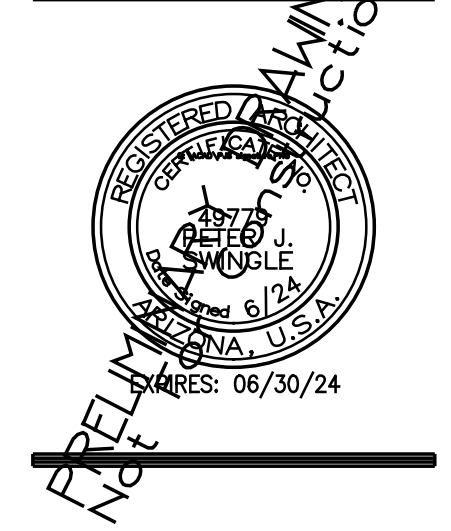




**ATHENA STUDIO, LLC**  
 4700 N. 12th Street  
 Suite 205  
 Phoenix, AZ 85014  
 602-274-5900

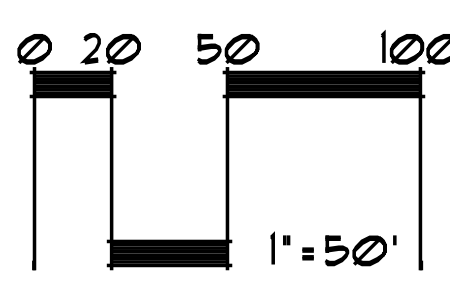


**Villas on Shelby**  
 2250 Shelby Drive  
 Sedona, Arizona 86336  
 HS Development Partners

**CONTEXT PLAN**  
 SCALE: 1" = 50'-0"

Issue Date:	
ATHENA NUMBER	1431.1
CONSULTANT NUMBER	
DRAWN BY	PS
REVIEWED BY	PS
START DATE	APR 11, 2013
DATE PLOTTED	06/14/24
CADD FILE NAME	2315.1-STP

CONTEXT PLAN  
**S.O**  
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NOTE: SOUTH OF AREA IS UNDEVELOPED OPEN SPACE ZONED NF AND NOT SHOWN



S#46473

**PROJECT DATA**

**Villas on Shelby**  
**Property Owner** City of Sedona  
**Developer** HS Development Partners  
 London, Ohio  
**Architects** Athena Studio  
 2801 E Camelback Dr #200  
 Phoenix, Arizona 85016

**Project Address**  
 2250 Shelby Drive  
 Sedona Arizona 86336

**Explanatory Statement**  
 This project includes 30 new Affordable housing units with resident amenities and an office.

**Site Data**  
**Parcel Number** APN 408-28-103C  
**Zoning** IN  
**Gross Site Area** 55,740 SF 1.28 Acres  
**Net Site Area** 51,037 SF 1.17 Acres

**Density**  
 Provided 30 Dwellings  
 1.28 acres  
 23.4 dpa

**Lot coverage**  
 Parking Lot 17,166 SF  
 Sidewalks 2,814 SF  
 Building 13,018 SF  
**Total** 32,998 SF **Total Coverage**  
**Net Site Area** 51,037 SF **0.64655 %**

**Building Setbacks**

	Required	Provided
Front	15 ft	15 ft
Side*	0 ft	5 ft
Rear	0 ft	0 ft

\*10ft Public Utility Easement on East side of site

**Unit Count**

Unit A1 (1-Bed)	21	659 Net SF Each
Unit A2 (1-Bed)	3	697 Net SF Each
Unit B (3-Bed)	6	1190 Net SF Each
<b>Total</b>	<b>30</b>	

**Building Area**

	Net	Gross
<b>First Floor</b>	13,018 SF	11,861 SF
<b>Second Floor</b>	7,690 SF	11,861 SF
<b>Third Floor</b>	7,690 SF	9,971 SF
<b>Total</b>	<b>28,398 SF</b>	<b>33,693 SF</b>

**Building Height**  
 3 Stories, 39 Feet \*Allowed under Development Agreement and Waiver

**Occupancy and Use**  
 Occupancy R-2 Construction Type V-A

**Parking**

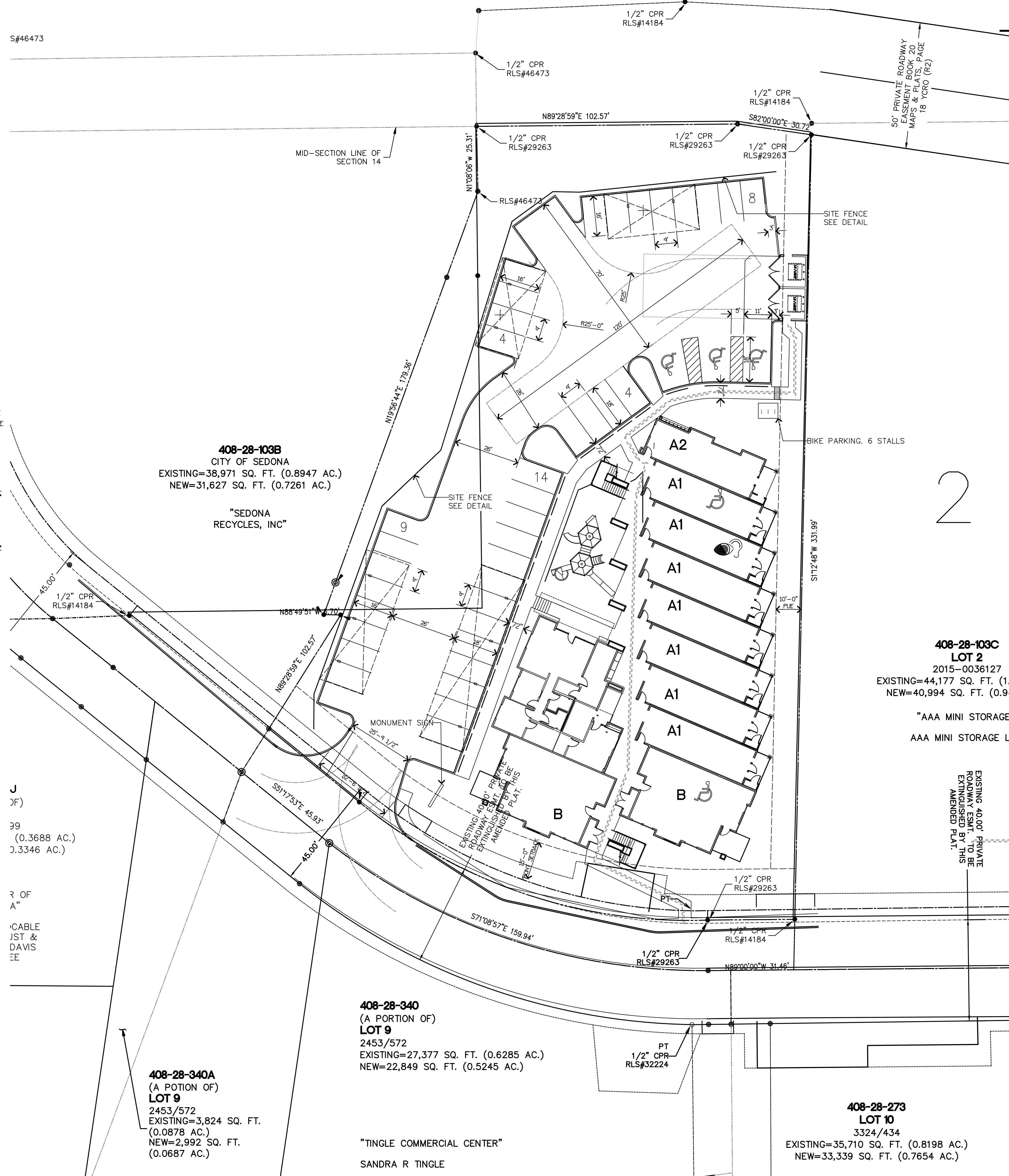
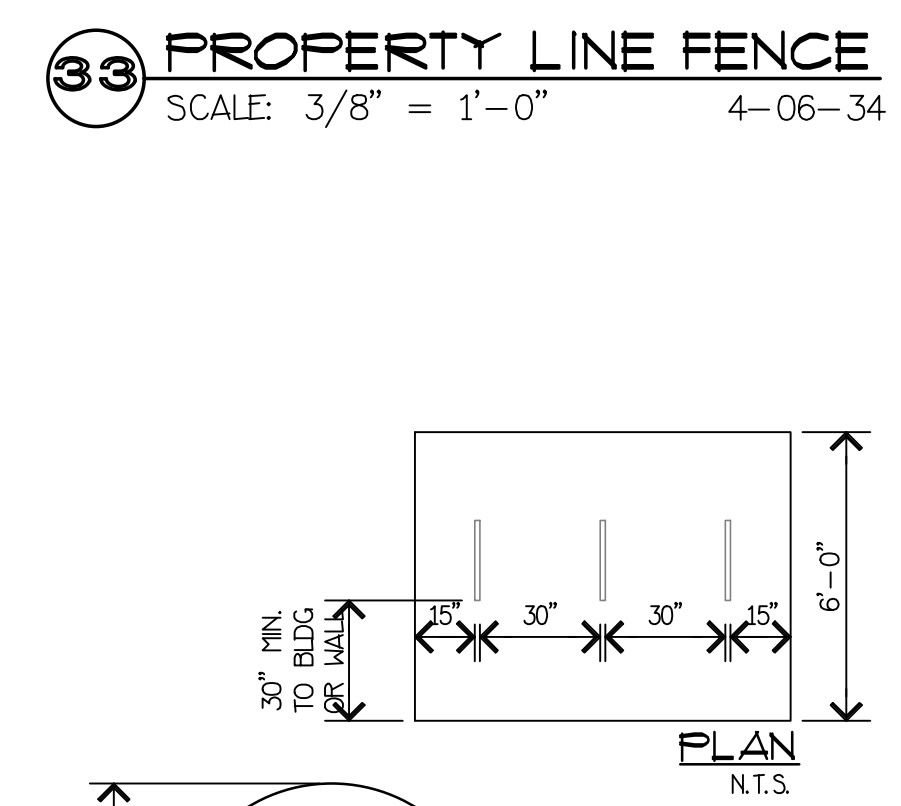
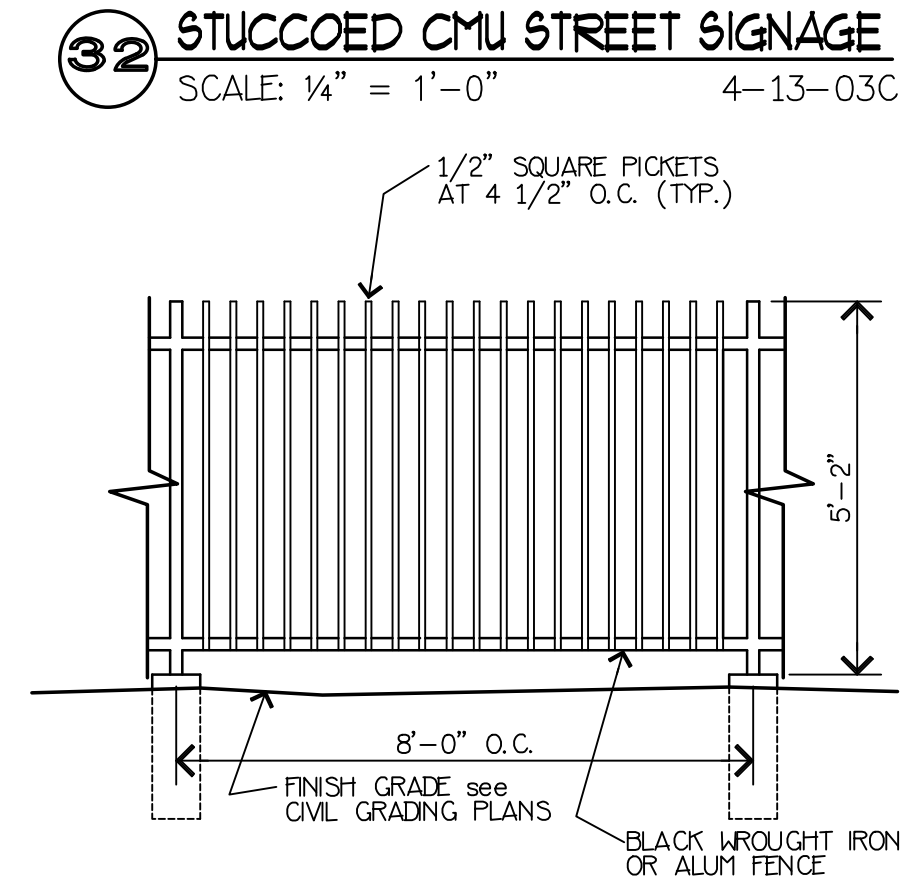
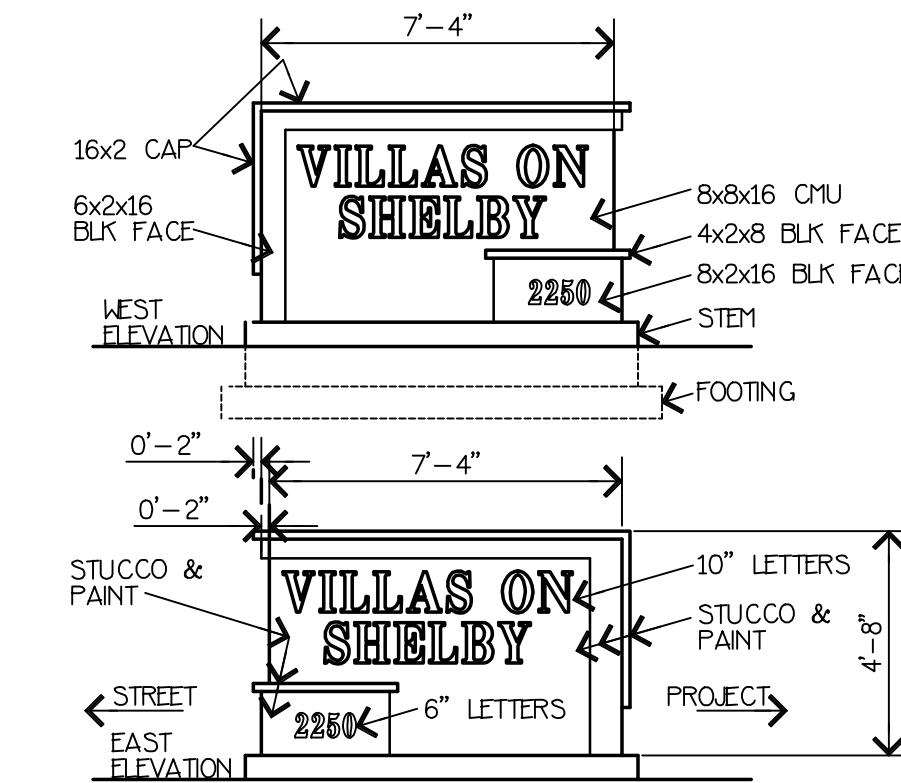
<b>Required</b>			
Per 1-Bed	1.25	x	3 = 3.75
Per 3-Bed	1.75	x	6 = 10.5
<b>Provided</b>			<b>42</b>
Covered Required (50%)			21
<b>Covered Provided</b>			<b>22</b>

