

PRELIMINARY PLAT CANYON VISTA

APN: 401-20-027G
PZ23-00005(SUB)

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CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:
PROJECT TITLE:

DRAWN BY: TBJ
SCALE: NTS
DATE: 09-04-2024
PROJECT NO: 140505



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SHEET INDEX

- V-1 COVER SHEET
- V-2 PRELIMINARY PLAT
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- V-5 PRELIMINARY PLAT DETAILS

PRELIMINARY PLAT NOTES:

1. THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE LOTS CREATED HEREBY SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THIS PROHIBITION SHALL NOT APPLY TO THE CREATION OF EASEMENTS, OR RIGHTS-OF-WAY.
2. 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, 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.
3. EACH OF THE LOTS SHOWN HEREON ARE SUBJECT TO COMPLIANCE WITH ALL PRIVATE DEED RESTRICTIONS DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANYON VISTA (THE "DECLARATION"), TO BE RECORDED WITH THE COUNTY RECORDER OF COCONINO COUNTY, ARIZONA, FOLLOWING THE RECORDING OF THIS PLAT
4. 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".
5. 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.

EASEMENT DEDICATION:

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 DECLARATION), 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).

DETENTION BASINS, WATERCOURSES, AND THE COMMON DRIVES 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.

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.

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.

CIVIL ENGINEER:

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

OWNER / DEVELOPER:

CV DEVELOPMENT SEDONA, INC.
WILLIAM HEYER
2421 WOOLDRIDGE DRIVE.
AUSTIN, TX 78703
PHONE: 512 917 2780

SURVEYOR:

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, ARIZONA 86322
PHONE: (928) 282-5686
TIMOTHY L. HAMMES, R.L.S. 29263

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

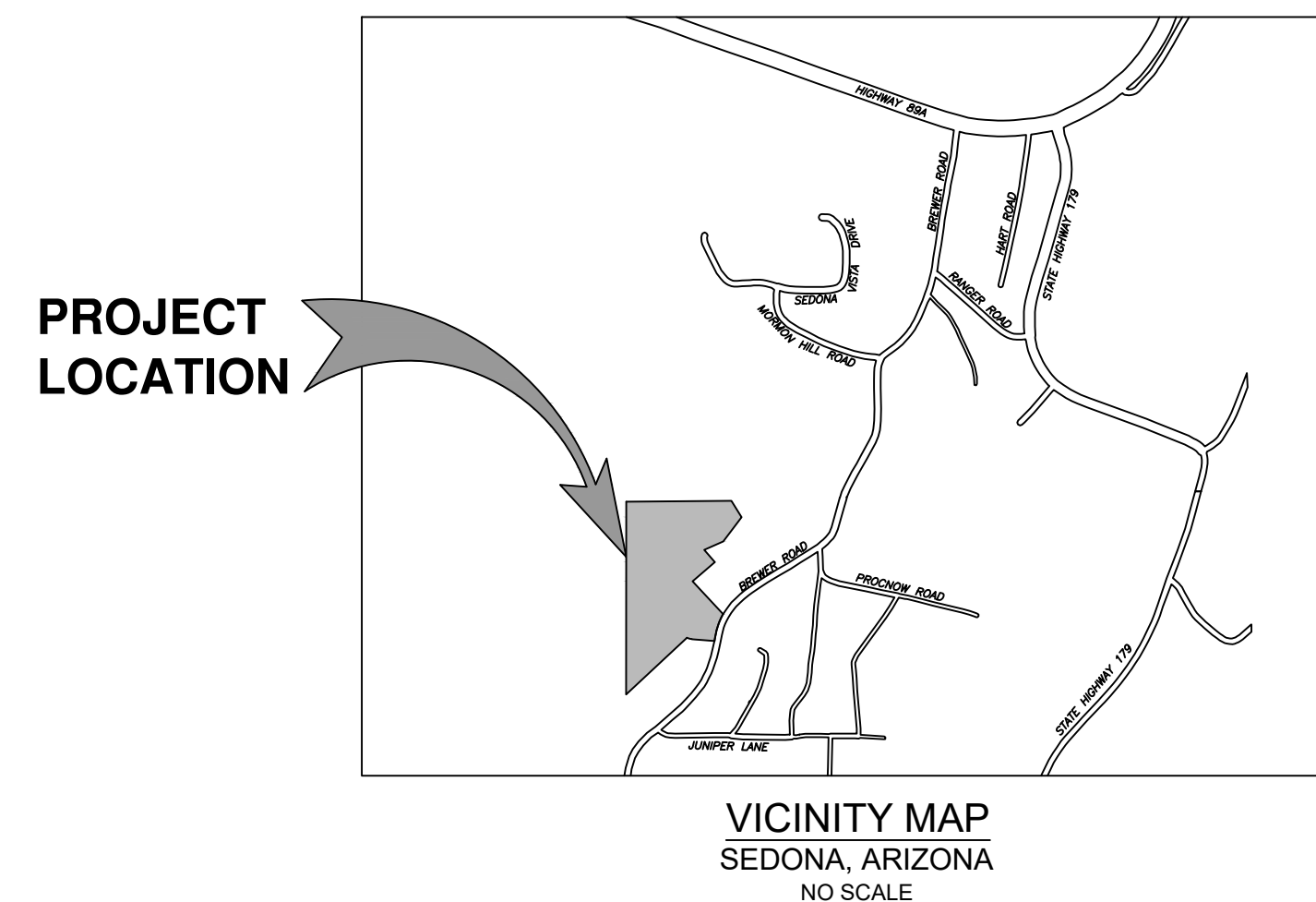
LOT AREAS	
LOT	NET (SF)
1	3186
2	2808
3	3229
4	2816
5	3159
6	8967
7	3290
8	3276
9	3276
10	3599
11	3731

* NET AREA REFERS TO THE BUILDING PAD AREA.

PRELIMINARY PLAT CANYON VISTA

**APN: 401-20-027G
PZ23-00005(SUB)**

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 5.75 ACRES (PER COCONINO COUNTY GIS)
(CONTAINING ± 5.72 ACRES PER SURVEY)



DECLARATION AND DEDICATION:

STATE OF ARIZONA }
COUNTY OF COCONINO } SS

KNOW ALL MEN BY THESE PRESENTS:

1. THAT CV DEVELOPMENT SEDONA, INC. ("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.
2. LOTS 1-11 (THE "RESIDENTIAL LOTS") ARE CREATED AND INTENDED TO BE USED FOR RESIDENTIAL HOMES, WITH ONLY ONE SINGLE-FAMILY RESIDENCE TO BE CONSTRUCTED WITHIN THE BOUNDARIES OF EACH SUCH RESIDENTIAL LOT.
3. LOTS A AND B (COLLECTIVELY, THE "COMMON LOTS") ARE CREATED AND INTENDED FOR THE COMMON BENEFIT OF THE DEVELOPMENT AND THE RESIDENTIAL LOTS. THE COMMON LOTS SHALL BE OWNED, MAINTAINED, AND REPAIRED BY A HOMEOWNER'S ASSOCIATION.
4. LOT A IS AN "OPEN SPACE" LOT AND NO DEVELOPMENT SHALL OCCUR ON THIS LOT. AN EXCEPTION TO THIS PROHIBITION SHALL EXIST IF NECESSARY TO ADDRESS A PUBLIC HEALTH OR SAFETY ISSUE.
5. LOT B IS CREATED AND SHALL BE USED FOR THE PURPOSE OF ROADWAYS, UTILITIES, DRAINAGE FACILITIES, AND OTHER COMMON DEVELOPMENT INFRASTRUCTURE, AS DETAILED IN THIS PLAT. THOSE PORTIONS OF LOT B NOT USED FOR SUCH INFRASTRUCTURE PURPOSES, INCLUDING SPECIFICALLY THE AREAS IMMEDIATELY ADJOINING THE RESIDENTIAL LOTS, MAY BE USED BY THE OWNERS AS PROVIDED IN THE DECLARATION.
6. OWNER HEREBY 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.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS _____ DAY OF _____, 2024.

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 _____, 2024

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, TIMOTHY L. HAMMES, 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.

TIMOTHY L. HAMMES, RLS



COVER SHEET

SHEET TITLE:
PROJECT TITLE:

DRAWN BY: TBJ

SCALE: AS SHOWN

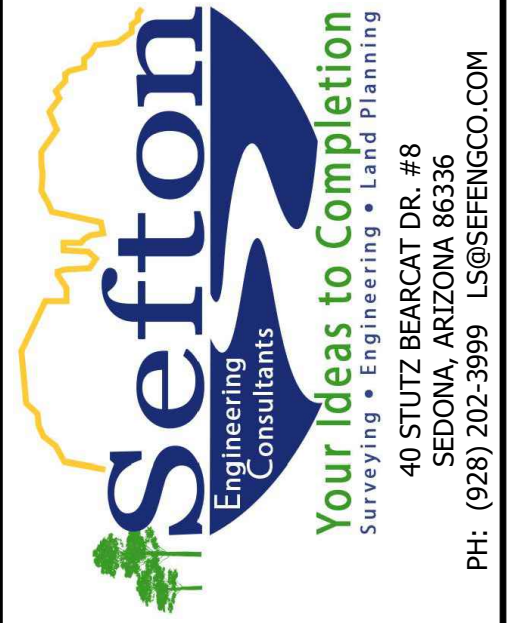
DATE: 09-04-2024

PROJECT NO: 140505

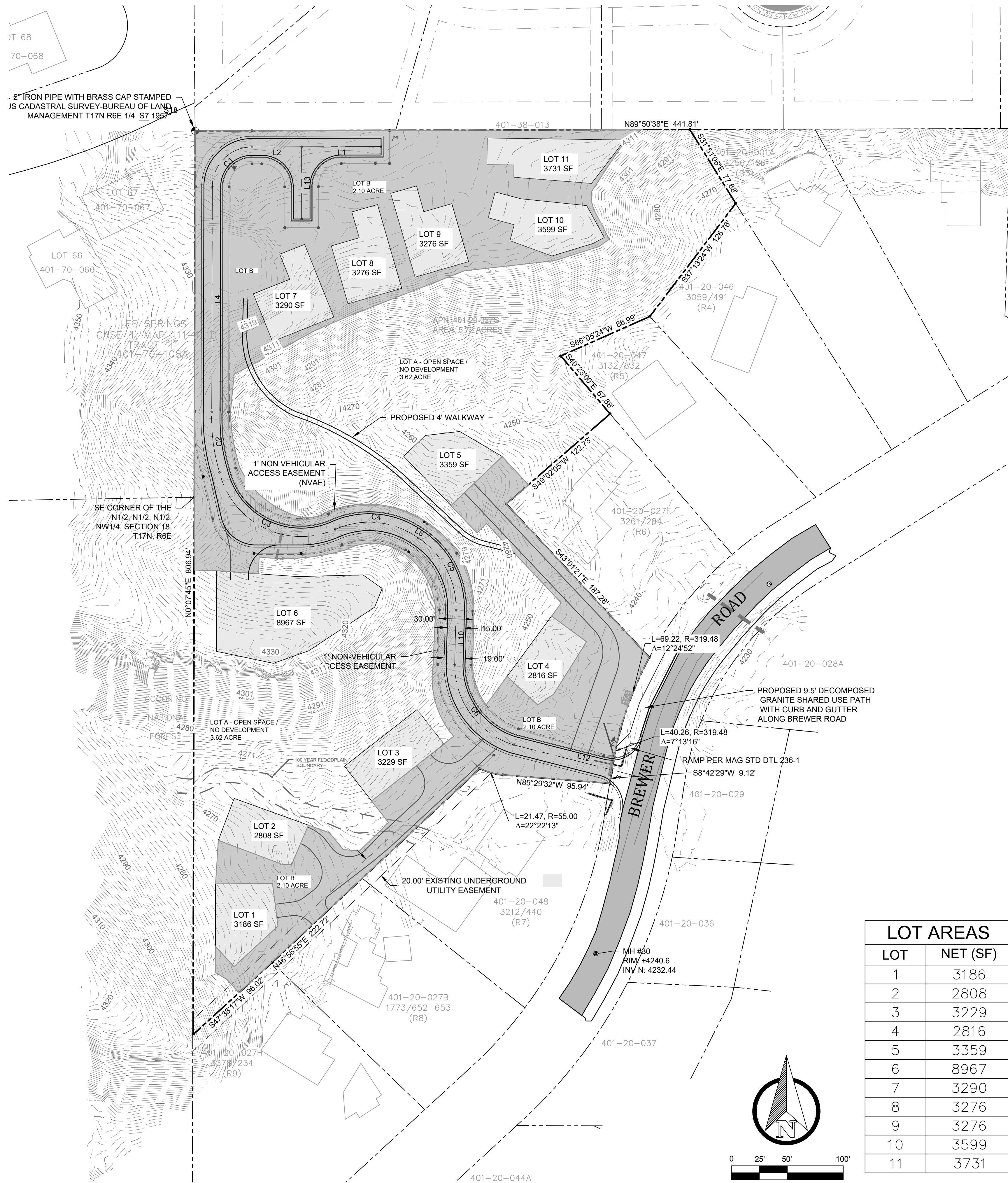
SHEET NO.

CANYON VISTA SUBDIVISION
SEDONA, ARIZONA

V-1



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2" IRON PIPE WITH BRASS CAP STAMPED
 JS CADASTRAL SURVEY-BUREAU OF LAND
 MANAGEMENT T17N R6E 1/4 S7 1957

LES SPRINGS
 CHASE A, MAP 111
 TRACT
 401-70-108A

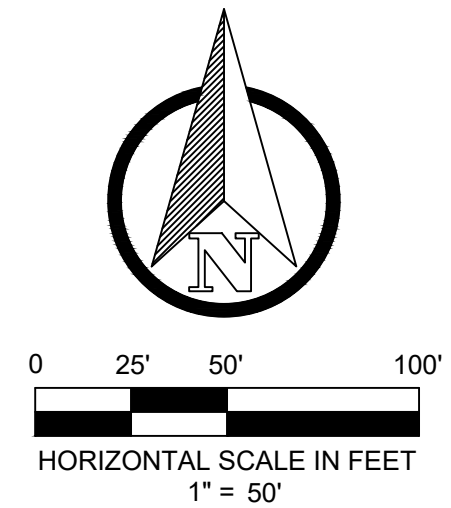
SE CORNER OF THE
 N1/2, N1/2, N1/2,
 NW1/4, SECTION 18,
 T17N, R6E

COCONINO
 NATIONAL
 FOREST

100 YEAR FLOODPLAIN
 REGULATORY

LOT AREAS	
LOT	NET (SF)
1	3186
2	2808
3	3229
4	2816
5	3359
6	8967
7	3290
8	3276
9	3276
10	3599
11	3731

* NET AREA REFERS TO THE
 BUILDING PAD AREA.



ROAD LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	71.00	S89° 50' 37.20"W
L2	44.34	S89° 50' 39.64"W
L4	201.06	S0° 08' 52.54"W
L8	3.16	S56° 53' 17.04"E
L10	48.56	S1° 28' 10.34"W
L12	127.20	S75° 43' 07.56"E
L13	64.50	S0° 00' 00.00"E

ROAD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C1	55.57	35.50	89.70	S44° 59' 46"W	50.07
C2	54.75	168.30	18.64	S7° 21' 25"E	54.51
C3	131.23	75.00	100.25	S63° 44' 43"E	115.12
C4	74.59	75.00	56.98	S85° 22' 48"E	71.56
C5	76.45	75.00	58.40	S27° 41' 15"E	73.18
C6	95.10	75.00	72.65	S36° 19' 27"E	88.85

LEGEND	
	ROAD CENTERLINE
	PARCEL & RIGHT-OF-WAY LINE
	BUILDING ENVELOPE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	TEMPORARY CONSTRUCTION EASEMENT LINE
	EDGE OF PAVEMENT
	FOUND 3/8" REBAR ADDED TAG "LS 29263"
	FOUND 1" PIPE ADDED TAG "LS 29263"
	FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
	FOUND 1/2" REBAR TAG "LS 32224"
	FOUND 1/2" REBAR "LS 14184"

HATCH LEGEND	
	PROPOSED CONCRETE ROAD
	PROPOSED DECOMPOSED GRANITE ROAD
	30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
	PROPOSED ASPHALT ROAD
	PROPOSED DRIVEWAY EASEMENT
	RESIDENTIAL LOTS
	LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED

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

PRELIMINARY PLAT

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

SCALE: AS SHOWN

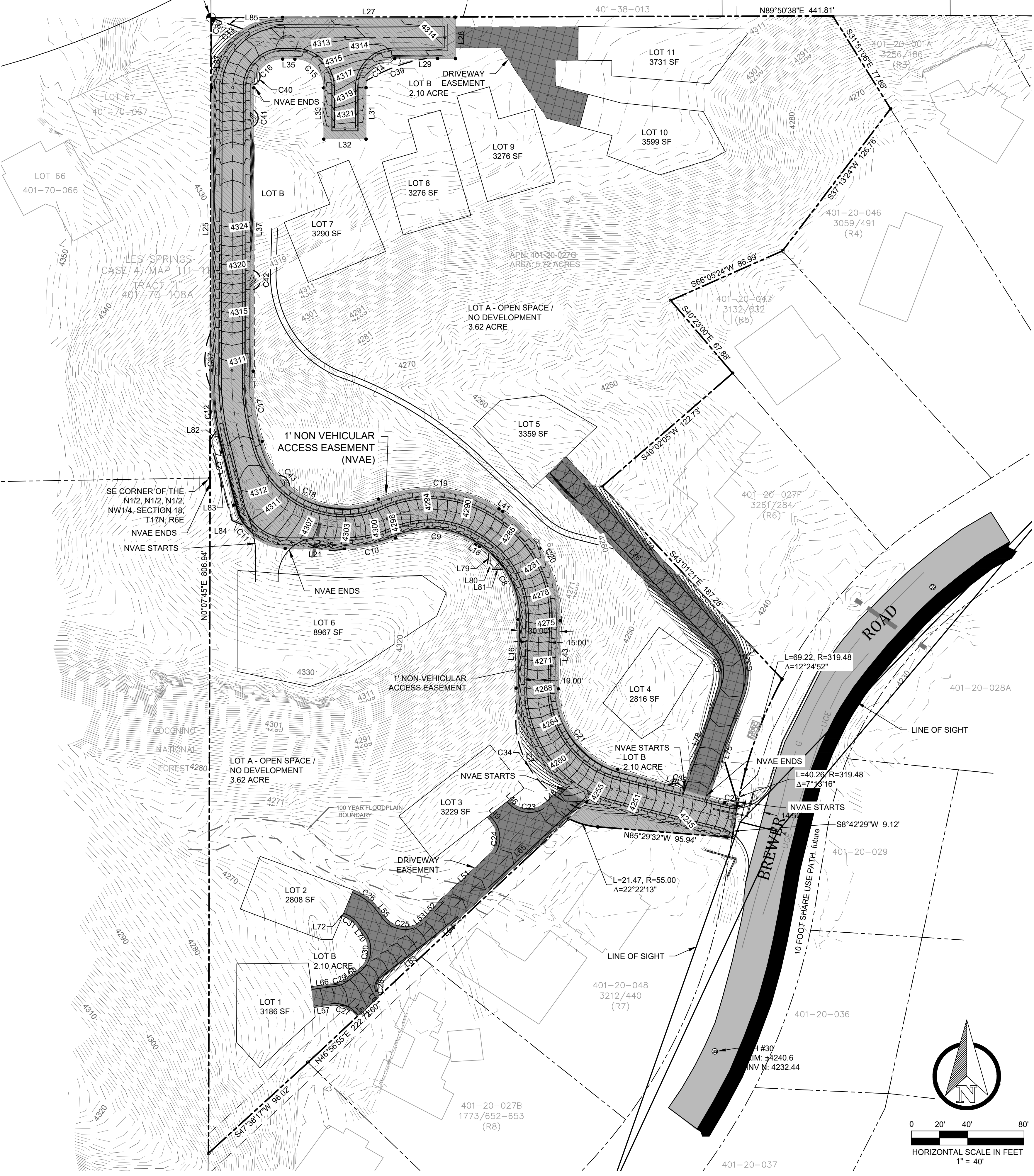
DATE: 09-04-2024

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SHEET NO. **V-2**

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2" IRON PIPE WITH BRASS CAP STAMPED
"US CADASTRAL SURVEY-BUREAU OF LAND
MANAGEMENT T17N R6E 1/4 S7 19578"



