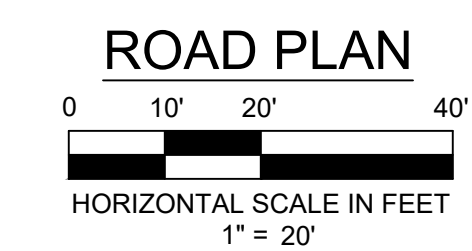
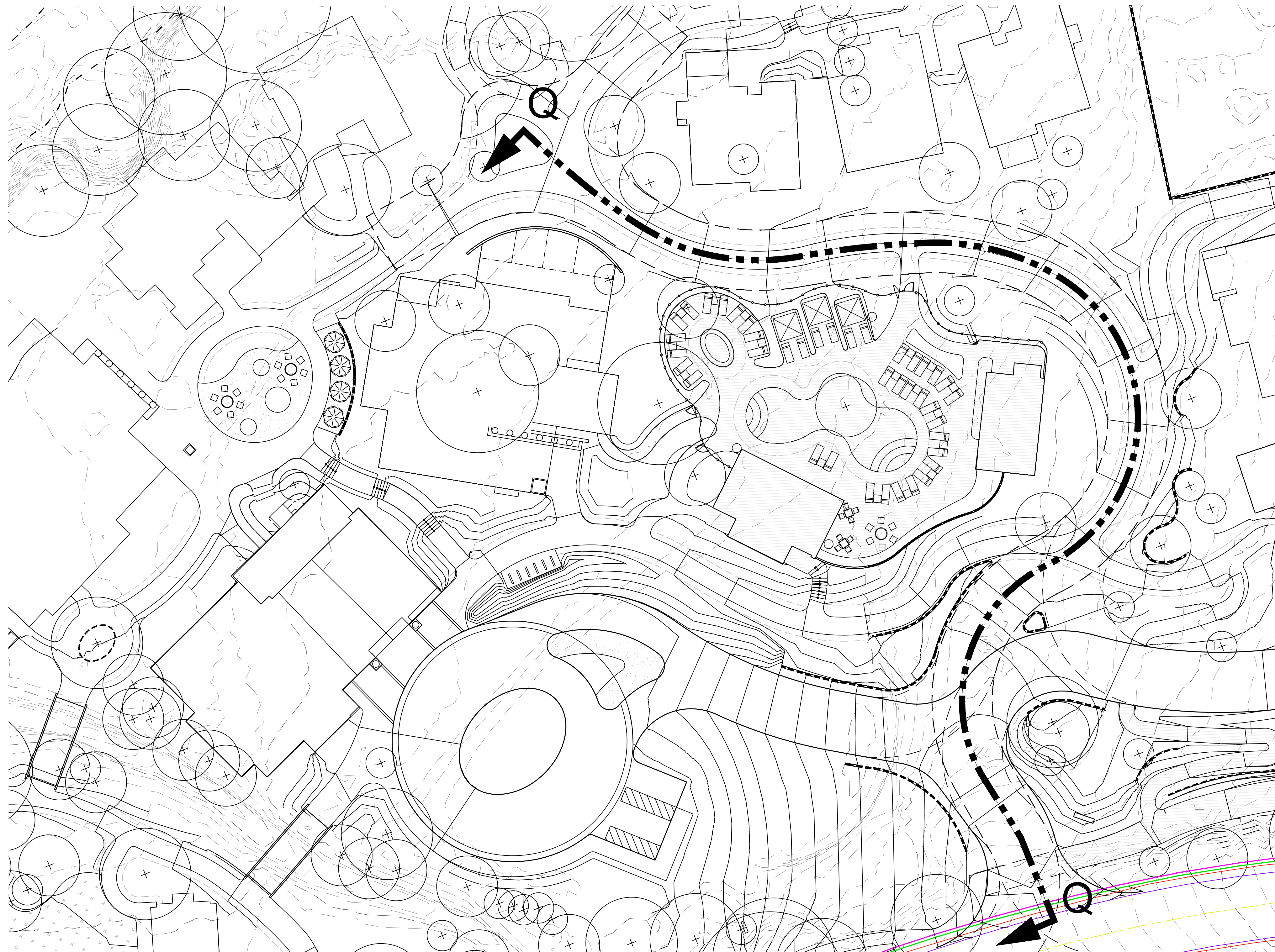
**Oak Creek
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

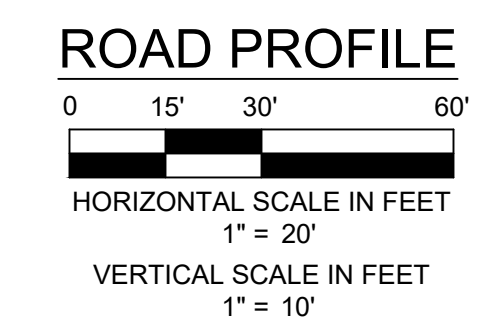
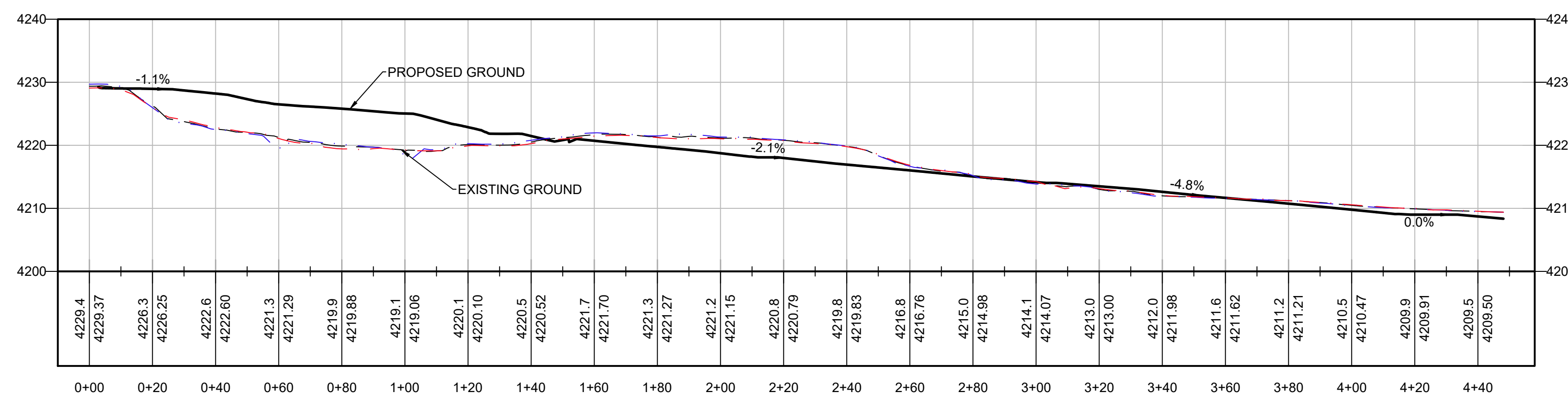
DRIVEWAY/WALKWAY P&P