**Bicycle Parking**

<b>Required</b>	1 per 10 parking stalls
42 /	10
<b>Provided</b>	6

**408-28-103C LOT 2**  
 2015-0036127  
 EXISTING=44,177 SQ. FT. (1.0)  
 NEW=40,994 SQ. FT. (0.941)  
 "AAA MINI STORAGE"  
 AAA MINI STORAGE LL

- SIGN CONSTRUCTION:**  
 1. FOUNDATION: 16" WIDE CMU STEM ON 24"x 8" x 9'-0" LONG CONCRETE FOOTING, RE-BAR per CODE.  
 2. PAINT COLOR SHALL MATCH THE BUILDINGS.  
 3. LETTERING SHALL BE AS ILLUSTRATED BELOW. PROVIDE MIN. 1/4" DEEP LETTERS IN FLAT CUT POLISHED COPPER.



**408-28-103B**  
 CITY OF SEDONA  
 EXISTING=38,971 SQ. FT. (0.8947 AC.)  
 NEW=31,627 SQ. FT. (0.7261 AC.)  
 "SEDONA RECYCLES, INC"

**408-28-340A**  
 (A PORTION OF) LOT 9  
 2453/572  
 EXISTING=3,824 SQ. FT. (0.0878 AC.)  
 NEW=2,992 SQ. FT. (0.0687 AC.)  
 SANDRA R TINGLE

**408-28-340**  
 (A PORTION OF) LOT 9  
 2453/572  
 EXISTING=27,377 SQ. FT. (0.6285 AC.)  
 NEW=22,849 SQ. FT. (0.5245 AC.)  
 "TINGLE COMMERCIAL CENTER"  
 SANDRA R TINGLE

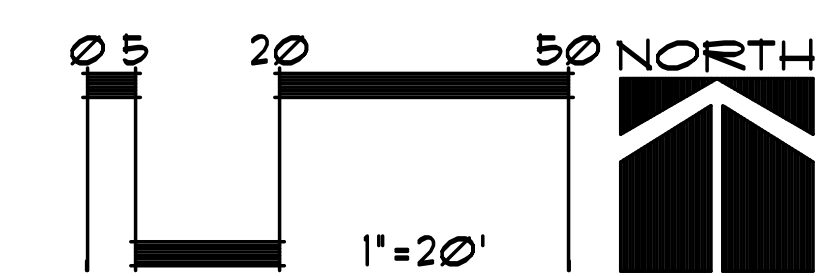
**408-28-273**  
 LOT 10  
 3324/434  
 EXISTING=35,710 SQ. FT. (0.8198 AC.)  
 NEW=33,339 SQ. FT. (0.7654 AC.)

**UNIT SYMBOL KEY:**

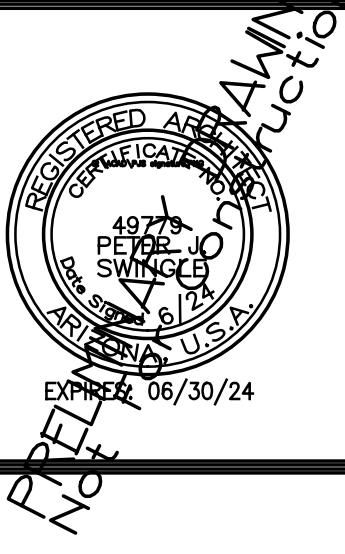
- ♿ = INDICATES EQUIPPED FOR MOBILITY IMPAIRED. SEE FLOOR PLANS
- 👂 = INDICATES EQUIPPED FOR HEARING IMPAIRED
- 👁 = INDICATES EQUIPPED FOR VISUALLY IMPAIRED

ACCESSIBLE ROUTE

**SITE PLAN**  
 SCALE: 1" = 20'-0"



**ATHENA STUDIO, LLC**  
 4700 N. 12th Street  
 Suite 205  
 Phoenix, AZ 85014  
 602-274-5000



**Villas on Shelby**  
 2250 Shelby Drive  
 Sedona, Arizona 86336  
 HS Development Partners

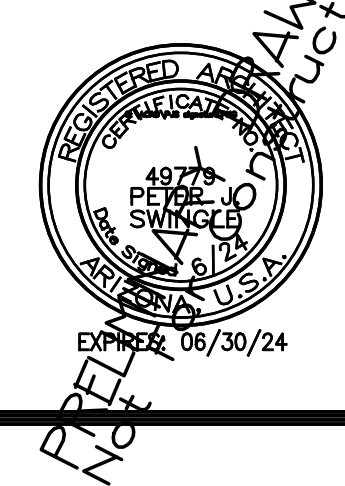
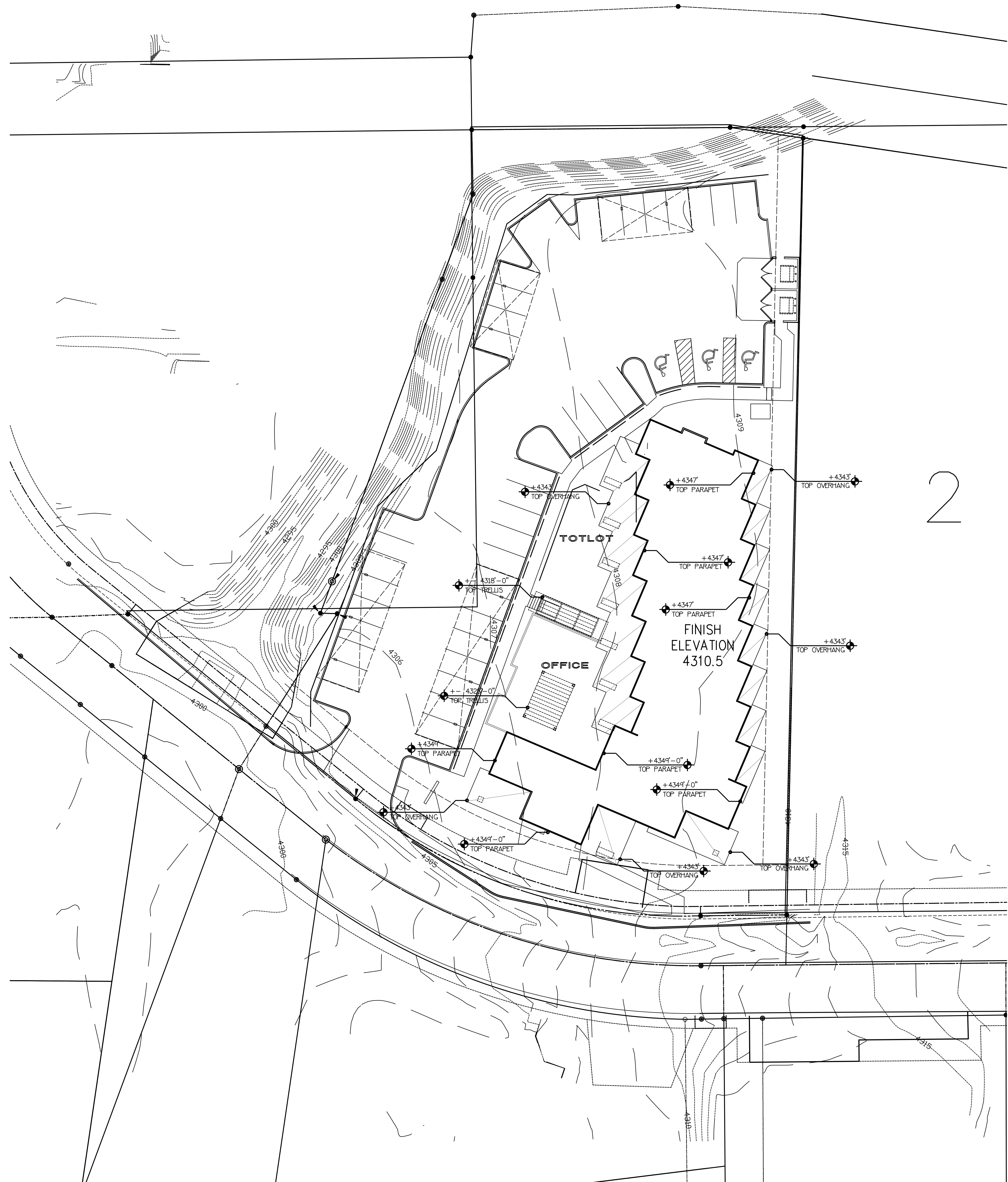
**Issue Date:**

ATHENA NUMBER 1431.1  
 CONSULTANT NUMBER  
 DRAWN BY PS  
 REVIEWED BY PS  
 START DATE APR 11, 2013  
 DATE PLOTTED 06/18/24  
 CADD FILE NAME 2315.1-SITE

**SITE AND SIGNAGE PLAN**

**S.1**

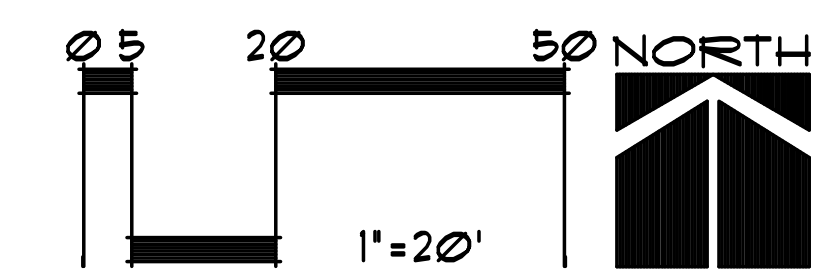
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**Villas on Shelby**  
2250 Shelby Drive  
Sedona, Arizona 86336  
HS Development Partners

