

# FINAL SITE PLAN / FINAL PLAT

## FOR EAGLE ROCK SUBDIVISION (CONTAINING 9.27 ACRES)

A PLANNED RESIDENTIAL DEVELOPMENT  
LOCATED IN A PORTION OF SECTION 11,  
T.17N., R.5E., G. & S.R.M.,  
CITY OF SEDONA  
YAVAPAI COUNTY, ARIZONA.  
ASSESSOR'S PARCEL NO. 408-24-493A  
APPLICATION NO. SUB 2002-9  
ZC 2002-12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNBURST VENTURES, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBMITTED UNDER THE NAME OF "EAGLE ROCK SUBDIVISION - A PLANNED RESIDENTIAL DEVELOPMENT" A PORTION OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS RELECTED ON THIS PLAT AND HEREBY DEDICATES THIS PLAT AS A PLAT FOR THE PLAT OF EAGLE ROCK SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SEDONA FOR USE AS SAID STREETS, DESIGNATED ON SAID PLAT AND DEDICATES EASEMENTS TO THE CITY OF SEDONA, ARIZONA, FOR SEWER AND TO PUBLIC AND PRIVATE UTILITY COMPANIES FOR ELECTRIC, GAS, TELEPHONE, WATER AND T.V. IN ALL STREETS SHOWN ON SAID PLAT.

COMMON DRIVEWAYS WILL REMAIN PRIVATE AND NOT DEDICATED TO THE CITY. FEE TITLE TO THE AREAS ON THE PLAT LOCATED AND DESCRIBED AS "COMMON AREAS" AND "COMMON AREA / OPEN SPACE" AND DESIGNATED AS TRACT "D" IS RESERVED BY THE UNDERSIGNED TO BE CONVEYED TO THE EAGLE ROCK SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. SUBJECT TO EASEMENTS GRANTED FOR T.V., SEWER, WATER, ELECTRIC, GAS, TELEPHONE, DRAINAGE AND ACCESS PURPOSES.

IN WITNESS WHEREOF,

THAT SUNBURST VENTURES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND DECLARANT HAS HERE UNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF PAUL GALLOWAY AND MICHAEL HERZING, MANAGERS, THEREUNTO DULY AUTHORIZED TO DO SO ON THIS 24th DAY OF February, 2004.

SUNBURST VENTURES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ATTEST: *Paul Galloway*  
PAUL GALLOWAY, MANAGER

ATTEST: *Michael Herzing*  
MICHAEL HERZING, MEMBER

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF YAVAPAI

ON THIS 24th DAY OF February, 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR PAUL GALLOWAY AND MICHAEL HERZING, WHO ACKNOWLEDGED THEMSELVES TO BE MANAGERS OF SUNBURST VENTURES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED ITSELF AS OWNER OF THE PREMISES DESCRIBED IN THE ABOVE DEDICATION, AND ACKNOWLEDGED AS SUCH, AND BEING DULY AUTHORIZED TO DO SO, EXECUTED AND ACKNOWLEDGED AN INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES, AS OWNERS.

IN WITNESS WHEREOF  
I SET MY HAND AND OFFICIAL SEAL

*Rickey Helene Mack*  
RICKEY HELENE MACK  
NOTARY PUBLIC

MY COMMISSION EXPIRES

4-4-04



DATE 2/24/04  
DATE 2/24/04

APPROVALS

49/77

COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR OF COMMUNITY DEVELOPMENT