ACCESS, UTILITY & DRAINAGE EASEMENTS LINE TABLE

LINE #	LENGTH	DIRECTION
L14	17.75	N46° 55' 02.27"E
L16	48.75	N1° 28' 10.35"E
L18	3.16	N56° 53' 17.04"W
L21	42.06	N90° 00' 00.00"W
L23	38.69	N12° 56' 18.23"W
L25	200.82	N0° 08' 52.54"E
L27	122.84	N89° 50' 38.14"E
L28	29.50	S0° 09' 21.86"E
L29	43.10	S89° 50' 38.14"W
L31	36.60	S0° 00' 00.00"E
L32	30.00	N90° 00' 00.00"W
L33	36.40	N0° 00' 00.00"E
L35	8.74	S89° 50' 38.14"W
L37	201.30	S0° 08' 52.54"W
L41	3.16	S56° 53' 17.04"E
L43	48.35	S1° 28' 10.32"W
L45	79.66	S72° 38' 53.47"E
L79	7.26	S7° 42' 26.39"W
L80	5.12	S40° 05' 45.82"E
L81	7.63	N89° 55' 02.94"E
L82	8.15	S33° 30' 48.34"W
L83	59.00	S15° 34' 43.35"E
L84	7.76	S67° 32' 35.67"E
L85	20.53	N70° 44' 44.76"W
L87	43.54	S0° 35' 06.43"E

ACCESS, UTILITY & DRAINAGE EASEMENTS CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C7	100.33	90.00	63.87	N31° 48' 30"W	95.22
C8	61.16	60.01	58.40	N27° 41' 06"W	58.55
C9	59.67	60.00	56.98	N85° 22' 48"W	57.24
C10	37.50	90.00	23.87	S78° 03' 51"W	37.23
C11	51.57	39.24	75.30	N49° 56' 02"W	47.94
C12	58.84	183.01	18.42	N7° 18' 58"W	58.59
C13	78.93	49.65	91.08	N45° 16' 57"E	70.88
C14	32.15	20.50	89.84	S44° 55' 19"W	28.95
C15	32.26	20.50	90.16	N45° 04' 41"W	29.03
C16	32.09	20.50	89.70	S44° 59' 46"W	28.91
C17	50.52	153.30	18.88	S7° 23' 27"E	50.29
C18	105.37	60.00	100.62	S63° 33' 37"E	92.34
C19	89.51	90.00	56.98	S85° 22' 48"E	85.87
C20	91.73	90.00	58.40	S27° 41' 17"E	87.81
C21	75.90	60.00	72.47	S36° 24' 39"E	70.94
C22	9.35	20.50	26.12	S85° 42' 31"E	9.27
C34	95.00	67.17	81.03	S30° 51' 32"E	87.28
C35	13.24	7.44	101.91	S72° 38' 53"E	11.56
C36	26.99	30.73	50.33	S81° 39' 07"E	26.13
C37	41.32	48.92	48.39	S0° 04' 45"W	40.10
C38	9.18	11.82	44.51	S21° 40' 19"W	8.95
C39	45.74	118.25	22.16	S69° 33' 44"W	45.45
C40	11.52	6.10	108.28	N18° 44' 39"E	9.88
C41	13.56	6.81	114.14	S0° 08' 53"W	11.43
C42	18.11	7.14	145.25	S0° 08' 53"W	13.64
C43	11.41	7.05	92.73	S44° 25' 13"E	10.20

DRIVEWAY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L46	1.81	S42° 50' 35.69"E
L48	24.31	N47° 09' 24.31"E
L49	3.17	S42° 50' 35.69"E
L51	45.96	S47° 09' 24.31"W
L52	19.45	S44° 22' 45.34"W
L53	1.83	S52° 22' 15.61"W
L55	7.56	N37° 37' 44.39"W
L57	12.75	N82° 30' 22.94"E
L59	2.54	S42° 59' 11.06"E
L60	20.01	N47° 00' 48.94"E
L61	1.14	N42° 59' 11.06"W
L63	50.22	N52° 25' 46.23"E
L64	20.02	N50° 01' 08.96"E
L65	130.20	N47° 09' 24.31"E
L66	16.28	N82° 41' 49.04"E
L68	10.59	N52° 22' 15.61"E
L70	7.56	N37° 37' 44.39"W
L72	0.60	N70° 18' 39.09"W
L73	171.16	S43° 25' 00.51"E
L75	77.70	S19° 20' 18.45"W
L76	169.02	S43° 23' 53.88"E
L78	83.62	S19° 20' 18.45"W

DRIVEWAY EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C23	31.42	20.00	90.00	S87° 50' 36"E	28.28
C24	31.42	20.00	90.00	S2° 09' 24"W	28.28
C25	31.42	20.00	90.00	N82° 37' 44"W	28.28
C26	21.35	38.00	32.19	N53° 43' 25"W	21.07
C27	19.03	20.00	54.51	S70° 14' 24"E	18.32
C28	13.32	8.00	95.42	N4° 43' 18"E	11.84
C29	10.59	20.00	30.33	N67° 32' 02"E	10.46
C30	31.42	20.00	90.00	N7° 22' 16"E	28.28
C31	12.55	22.00	32.68	N53° 58' 12"W	12.38
C32	48.16	44.00	62.71	S12° 00' 59"E	45.79
C33	30.65	28.00	62.71	S12° 00' 59"E	29.14

HATCH LEGEND

- PROPOSED CONCRETE ROAD
- PROPOSED DECOMPOSED GRANITE ROAD
- 30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
- PROPOSED ASPHALT ROAD
- PROPOSED DRIVEWAY EASEMENT
- RESIDENTIAL LOTS
- LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED

LEGEND

- ROAD CENTERLINE
- PARCEL & RIGHT-OF-WAY LINE
- BUILDING ENVELOPE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT LINE
- EDGE OF PAVEMENT

FOUND 5/8" REBAR ADDED TAG "LS 29263"
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 FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
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 FOUND 1/2" REBAR "LS 14184"

*NOTE: LINE OF SIGHT PER AASHTO GREEN BOOK 2011 TABLE 9-6 AND 9-8.

Professional Engineer
 37322
 LUKE A. SEFTON
 LICENSED
 ARIZONA, U.S.A.

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PRELIMINARY PLAT EASEMENTS

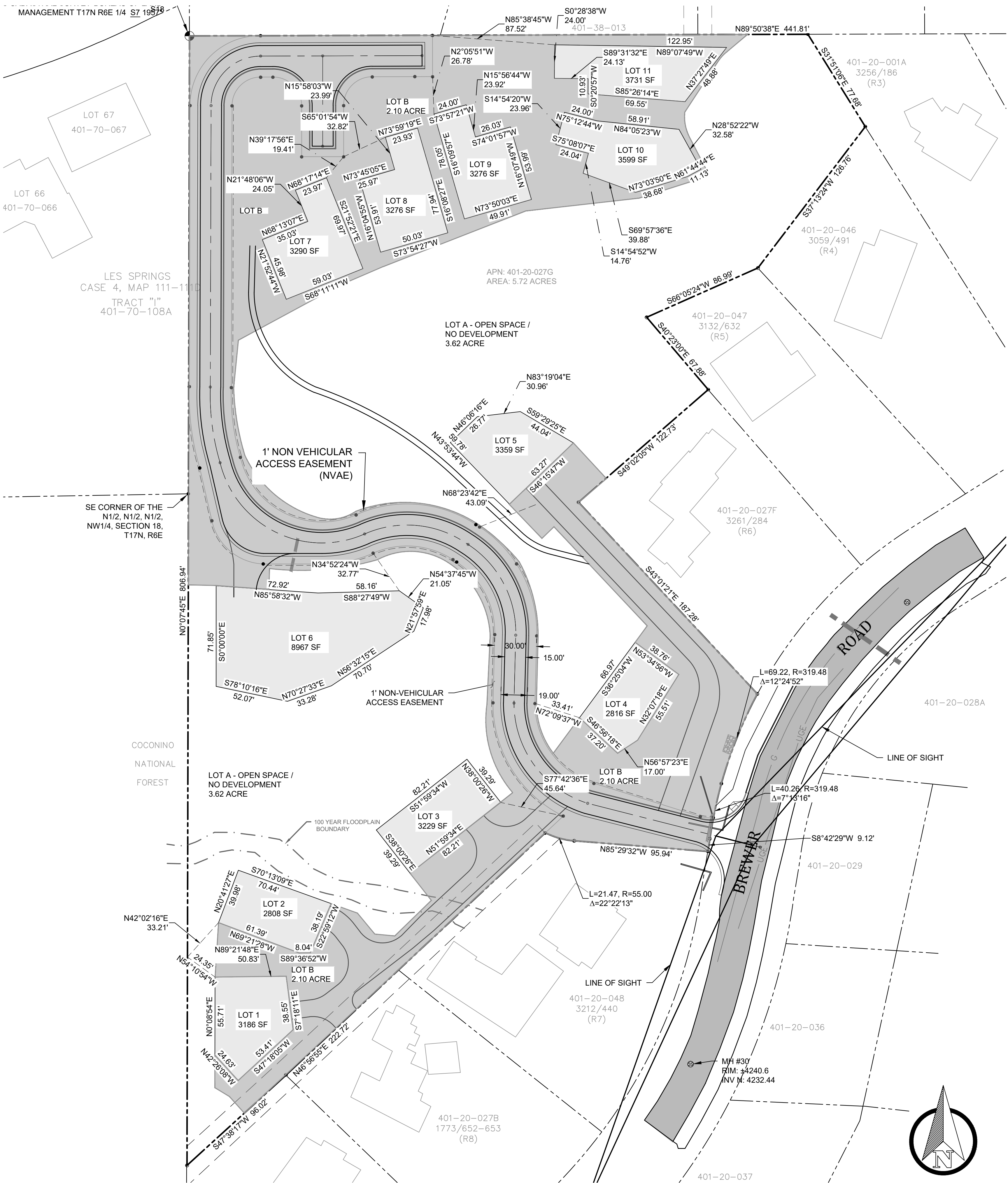
CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:
 PROJECT TITLE:
 DRAWN BY: TBJ
 SCALE: AS SHOWN
 DATE: 09-04-2024
 PROJECT NO: 140505
 SHEET NO.

V-3

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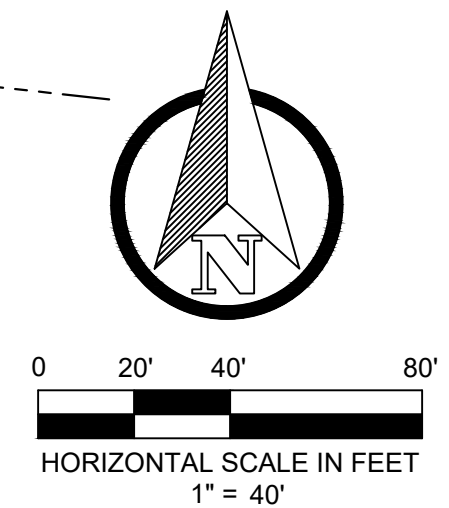


HATCH LEGEND

	PROPOSED CONCRETE ROAD
	PROPOSED DECOMPOSED GRANITE ROAD
	30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
	PROPOSED ASPHALT ROAD
	PROPOSED DRIVEWAY EASEMENT
	RESIDENTIAL LOTS
	LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED

LEGEND

	ROAD CENTERLINE
	PARCEL & RIGHT-OF-WAY LINE
	BUILDING ENVELOPE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	TEMPORARY CONSTRUCTION EASEMENT LINE
	EDGE OF PAVEMENT
	FOUND 5/8" REBAR ADDED TAG "LS 29263"
	FOUND 1" PIPE ADDED TAG "LS 29263"
	FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
	FOUND 1/2" REBAR TAG "LS 32224"
	FOUND 1/2" REBAR "LS 14184"



*NOTE: LINE OF SIGHT PER AASHTO GREEN BOOK 2011 TABLE 9-6 AND 9-8.

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PRELIMINARY PLAT BUILDING ENVELOPES

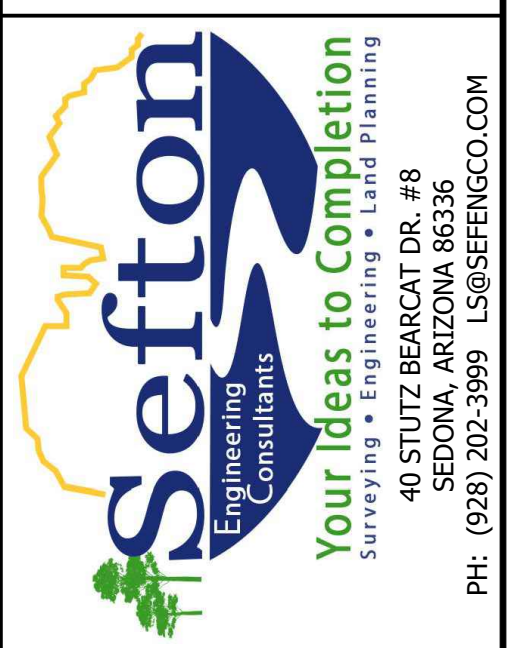
CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE: PRELIMINARY PLAT BUILDING ENVELOPES
PROJECT TITLE: CANYON VISTA SUBDIVISION

DRAWN BY:	TBJ
SCALE:	AS SHOWN
DATE:	09-04-2024
PROJECT NO.:	140505
SHEET NO.:	V-4

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PRELIMINARY PLAT DETAILS

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

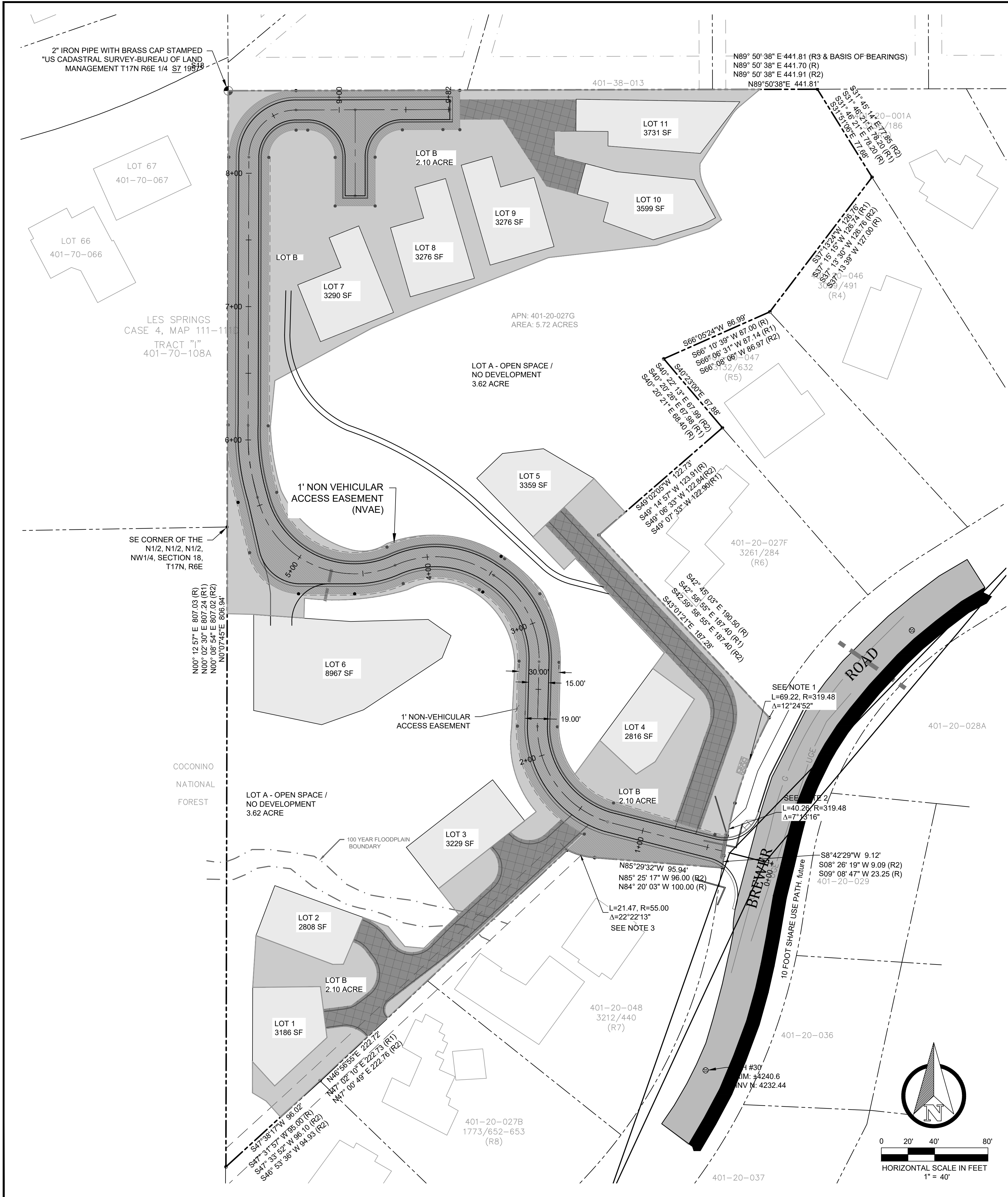
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DATE: 09-04-2024

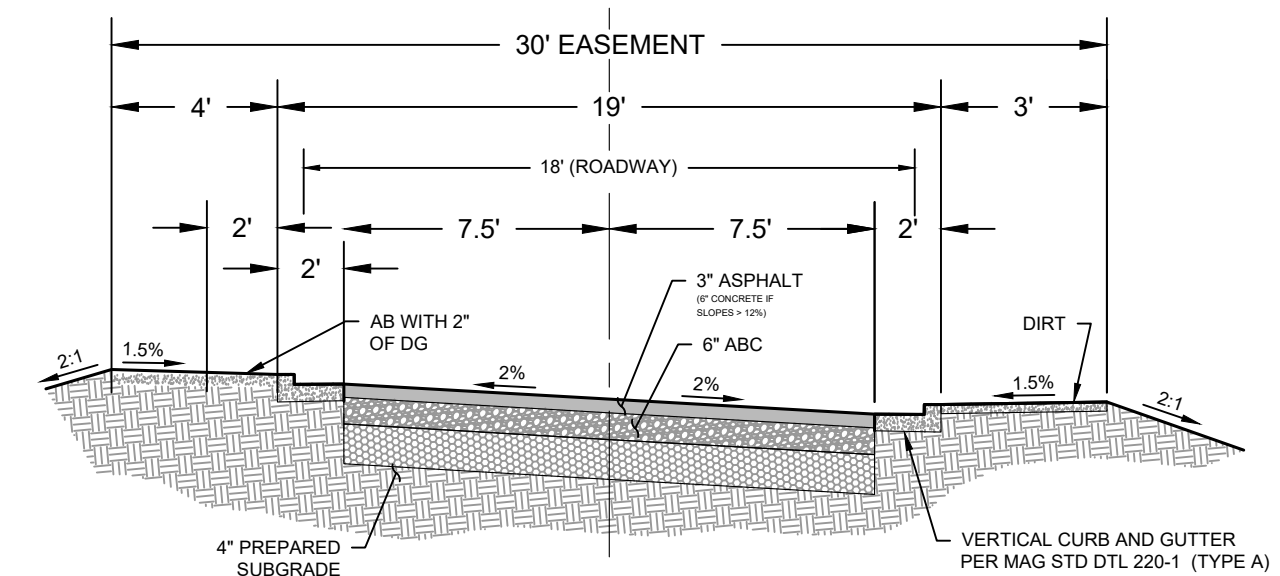
PROJECT NO: 140505

SHEET NO.