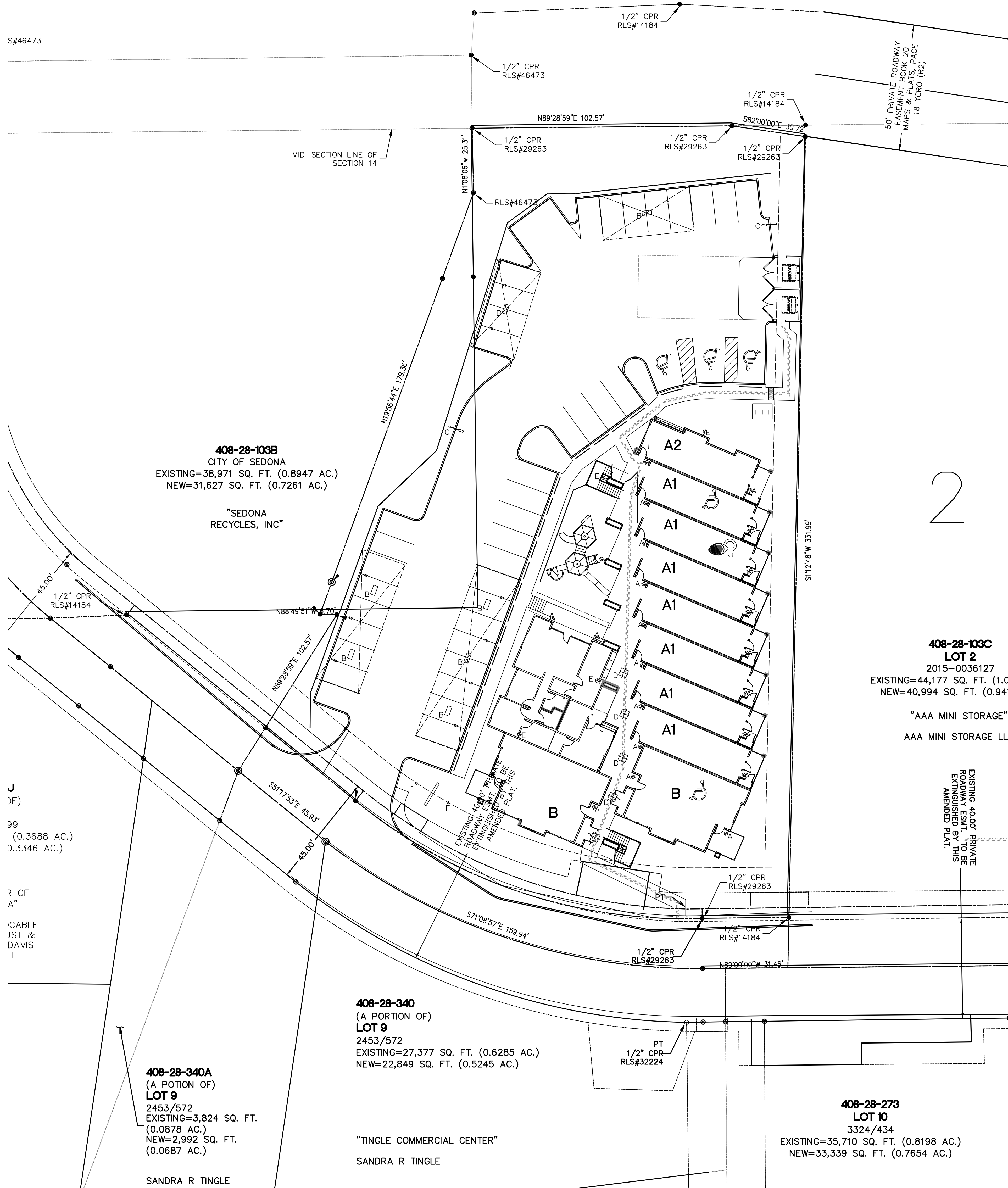
<b>Issue Date:</b>
ATHENA NUMBER 1431.1
CONSULTANT NUMBER
DRAWN BY FS
REVIEWED BY FS
START DATE APR 11, 2013
DATE PLOTTED 06/18/24
CADD FILE NAME 2315.1-SITE
SITE HEIGHT PLAN

**ROOF HEIGHT PLAN**  
SCALE: 1" = 20'-0"





S#46473



**LIGHTING SCHEDULE**

A	☉	PATIO WALL INVUE
B	☐	CARPORT TOP TIER RECTANGULAR WIDE
C	—	POLE LIGHT INVUE ARM MOUNT
D	⊕	CIELING MOUNT HALO
E	⬇	WALL MOUNT TOP TIER MEDIUM
F	▷	LANDSCAPE SIGN SPOT LIGHT LUMARK TRACER FLOOD LIGHT

**ATHENA  
STUDIO, LLC**  
4700 N. 12th Street  
Suite 205  
Phoenix, AZ 85014  
602-274-5000



**408-28-103B**  
CITY OF SEDONA  
EXISTING=38,971 SQ. FT. (0.8947 AC.)  
NEW=31,627 SQ. FT. (0.7261 AC.)

"SEDONA  
RECYCLES, INC"

**408-28-103C**  
**LOT 2**  
2015-0036127  
EXISTING=44,177 SQ. FT. (1.0  
NEW=40,994 SQ. FT. (0.941

"AAA MINI STORAGE"  
AAA MINI STORAGE LLC

**408-28-340**  
(A PORTION OF)  
**LOT 9**  
2453/572  
EXISTING=27,377 SQ. FT. (0.6285 AC.)  
NEW=22,849 SQ. FT. (0.5245 AC.)

"TINGLE COMMERCIAL CENTER"  
SANDRA R TINGLE

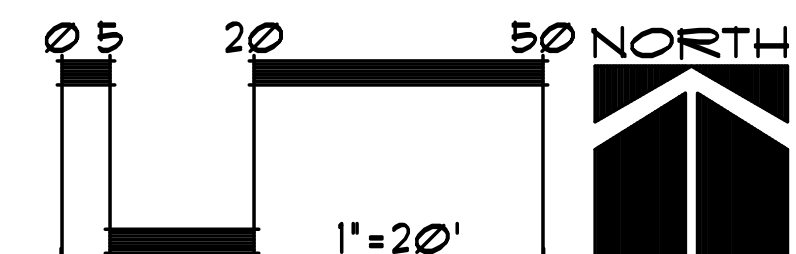
**408-28-340A**  
(A PORTION OF)  
**LOT 9**  
2453/572  
EXISTING=3,824 SQ. FT.  
(0.0878 AC.)  
NEW=2,992 SQ. FT.  
(0.0687 AC.)

SANDRA R TINGLE

**408-28-273**  
**LOT 10**  
3324/434  
EXISTING=35,710 SQ. FT. (0.8198 AC.)  
NEW=33,339 SQ. FT. (0.7654 AC.)

**SITE LIGHTING PLAN**

SCALE: 1" = 20'-0"

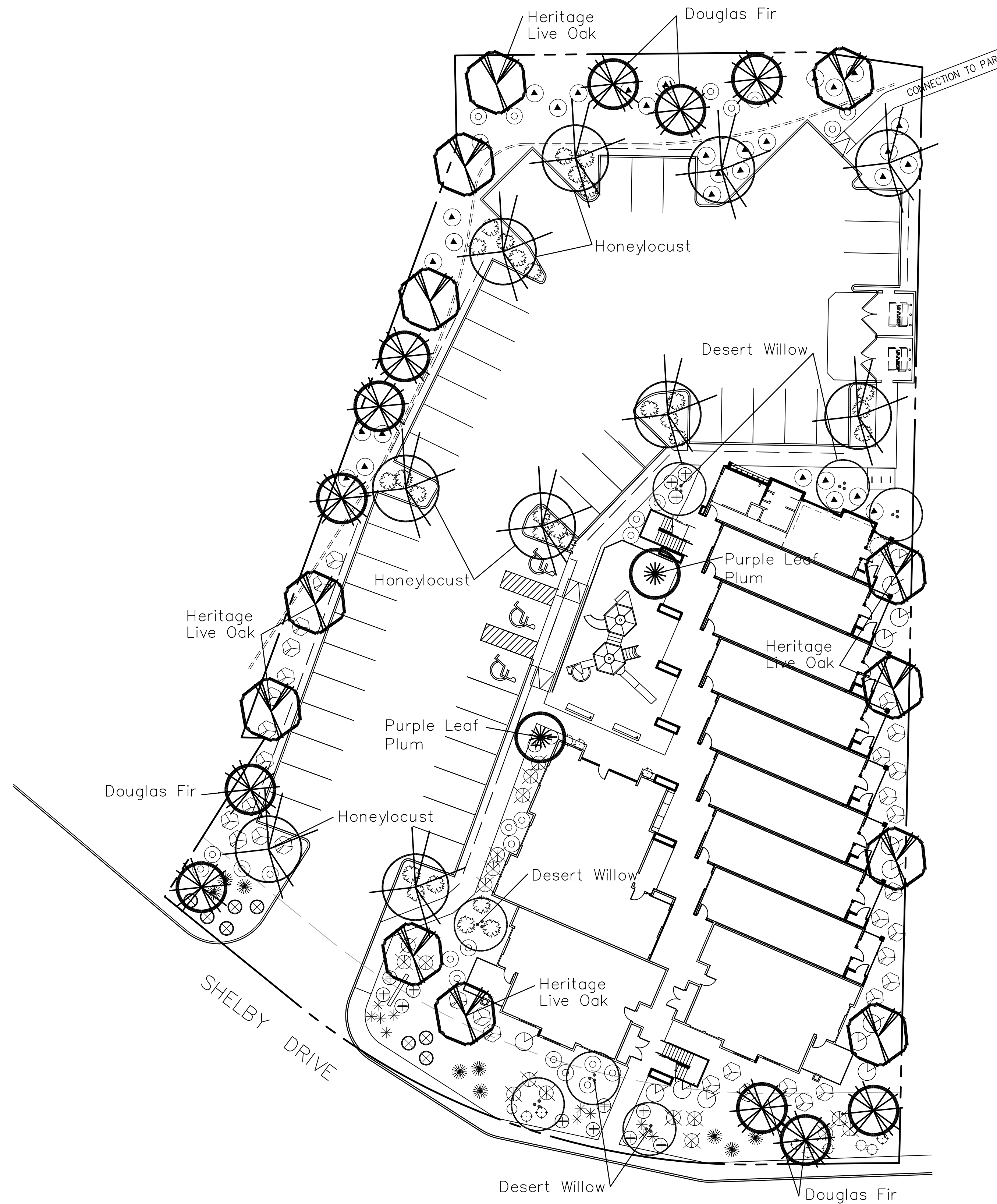


Issue Date:

ATHENA NUMBER	1431.1
CONSULTANT NUMBER	-
DRAWN BY	PS
REVIEWED BY	PS
START DATE	APR 11, 2013
DATE PLOTTED	06/14/24
CADD FILE NAME	2315.1-STE

SITE LIGHTING  
SIGNAGE PLAN

**S.3**  
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### PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
<b>TREES</b>			
1		Gleditsia triacanthos 'Sunburst' Thornless Honeylocust	24" Box 9' 4' 1.5" Double-Staked Typ.
2		Quercus virginiana Heritage Live Oak	24" Box 9' 4' 1.25" Double-Staked Typ.
3		Chilopsis linearis Desert Willow	24" Box 7' 4' 1.25" Double-Staked Typ.
1		Prunus cerasifera 'atropurpurea' Purple Leaf Plum	24" Box 9' 4' 1.25" Double-Staked Typ.
1		Pseudotsuga menziesii Douglas Fir	24" Box 7' 4' 1.25" Double-Staked Typ.
<b>LARGE SHRUBS</b>			
4		Photina fraseri Photina	5 Gallon
5		Forsythia ovata Korean Forsythia	5 Gallon
6		Mahonia aquifolium Oregon Grape	5 Gallon
<b>MEDIUM AND SMALL SHRUBS</b>			
7		Cercocarpus montanus Mountain Mahogany	5 Gallon
8		Rhus ovata Sugar Sumac	5 Gallon
10		Juniperus c. 'Sea Green' Sea Green Juniper	5 Gallon
<b>GROUNDCOVER</b>			
11		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
12		Juniperus conferta Shore Juniper	1 Gallon
<b>ACCENTS</b>			
13		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon
14		Muhlenbergia rigida 'Nashville' Deer Grass	5 Gallon
15		Agave geminiflora Twin Flower Agave	5 Gallon
16		Agave parryi Parry's Agave	5 Gallon
<b>LANDSCAPE MATERIALS</b>			
21		Decomposed Granite	Match existing for color. 1/4" Minus for size.