project no.	201108
checked by:	LS
drawn by:	SS
component	

sheet no. **C-6**



SECTION Q-Q



R.D. OLSON
DEVELOPMENT
WATG
Brightview
Sefton Engineering
Eric Brandt Architect
Richard Hubbell & Associates
Hammes Surveying LCC
Kimley-Horn and Associates, Inc.



key plan

3	1/24/2024	CDS SUBMITTAL 4
2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1
no.	date	issue

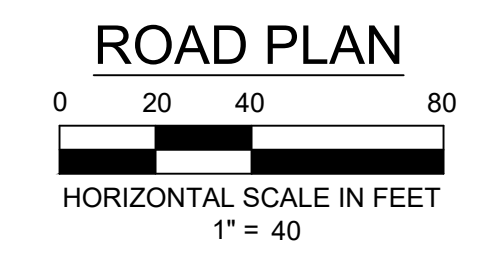
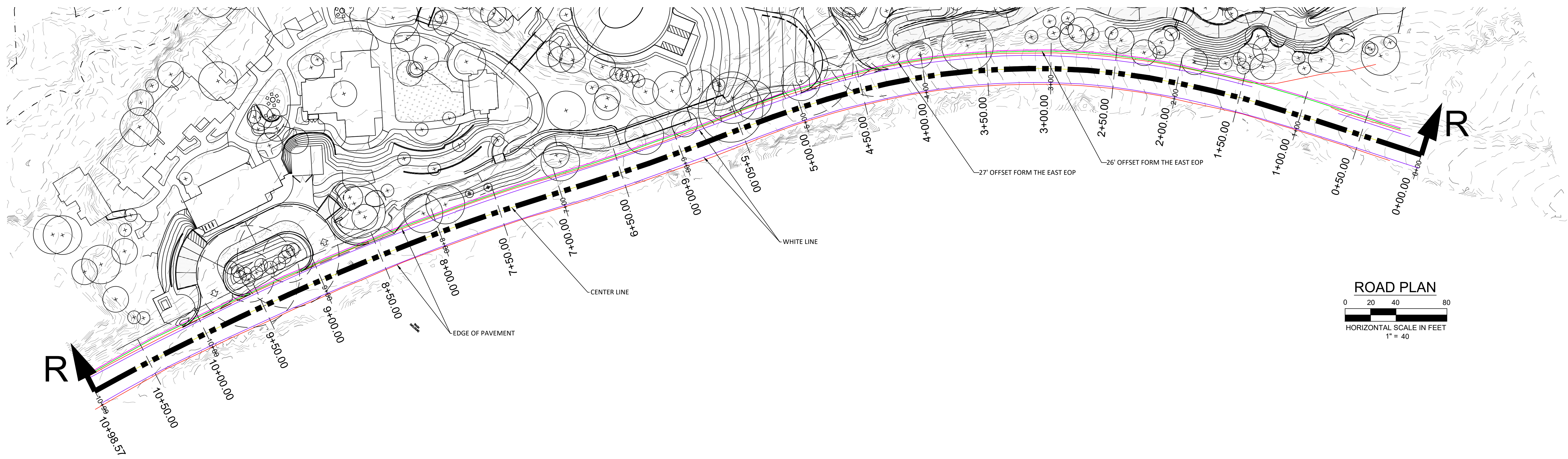
**Oak Creek
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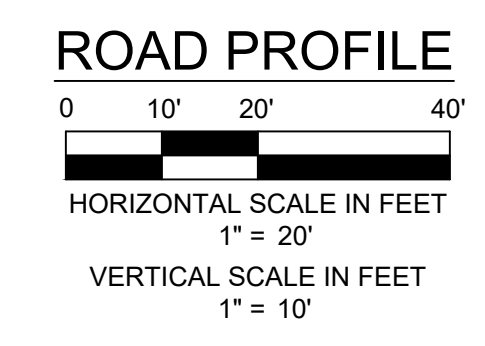
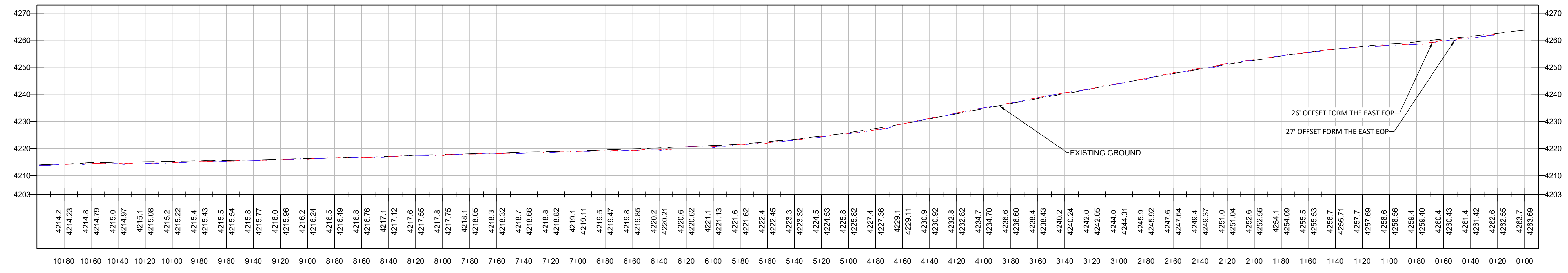
DRIVEWAY/WALKWAY P&P

project no. 201108
checked by: LS
drawn by: ss

component
C-7
sheet no.