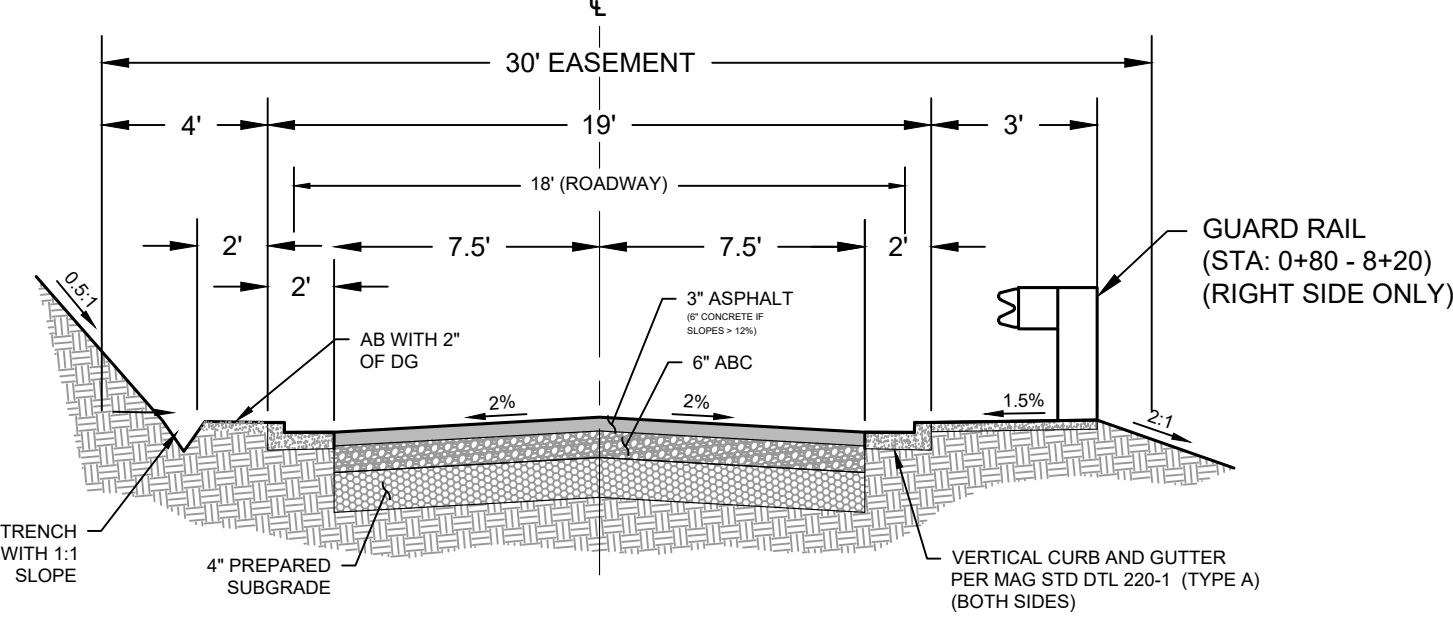
V-5



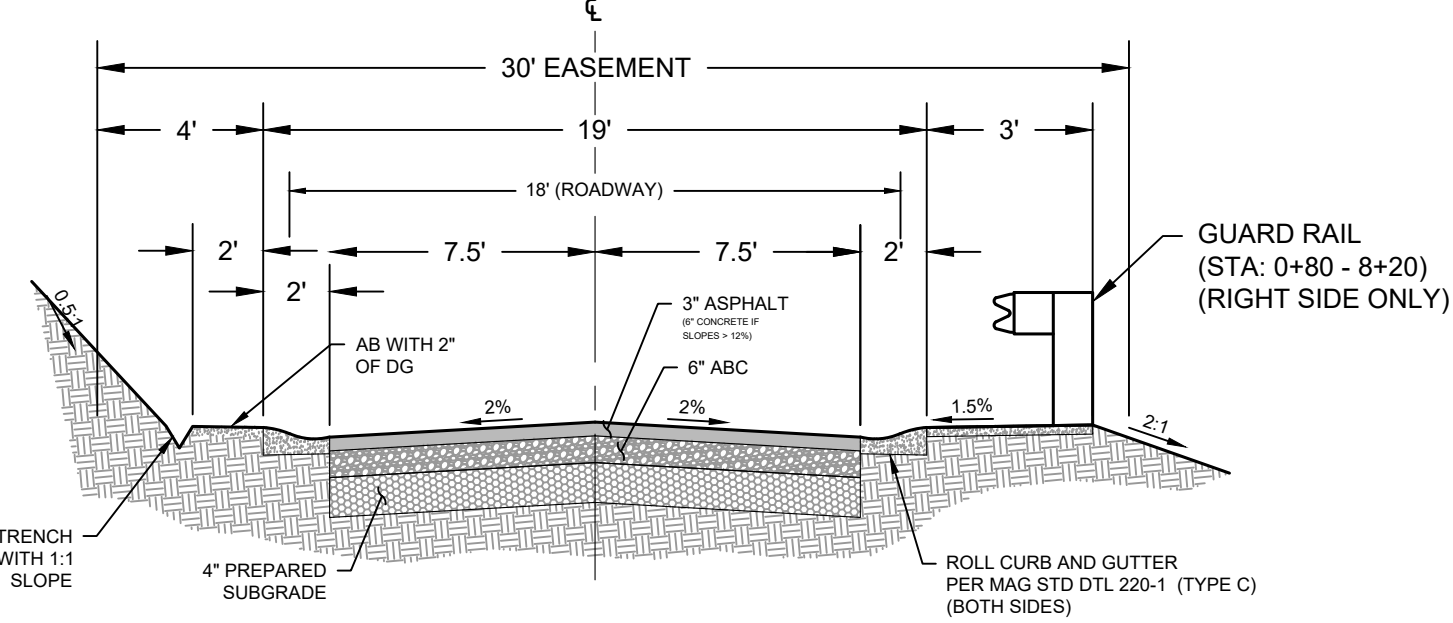
- NOTE 1:
L=69.40' (R1)
R=319.48' (R1)
Δ=12° 29' 47" (R1)
- NOTE 2:
L=40.14' (R1)
R=319.48' (R1)
Δ=07° 13' 40" (R1)
- NOTE 3:
L=21.22' (R)
R=55' (R)
Δ=22° 08' 33" (R)
- NOTE 4:
(R)=TITLE POLICY YAVAPAI TITLE AGENCY INC.
ORDER #07007878-710-A02 DATED 09/08/2023 AT 7:30AM
(R1)= BK 17, L.S. PG. 66
(R2)=PRELIMINARY FINAL PLAT CANYON VISTA SUBDIVISION
*BEARINGS WITHOUT ANY OF THE ABOVE CODES ARE MEASURE BEARINGS



ROAD SECTION
STA 8+67.50 TO 9+82.00



ROAD SECTION
STA 0+00.00 TO 7+50.00



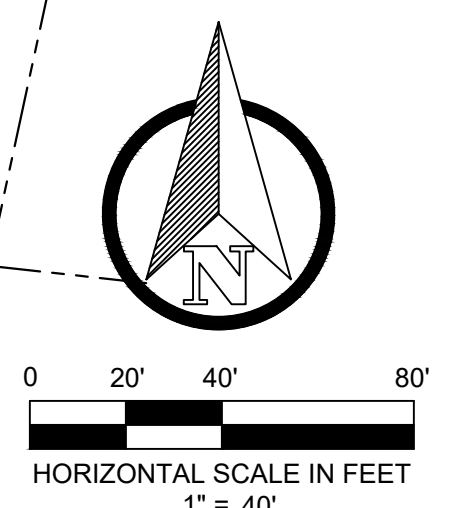
ROAD SECTION
STA 7+50.00 TO 8+67.50

LEGEND

- ROAD CENTERLINE
- PARCEL & RIGHT-OF-WAY LINE
- BUILDING ENVELOPE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT LINE
- EDGE OF PAVEMENT

HATCH LEGEND

- PROPOSED CONCRETE ROAD
- PROPOSED DECOMPOSED GRANITE ROAD
- 30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
- PROPOSED ASPHALT ROAD
- PROPOSED DRIVEWAY EASEMENT
- RESIDENTIAL LOTS
- LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED



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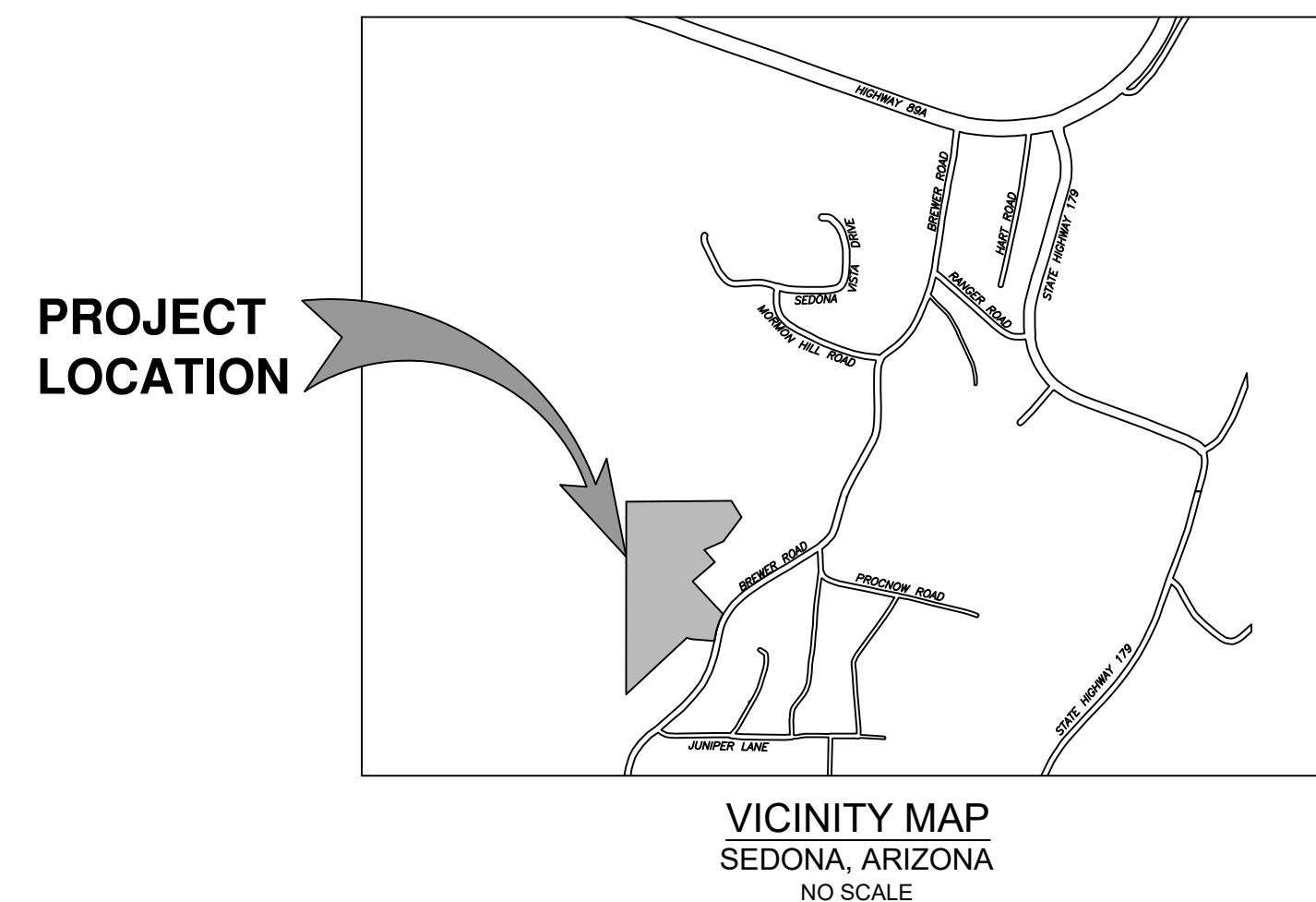
CANYON VISTA

**APN: 401-20-027G
PZ23-00005(SUB)**

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 5.75 ACRES (PER COCONINO COUNTY GIS)
(CONTAINING ± 5.72 ACRES PER SURVEY)

SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 HORIZONTAL CONTROL SHEET
- C-4 GRADING & DRAINAGE PLAN
- C-5 ROAD PLAN & PROFILE
- C-6 ROAD PLAN & PROFILE
- C-7 WEST DRIVEWAY PLAN AND PROFILE
- C-8 EAST DRIVEWAY PLAN AND PROFILE
- C-9 SEWER PLAN AND PROFILE
- C-10 SEWER PLAN AND PROFILE
- C-11 WATER MAIN PLAN AND PROFILE
- C-12 WATER MAIN PLAN AND PROFILE
- C-13 UTILITY SHEET
- C-14 STORMWATER MANAGEMENT POLLUTION PREVENTION PLAN



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

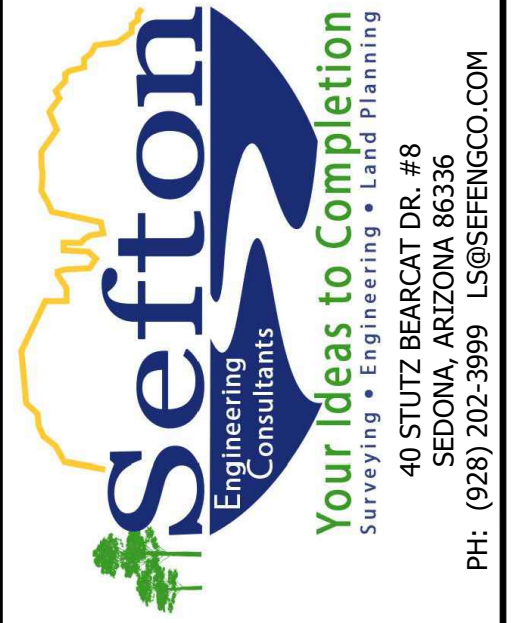
OWNER / DEVELOPER:
CV DEVELOPMENT SEDONA, INC.
WILLIAM HEYER
5018 SHOAL CREEK BLVD.
AUSTIN, TX 78756
PHONE: 512 917 2780

SURVEYOR:
HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, ARIZONA 86322
PHONE: (928) 282-5686
TIMOTHY L. HAMMES, R.L.S. 29263

UTILITIES FURNISHED BY:
ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - QWEST
POLICE DEPARTMENT - 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



PRELIMINARY

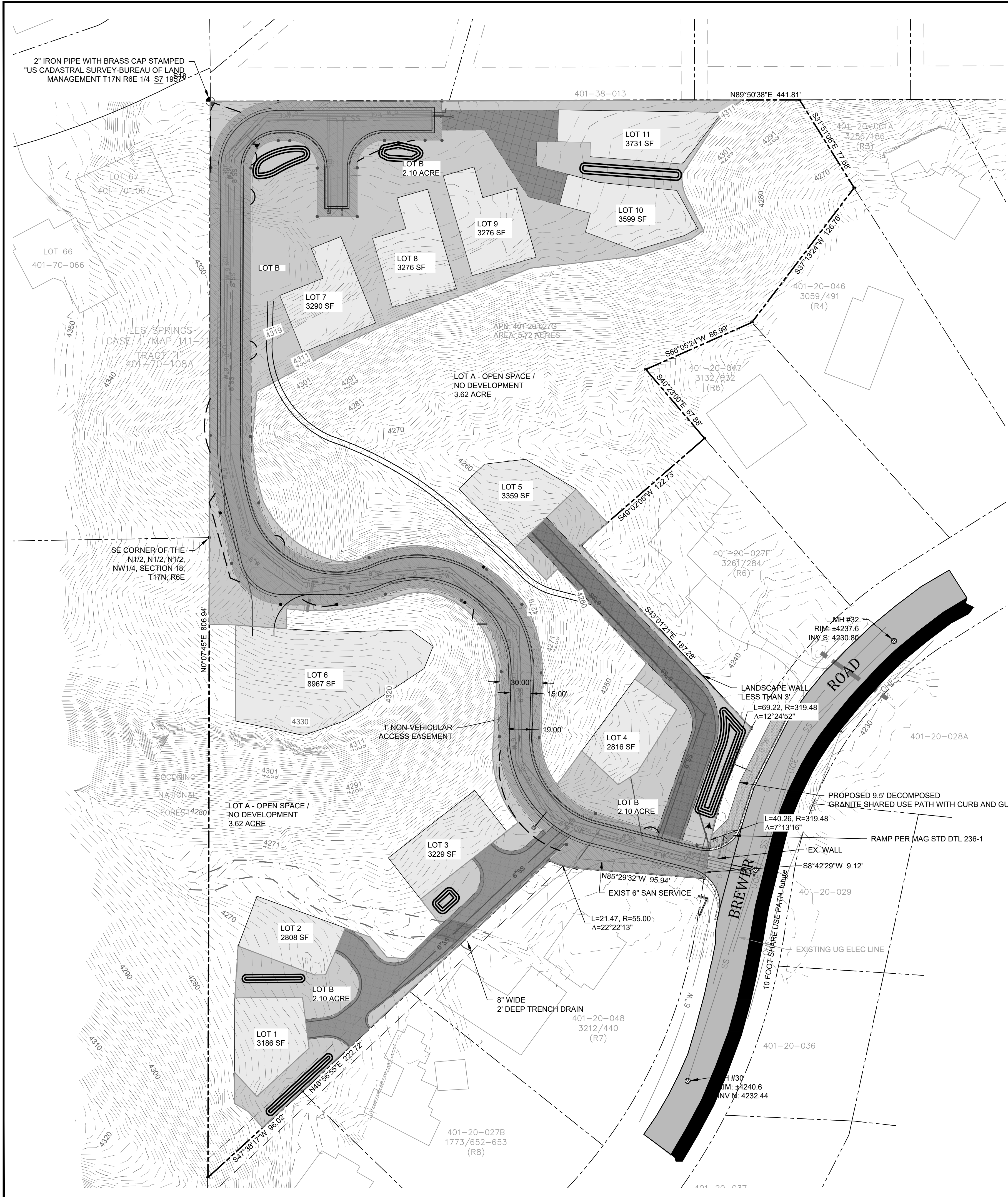


COVER SHEET

CANYON VISTA SUBDIVISION SEDONA, ARIZONA

SHEET TITLE:	COVER SHEET
PROJECT TITLE:	CANYON VISTA SUBDIVISION
DRAWN BY:	TBJ
SCALE:	AS SHOWN
DATE:	09-03-2024
PROJECT NO:	140505
SHEET NO.	C-1

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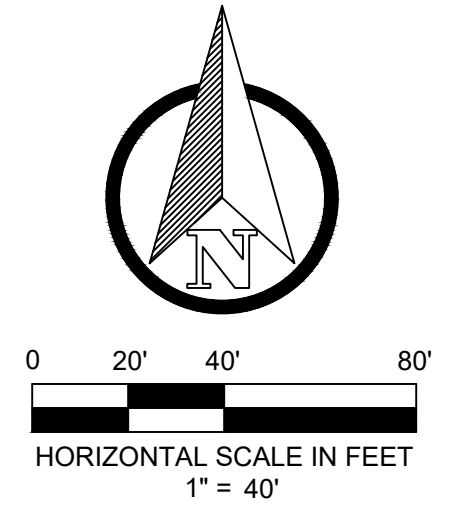


HATCH LEGEND

[Hatched Pattern]	PROPOSED CONCRETE ROAD
[Hatched Pattern]	PROPOSED DECOMPOSED GRANITE ROAD
[Hatched Pattern]	30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
[Hatched Pattern]	PROPOSED ASPHALT ROAD
[Hatched Pattern]	PROPOSED DRIVEWAY EASEMENT
[Hatched Pattern]	RESIDENTIAL LOTS
[Hatched Pattern]	LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED

LEGEND

[Symbol]	ROAD CENTERLINE
[Symbol]	PARCEL & RIGHT-OF-WAY LINE
[Symbol]	BUILDING ENVELOPE
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	TEMPORARY CONSTRUCTION EASEMENT LINE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	POND LINE
[Symbol]	FOUND 5/8" REBAR ADDED TAG "LS 29263"
[Symbol]	FOUND 1" PIPE ADDED TAG "LS 29263"
[Symbol]	FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
[Symbol]	FOUND 1/2" REBAR TAG "LS 32224"
[Symbol]	FOUND 1/2" REBAR "LS 14184"