### LANDSCAPE PLAN

SCALE 1"=20'-0"



NORTH

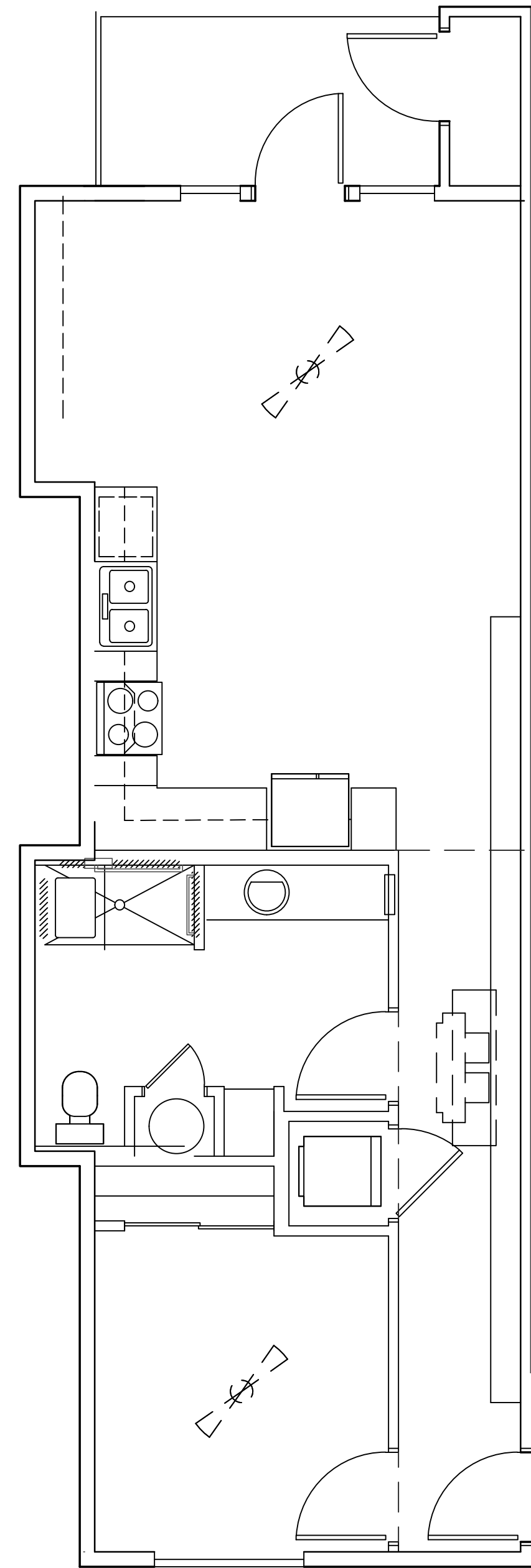
24029  
**Campbell Collaborative**  
 Landscape Architects since 1983  
 111 E. Dunlap Ave, Suite 1-278  
 Phoenix, Arizona 85020  
 Donald Campbell R.A.  
 doc@campbellcollaborative.com  
 T: (602) 266-1644 F: (602) 266-1677

**VILLAS on SHELBY**  
 2250 Shelby Drive  
 Sedona, Arizona

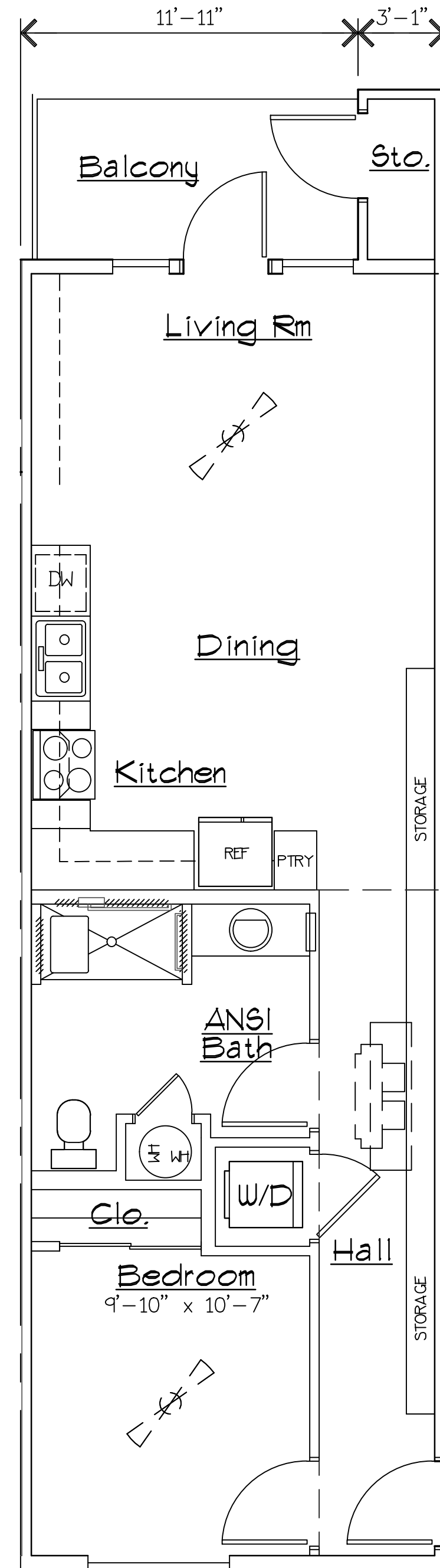
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Job No.: 24029  
 File: 24029XP  
 Drawn: DRC  
 Checked: DRC  
 Scale: PER PLAN  
 Date: 06.03.24

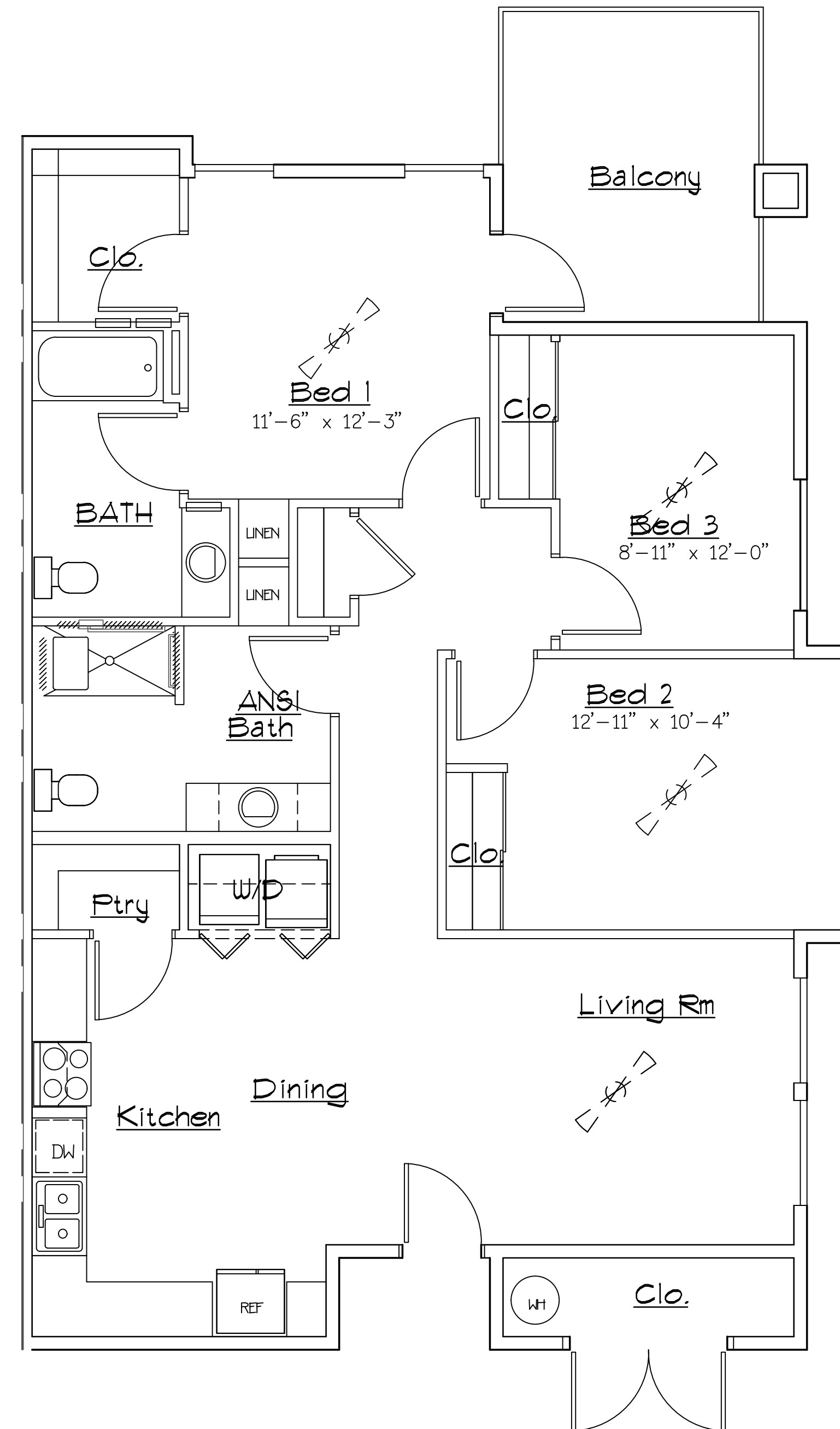
Revisions:  
 Sheet Number  
**L1.0**  
 1 OF 1



**A2 - One Bedroom**  
SCALE: 1/4"=1'-0"  
GROSS 711 SF  
NET 659 SF



**A1 - One Bedroom**  
SCALE: 1/4"=1'-0"  
GROSS 711 SF  
NET 659 SF



**B - Three Bedroom**  
SCALE: 1/4"=1'-0"  
GROSS 1262 SF  
NET 1190 SF

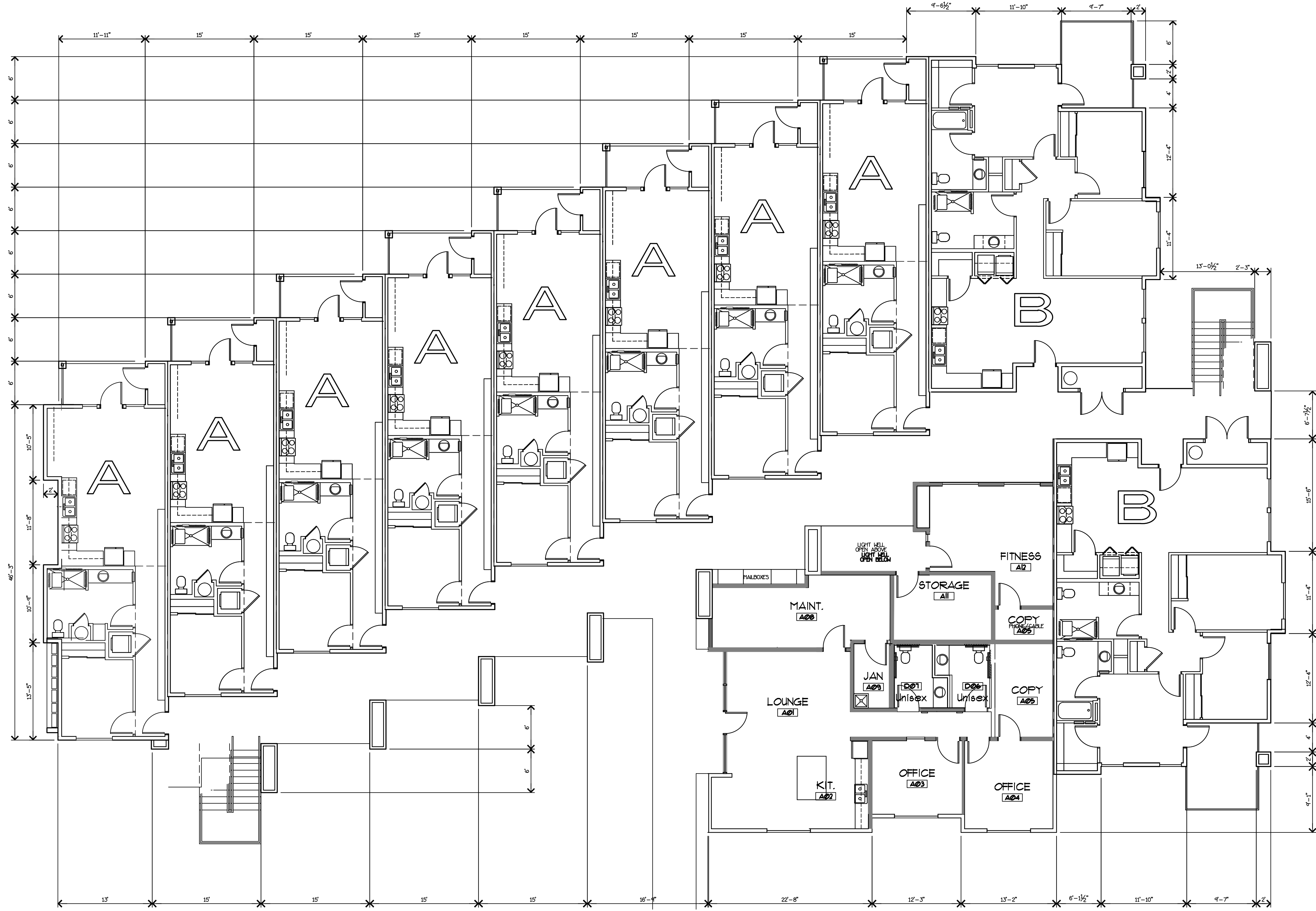
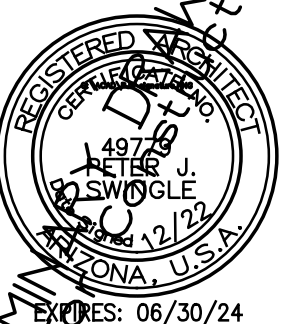
**Villas on Shelby**  
2250 Shelby Drive  
Sedona, AZ 83534  
HS Development Partners