MAIN EXISTING ROAD



key plan

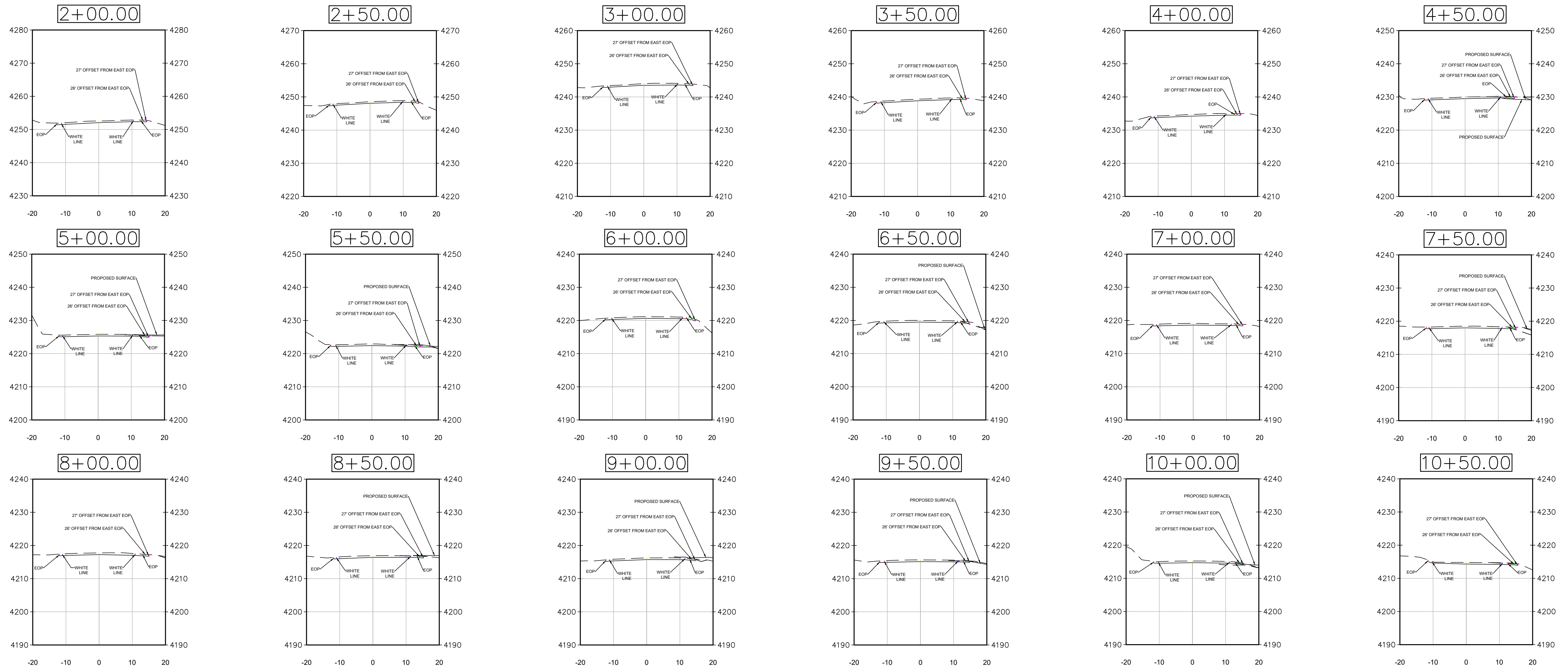
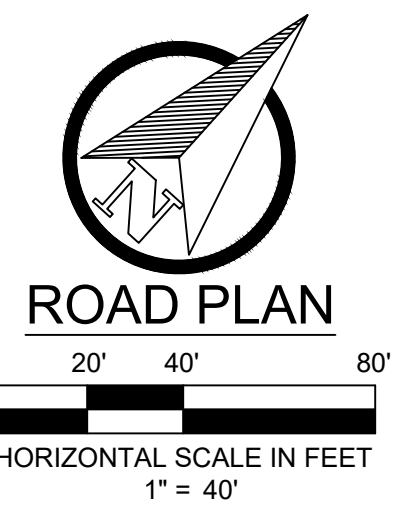
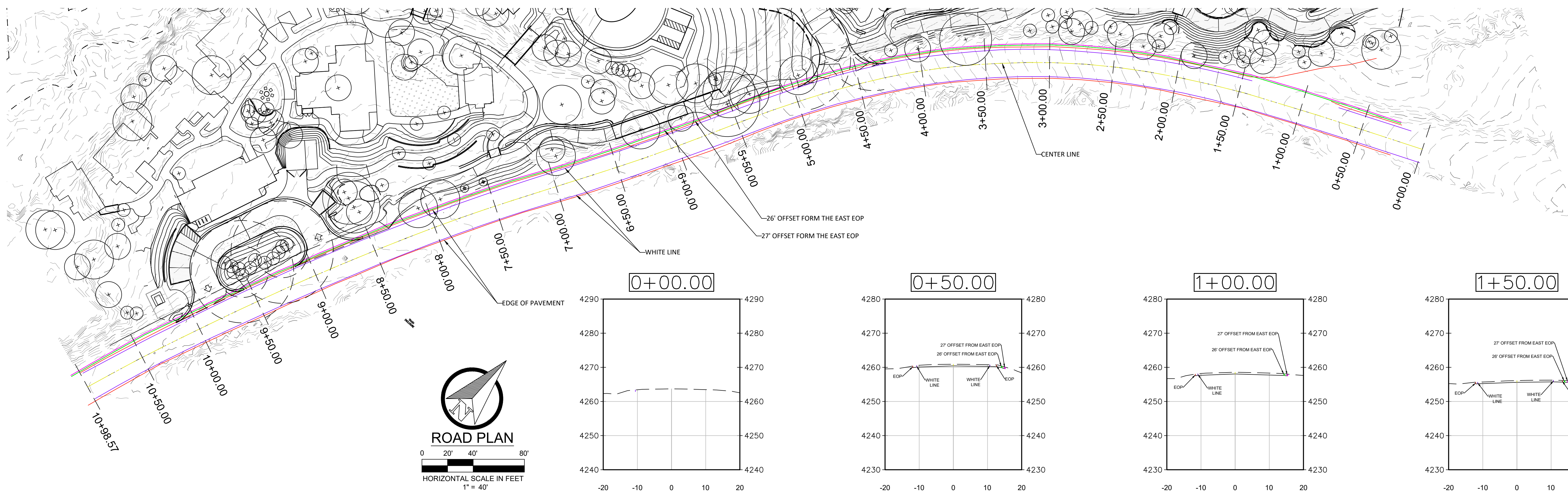
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2	8/31/2023	CDS SUBMITTAL 2
1	6/1/2023	CDS SUBMITTAL 1
no.	date	issue

