

# CRIMSON VIEW FINAL PLAT

A 91 LOT CLUSTERED SINGLE FAMILY  
PLANNED RESIDENTIAL DEVELOPMENT (PRD)  
LOCATED ON 36.94 ACRES IN A  
PORTION OF SECTION 11, T.17N.,  
R.5E., G & S.R.B. & M.,  
YAVAPAI COUNTY, ARIZONA  
APPLICATION NUMBERS  
ZC 95-2, SUB 94-6

1" = 100'

One Acre =  
43,560 sq. ft.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT CRIMSON VIEW PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF CRIMSON VIEW PROPERTIES, A PORTION OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND GALT RIVER BASIN AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS REFLECTED ON THIS PLAT AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "CRIMSON VIEW PROPERTIES" 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 RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SEDONA FOR USE AS SUCH THE STREETS, DESTINATED ON SAID PLAT AND HEREBY DEDICATES EASEMENTS TO THE CITY OF SEDONA, FOR SEWER AND TO PUBLIC AND PRIVATE UTILITY COMPANIES FOR ELECTRIC, GAS, TELEPHONE, WATER AND T.V. IN ALL FEE TITLE TO THE AREAS ON THE PLAT LOCATED AND DESCRIBED AS "COMMON AREAS" AND "COMMON AREA/OPEN SPACE" AND DESTINATED AS TRACTS A, AND B IS RESERVED BY THE UNDERSIGNED TO BE CONVEYED TO THE SEDONA CRIMSON VIEW PROPERTIES HOMEOWNERS ASSOCIATION, INC. SUBJECT TO SUCH EASEMENTS AS MAY BE GRANTED FOR T.V., SEWER, WATER, ELECTRIC, GAS, TELEPHONE, DRAINAGE AND ACCESS PURPOSES.

## IN WITNESS WHEREOF

THAT CRIMSON VIEW PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND DECLARANT HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DAVID C. BLAUBERT, MANAGER, THEREUNTO DULY AUTHORIZED TO DO SO ON THIS 22<sup>ND</sup> DAY OF JANUARY, 1996.

CRIMSON VIEW PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ATTEST: *David C. Blaubert* 1/22/96  
DAVID C. BLAUBERT, MANAGER DATE

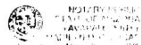
## NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF YAVAPAI

ON THIS 22<sup>ND</sup> DAY OF JANUARY, 1996 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR DAVID C. BLAUBERT, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF CRIMSON VIEW PROPERTIES, 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 THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME, AS OWNER.

IN WITNESS WHEREOF  
I SET MY HAND AND OFFICIAL SEAL

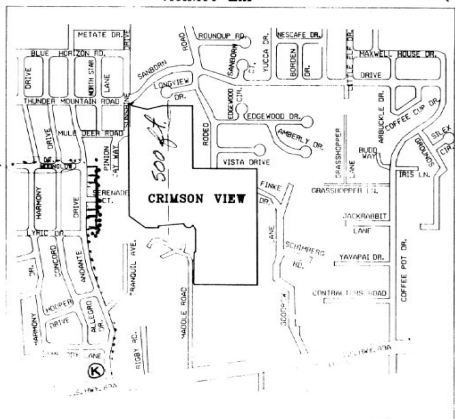


*Marjorie D. Chittica*  
NOTARY PUBLIC

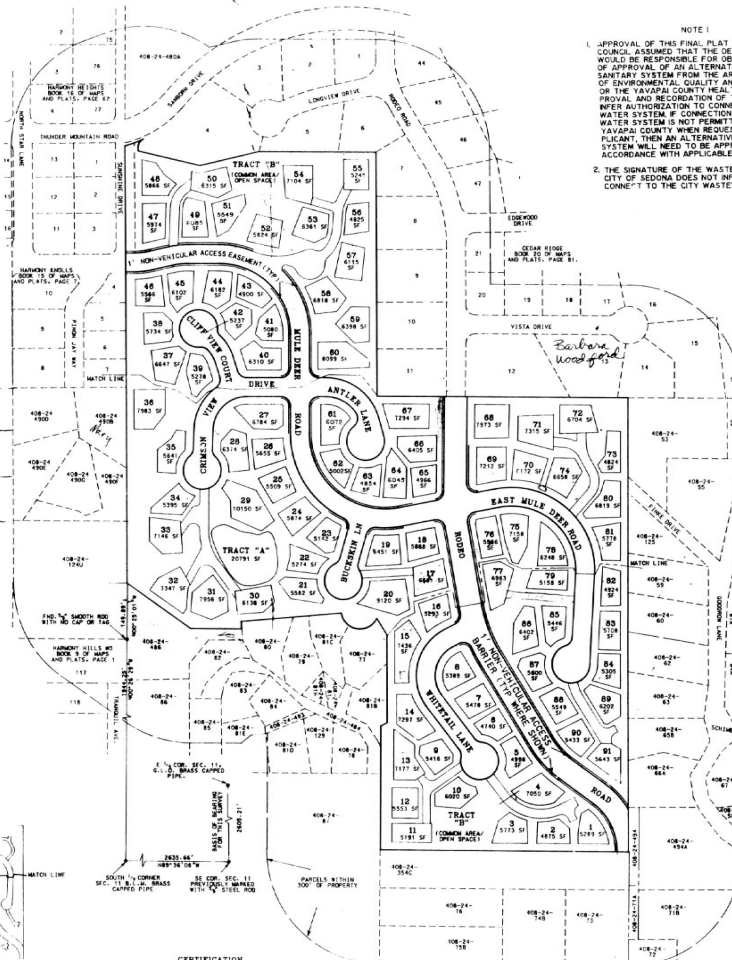
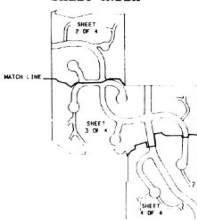
MY COMMISSION EXPIRES