2-11-04

CITY ENGINEER

SEDONA CITY ENGINEER

2-13-04

SEDONA FIRE DEPARTMENT

FIRE MARSHAL

2/11/04

CITY COUNCIL

MAYOR

CITY CLERK

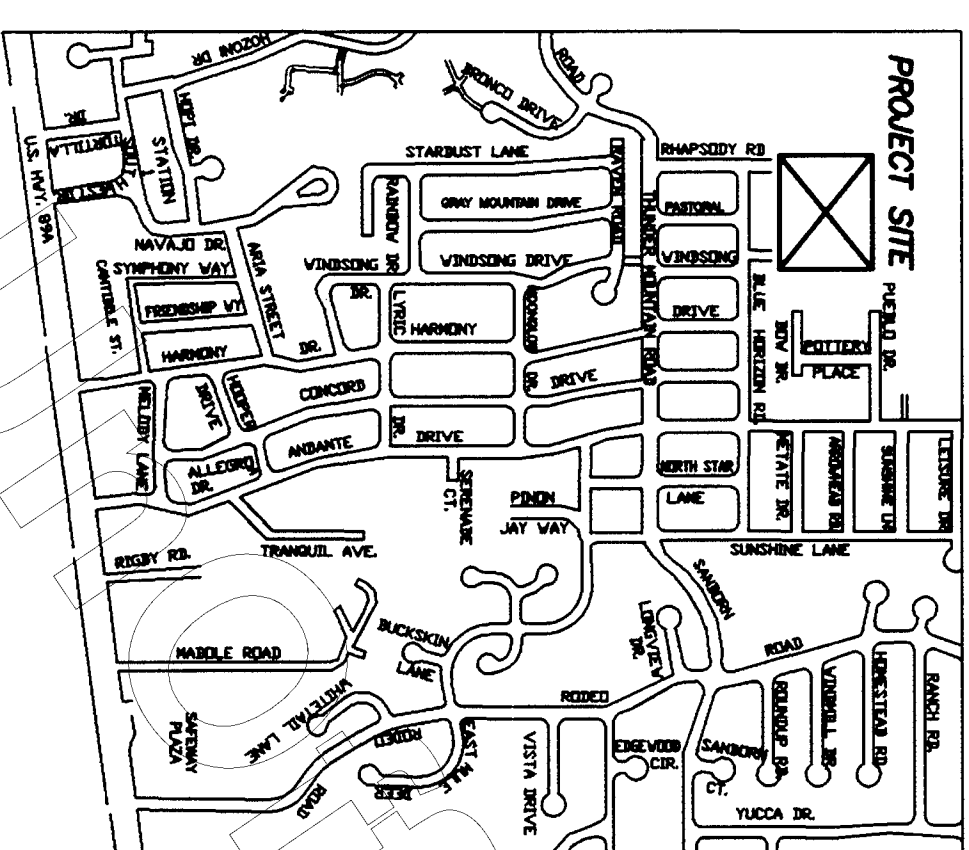
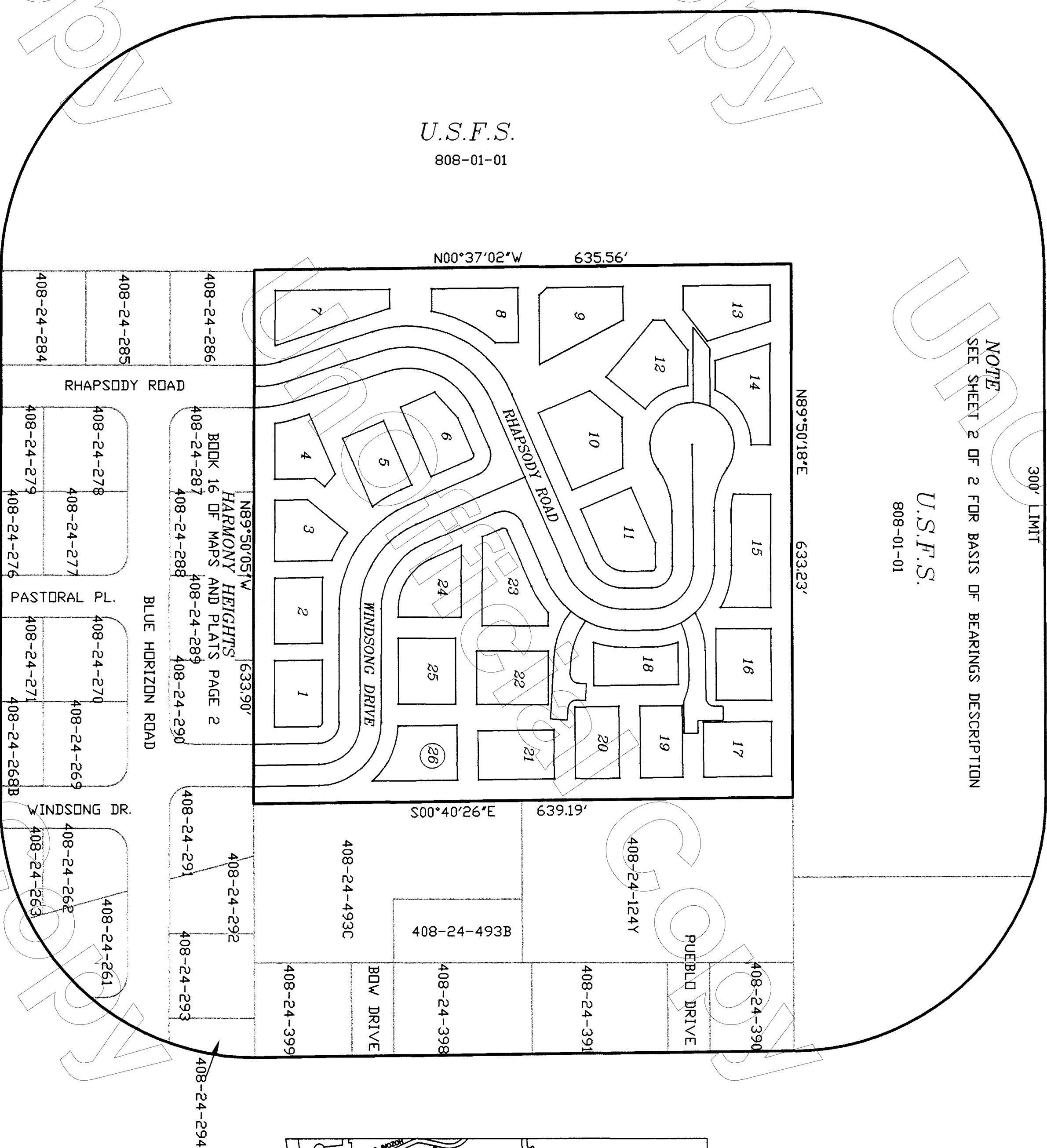
2-16-2004