Oak Creek
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DRIVEWAY/WALKWAY P&P

project no. 201108
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component



R.D. OLSON
DEVELOPMENT

WATG

Brightview

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LLC

Kimley-Horn and Associates, Inc.



ROAD SECTIONS

0 7.5' 15' 30'

HORIZONTAL SCALE IN FEET
1" = 15'

VERTICAL SCALE IN FEET
1" = 15'

key plan

3 1/24/2024 CDS SUBMITTAL 4

2 8/31/2023 CDS SUBMITTAL 2

1 6/1/2023 CDS SUBMITTAL 1

no. date issue

**Oak Creek
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

**MAIN EXISTING ROAD CROSS
SECTIONS**

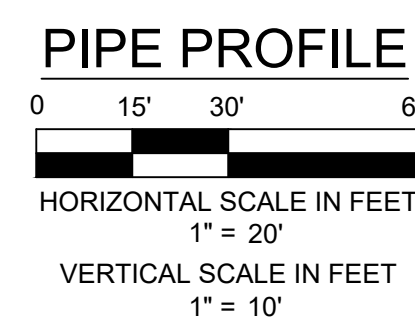
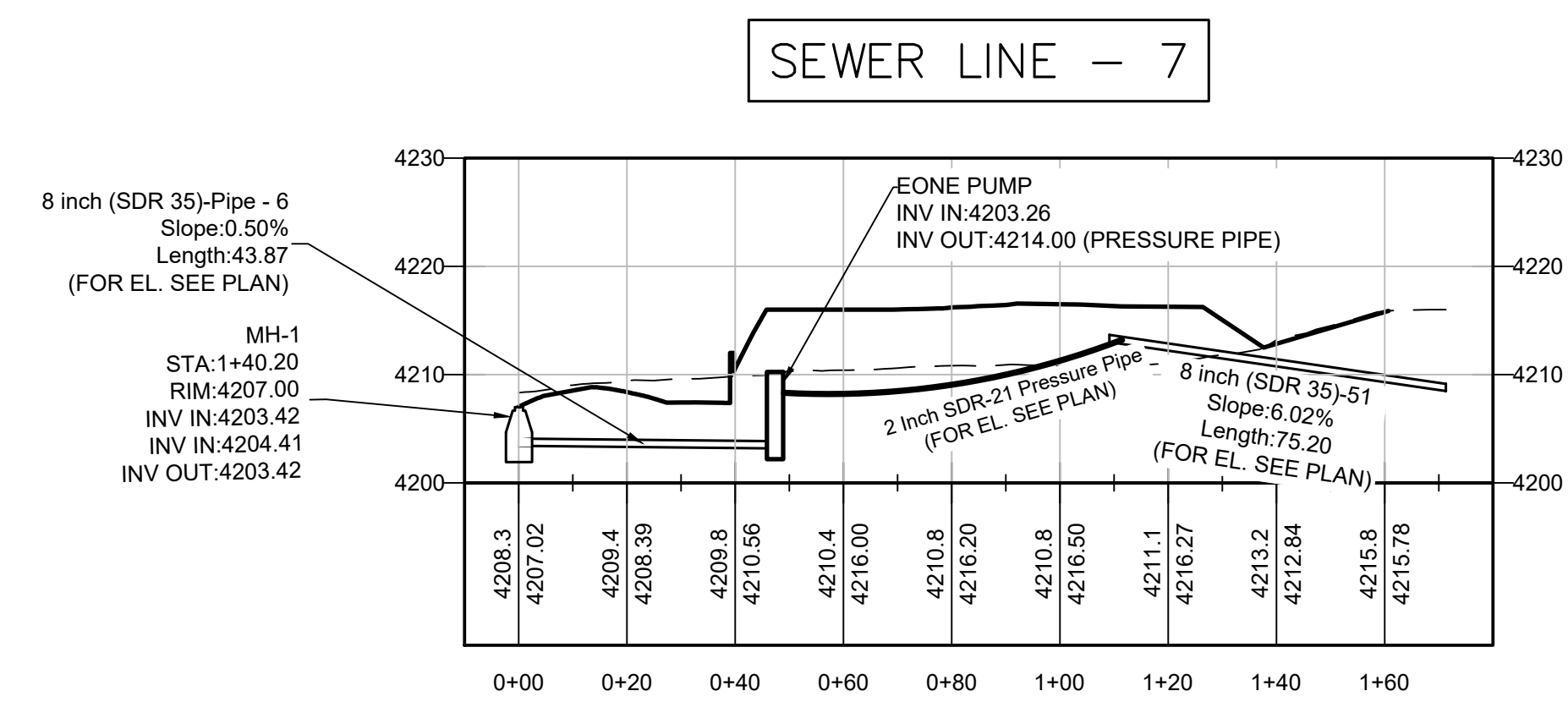
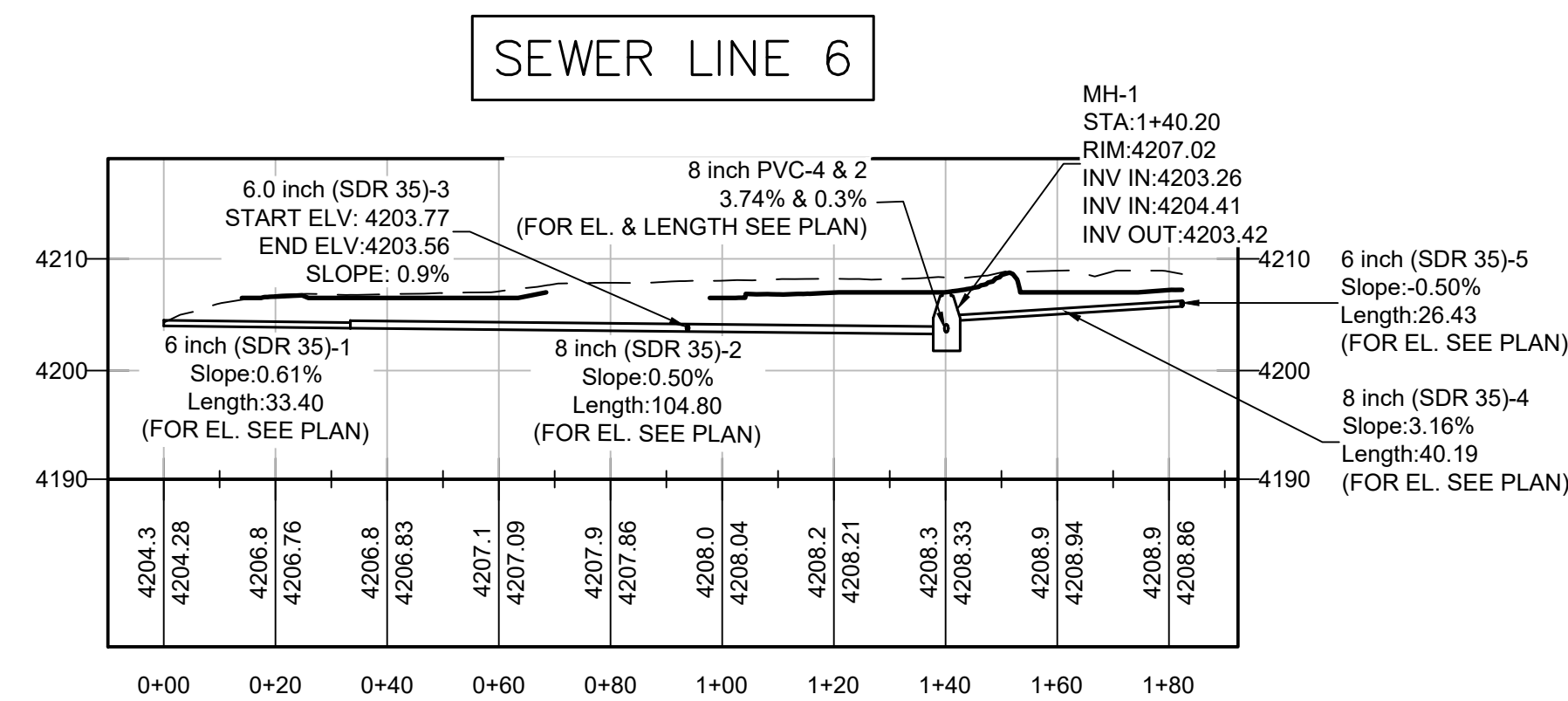
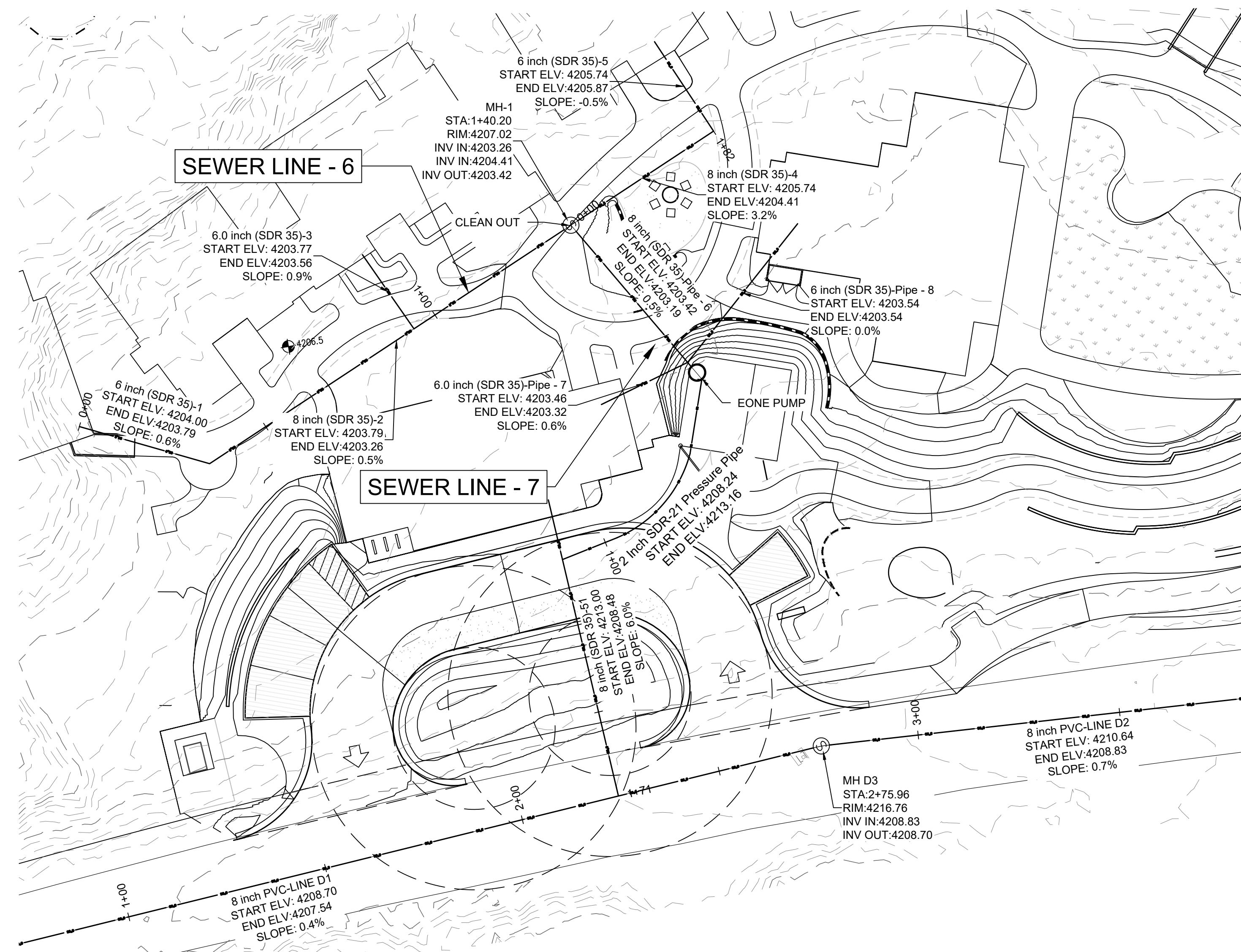
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component