**Unit Floor Plans**  
SCALE: 1/4"=1'-0"

Issue Date:

ATHENA NUMBER	1431.1
CONSULTANT NUMBER	-
DRAWN BY	PS
REVIEWED BY	PS
START DATE	APR 11, 2013
DATE PLOTTED	06/14/24
CADD FILE NAME	2315.1-FLP
UNIT FLOOR PLANS	A-E

**A0.1**

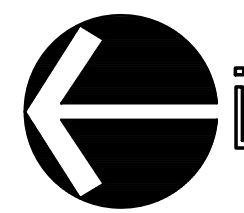


**Villas on Shelby**  
2250 Shelby Drive  
Sedona, AZ 83534  
HS Development Partners

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PS  
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CADD FILE NAME  
2315.1-FLP

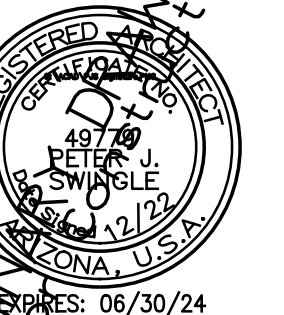
FIRST FLOOR PLAN



**First Floor Plan**  
SCALE: 1/8" = 1'

**A1.1**





PRELIMINARY  
NOT FOR CONSTRUCTION

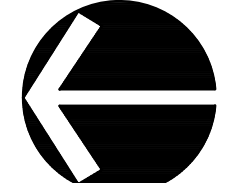


**Villas on Shelby**  
2250 Shelby Drive  
Sedona, AZ 83534  
HS Development Partners

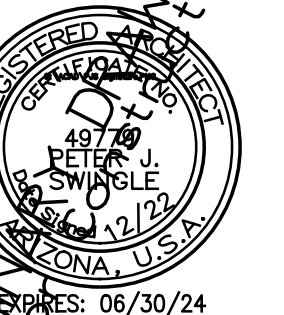
**Second Floor Plan**  
SCALE: 1/8" = 12'

<b>Issue Date:</b>	
ATHENA NUMBER	1431.1
CONSULTANT NUMBER	-
DRAWN BY	PS
REVIEWED BY	PS
START DATE	APR 11, 2013
DATE PLOTTED	06/14/24
CADD FILE NAME	2315.1-FLP
SECOND FLOOR PLAN	

**A1.2**  
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PRELIMINARY  
NOT FOR CONSTRUCTION

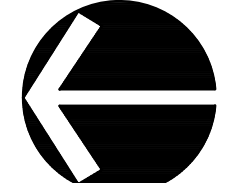


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2250 Shelby Drive  
Sedona, AZ 83534  
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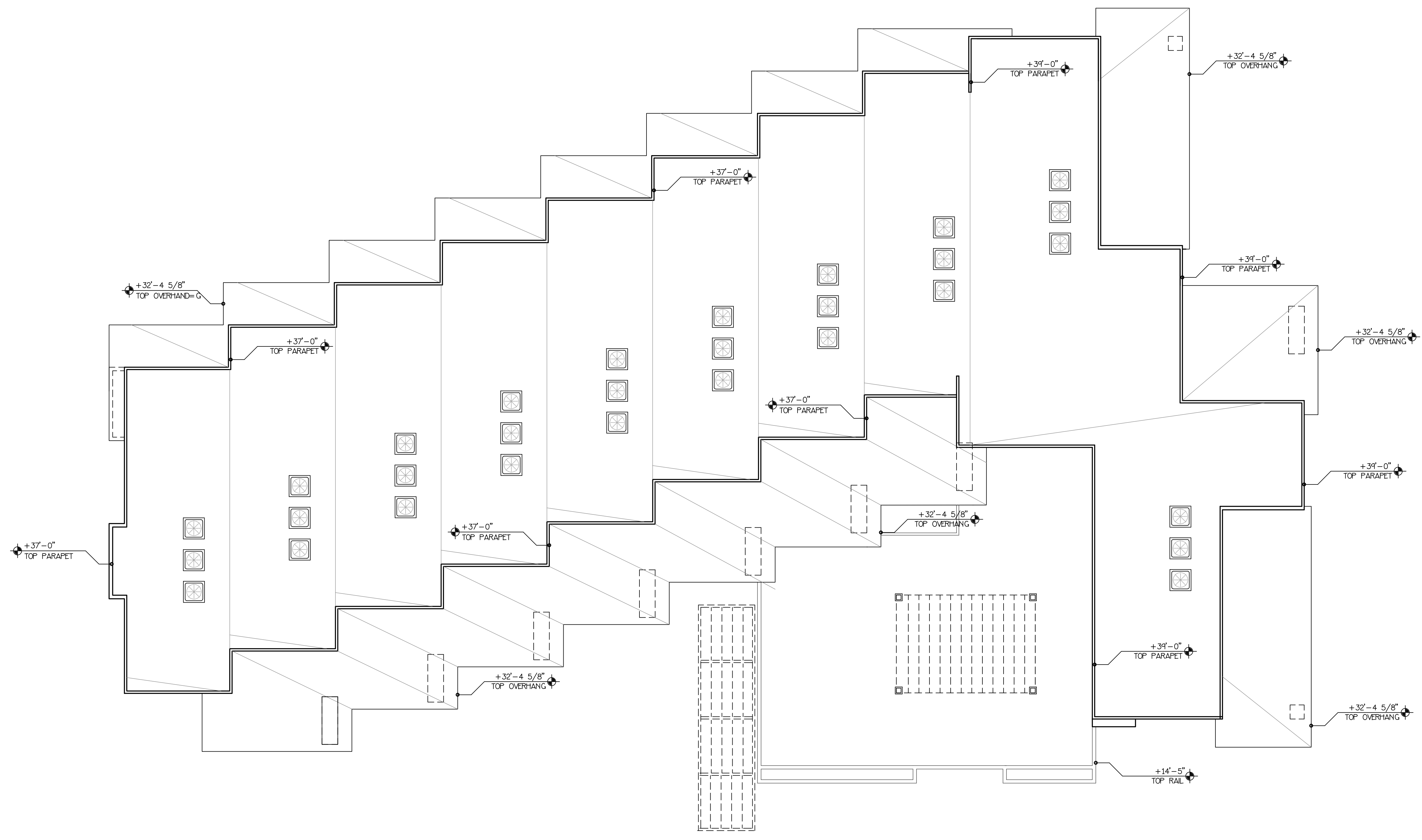
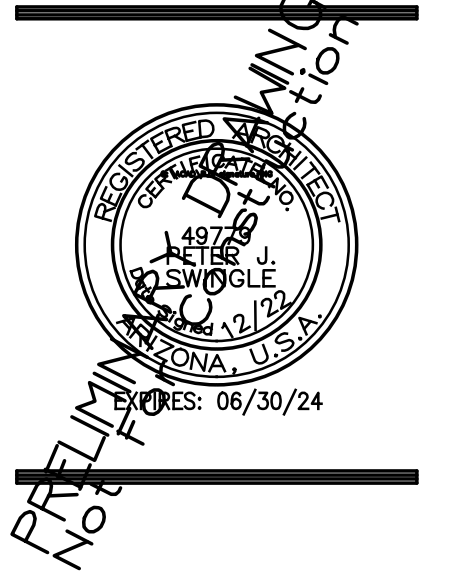
**Second Floor Plan**  
SCALE: 1/8" = 12"

<b>Issue Date:</b>	
ATHENA NUMBER	1431.1
CONSULTANT NUMBER	-
DRAWN BY	PS
REVIEWED BY	PS
START DATE	APR 11, 2013
DATE PLOTTED	06/14/24
CADD FILE NAME	2315.1-FLP
SECOND FLOOR PLAN	

**A1.2**  
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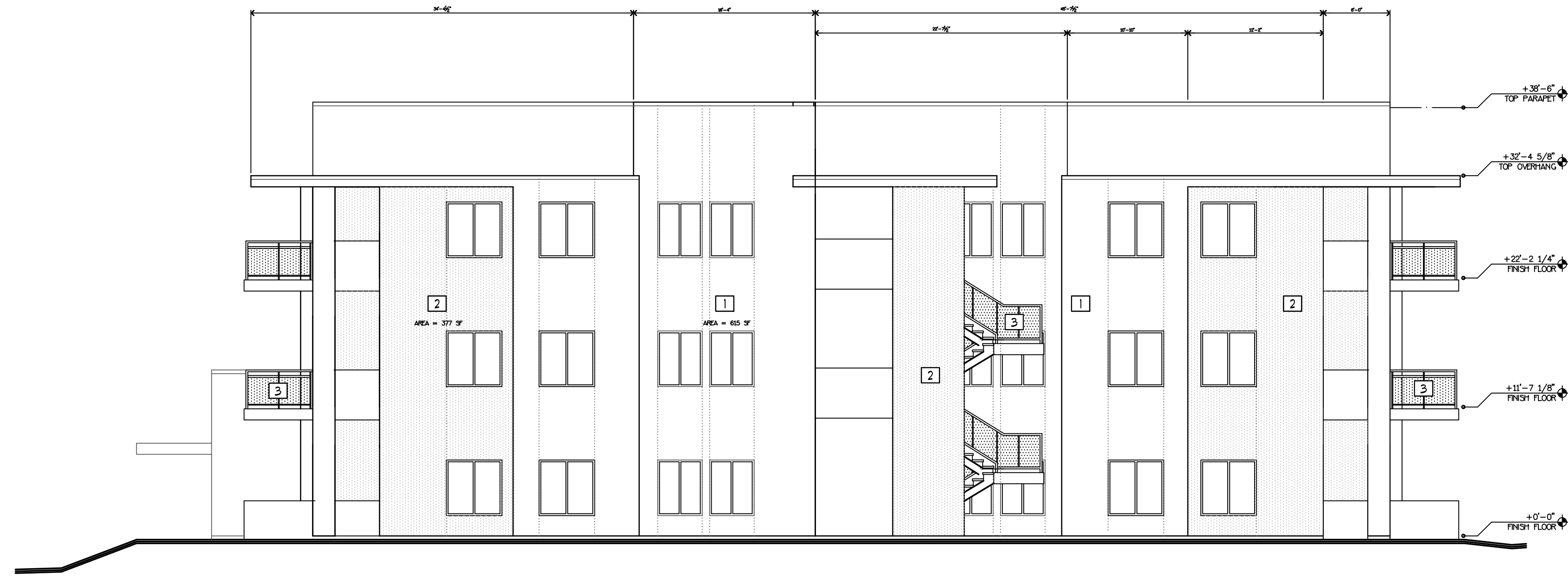
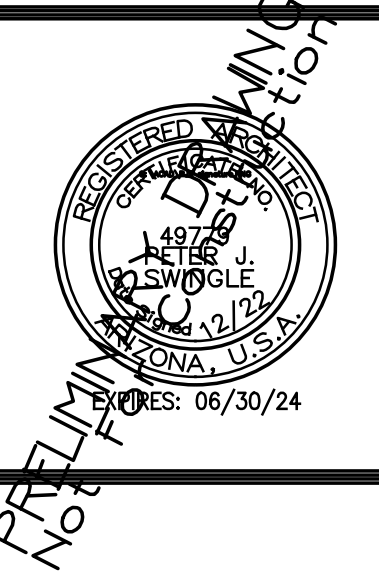
**Villas on Shelby**  
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Sedona, AZ 83534  
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Issue Date:

ATHENA NUMBER	1431.1
CONSULTANT NUMBER	
DRAWN BY	PS
REVIEWED BY	PS
START DATE	APR 11, 2013
DATE PLOTTED	06/14/24
CADD FILE NAME	2315.1-FL1
THIRD FLOOR PLAN	

**First Floor Plan**  
 SCALE: 1/8" = 12"





**SOUTH ELEVATION**  
SCALE: 1/8" = 12"



**EAST ELEVATION**  
SCALE: 1/8" = 12"

**COLOR SCHEDULE**

- 1 PRIMARY STUCCO COLOR  
S4 1024 VOICE HARBOR  
LTV 18
- 2 SECONDARY STUCCO COLOR  
S4 704 VAN DYKE BROWN  
LTV 7
- 3 PAINTED METAL  
S4 7038 DEEP SEA DYE  
LTV 10