2-17-04

NOTE  
SEE SHEET 2 OF 2 FOR BASIS OF BEARINGS DESCRIPTION

U.S.F.S.

808-01-01



VICINITY MAP

OWNER / DEVELOPER:

SUNBURST VENTURES, LLC  
340 CONCHO DRIVE  
SEDONA, ARIZONA 86351  
(928) 282-1888

LAND SURVEYORS / LAND PLANNERS / ENGINEERS:

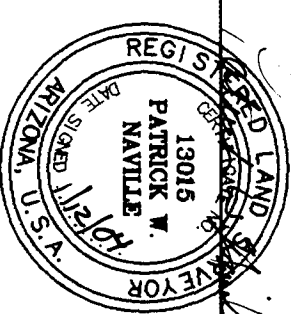
SEC, INC.  
20 STUTZ BEARCAT #6, SEDONA, ARIZONA 86336  
(928) 282-7787 FAX (928) 282-0731  
REGISTRATION NUMBERS: R.L.S. 13015, P.E. 6387,  
P.E. 37322.

UTILITIES FURNISHED BY:

ARIZONA PUBLIC SERVICE - ELECTRIC  
QWEST COMMUNICATIONS - TELEPHONE  
CITY OF SEDONA  
- POLICE DEPARTMENT  
- SEWAGE DISPOSAL  
EMERGENCY SERVICES - SEDONA FIRE DEPARTMENT  
WASTE MANAGEMENT OF N. ARIZ. - SOLID WASTE DISPOSAL  
ARIZONA WATER COMPANY - WATER  
UNISOURCE ENERGY - NATURAL GAS  
SEDONA CABLEVISION - TELEVISION