sheet no. **C-9**



key plan

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no.	date	issue

Oak Creek
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COMPREHENSIVE DESIGN SUBMITTA
JANUARY 24TH, 2024

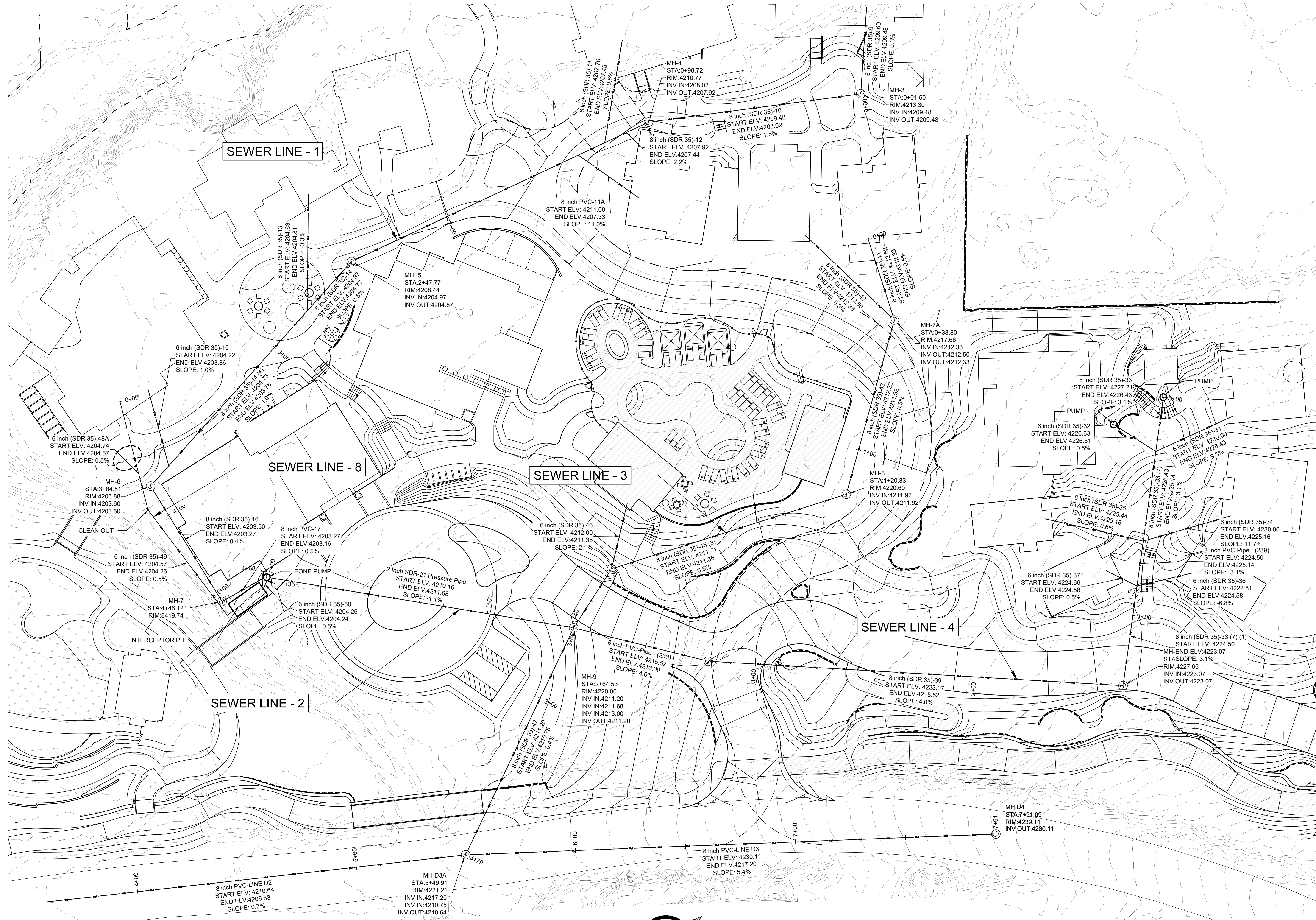
SEWER PLAN AND PROFILE

project no. 201108
checked by: LS
drawn by: ss

component

sheet no.

C-10



key plan

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Oak Creek
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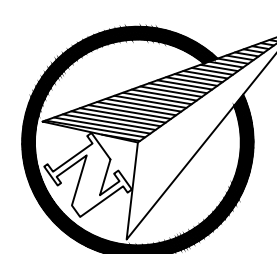
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JANUARY 24TH, 2024