**Villas on Shelby**  
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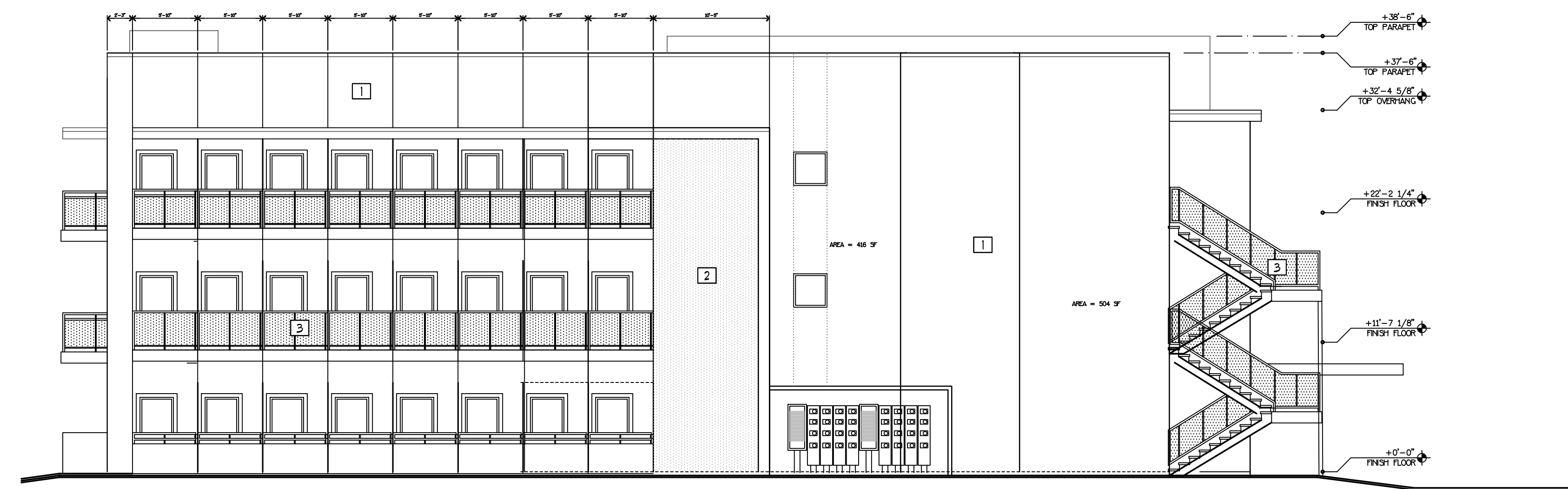
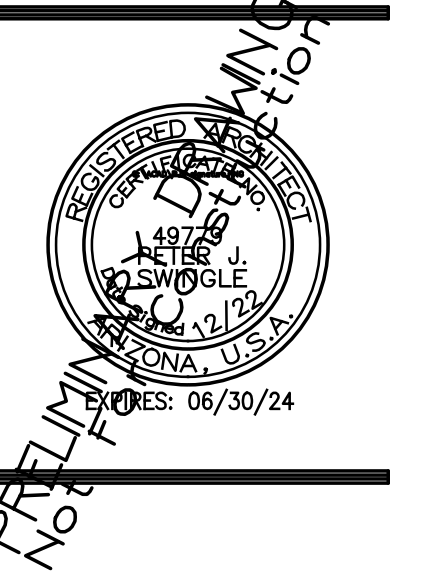
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CONSULTANT NUMBER  
DRAWN BY  
FS  
REVIEWED BY  
FS  
START DATE  
APR 11, 2013  
DATE PLOTTED  
06/14/24  
CADD FILE NAME  
2315.1-FLP

THIRD FLOOR  
PLAN

**A3.1**





**NORTH ELEVATION**  
SCALE: 1/8"=12"



**WEST ELEVATION**  
SCALE: 1/8"=12"

**COLOR SCHEDULE**

1	PRIMARY STUCCO COLOR SW 9024 WEDGE HARBOR LIV 18
2	SECONDARY STUCCO COLOR SW 7046 VAN DYKE BROOK LIV 7
3	PAINTED METAL SW 7038 DEEP SEA DYE LIV 10

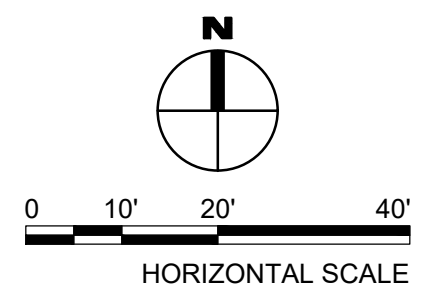
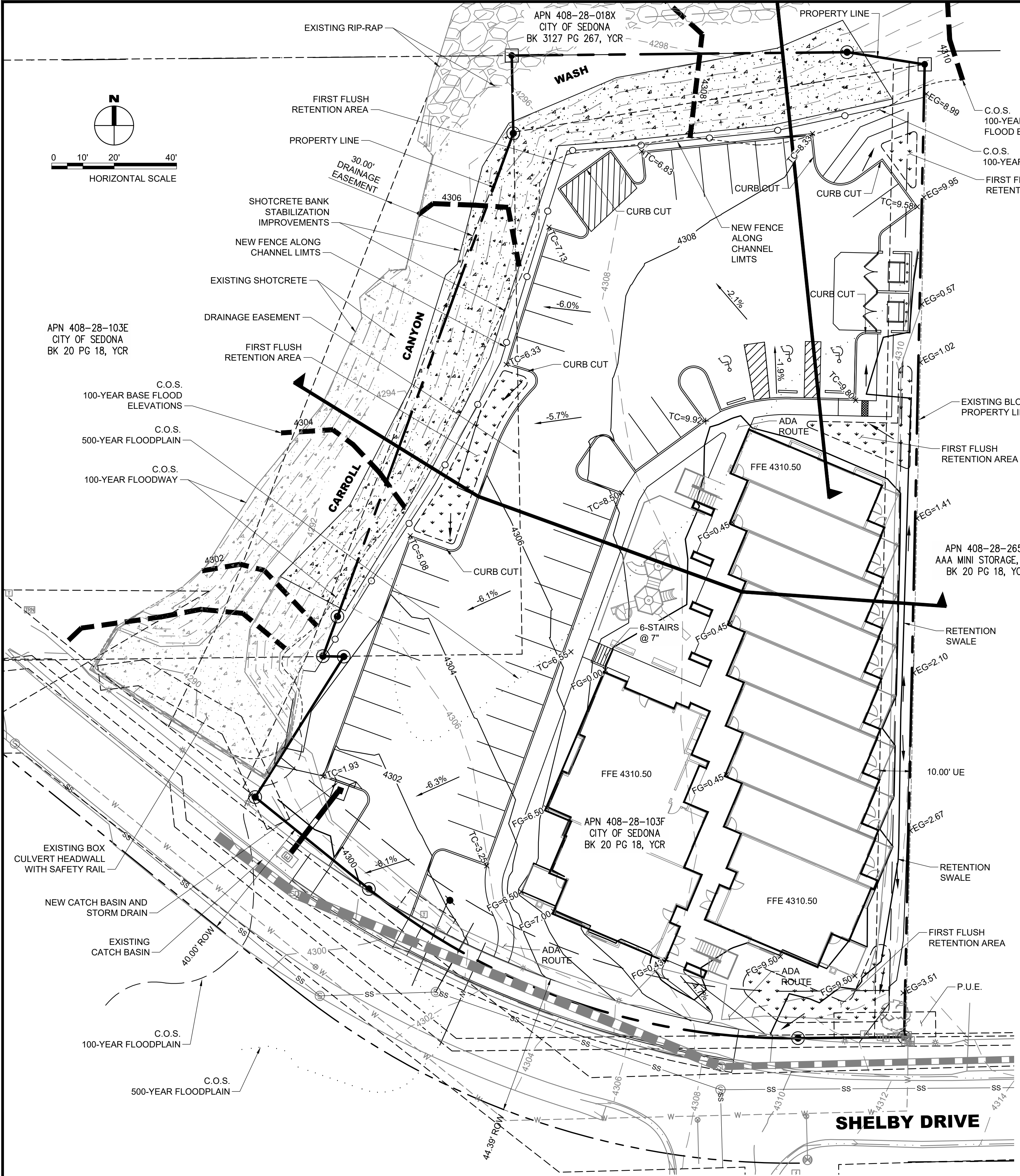
**Villas on Shelby**  
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PS  
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06/14/24  
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2315.1-FLP

THIRD FLOOR  
PLAN

**A3.2**



**LEGEND**

- × TC55.00 TOP OF CURB SPOT GRADE
- × P55.00 TOP OF PAVEMENT SPOT GRADE
- × FG55.0 FINISHED GROUND SPOT GRADE
- × EG55.0 NATURAL GROUND SPOT GRADE
- × TW555.0 TOP OF WALL SPOT GRADE
- × BW555.0 BOTTOM OF WALL SPOT GRADE
- × EB555.0 EXPOSED BEAM SPOT GRADE
- FF = 4300.0 FINISHED FLOOR ELEVATION
- FLOW ARROW
- 555 — PROPOSED CONTOURS
- - - 555 - - - EXISTING CONTOURS

**EARTHWORK NOTE:**  
 EARTHWORK VOLUMES SHOWN ABOVE ARE BASED IN IN-PLACE VOLUMES REQUIRED FOR SITE GRADING. QUANTITIES ARE NOT ADJUSTED FOR SHRINKAGE. THESE RESULTS MAY NOT REFLECT THE FINAL CONSTRUCTED QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN QUANTITY DETERMINATIONS. ADDITIONAL EARTHWORK QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO BUILDING CONSTRUCTION. ANY WASTE MATERIAL SHALL BE INCIDENTAL TO CONSTRUCTION.

CUT= 1000  
 FILL= 1200

SEE GEOTECHNICAL REPORT FOR REMOVAL OF UNDOCUMENTED FILL REMOVAL NOT ACCOUNTED FOR IN QUANTITIES.

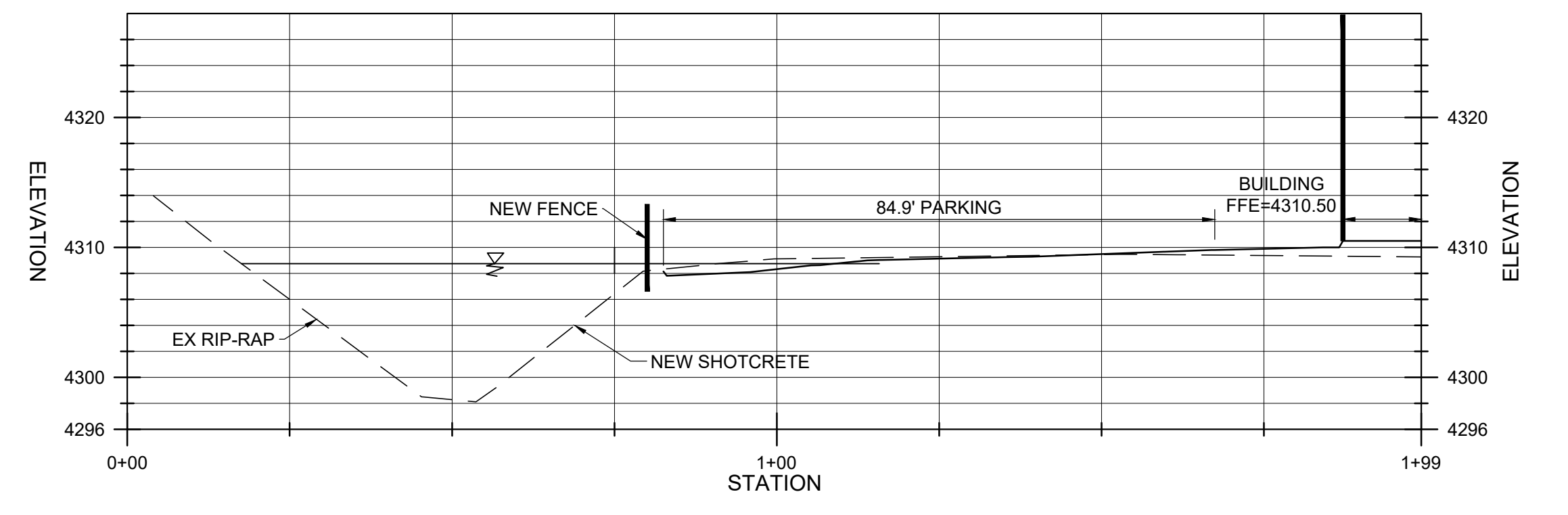
**STORMWATER STORAGE NOTE:**  
 THE PROJECT DOES NOT INCREASE RUNOFF LEAVING THE SITE AND WILL NOT PROVIDE ANY DETENTION VOLUME. THE PROJECT WILL PROVIDE THE 1/2" FIRST FLUSH RETENTION VOLUME. RETENTION VOLUME REQUIRED = 2,069 CF  
 RETENTION VOLUME PROVIDED = 2,100 CF