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PATRICK W. NAVILLE

R.L.S. #13015

DRAINAGE EASEMENT

EASEMENTS ARE HEREBY GRANTED TO THE PROPERTY OWNERS OF THIS SUBDIVISION FOR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT IN THE AREAS MARKED DRAINAGE EASEMENT CLASS II. THE PROPERTY OWNERS OF THE PARTICULAR LOT OR PARCEL WHICH INCLUDES A DRAINAGE EASEMENT OR DETENTION BASIN, IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT AND DETENTION'S CONDITION, AS IT WAS WHEN THE SUBDIVISION WAS APPROVED. DRAINAGE EASEMENTS EXISTING AT THE TIME OF MAN-MADE WATERCOURSES EXISTING AT THE TIME OF APPROVAL OF THE SUBDIVISION (UNLESS APPROVED BY THE CITY OF SEDONA).

THESE WATERCOURSES 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 APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION

ALL LOTS ARE SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN BOOK 4173 OF OFFICIAL RECORDS, PAGE 622.

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NO. 3689412  
FILED AND RECORDED AT REQUEST OF  
**S.E.C., Inc.**  
AT 11:37 A.M. AD 2004  
BOOK 49 of Mackey Road  
PAGE 177  
RECORDED IN YAVAPAI COUNTY ARIZONA  
County Recorder  
Patsy Jenney-Cohen  
Deputy Recorder  
*Patsy Jenney-Cohen*

REVISED 01/08/04 TO ADD REVISIONS PER CITY'S REQUEST

**EAGLE ROCK SUBDIVISION**

FINAL SITE PLAN/  
FINAL PLAT OF  
EAGLE ROCK SUBDIVISION

DATE	05/21/03	DRAWN	M.A.F.	SHEET	1 OF 2
SCALE	NTS	CHECKED	P.M.A.		
					700
					"FINAL PLAT MARK"

3 2 10 11 FOUND BLM BRASS CAP STAMPED 117N, R5E S11S2 1956' S101 S11

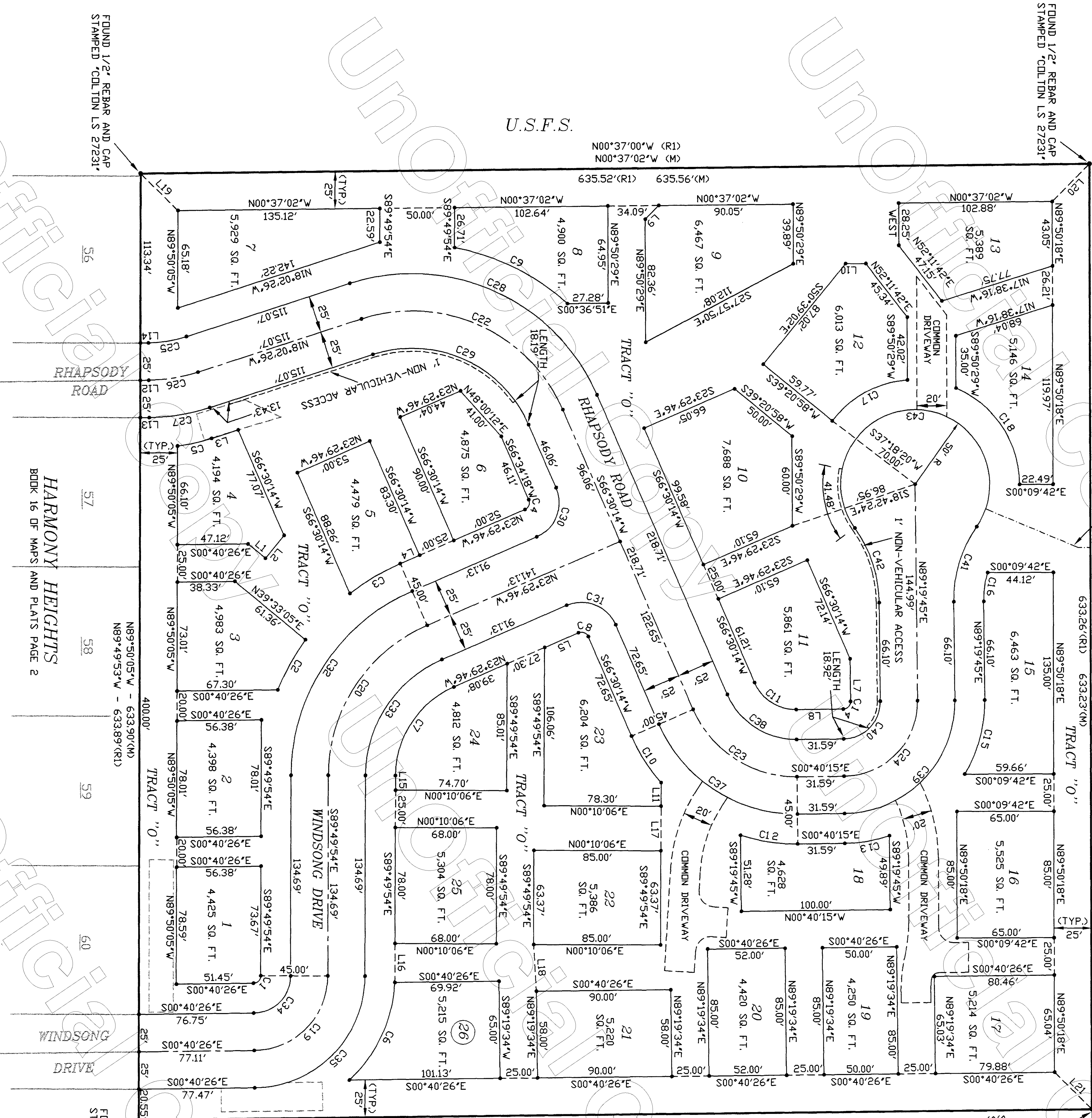
SEE NOTE S89°45'25"W (R1 & BASIS OF BEARINGS) 2660.84'(R1) 2660.13'(M)