PRELIMINARY

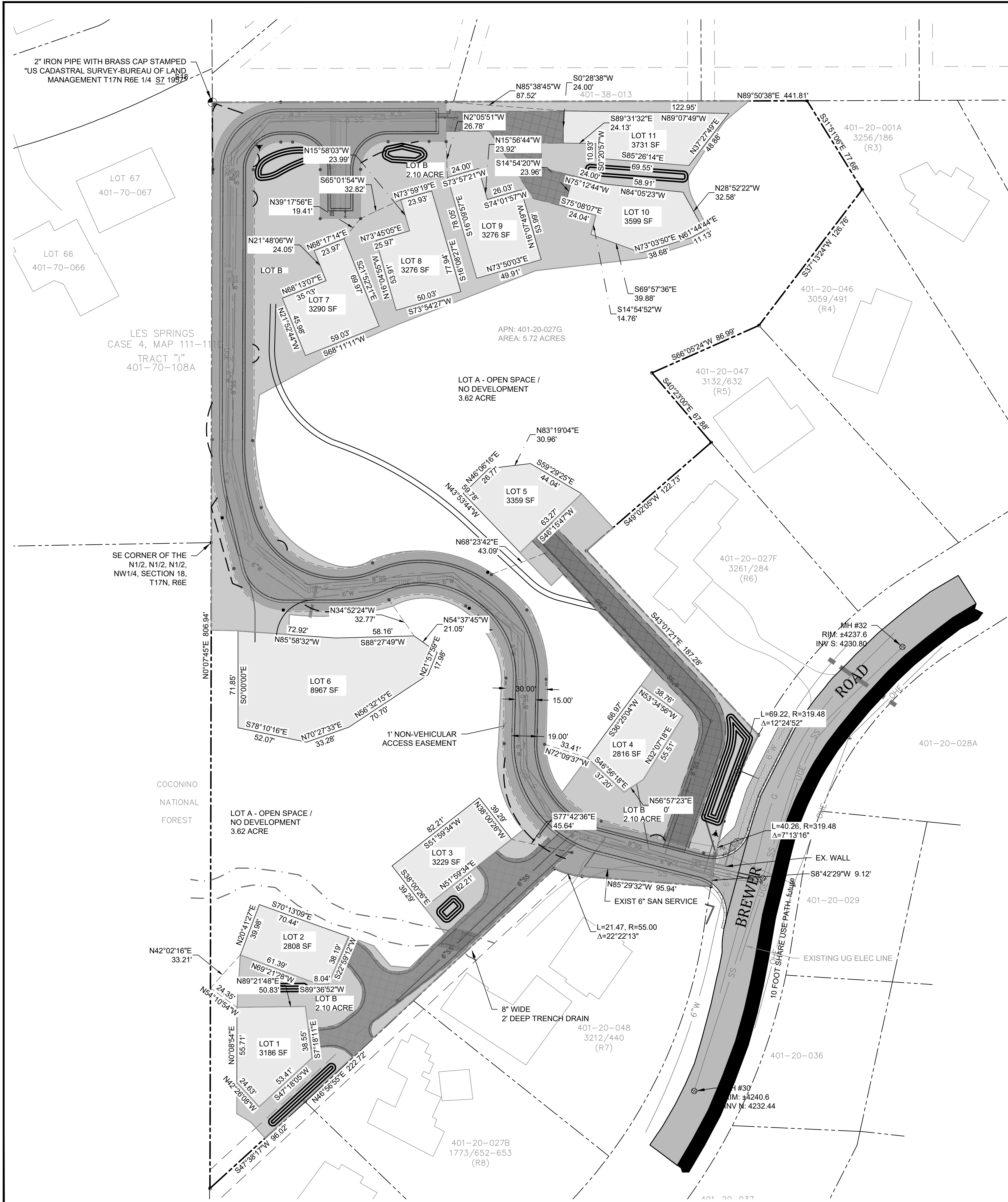
SITE PLAN

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:	TBJ
PROJECT TITLE:	AS SHOWN
DRAWN BY:	DATE: 09-03-2024
SCALE:	PROJECT NO: 140505
DATE:	SHEET NO. C-2
PROJECT NO:	

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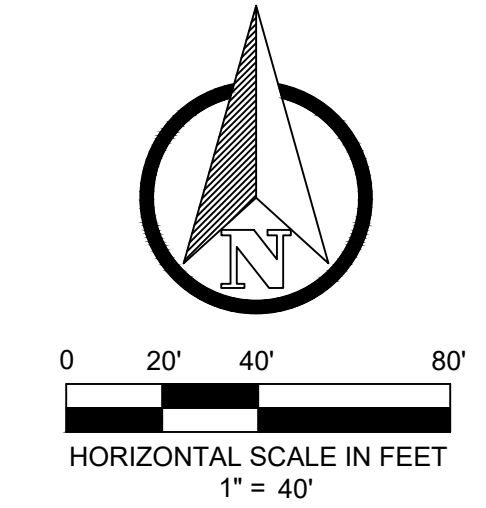


HATCH LEGEND

[Hatched Pattern]	PROPOSED CONCRETE ROAD
[Hatched Pattern]	PROPOSED DECOMPOSED GRANITE ROAD
[Hatched Pattern]	30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
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[Symbol]	FOUND 1" PIPE ADDED TAG "LS 29263"
[Symbol]	FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
[Symbol]	FOUND 1/2" REBAR TAG "LS 32224"
[Symbol]	FOUND 1/2" REBAR "LS 14184"



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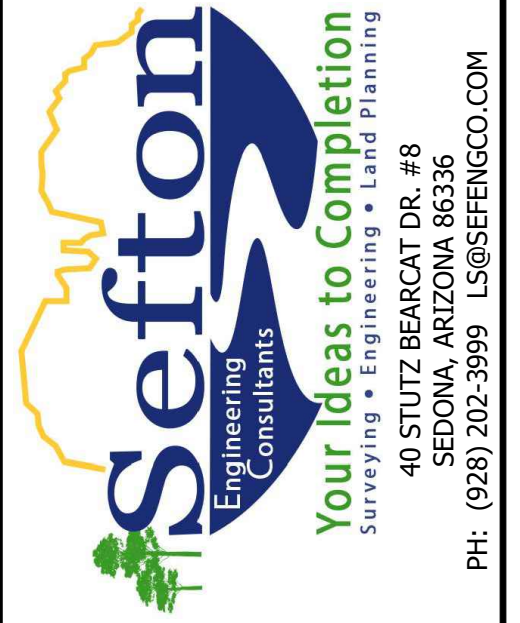
HORIZONTAL CONTROL
 CANYON VISTA SUBDIVISION
 SEDONA, ARIZONA

SHEET TITLE:
 PROJECT TITLE:
 DRAWN BY: TBJ
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 DATE: 09-03-2024
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 SHEET NO.

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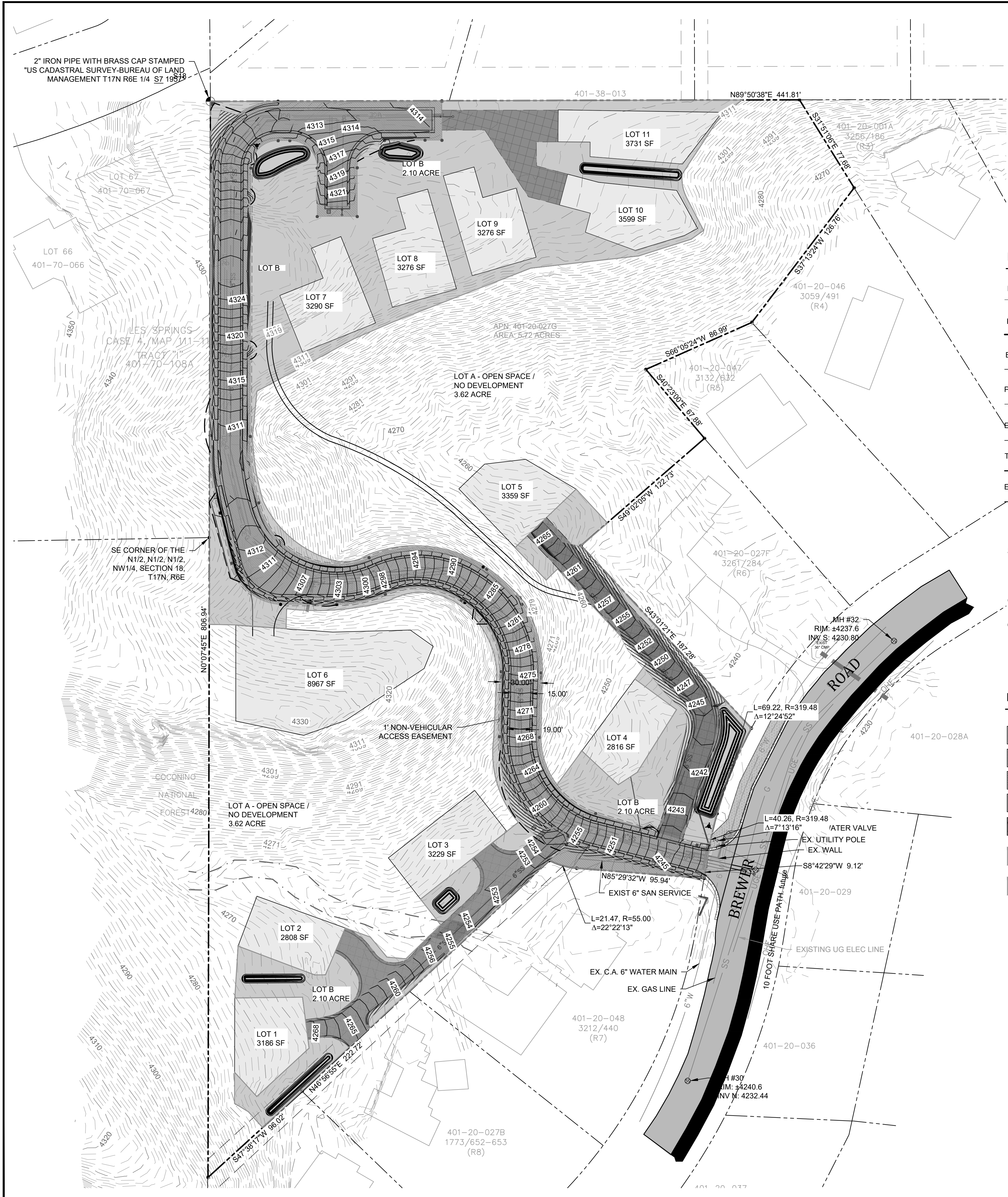
PRELIMINARY



GRADING & DRAINAGE PLAN
CANYON VISTA SUBDIVISION
SEDONA, ARIZONA

SHEET TITLE:
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 SCALE: AS SHOWN
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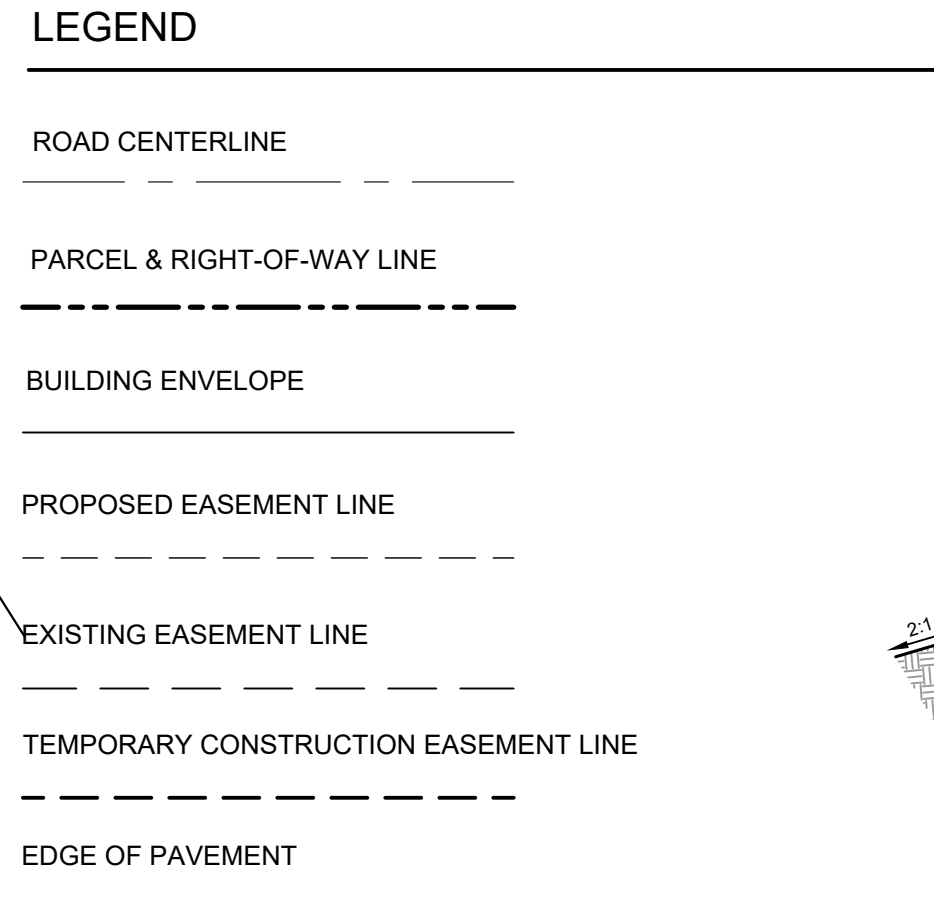


VOLUMES

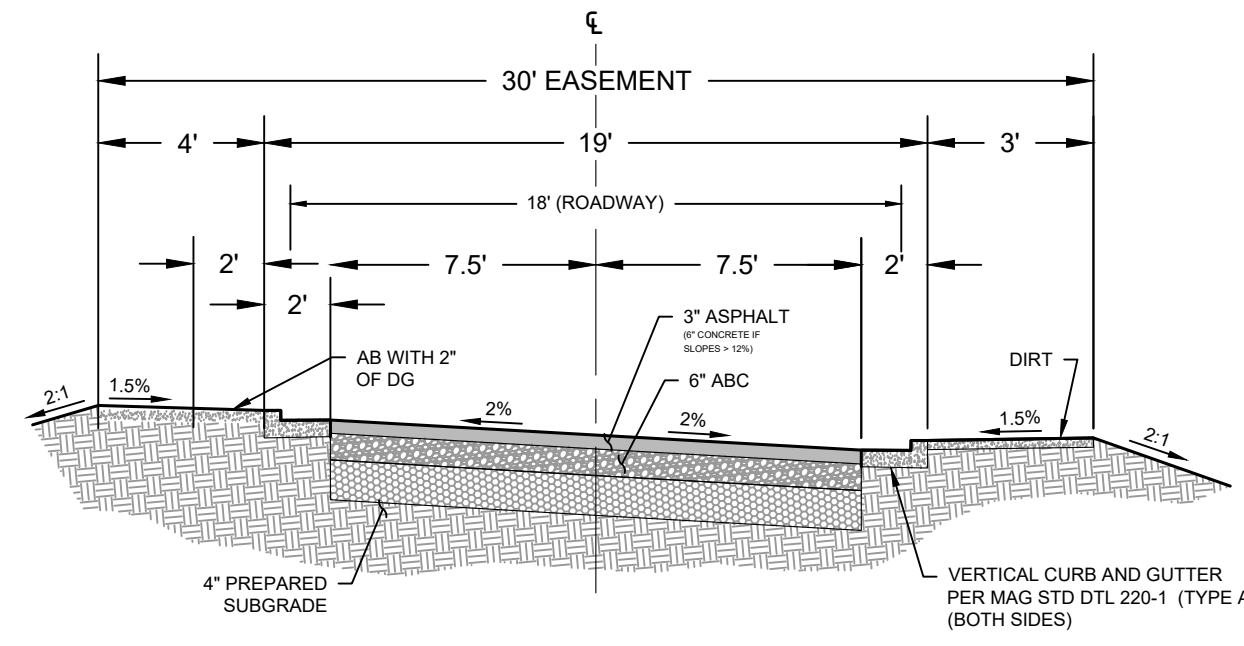
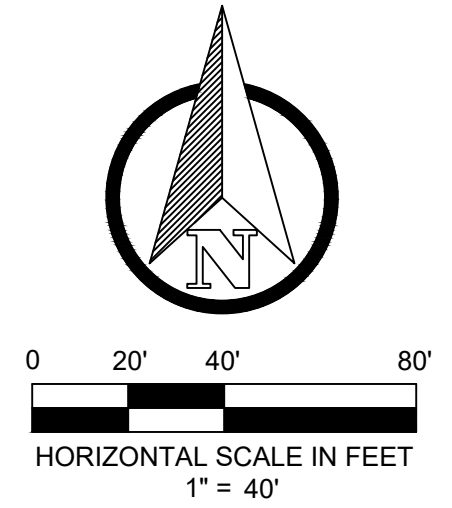
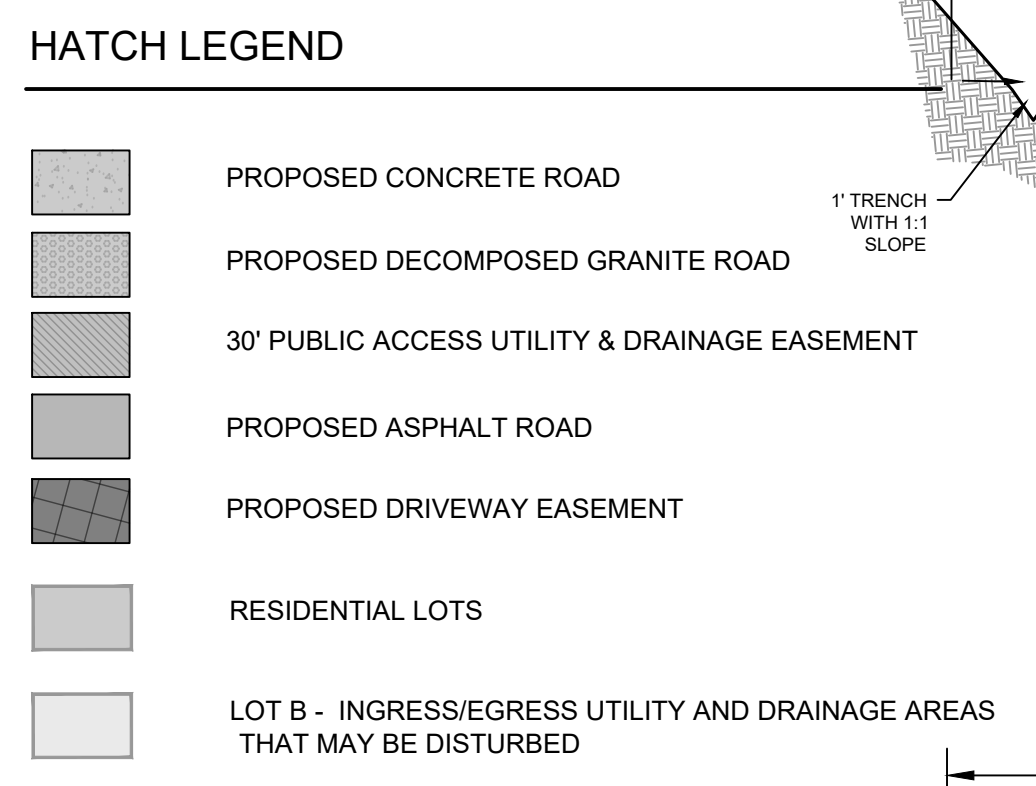
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 CUT: 1653.3 CY
 FILL: 1969.3 CY
 NET: 316 CY (SURPLUS FILL)