COORDINATE SYSTEM:  
 NAD83(2011) EPOCH 2010 ARIZONA CENTRAL 0202 INTERNATIONAL FEET.  
 COMBINED SCALE FACTOR = 1.0003007411

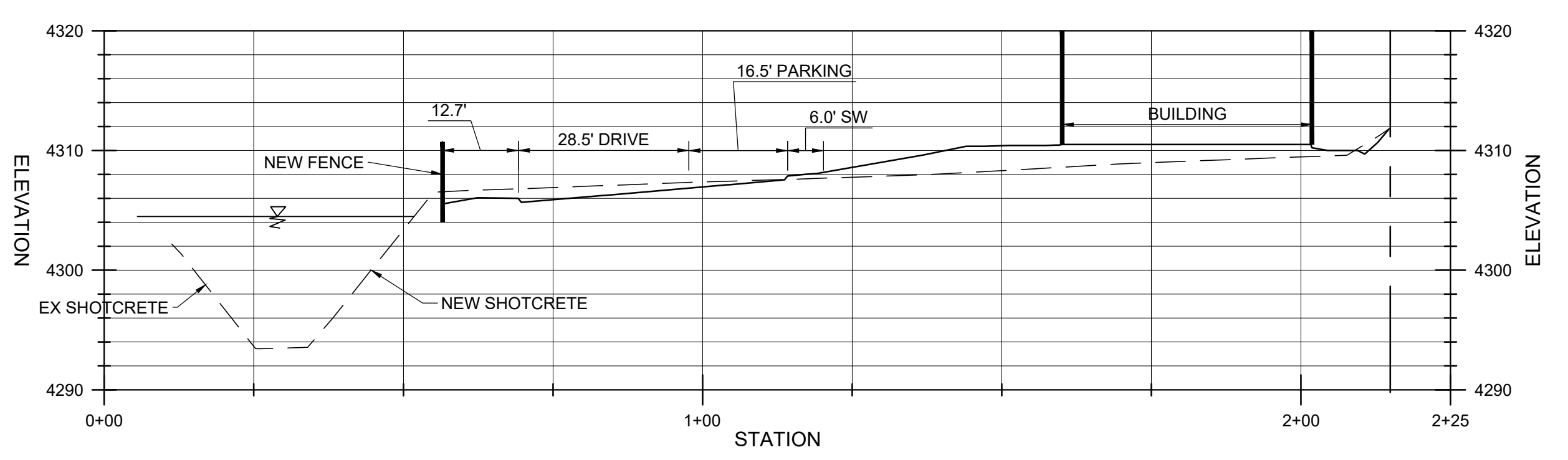
BASIS OF BEARING:  
 SOUTH 89°25'55" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, BETWEEN A 2.5" CITY OF SEDONA BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 14 AND A 1/2" REBAR WITH RED CAP MARKING THE CENTER QUARTER CORNER THEREOF.

BENCHMARK:  
 NGS BENCHMARK  
 DESIGNATION: W 492  
 PID: ES0654  
 DESCRIPTION: 2.5" BRASS CAP FLUSH.  
 ELEVATION: 4378.76 INTERNATIONAL FOOT (NAVD88)

**NORTH-SOUTH SECTION PROFILE**



**WEST-EAST SECTION PROFILE**



NO.	REVISIONS	DATE	BY



JOB: PR62219  
 DATE: MAY 2024  
 SCALE: NONE  
 DRAWN: JK/SJV  
 DESIGNED: JK/SJV  
 CHECKED: XXX

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**BURGESS & NIPLE INC.**  
 2201 N GEMINI DRIVE, SUITE 116  
 FLAGSTAFF, ARIZONA 86001  
 PHONE: (928) 395-1988  
 BURGESSNIPLE.COM

VILLAS ON SHELBY  
 SEDONA ARIZONA  
**PRELIMINARY GRADING & DRAINAGE PLAN**

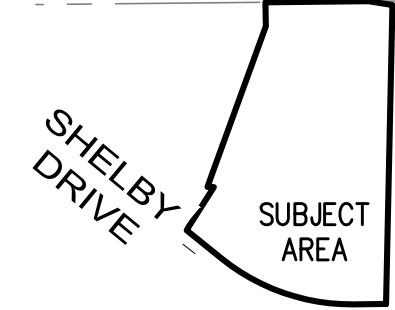
SHEET ID:  
**C1**  
 NUMBER: 1 OF 1



**ALTA/NSPS LAND TITLE SURVEY**  
**2250 SHELBY DRIVE BEING LOT 1 OF MINOR PLAT AMENDMENT**  
**AAA INDUSTRIAL PARK**  
 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST,  
 OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

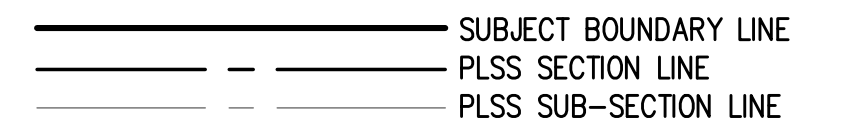
**SCHEDULE B, PART II EXCEPTIONS**

**SURVEYOR NOTES**



**KEY MAP**  
NOT TO SCALE

**LEGEND**



**OWNER**

CITY OF SEDONA  
 102 ROADRUNNER DRIVE  
 SEDONA, ARIZONA 86336-3710

**LAND SURVEYOR**

SUNRISE ENGINEERING, LLC  
 2045 S VINEYARD, STE 101  
 MESA, ARIZONA 85210  
 CONTACT: RONNIE E. DORSEY, RLS  
 PHONE: 480-768-8600

**SUBJECT AREA**

50,665 SQFT OR 1.1631 ACRES MORE OR LESS

**BENCHMARK**

BENCHMARK: NGS BENCHMARK  
 DESIGNATION: W 492  
 PID: ES0654  
 DESCRIPTION: 2.5" NGS BRASS CAP FLUSH.  
 ELEVATION: 4378.76 INTERNATIONAL FOOT (NAVD88)

**BASIS OF BEARING**

SOUTH 89°25'55" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, BETWEEN A 2.5" CITY OF SEDONA BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 14 AND A 1/2" REBAR WITH RED CAP "26925" MARKING THE CENTER QUARTER CORNER THEREOF

**CERTIFICATION**

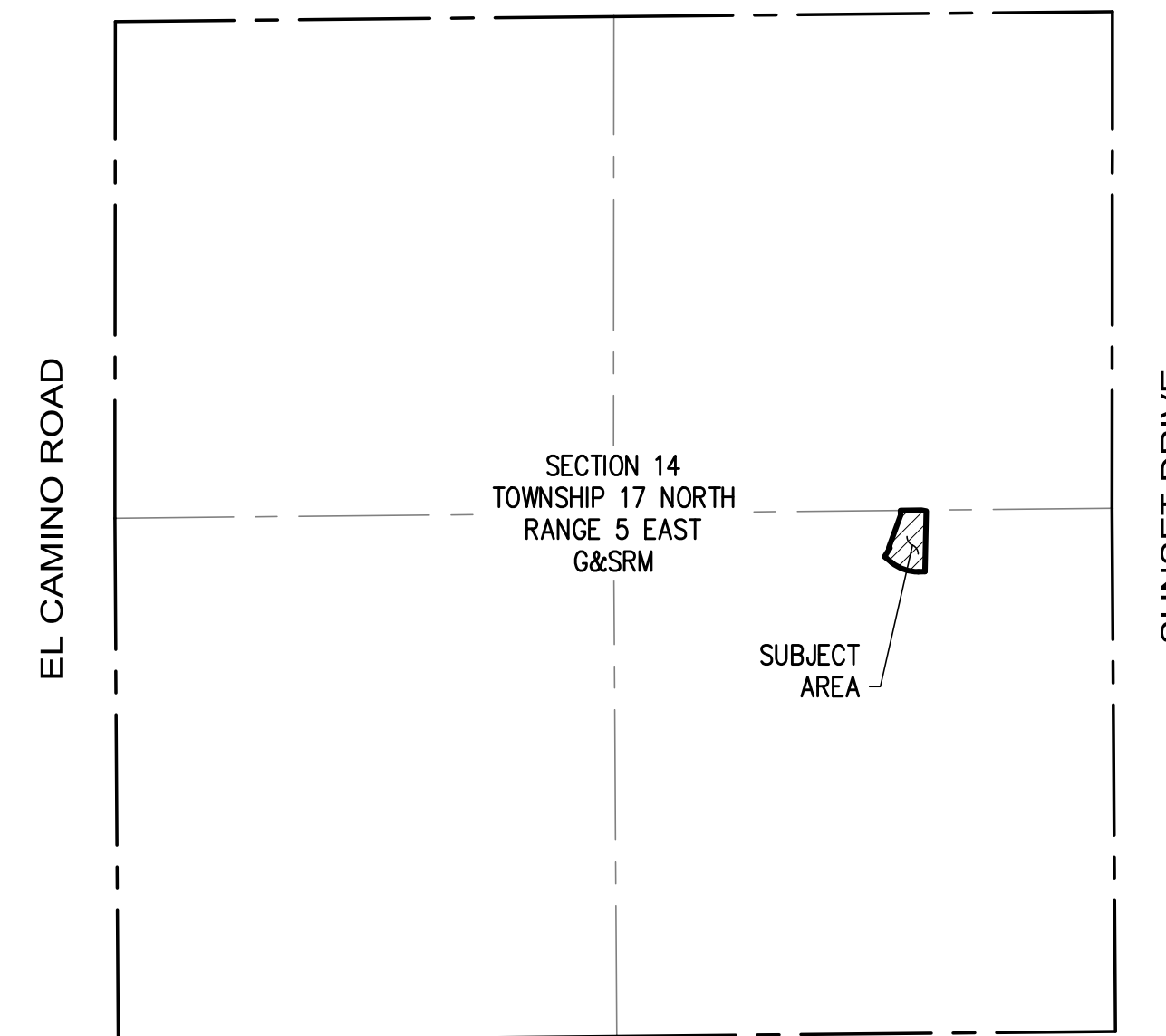
TO CITY OF SEDONA, A MUNICIPAL CORPORATION, THE VILLAS ON SHELBY, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 5, 8, 11 & 13 OF THE TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 3, 2024.

DATE OF PLAT OR MAP: MAY 31, 2024

**PROPERTY DESCRIPTION PER: TITLE REPORT**

LOT 1 OF MINOR PLAT AMENDMENT AAA INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER YAVAPAI COUNTY, ARIZONA, RECORDED AS INSTRUMENT NUMBER 2021-0040024.