FINAL SITE PLAN / FINAL PLAT

FOR EAGLE ROCK SUBDIVISION (CONTAINING 9.27 ACRES)

A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN A PORTION OF SECTION 11, T.17N., R.5E., G. & S.R.M., CITY OF SEDONA, YAVAPAI COUNTY, ARIZONA.

APPLICATION NO. ZC 2002-12

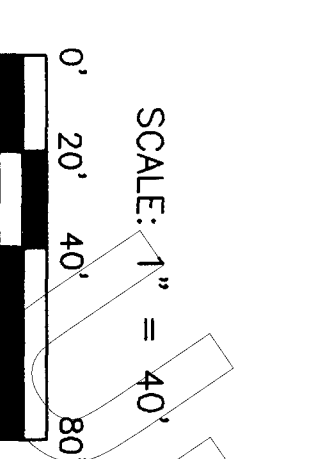


LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	N89°33'05"E
L2	19.76'	S50°26'55"W
L3	18.80'	N18°02'26"W
L4	14.31'	N83°29'46"W
L5	24.75'	N83°29'46"W
L6	28.54'	N89°19'45"E
L7	31.59'	S00°40'15"E
L8	12.86'	S00°09'31"E
L9	13.69'	S00°09'31"E
L10	15.71'	S89°49'54"E
L11	5.64'	N00°37'02"W
L12	5.98'	N00°37'02"W
L13	5.30'	N00°37'02"W
L14	9.79'	S89°49'54"E
L15	26.06'	S89°49'54"E
L16	29.90'	S89°49'54"E
L17	31.35'	S86°39'30"W
L18	35.12'	N44°46'27"E
L19	35.50'	S45°23'22"E
L20	35.20'	S44°34'56"W
L21		
L22		