NOTE: VOLUMES ARE APPROXIMATE

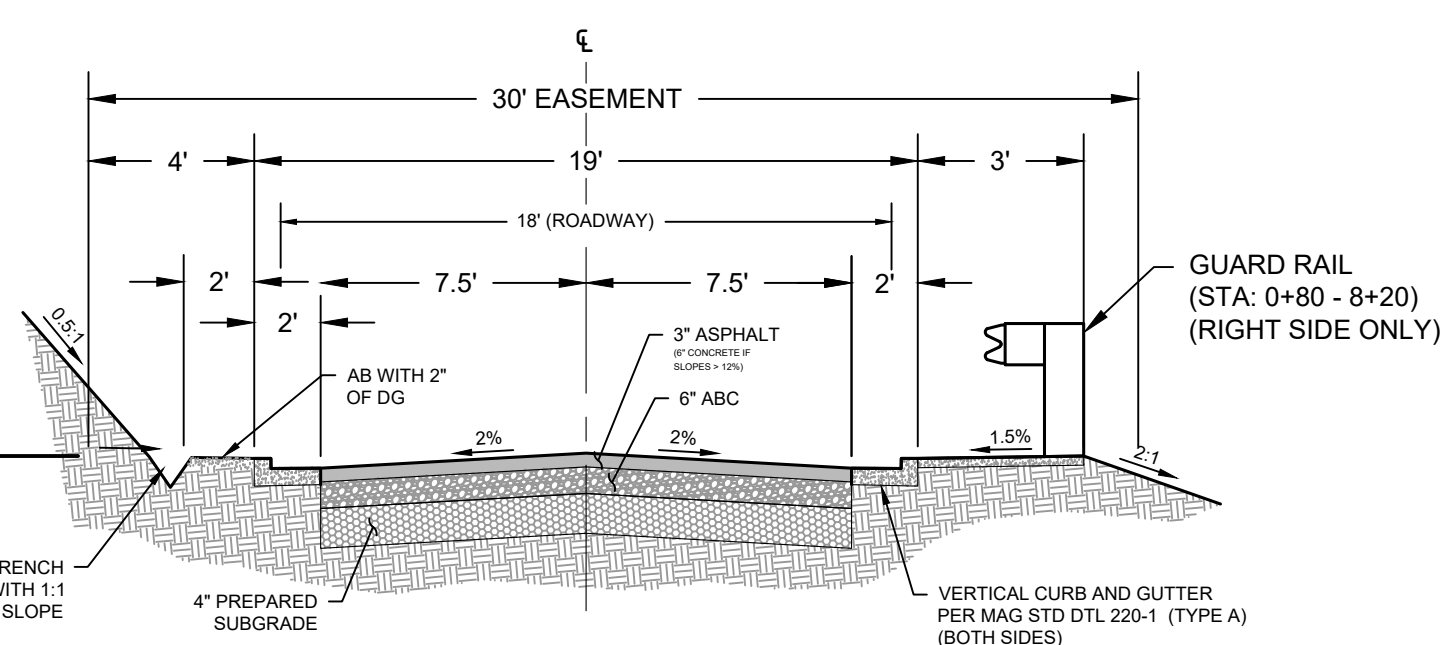
- GENERAL GRADING AND DRAINAGE NOTES:**
- SURVEY AND TOPOGRAPHY DATA PROVIDED BY HAMMES SURVEYING LLC, AND WAS PERFORMED IN APRIL OF 2023.
 - SITE BENCHMARK IS 2" IRON PIPE RASS CAP STAMPED "US CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT: T17N R6E S7/8 1957".
 - TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/5 OF THE 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.
 - THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING ALL VEGETATION, NON-COMPLYING FILL, AND OTHER UNSUITABLE MATERIALS.
 - 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.
 - ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AND VERIFIED BY A COMPACTION REPORT WHEN SUPPORTING A STRUCTURE.
 - ALL SLOPES GREATER THAN 12% MUST BE 6" CONCRETE OVER 4" AB.



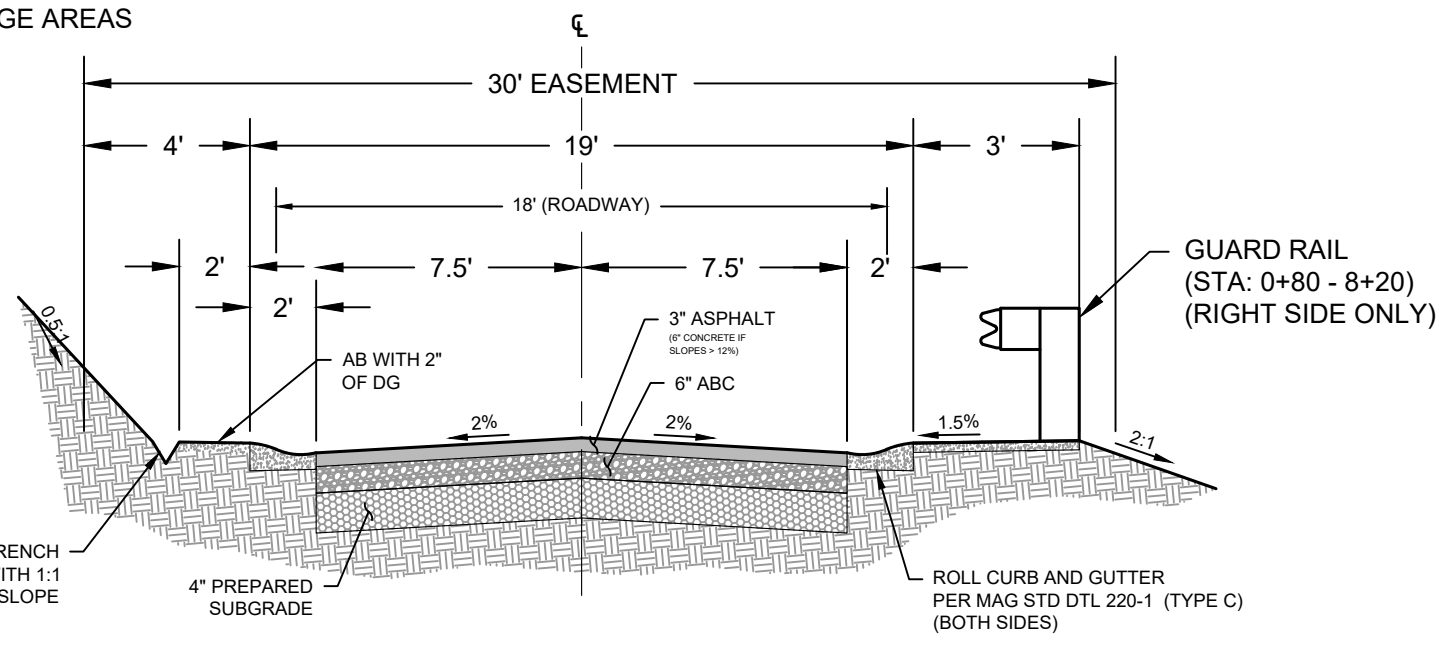
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- FOUND 1/2" REBAR TAG "LS 32224"
- FOUND 1/2" REBAR "LS 14184"



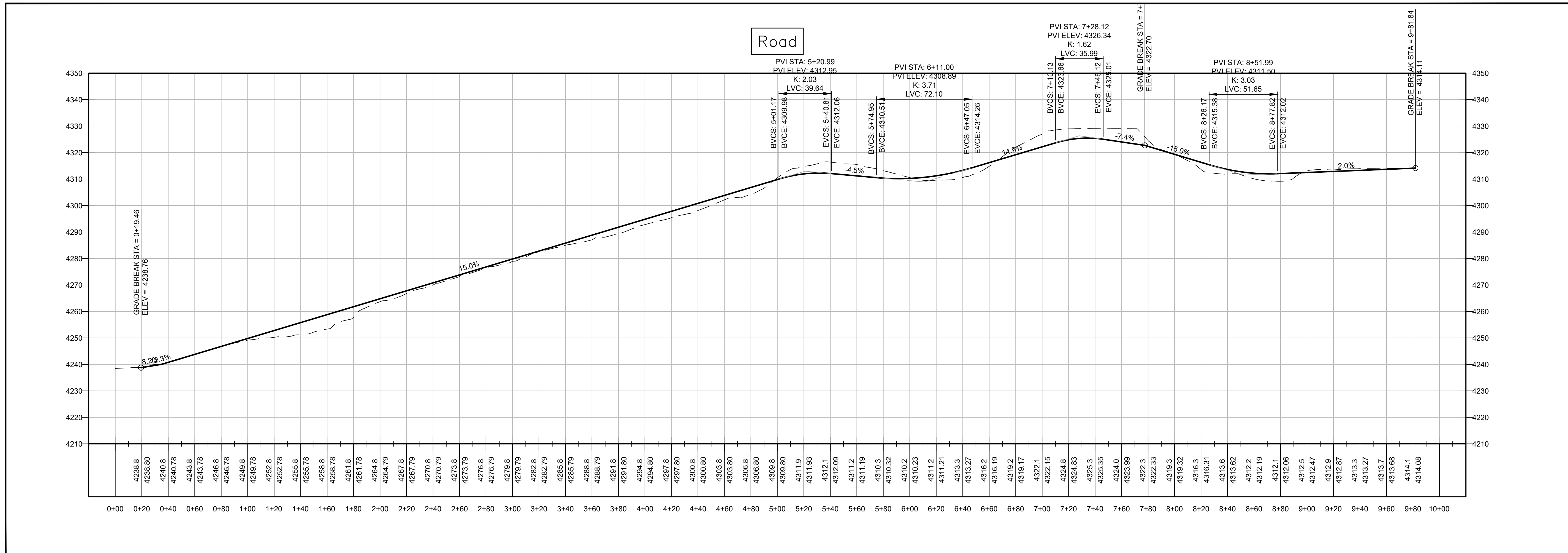
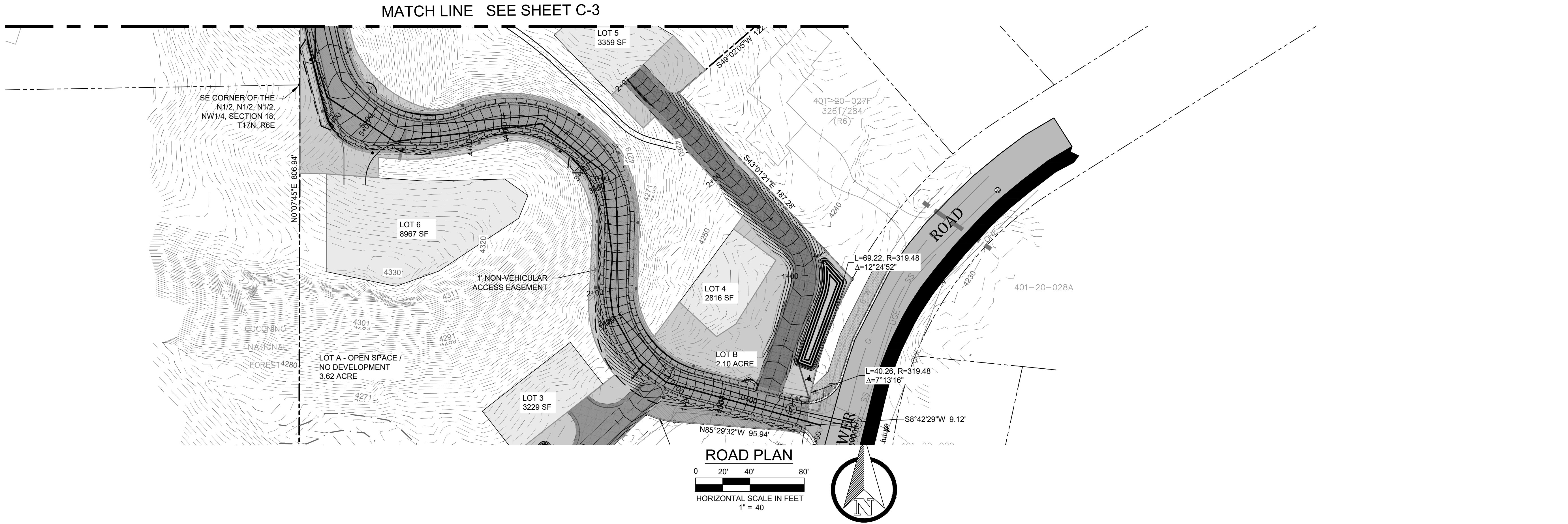
NOTES:
 1) INSTALLATION, SEPARATION, AND COVER OF UTILITIES IN TRENCHES TO MEET UTILITY COMPANY STANDARDS.



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



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



ROAD PROFILE

0 20' 40' 80'

HORIZONTAL SCALE IN FEET
1" = 20'

VERTICAL SCALE IN FEET
1" = 10'

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ROAD PLAN & PROFILE

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

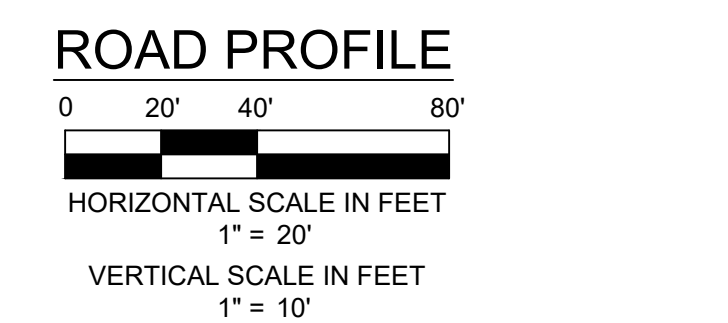
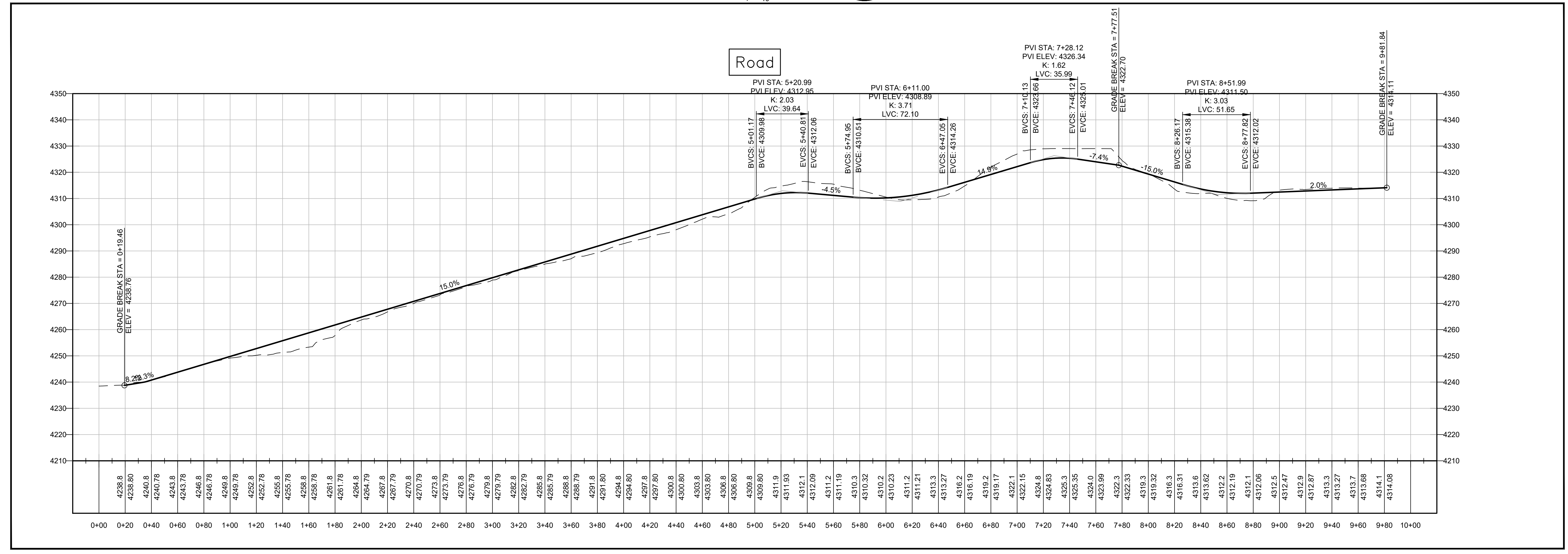
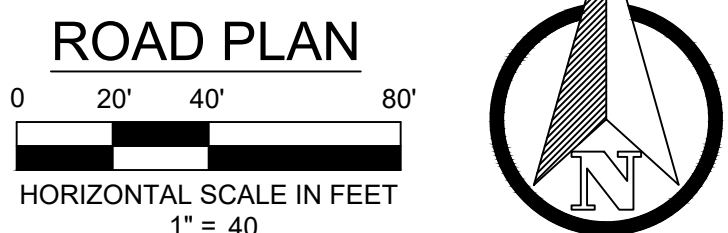
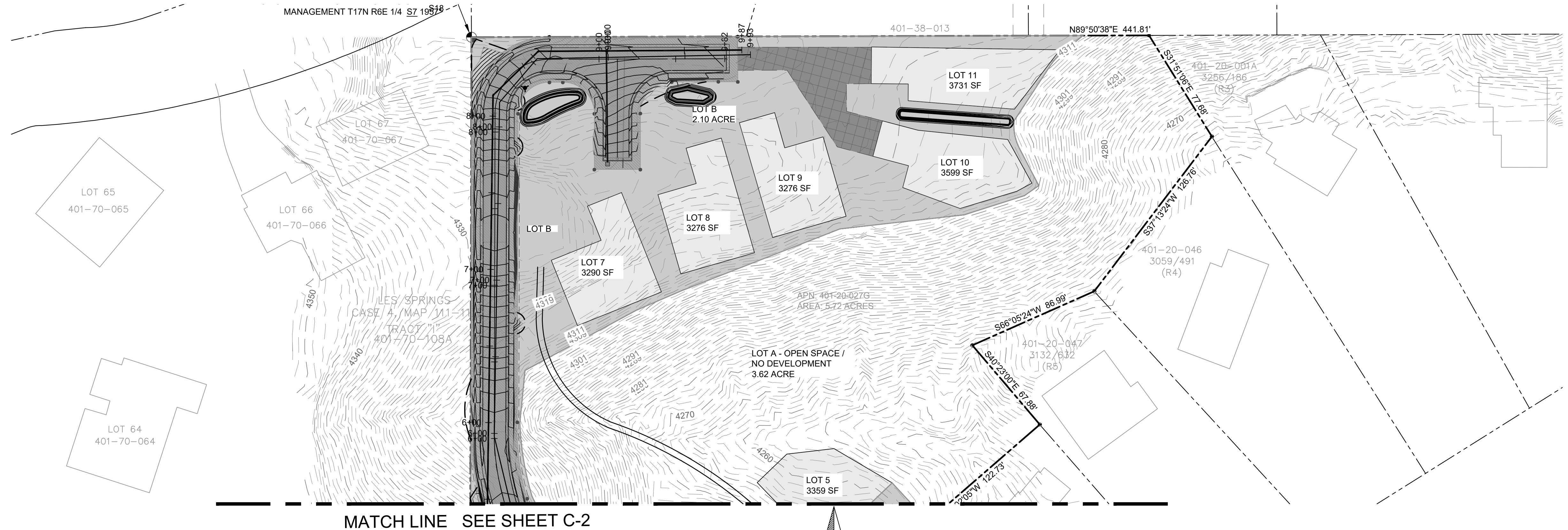
SCALE: AS SHOWN