January 11, 1998

## VICINITY MAP



## SHEET INDEX



APPROVALS

COMMUNITY DEVELOPMENT DEPARTMENT  
*on behalfe* 1/22/96  
ASSISTANT CITY MANAGER OF OPERATIONS DATE

WASTEWATER DEPARTMENT  
*arnold shunson* 1/19/96  
WASTEWATER MANAGER DATE

FIRE DEPARTMENT  
*William Stucke* 1/17/96  
FIRE MARSHAL DATE

YAVAPAI COUNTY FLOOD CONTROL DISTRICT  
*Director* 1/18/96  
DIRECTOR DATE

CITY COUNCIL  
*Mayor* 1/16/96  
MAYOR DATE  
*Marie Brown* 1/12/96  
CITY CLERK DATE

CONFIRMED COPY  
I HAVE AND RECEIVED BY REQUEST OF  
*Marjorie D. Chittica*  
JANUARY 22, 1996  
AT 14:00 O'CLOCK P.M.  
BOOK 32 OF MAPS  
PAGE 55

MARGO W. CARSON  
*Margo W. Carson*  
Notary Public

OWNER / DEVELOPER:  
CRIMSON VIEW PROPERTIES, L.L.C.  
44 STITT BEARCAT  
SEDONA, ARIZONA 86336

LAND SURVEYORS / LAND PLANNERS / ENGINEERS:  
S.E.C. INC.  
20 STITT BEARCAT, SEDONA, ARIZONA 86336  
(520) 282-7187 FAX (520) 282-0711  
REGISTRATION NUMBERS: R.L.S. 13015, P.E. 24601, P.E. 11550

UTILITIES FURNISHED BY:  
ARIZONA PUBLIC SERVICE - ELECTRIC  
U.S. WEST COMMUNICATIONS - TELEPHONE  
CITY OF SEDONA  
POLICE DEPARTMENT  
SEWER DISPOSAL  
EMERGENCY SERVICES - SEDONA FIRE DEPARTMENT  
MOUNTAIN WASTE - SOLID WASTE DISPOSAL  
ARIZONA WATER COMPANY - WATER  
CITIZENS UTILITIES - NATURAL GAS  
SEDONA CABLEVISION - TELEVISION

CLASS J DRAINAGE EASEMENT  
EASEMENTS ARE HEREBY GRANTED TO THE PROPERTY OWNERS OF THIS SUBDIVISION FOR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT IN THE AREAS SHOWN WHICH INCLUDE A DRAINAGE EASEMENT IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS CONDITION AS IT HAS BEEN THE CONDITION WAS APPROVED. DRAINAGE EASEMENTS CONTAINING A NATURAL OR MAN-MADE WATERCOURSE SUBDIVISION UNLESS APPROVED BY THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT.

THESE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE AND THE PROPERTY OWNERS OF SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE CLEANING AND REMOVAL OF DEBRIS AND MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION.

NOTE:  
NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH THE WATERCOURSES. PROPERTY OWNERS SHOULD BE AWARE OF THIS AND SHOULD CONTACT THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT FOR ADDITIONAL INFORMATION.

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. Bayliss*  
PATRICK W. BAYLISS  
L.L.S. 10986

TRACTS "A" & "B"  
TRACT "A" - COMMON AREA (1.48 ACRES)  
TRACT "B" - COMMON AREA/OPEN SPACE (17.11 ACRES)

REVISED 1/19/96 - NOTE 1		
<b>CRIMSON VIEW</b>		
<b>FINAL PLAT</b>		
 20 STITT BEARCAT # 9 SEDONA, ARIZONA 86336 (520) 282-7187	DATE 10/30/95	SHEET 1 OF 4
	DRAWN N.H.J.	CHECKED P.W.N.
SCALE 1" = 100'	DATE 1/12/96	