SEWER PLAN AND PROFILE

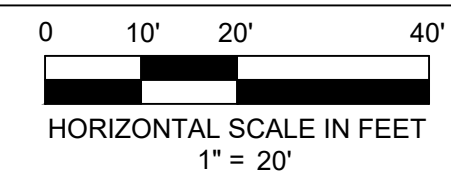
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component

sheet no. **C-11**

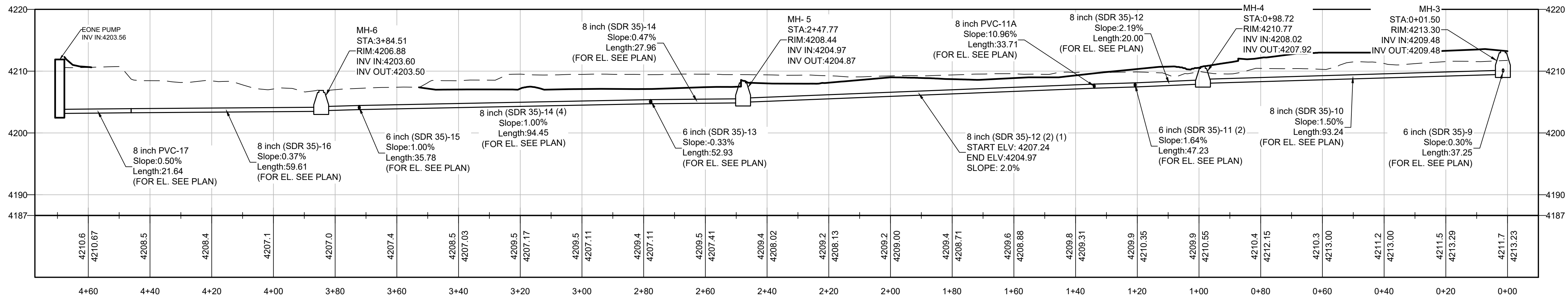


PIPE NETWORK PLAN

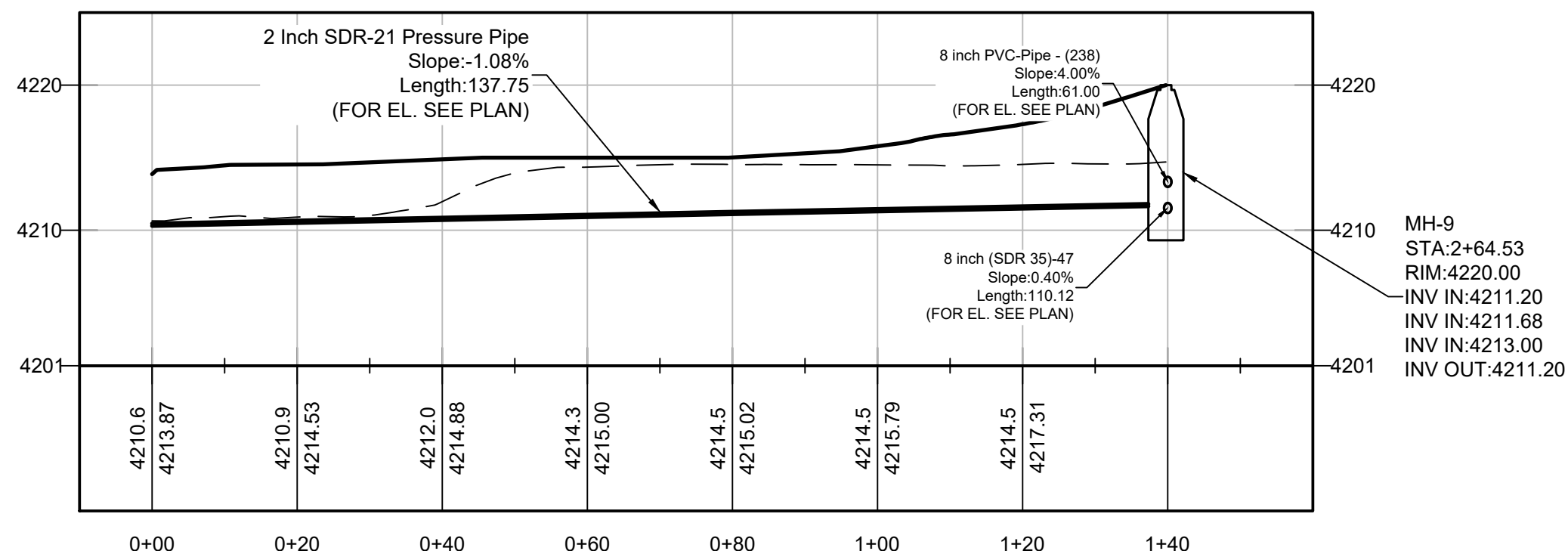


HORIZONTAL SCALE IN FEET
1" = 20'