DATE: 09-03-2024

PROJECT NO: 140505

SHEET NO. **C-5**

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ROAD PLAN & PROFILE

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

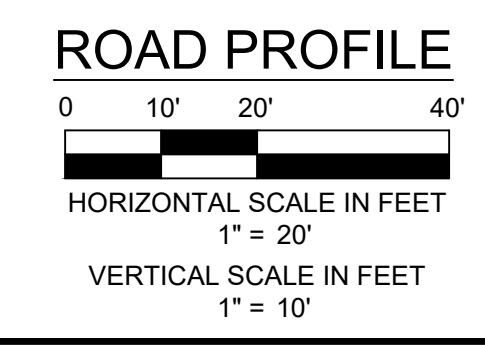
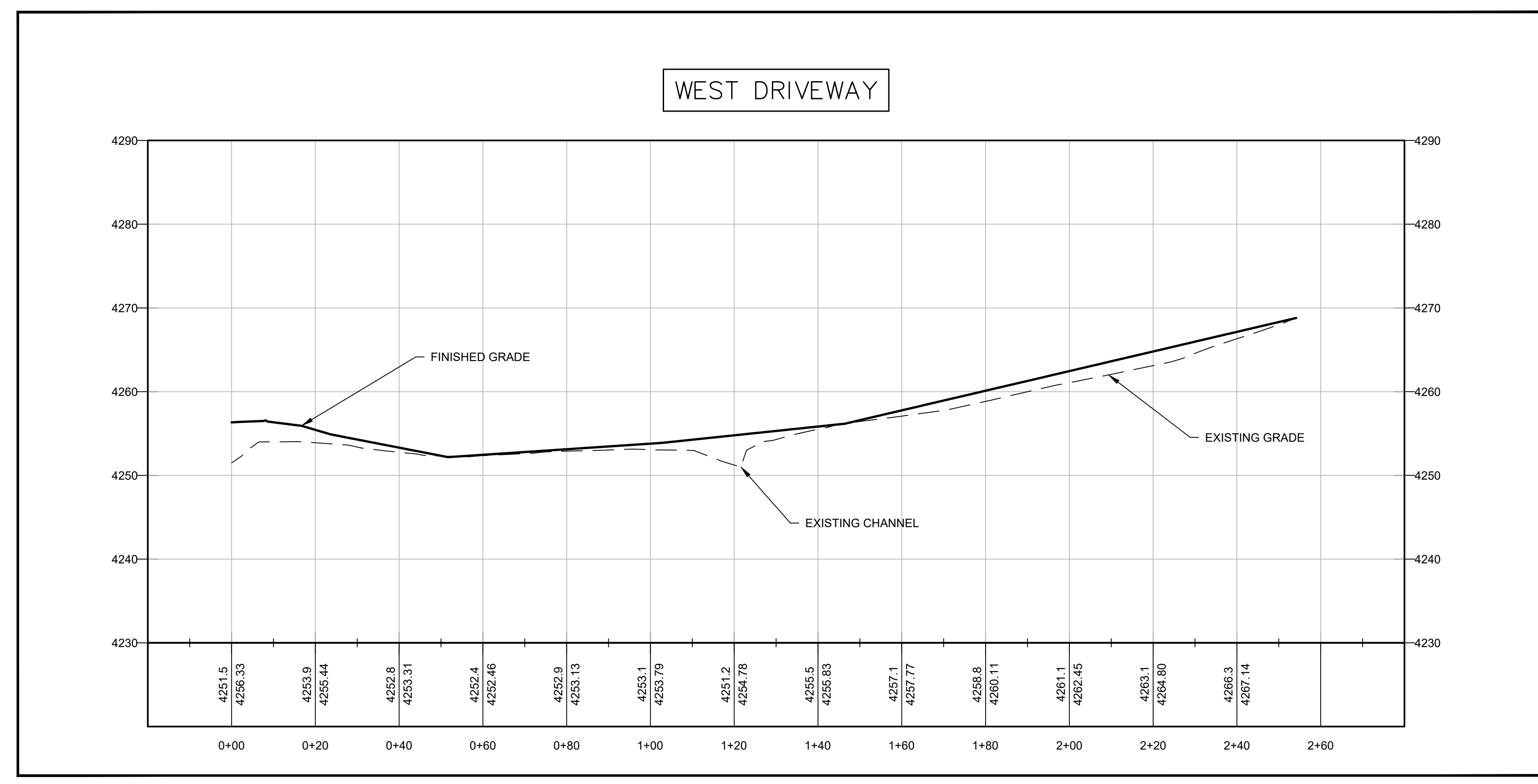
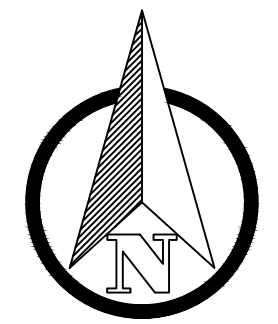
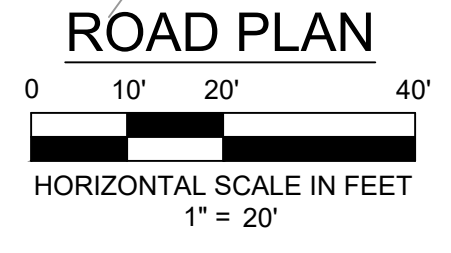
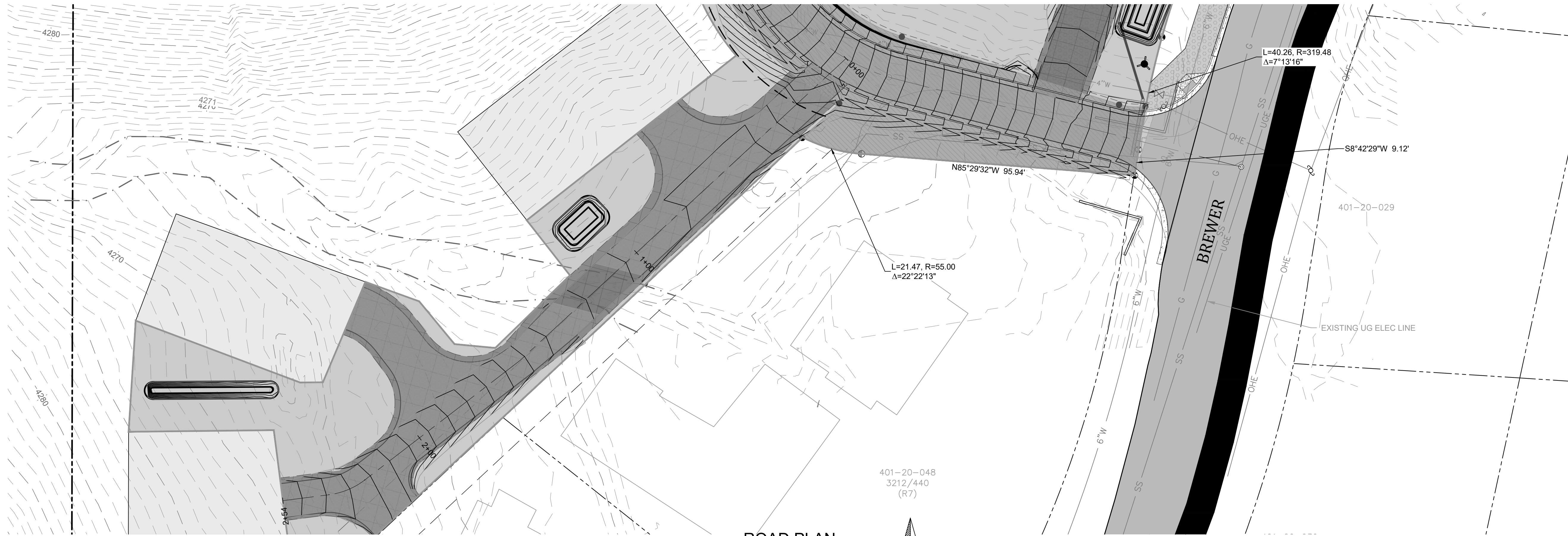
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DATE: 09-03-2024

PROJECT NO: 140505

SHEET NO. **C-6**

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WEST DRIVEWAY PLAN & PROFILE

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE: WEST DRIVEWAY PLAN & PROFILE

PROJECT TITLE: CANYON VISTA SUBDIVISION

DRAWN BY: TBJ

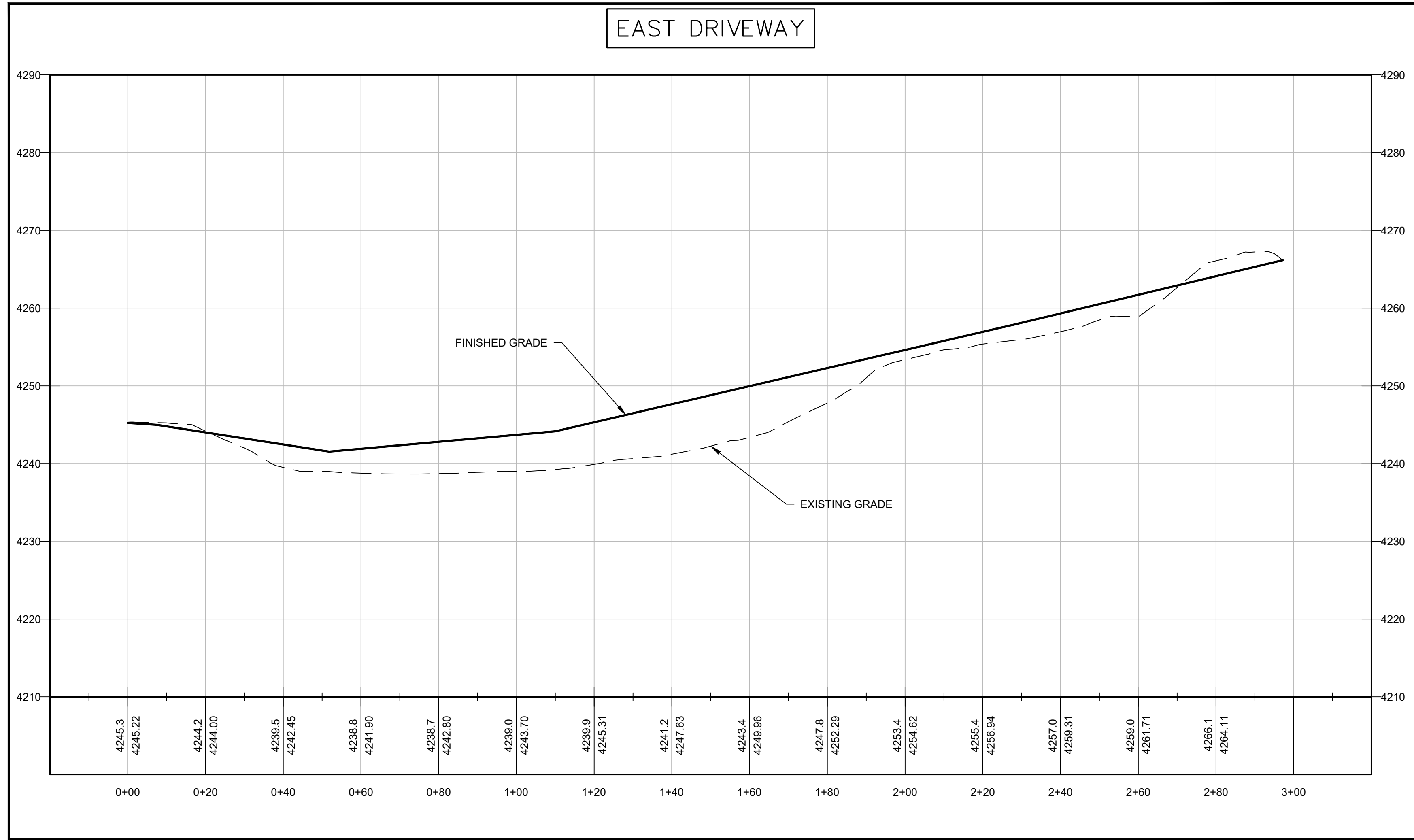
SCALE: AS SHOWN

DATE: 09-03-2024

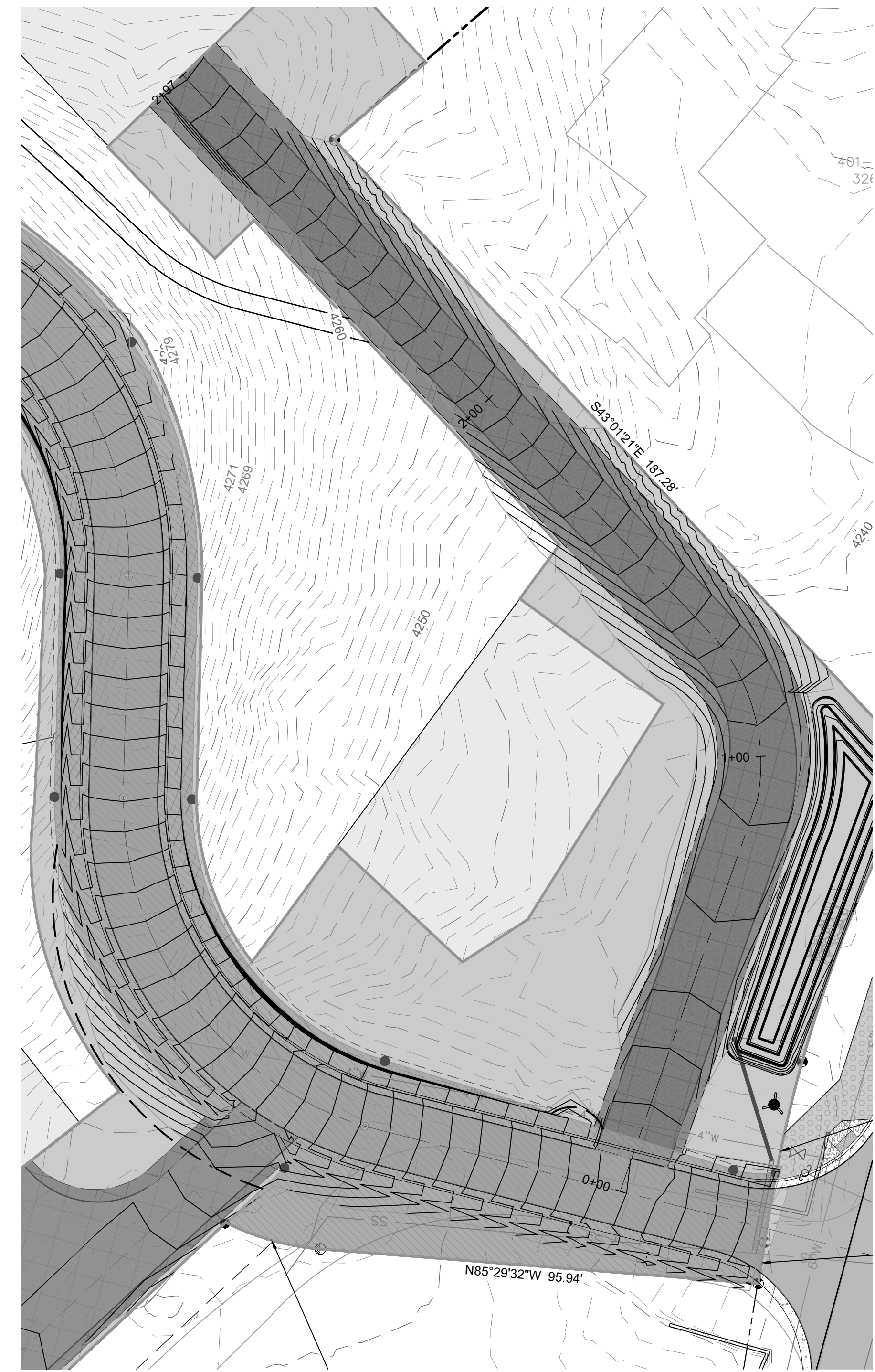
PROJECT NO: 140505

SHEET NO. C-7

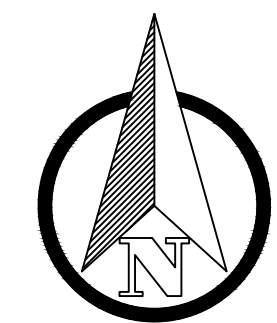
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ROAD PROFILE
 0 10' 20' 40'
 HORIZONTAL SCALE IN FEET
 1" = 20'
 VERTICAL SCALE IN FEET
 1" = 10'



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



EAST DRIVEWAY PLAN & PROFILE

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

SCALE: AS SHOWN

DATE: 09-03-2024

PROJECT NO: 140505

SHEET NO.

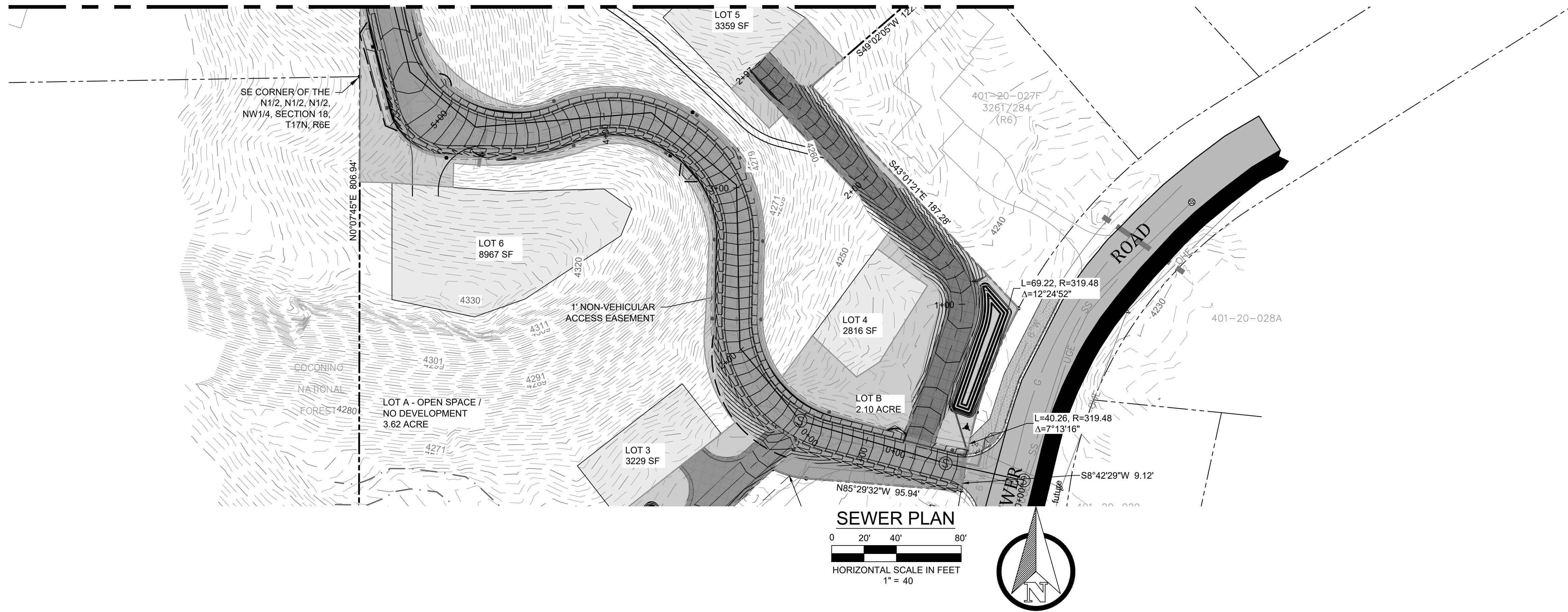
C-8

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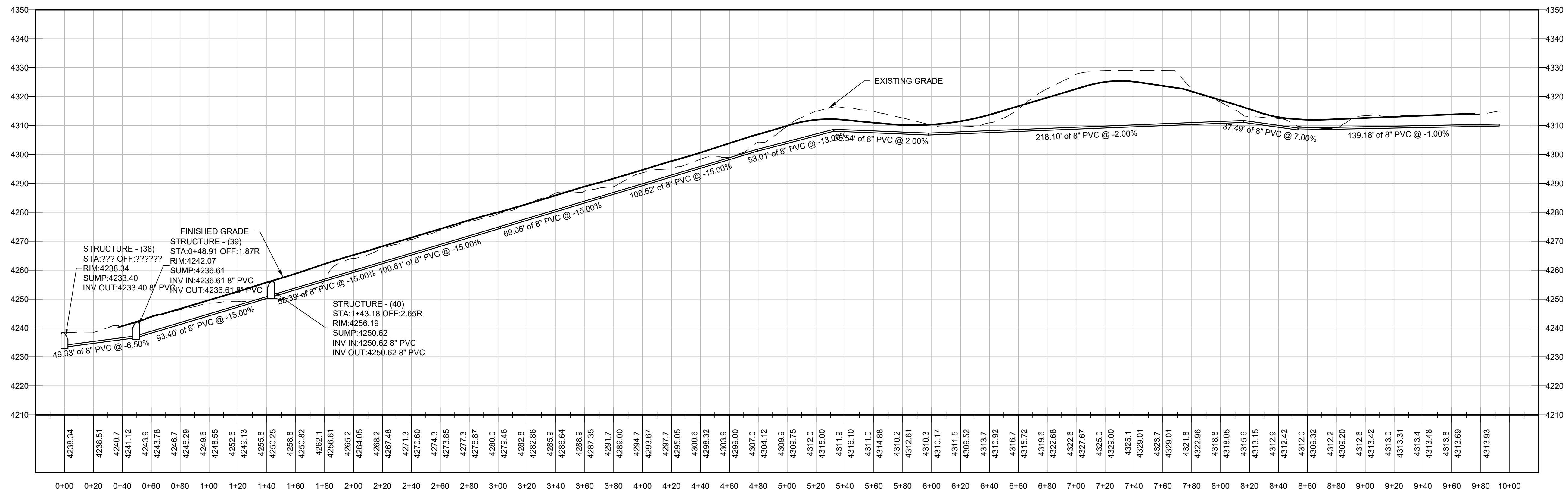
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MATCH LINE SEE SHEET C-3