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	CHD. DIR.	CHD. DIST.
C1	89°09'28"	50.00'	7.78'	N45°15'10"W	7.02'
C2	14°13'22"	135.00'	38.48'	S61°05'02"E	38.38'
C3	14°31'30"	135.00'	39.29'	S30°45'31"E	39.19'
C4	90°00'00"	50.00'	7.85'	N68°29'46"W	7.07'
C5	110°00'52"	120.00'	23.07'	N12°31'59"W	23.03'
C6	44°36'25"	95.00'	73.96'	N65°10'16"W	72.11'
C7	66°20'08"	65.00'	75.26'	S56°59'50"E	71.12'
C8	31°53'05"	155.00'	85.44'	S26°20'02"W	84.37'
C9	90°00'00"	50.00'	7.78'	S21°30'14"W	7.07'
C10	17°43'25"	120.00'	37.12'	N57°38'32"E	36.97'
C11	67°10'29"	300.00'	35.17'	N32°55'00"E	33.19'
C12	18°36'54"	120.00'	19.67'	N08°38'12"E	38.82'
C13	18°28'21"	95.00'	30.63'	N09°54'25"W	30.50'
C14	90°00'00"	50.00'	7.85'	N45°10'15"W	7.07'
C15	31°23'04"	95.00'	92.04'	N74°58'43"W	51.39'
C16	16°43'50"	67.00'	19.56'	S28°18'20"E	19.49'
C17	48°29'30"	70.00'	59.24'	S62°56'55"E	57.49'
C18	66°57'22"	70.00'	81.80'	S56°31'23"W	77.23'
C19	89°09'28"	50.00'	77.80'	S45°15'10"W	70.19'
C20	66°20'08"	110.00'	127.36'	S56°39'50"E	120.36'
C21	84°32'40"	110.00'	162.31'	S24°13'54"W	147.98'
C22	67°10'29"	50.00'	87.93'	N32°55'00"E	82.98'
C23	67°10'29"	50.00'	78.54'	N45°10'15"W	70.71'
C24	90°00'00"	50.00'	78.54'	N45°10'15"W	70.71'
C25	17°29'24"	85.00'	25.85'	N09°19'44"W	25.75'
C26	17°29'24"	110.00'	33.45'	N09°19'44"W	33.32'
C27	17°29'24"	135.00'	41.05'	N09°19'44"W	40.89'
C28	84°32'40"	135.00'	199.20'	S24°13'54"W	181.62'
C29	84°32'40"	85.00'	123.42'	S24°13'54"W	114.35'
C30	90°00'00"	25.00'	39.27'	N68°29'46"W	35.36'
C31	90°00'00"	25.00'	39.27'	S21°30'14"W	35.36'
C32	66°20'08"	135.00'	156.30'	S56°39'50"E	147.71'
C33	66°20'08"	85.00'	98.41'	S56°39'50"E	93.01'
C34	89°09'28"	25.00'	24.64'	N45°15'10"W	23.09'
C35	89°09'28"	75.00'	116.71'	N45°15'10"W	105.28'
C36	250°19'33"	50.00'	218.45'	S00°40'15"E	81.75'



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NOTE  
FOR ADDITIONAL SURVEY INFORMATION, REFER TO RESULTS OF SURVEY AS RECORDED IN BOOK 76 OF LAND SURVEYS, PAGE 12 OF YAVAPAI COUNTY RECORDS.

FILED AND RECORDED AT REQUEST OF  
**S.E.C., Inc.**  
At 11:37 P.M. 01/09/04  
BOOK 49 of Maps & Plats  
PAGE 78  
RECORDED IN YAVAPAI COUNTY ARIZONA  
Patsy Janney-Cohen, County Recorder  
Deputy Recorder

REVISED 01/09/04 TO ADD REVISIONS PER CITY'S REQUEST  
**EAGLE ROCK SUBDIVISION**  
SITE PLAN / FINAL PLAT  
SEC. 11 T.17N. R.5E.  
20 STUTZ BEACON # 6  
SEDONA, ARIZONA, 86336  
(928) 282-7787  
**SEC**  
www.sec-landng.com  
DATE: 05/21/03  
DRAWN: M.L.F.  
CHECKED: P.W.M.  
SCALE: 1" = 40'  
SHEET: 2 OF 2  
FINAL PLAT MARK

FOUND 1/2" REBAR AND CAP STAMPED COLTN L.S. 27231

FOUND 1/2" REBAR AND CAP STAMPED COLTN L.S. 27231

FOUND 1/2" REBAR AND CAP STAMPED COLTN L.S. 27231