**VICINITY MAP**

NOT TO SCALE

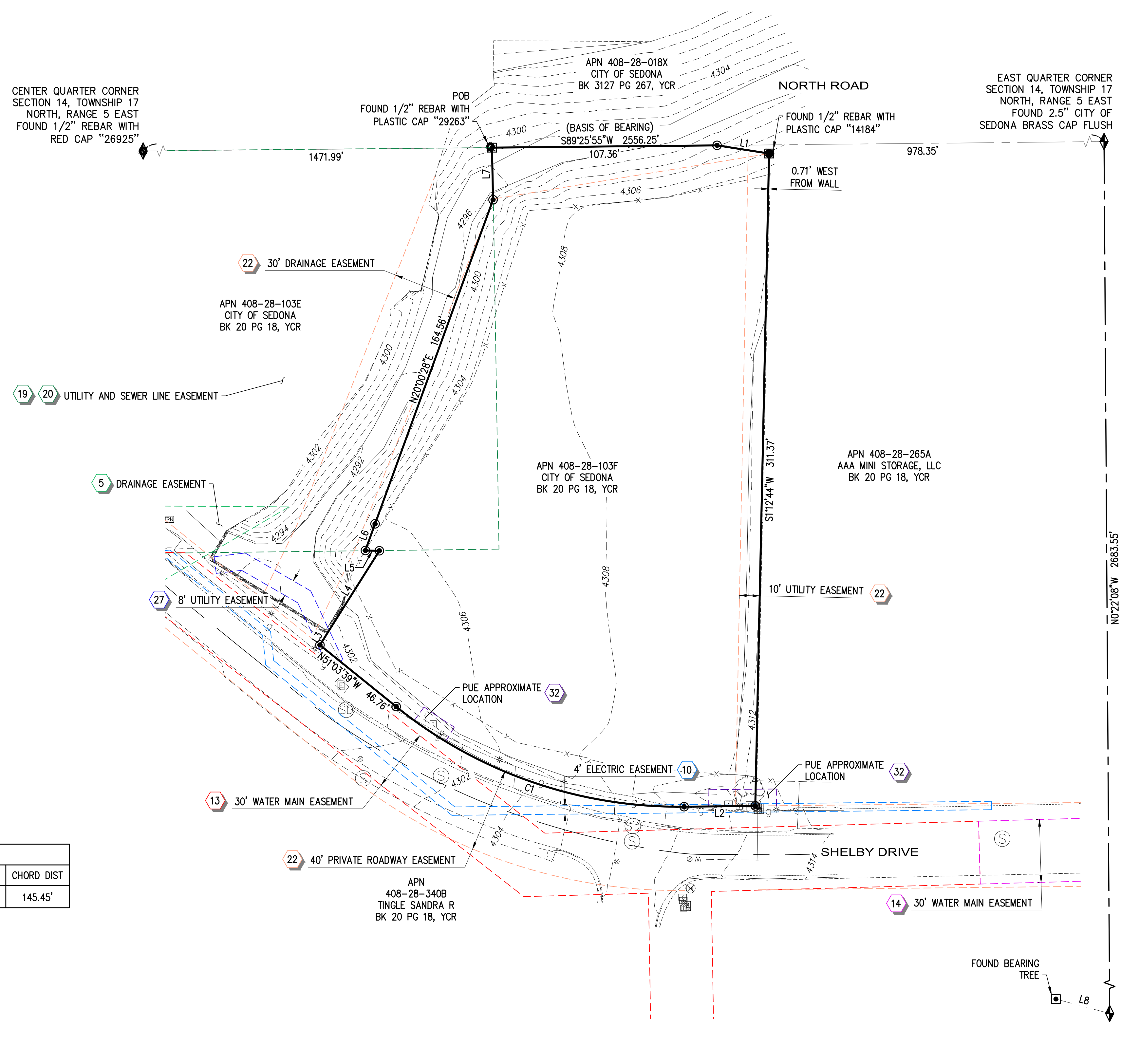
DRAFT

- A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2024.
2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: UTILITIES  
 RECORDING DATE: FEBRUARY 9, 1971  
 RECORDING NO: BOOK 641 OF OFFICIAL RECORDS, PAGE 942 [OUT OF SCOPE]
4. TERMS AND CONDITIONS OF INSTRUMENT REGARDING SEWER LINES AS SET FORTH IN INSTRUMENT ENTITLED LETTER OF AGREEMENT RECORDED IN BOOK 651 OF OFFICIAL RECORDS, PAGE 87, AND THEREAFTER RECORDED IN BOOK 3624 OF OFFICIAL RECORDS, PAGE 331. [OUT OF SCOPE]
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: DRAINAGE  
 RECORDING DATE: MAY 19, 1972  
 RECORDING NO: BOOK 746 OF OFFICIAL RECORDS, PAGE 519
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDING DATE: AUGUST 15, 1973  
 RECORDING NO: BOOK 862 OF OFFICIAL RECORDS, PAGE 49 [OUT OF SCOPE]
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDING DATE: AUGUST 15, 1973  
 RECORDING NO: BOOK 862 OF OFFICIAL RECORDS, PAGE 51 [OUT OF SCOPE]
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDING DATE: AUGUST 15, 1973  
 RECORDING NO: BOOK 862 OF OFFICIAL RECORDS, PAGE 55 [OUT OF SCOPE]
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: USE OF SEWAGE PLANT FACILITIES  
 DATED: NOVEMBER 1, 1973  
 EXECUTED BY: SUNSET MOBILE HOME PARK, A PARTNERSHIP AND VALLEY SHADOWS DEVELOPMENT COMPANY, INC.  
 RECORDING DATE: NOVEMBER 30, 1973  
 RECORDING NO: BOOK 882 OF OFFICIAL RECORDS, PAGE 689  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [BLANKET]
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: ELECTRIC LINES  
 RECORDING DATE: AUGUST 21, 1974  
 RECORDING NO: BOOK 927 OF OFFICIAL RECORDS, PAGE 801
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDING DATE: NOVEMBER 17, 1976  
 RECORDING NO: BOOK 982 OF OFFICIAL RECORDS, PAGE 731
12. AGREEMENT FOR USE OF SEWAGE PLANT FACILITIES AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 989 OF OFFICIAL RECORDS, PAGE 44 AND IN BOOK 3624 OF OFFICIAL RECORDS, PAGE 331 [BLANKET]
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: WATER MAINS  
 RECORDING DATE: NOVEMBER 17, 1976  
 RECORDING NO: BOOK 1045 OF OFFICIAL RECORDS, PAGE 234
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: WATER MAINS  
 RECORDING DATE: MAY 26, 1977  
 RECORDING NO: BOOK 1076 OF OFFICIAL RECORDS, PAGE 577
15. THE EFFECT OF LEASE DATED MAY 20, 1977 EXECUTED BY SUNSET MOBILE HOME PARK, A PARTNERSHIP, LESSOR AND SHELBY C. JOHNSTONE, A MARRIED MAN, RECORDED JUNE 6, 1977 IN BOOK 1078 OF OFFICIAL RECORDS, PAGES 152-159 AND AMENDED IN BOOK 1091 OF OFFICIAL RECORDS, PAGE 232. [NOT SURVEY RELATED]
16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
 RECORDING NO: BOOK 1099 OF OFFICIAL RECORDS, PAGE 80 [OUT OF SCOPE]
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: RIGHT OF WAY AND EASEMENT FOR GAS PIPELINES  
 RECORDING DATE: SEPTEMBER 4, 1980  
 RECORDING NO: BOOK 1321 OF OFFICIAL RECORDS, PAGE 695 [OUT OF SCOPE]
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: ELECTRIC LINES AND POLES  
 RECORDING DATE: JANUARY 9, 1981  
 RECORDING NO: BOOK 1351 OF OFFICIAL RECORDS, PAGE 162 [OUT OF SCOPE]
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: UTILITY AND SEWER LINES  
 RECORDING DATE: FEBRUARY 19, 1986  
 RECORDING NO: BOOK 1795 OF OFFICIAL RECORDS, PAGE 539
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: UTILITY AND SEWER LINES  
 RECORDING DATE: FEBRUARY 19, 1986  
 RECORDING NO: BOOK 1795 OF OFFICIAL RECORDS, PAGE 539
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: ELECTRIC LINES  
 RECORDING DATE: JANUARY 13, 1986  
 RECORDING NO: BOOK 1786 OF OFFICIAL RECORDS, PAGE 204 [OUT OF SCOPE]
22. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 20 OF MAPS, PAGE 18
23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: RIGHT OF ENTRY  
 DATED: APRIL 1, 1991  
 EXECUTED BY: WARNER CABLE COMMUNICATIONS, INC., AND SUNSET VILLAGE MOBILE HOME PARK  
 RECORDING DATE: APRIL 19, 1991  
 RECORDING NO: BOOK 2348 OF OFFICIAL RECORDS, PAGE 899  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [OUT OF SCOPE]
24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: CONSTRUCT, OPERATE AND MAINTAIN CABLES, GROUND CONNECTIONS AND OTHER FACILITIES  
 RECORDING DATE: APRIL 19, 1991  
 RECORDING NO: BOOK 2348 OF OFFICIAL RECORDS, PAGE 903 [OUT OF SCOPE]
25. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: POSITION STATEMENT  
 DATED: DECEMBER 13, 1991  
 EXECUTED BY: KEVIN M. DUNLAP, CITY MANAGER CITY OF SEDONA  
 RECORDING DATE: DECEMBER 17, 1991  
 RECORDING NO: BOOK 2430 OF OFFICIAL RECORDS, PAGE 147  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [BLANKET IN NATURE]
26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: DRAINAGE  
 RECORDING DATE: NOVEMBER 23, 1994  
 RECORDING NO: BOOK 2932 OF OFFICIAL RECORDS, PAGE 989 [OUT OF SCOPE]
27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: UTILITIES  
 RECORDING DATE: JANUARY 22, 1998  
 RECORDING NO: BOOK 3544 OF OFFICIAL RECORDS, PAGE 146
28. MATTERS SHOWN ON RECORD OF SURVEY:  
 RECORDING NO: BOOK 193 OF SURVEYS, PAGE 47  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [BLANKET]
29. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 RECORDING NO: BOOK 194 OF SURVEYS, PAGE 47  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [OUT OF SCOPE]
30. MATTERS SHOWN ON RECORD OF SURVEY:  
 RECORDING NO: 2014-0002130  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [BLANKET]
31. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 RECORDING NO: 2015-0039803  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [BLANKET]
32. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN INSTRUMENT NO. 2021-0040024 AND RATIFICATIONS IN INSTRUMENT NO. 2021-0040025.

2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 www.sunrise-eng.com	
<b>ALTA/NSPS LAND TITLE SURVEY</b>	
<b>FOR</b> <b>2250 SHELBY DRIVE</b>	
SET NO. 10425	SURVEYED MDS
DRAWN PG	CHECKED RED
SHEET NO. 1 of 2	COV

U:\Burgess & Niple\10425 Villas on Shelby ALTA\DWG\10425 - SHELBY ALTA.dwg May 31, 2024 04:20PM eduardo.bartolini





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81°06'42"E	25.15'
L2	S89°23'51"W	33.97'
L3	N32°14'58"E	4.94'
L4	N32°14'58"E	48.21'
L5	N88°49'55"W	6.67'
L6	N19°56'40"E	13.52'
L7	N1°08'10"W	24.91'
L8	S75°00'14"E	26.59'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	39°32'30"	215.00	148.38'	N70°49'54"W	145.45'

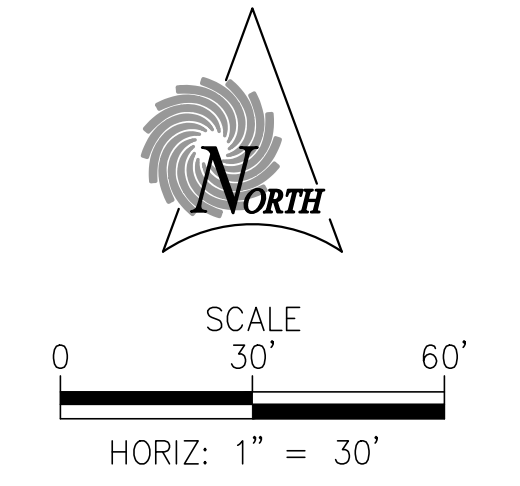
**ABBREVIATIONS**

APN	ASSESSOR PARCEL NUMBER
BK	BOOK
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GLA & SALT RIVER MERIDIAN
YCR	YAVAPAI COUNTY RECORDS
N	NORTH
PG	PAGE
PL	PROPERTY LINE
PLSS	PUBLIC LAND SURVEY SYSTEM
R	RANGE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SQFT	SQUARE FEET
T	TOWNSHIP

**LEGEND**

	SUBJECT BOUNDARY LINE
	PLSS SECTION LINE
	PLSS SUB-SECTION LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	OTHER PROPERTY LINE
	EXISTING WALL
	FLOWLINE
	EDGE OF CONCRETE
	ROADWAY CENTERLINE
	LIP OF GUTTER
	BACK OF CURB
	SIDEWALK
	FENCE LINE
	BLUESTAKE GAS LINE
	BLUESTAKE WATER LINE
	TOP
	TOE
	FOUND PLSS SECTION MONUMENT
	SET 5/8" REBAR WITH PLASTIC CAP "RLS 38862"
	ELECTRIC TRANSFORMER
	ELECTRIC JUNCTION BOX
	LIGHT POLE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER BACKFLOW PREVENTION VALVE
	WATER VALVE
	ELECTRIC VAULT
	VEGETATION/TREES
	PLOTTABLE SCHEDULE B PART II EXCEPTION

**DRAFT**



<p><b>SUNRISE ENGINEERING</b></p> <p>2045 SOUTH VINEYARD, SUITE 101          MESA, ARIZONA 85210          TEL 480.768.8600          www.sunrise-eng.com</p>		ALTA/NSPS LAND TITLE SURVEY			
		FOR <b>2250 SHELBY DRIVE</b>			
SEI NO. 10425	SURVEYED MDS	DRAWN PG	CHECKED RED	SHEET NO. 2 of 2	<b>ALTA</b>

U:\Burgess & Niple\10425 Villias on Shelby ALTA\DWG\10425 - SHELBY ALTA.dwg May 31, 2024 04:20PM eduardo.bartolini