SEWER LINE



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SEWER PLAN & PROFILE

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:
 PROJECT TITLE:

DRAWN BY: TBJ

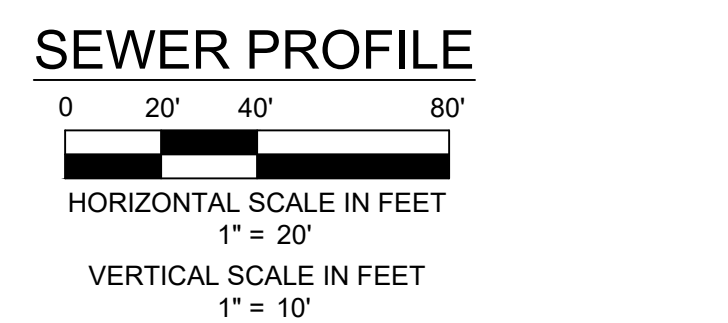
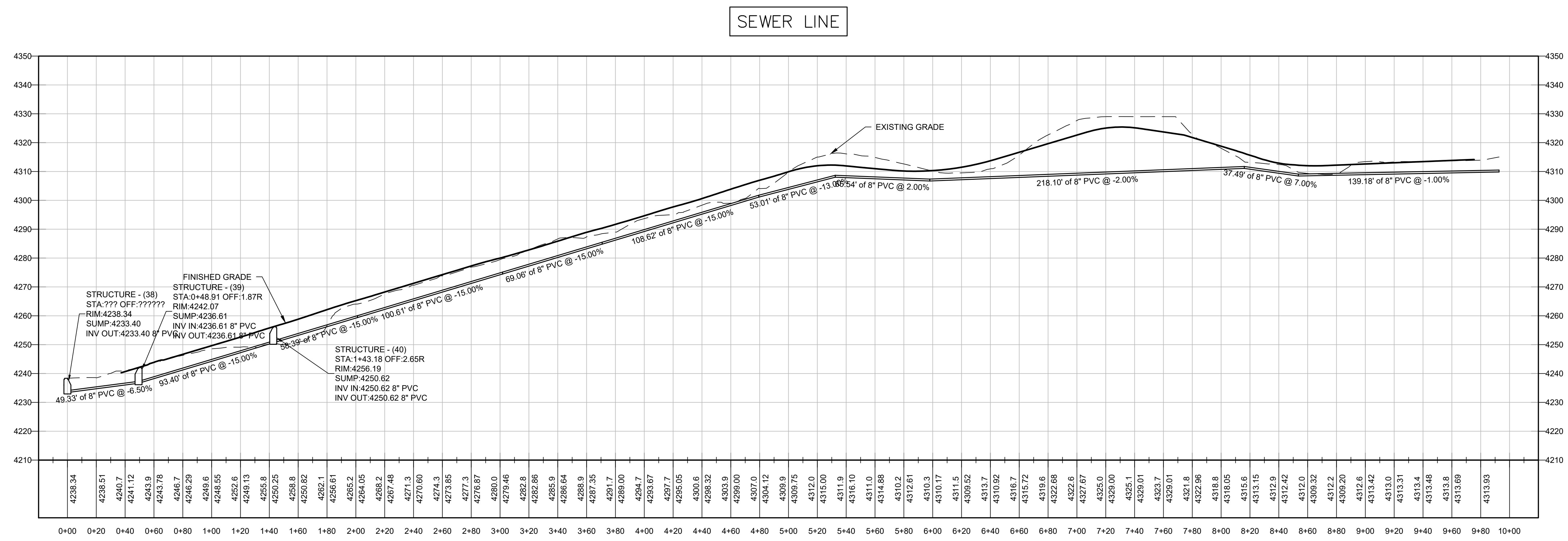
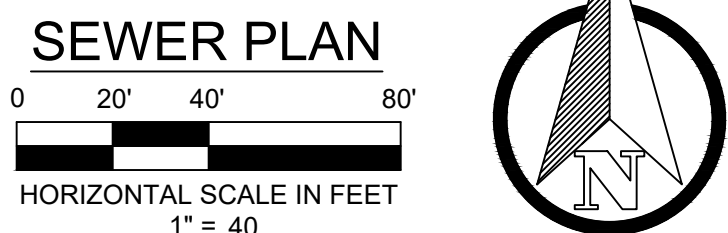
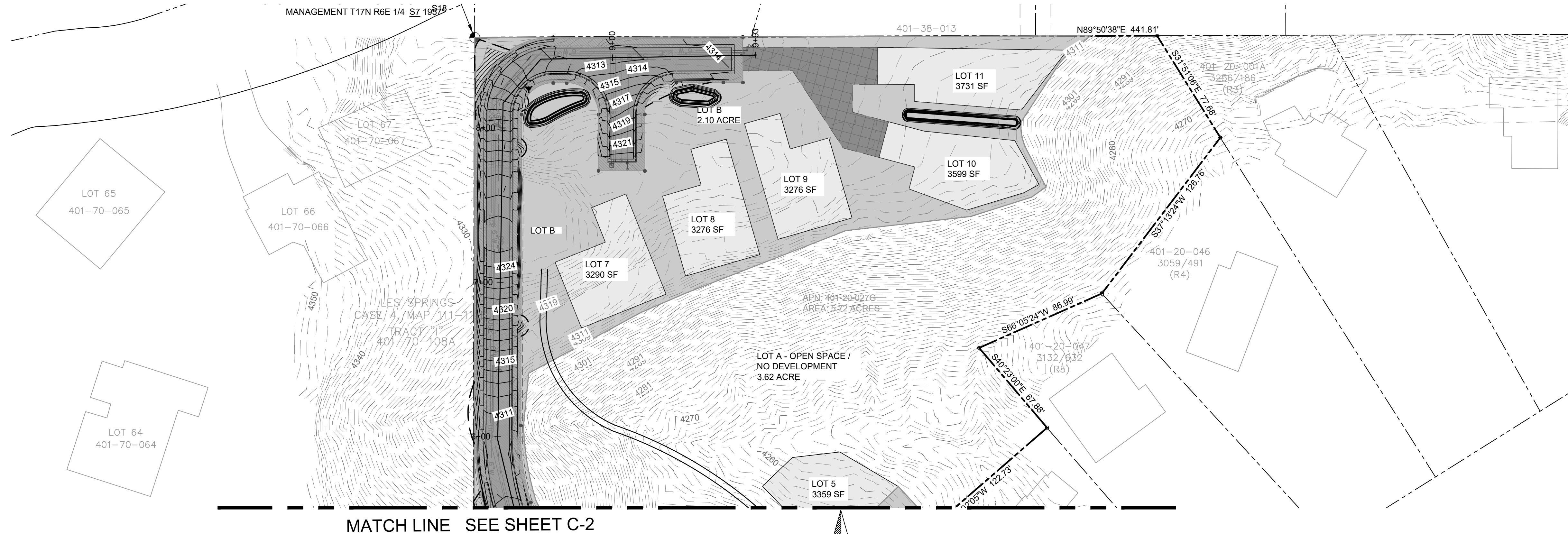
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DATE: 09-03-2024

PROJECT NO: 140505

SHEET NO. **C-9**

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SEWER PLAN & PROFILE

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE: SEWER PLAN & PROFILE

PROJECT TITLE: CANYON VISTA SUBDIVISION

DRAWN BY: TBJ

SCALE: AS SHOWN

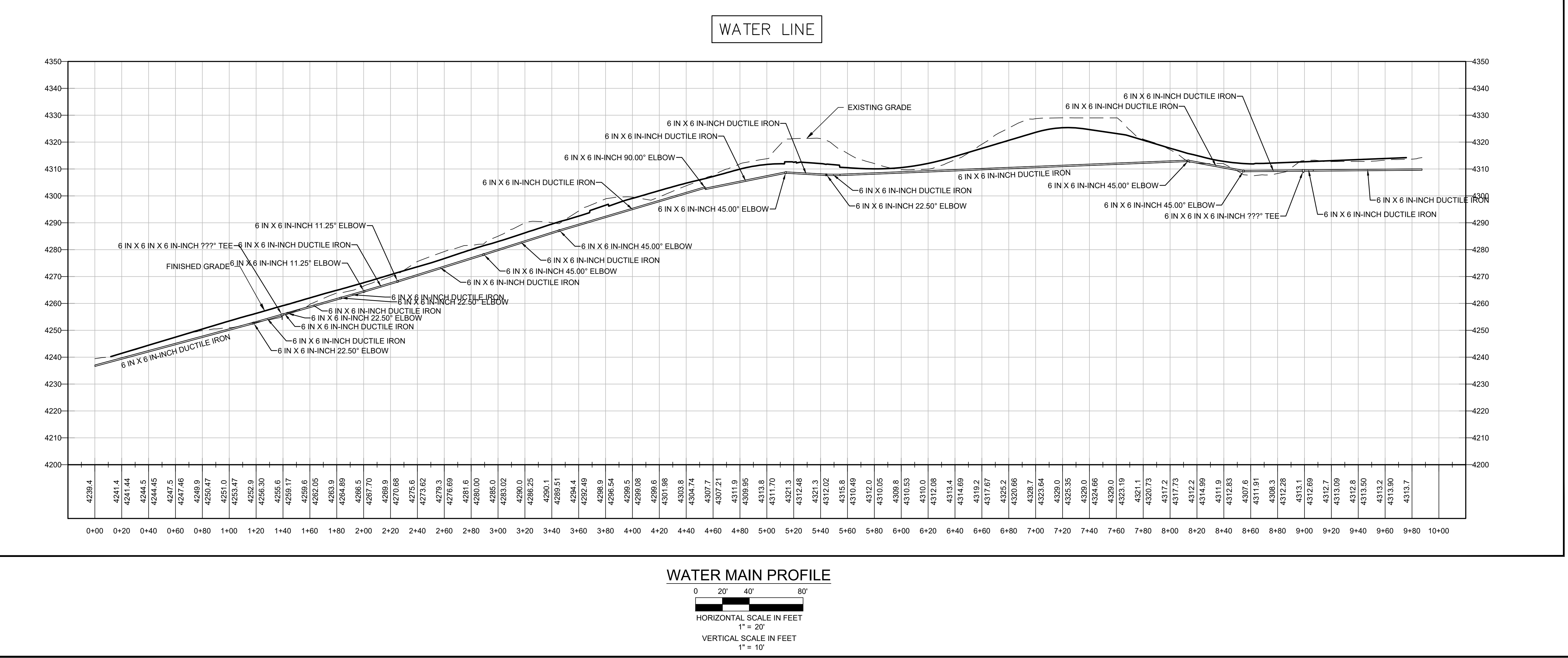
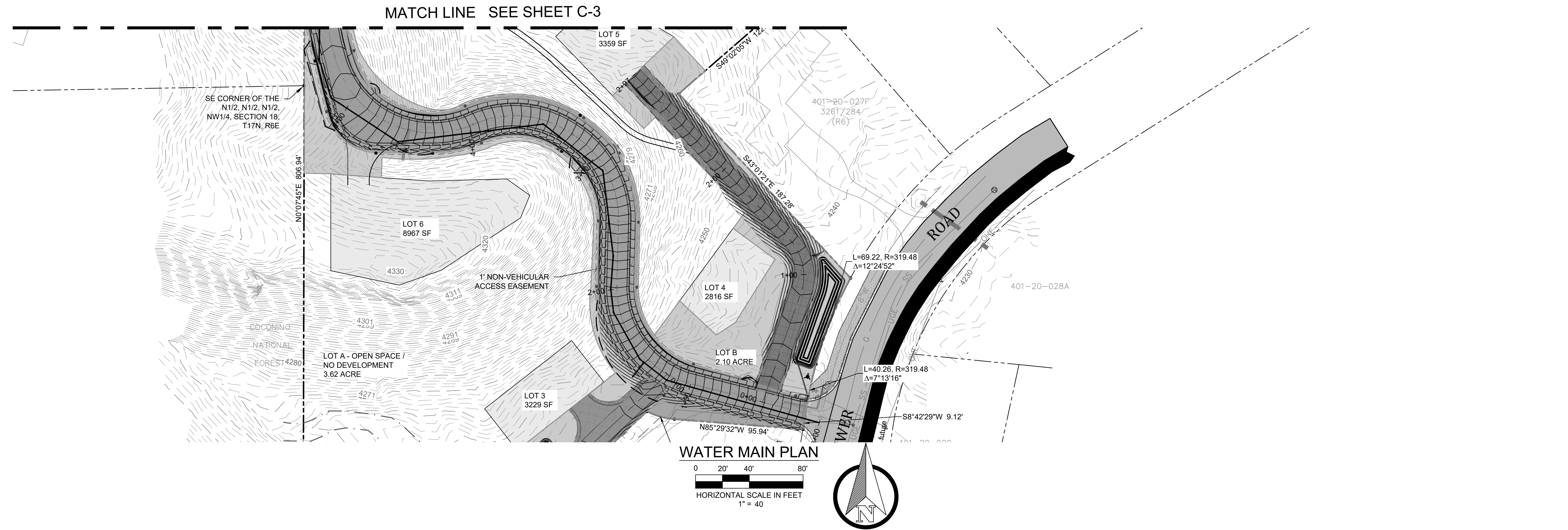
DATE: 09-03-2024

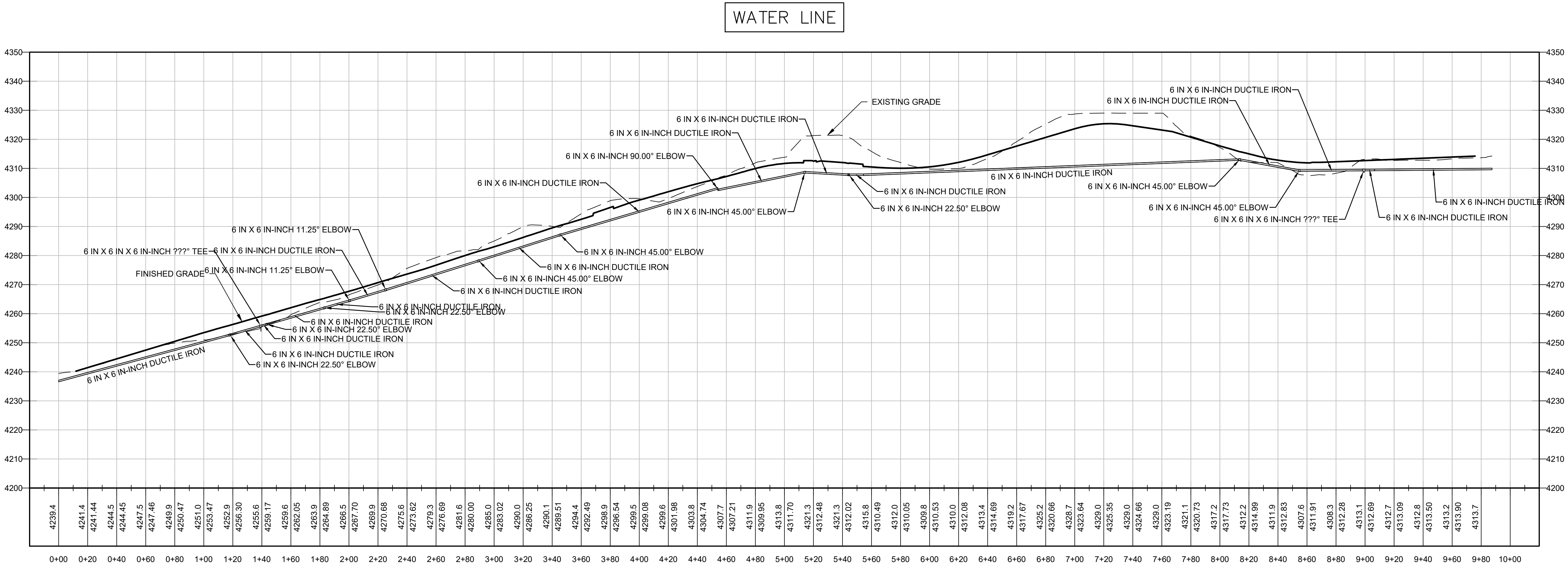
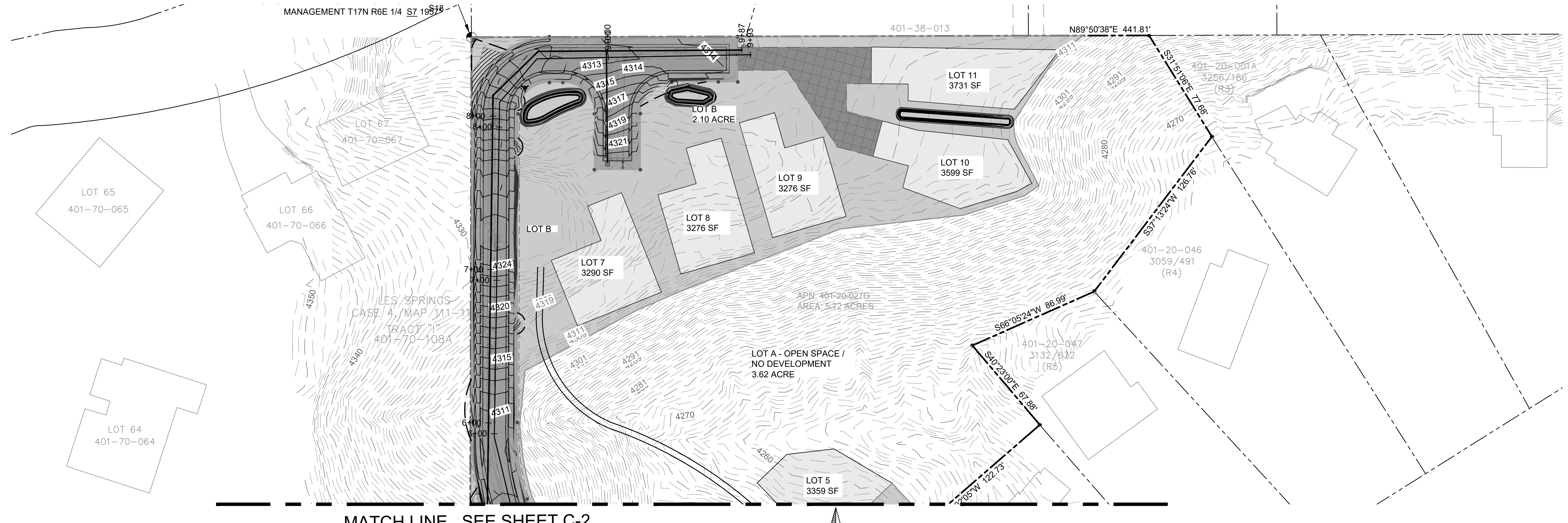
PROJECT NO: 140505