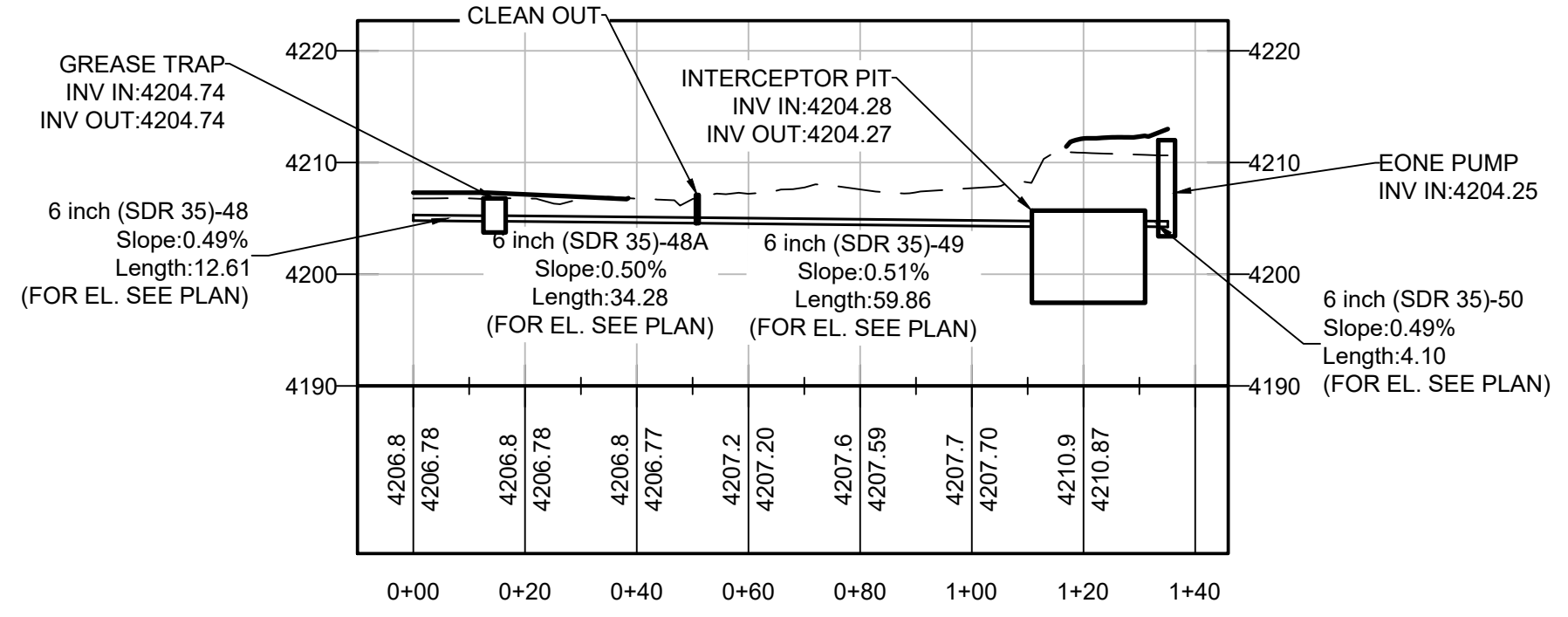
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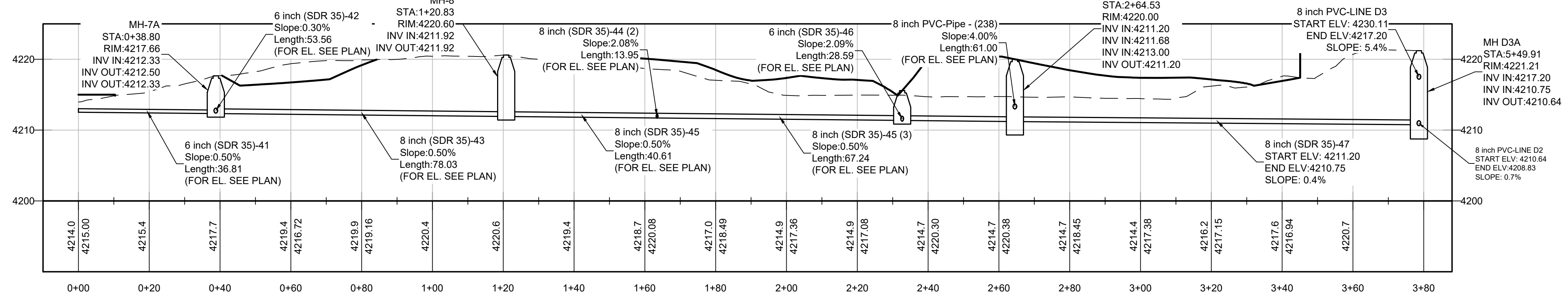
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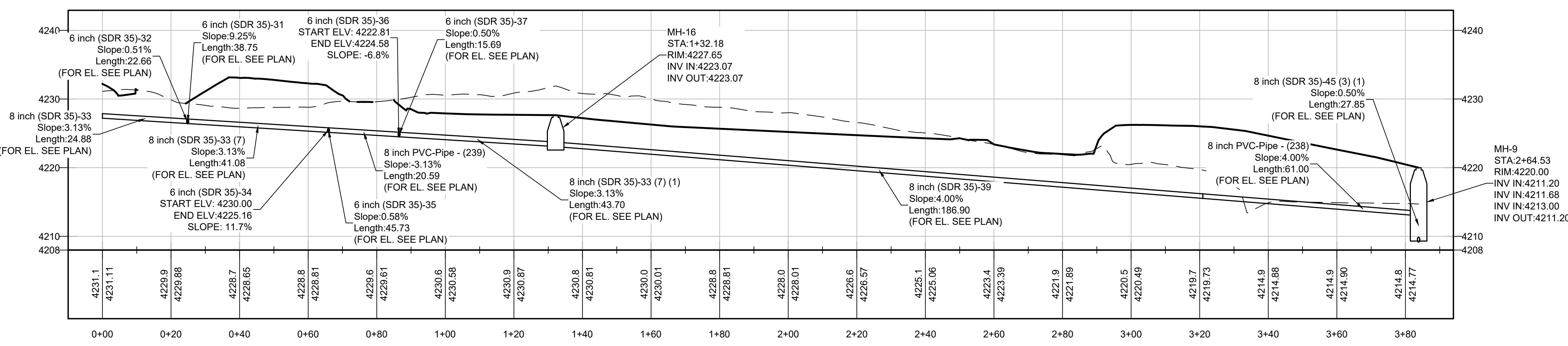
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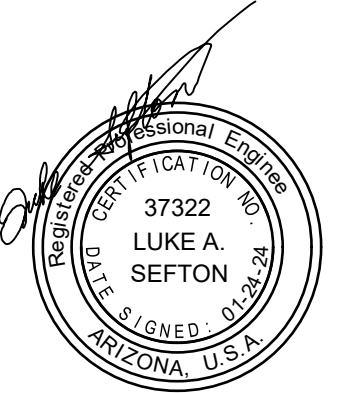
SEWER LINE - 3



SEWER LINE - 4



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key plan

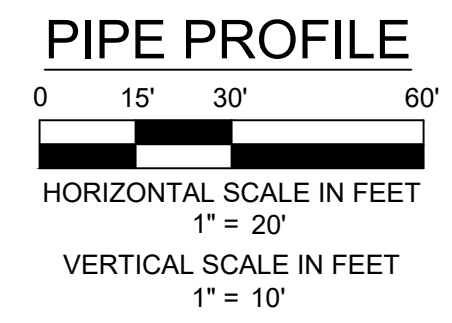
- 3 1/24/2024 CDS SUBMITTAL 4
- 2 8/31/2023 CDS SUBMITTAL 2
- 1 6/1/2023 CDS SUBMITTAL 1
- no. date issue

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COMPREHENSIVE DESIGN SUBMITTAL
JANUARY 24TH, 2024

SEWER PLAN AND PROFILE

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