SHEET NO. **C-10**

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WATER MAIN PLAN & PROFILE

CANYON VISTA SUBDIVISION

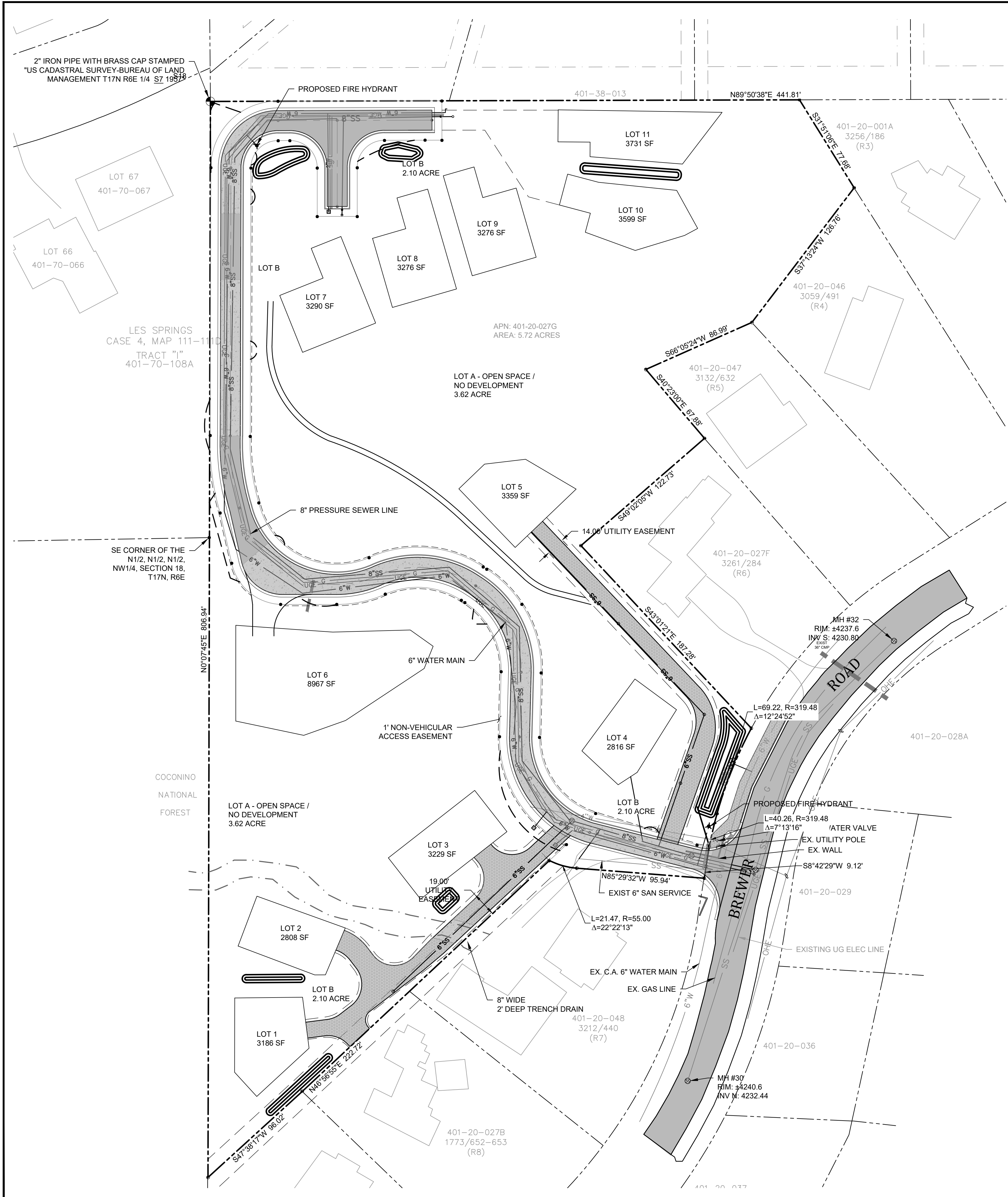
SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY:	TBJ
SCALE:	AS SHOWN
DATE:	09-03-2024
PROJECT NO.:	140505
SHEET NO.:	C-12

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LEGEND

	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED SEWER MAIN
	PROPOSED SERVICE WATER LINE
	PROPOSED WATER MAIN
	ROAD CENTERLINE
	PARCEL & RIGHT-OF-WAY LINE
	BUILDING ENVELOPE
	PROPOSED EASEMENT LINE
	EXIST EASEMENT LINE
	FOUND 3/8" REBAR ADDED TAG "LS 29263"
	FOUND 1" PIPE ADDED TAG "LS 29263"
	FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
	FOUND 1/2" REBAR TAG "LS 32224"
	FOUND 1/2" REBAR "LS 14184"

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UTILITY SHEET

CANYON VISTA SUBDIVISION
SEDONA, ARIZONA

SHEET TITLE: _____
PROJECT TITLE: _____

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PROJECT NO: 140505

SHEET NO. **C-13**

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ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT REIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA

CERTIFICATION TO: CV DEVELOPMENT SEDONA INC.

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 1,2,4,8,11 (observed evidence),13,& 16 of Table A thereof. The fieldwork was completed on 10/24/2023. Date of Plat or Map: 10/24/2023

(R)= TITLE POLICY
YAVAPAI TITLE AGENCY INC.
ORDER # 07007878-710-A02
DATED 09/08/2023 AT 7:30 AM
(R1)= BK 17, L.S. PG. 66
(R2)= PRELIMINARY FINAL PLAT
CANYON VISTA SUBDIVISION
(M)= MEASURED

SCALE: 1"=50'
DATE: 04/24/2023

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 24th DAY OF OCTOBER, 2023.

THIS SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE MONTH OF OCTOBER, 2023, UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS GOVERNING THE CREATION OF LAND SURVEY BOUNDARIES WITHIN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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.

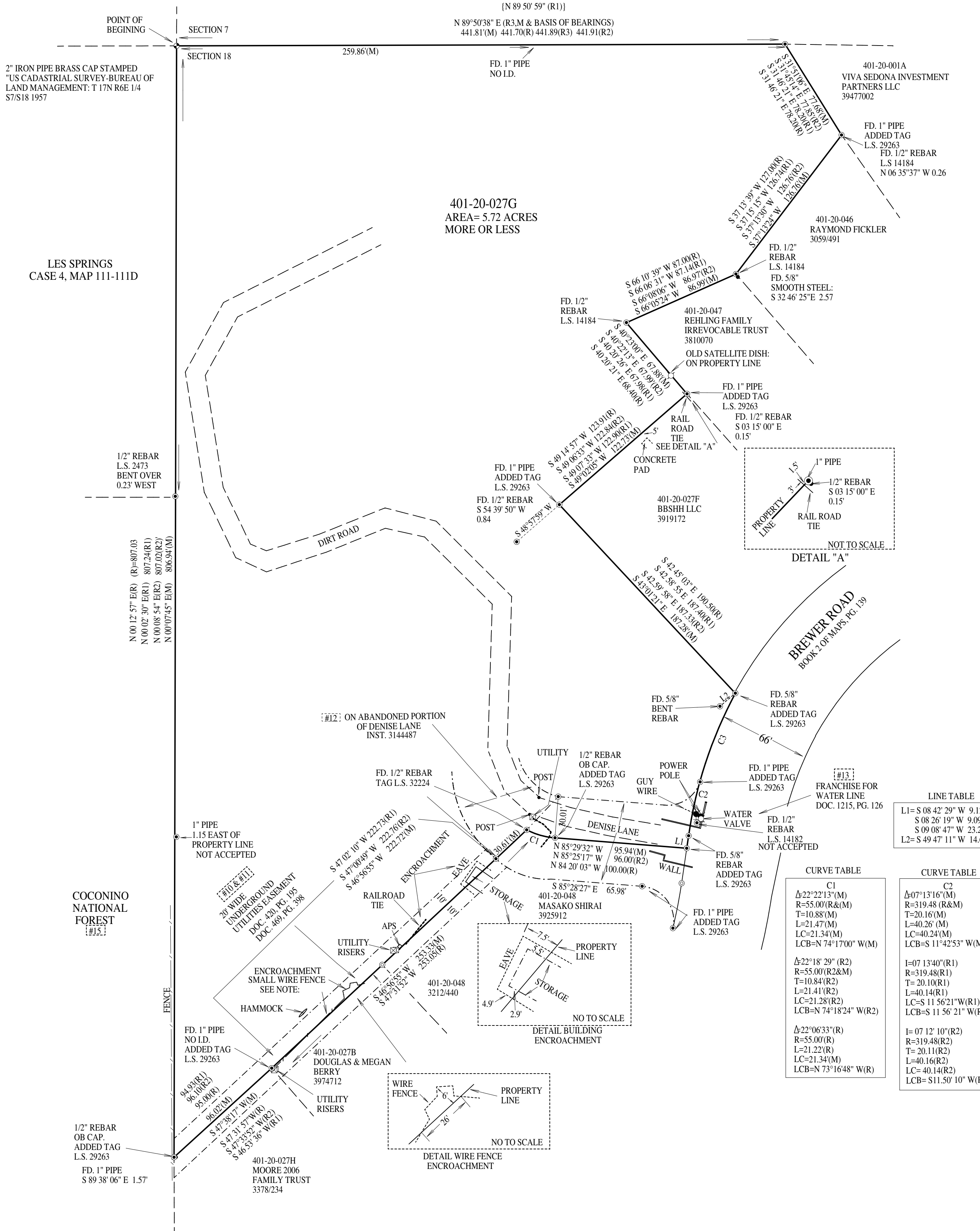
SCOPE OF SERVICES

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. SEE ADDITIONAL ITEMS FROM TABLE A.

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 LISTED IN THE YAVAPAI TITLE AGENCY, INC., ORDER # 07007878-710-A02, DATED 09/08/2023 AT 7:30 AM ARE INDICATED ON THIS PLAT. 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. AREA OF SUBJECT PROPERTY IS 5.72 ACRES, MORE OR LESS.
5. NO BUILDINGS OBSERVED ON PROPERTY EXCEPT FOR THE ENCROACHMENT OF THE STORAGE BUILDING FROM THE ADJOINING PROPERTY.



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in the Northwest quarter of the Northeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being more particularly described as follows:

BEGINNING at a B.L.M. brass capped pipe dated 1957 and marking the North quarter corner of said Section 18; THENCE North 89° 51' 39\"/>

THENCE South 31° 46' 21\"/>

THENCE South 66° 10' 39\"/>

HENCE South 49° 14' 57\"/>

THENCE South 42° 45' 03\"/>

THENCE South 49° 08' 47\"/>

THENCE North 84° 20' 03\"/>

THENCE West 17° 07' 20\"/>

THENCE North 42° 20' 03\"/>

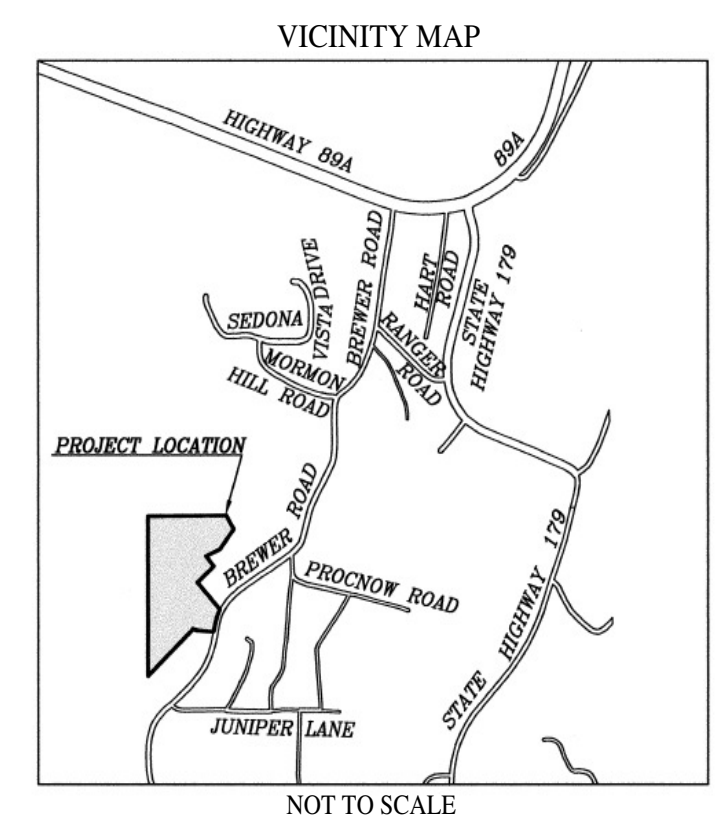
THENCE South 47° 31' 57\"/>

THENCE South 47° 31' 57\"/>

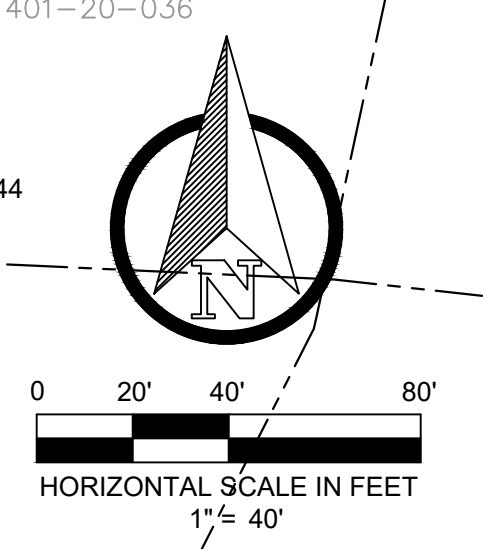
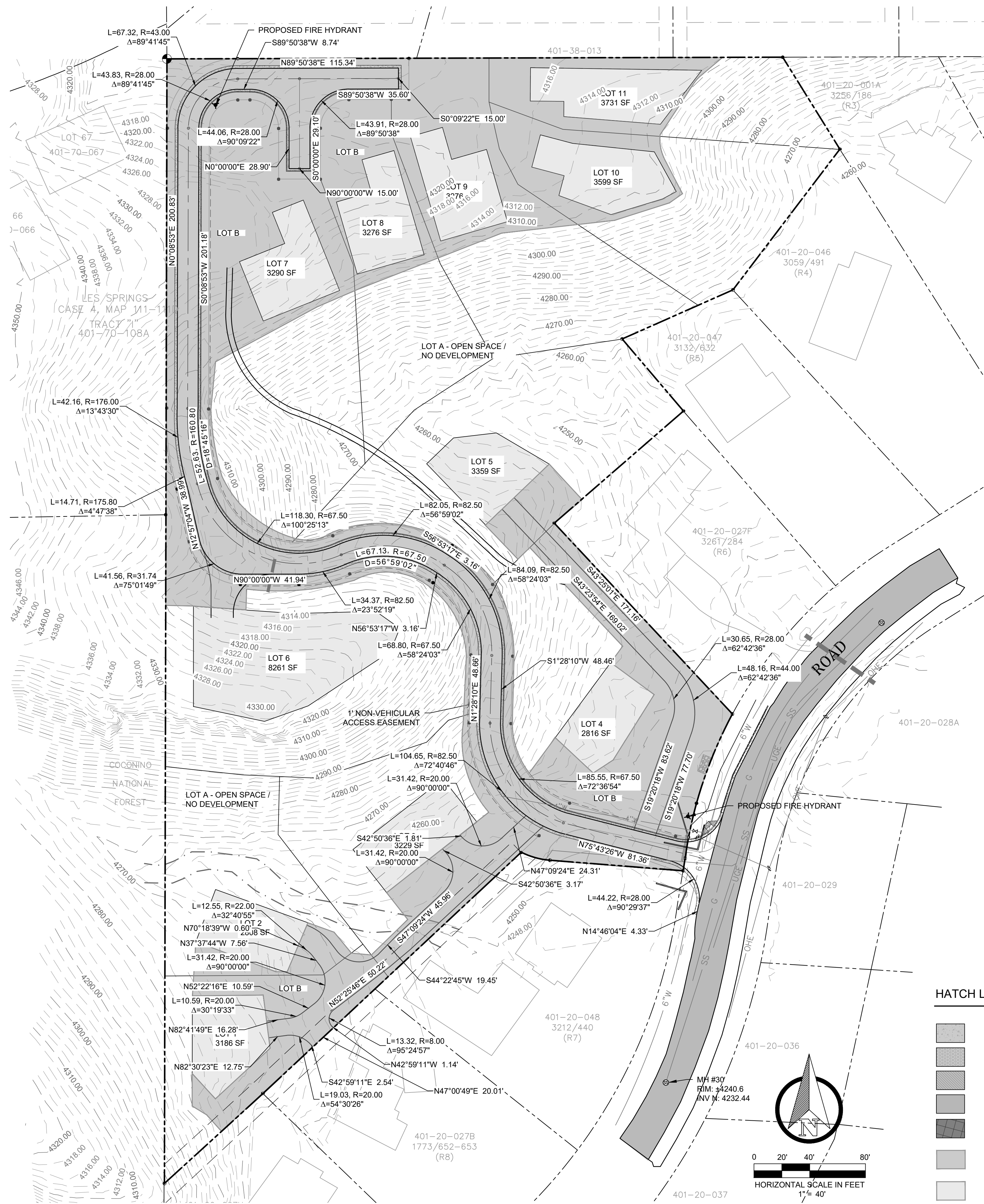
THENCE North 00° 12' 57\"/>

TABLE "A"
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
3. Cross land area (and other areas if specified by the client).
4. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
5. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
6. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

LINE TABLE
L1= S 08 42 29\"/>



04/24/2023
HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ 86322
(928) 282-5686 (928) 567-2833



HATCH LEGEND

	PROPOSED CONCRETE ROAD
	PROPOSED DECOMPOSED GRANITE ROAD
	30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
	PROPOSED ASPHALT ROAD
	PROPOSED DRIVEWAY EASEMENT
	RESIDENTIAL LOTS
	LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED

LEGEND

	ROAD CENTERLINE
	PARCEL & RIGHT-OF-WAY LINE
	BUILDING ENVELOPE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	TEMPORARY CONSTRUCTION EASEMENT LINE
	EDGE OF PAVEMENT
	FOUND 1/2" REBAR ADDED TAG "LS 29263"
	FOUND 1" PIPE ADDED TAG "LS 29263"
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	FOUND 1/2" REBAR TAG "LS 32224"
	FOUND 1/2" REBAR "LS 14184"

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FIRE DETAILS
CANYON VISTA SUBDIVISION
SEDONA, ARIZONA

SHEET TITLE: FIRE DETAILS
 PROJECT TITLE: CANYON VISTA SUBDIVISION
 DRAWN BY: TBJ
 SCALE: AS SHOWN
 DATE: 09-04-2024
 PROJECT NO: 140505
 SHEET NO.

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VEHICLE DETAILS USED IN VEHICLE TRACKING

Vehicle Tracking v24.00 - US Design Vehicles

Unit Name:	Pumper Fire Truck Tractor
Type:	Tractor (with driver controlled steering)
Body style:	Fire Truck
Classification:	(Unspecified)
Source:	No data
Description:	No data
Notes:	No data
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	45.000deg (Any Front Wheel)
Status:	Active Non Self-Steered
Track Width:	8.167ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.817ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.858ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	1 Fixed
Primary Rear Axle Offset:	22.000ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	22.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.167ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.817ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.858ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Maximum Wheel Angle:	See Front Axles: Maximum Wheel Angle
Calculated Maximum Wheel Angle:	45.000deg
Lock-to-Lock Time (Fwd/Rev):	5.0sec / 5.0sec
Driver / Pilot:	Driver Offset Longitudinally: -3.079ft (in front of Front Primary Axle)
	Driver / Pilot Offset Laterally: -1.969ft (Right of Centerline)
Driver Height:	6.234ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	Rectangle
Outline Type:	-8.000ft, 0.000ft
Offset (X,Y):	40.000ft / 8.167ft
Length / Width:	

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

LEGEND

- ROAD CENTERLINE
- PARCEL & RIGHT-OF-WAY LINE
- BUILDING ENVELOPE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT LINE
- EDGE OF PAVEMENT

HATCH LEGEND

- PROPOSED CONCRETE ROAD
- PROPOSED DECOMPOSED GRANITE ROAD
- 30' PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
- PROPOSED ASPHALT ROAD
- PROPOSED DRIVEWAY EASEMENT
- RESIDENTIAL LOTS
- LOT B - INGRESS/EGRESS UTILITY AND DRAINAGE AREAS THAT MAY BE DISTURBED

- FOUND 1/2" REBAR ADDED TAG "LS 29263"
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- FOUND 1/2" REBAR OB CAP. ADDED TAG "LS 29263"
- FOUND 1/2" REBAR TAG "LS 32224"
- FOUND 1/2" REBAR "LS 14184"

VEHICLE TRACKING SHEET

CANYON VISTA SUBDIVISION

SEDONA, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

SCALE: AS SHOWN

DATE: 09-04-2024

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SHEET NO.



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