



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

Geoff Brisbin
Designated Broker
Email: geoff@tricityland.com
Direct: (602) 373-5263
Fax: (602) 325-0240

HAWKSNEST SUBDIVISION

75± ACRES RESIDENTIAL LAND

CHINO VALLEY, AZ

LOCATION: West of Highway 89 and north of West Road 2 North,
Chino Valley, AZ.

SIZE: Approximately 72.77± acres.

PRICE: \$4,500,000

PARCELS: Portion of 306-20-031, Yavapai County

ZONING: Residential, SR-0.16-PAD
Town of Chino Valley.

USE: Residential Subdivision, medium and low density SFR.

WATER: Existing 12" water line is located near the south east corner of
the property. Water is provided by the Town of Chino Valley.

Subdivision has Assured Water Supply, once plat records.

SEWER: Existing 12" gravity sewer line is 250± feet east of the subject
property.

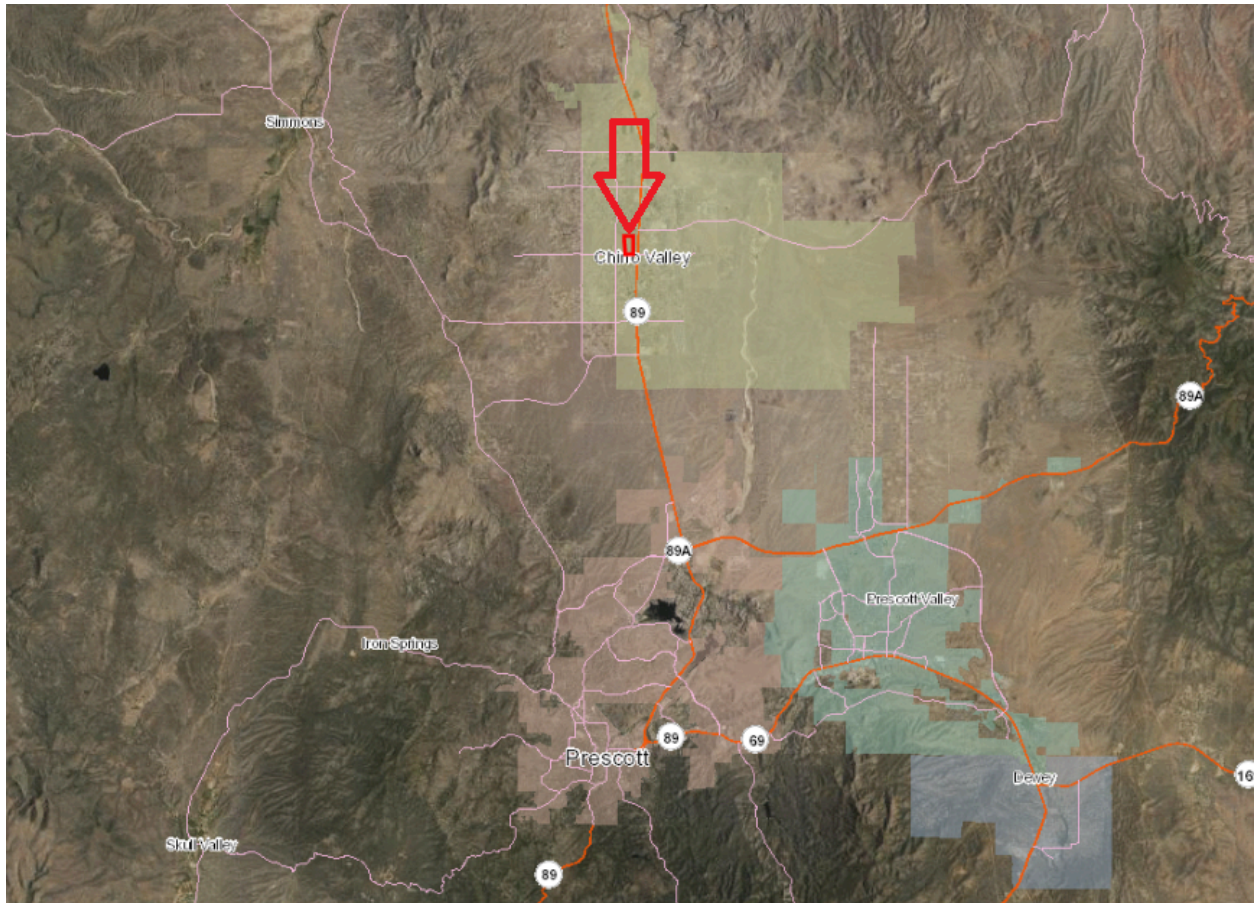
DUE

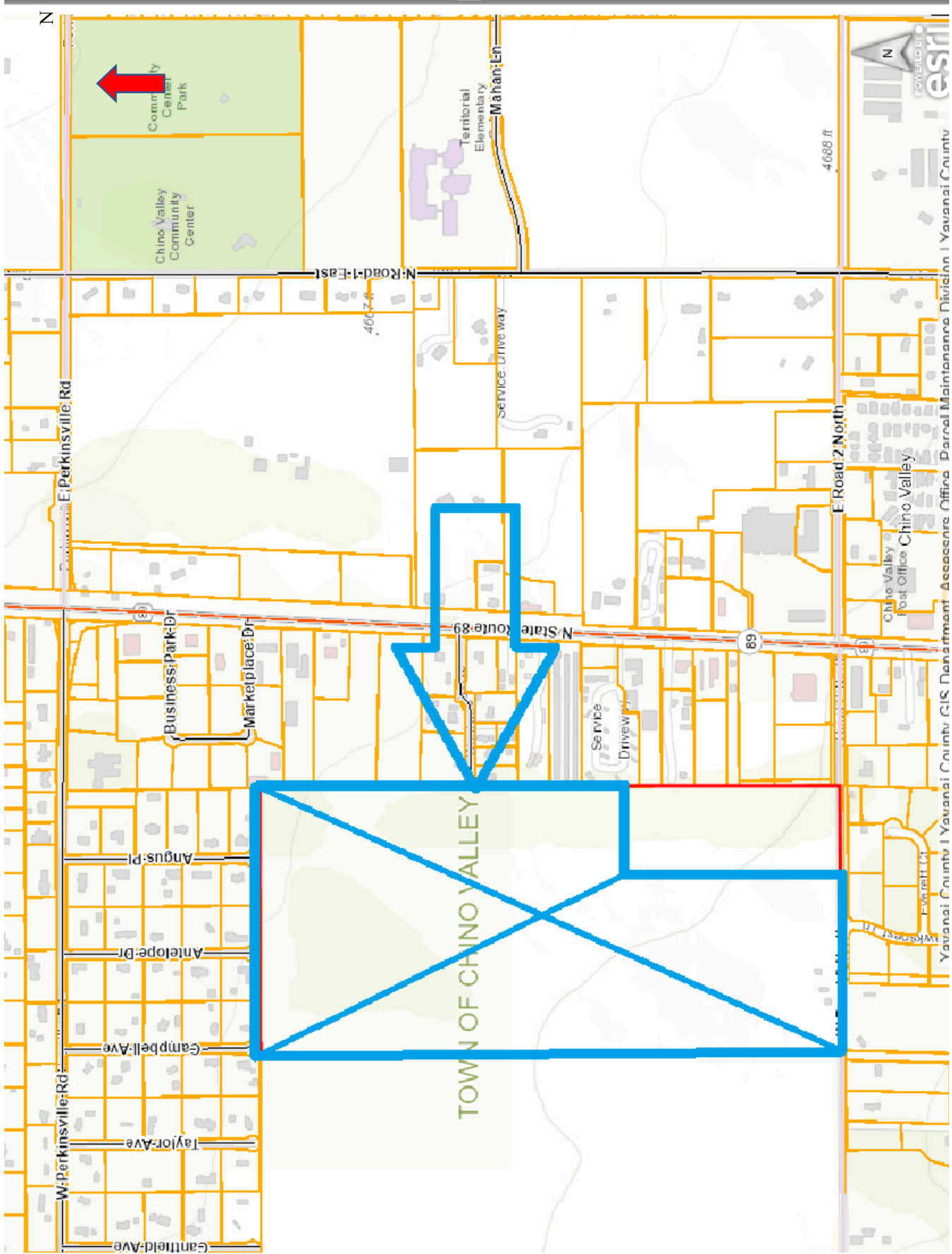
DILIGENCE: Phase I Environmental, ALTA Survey with Topo.

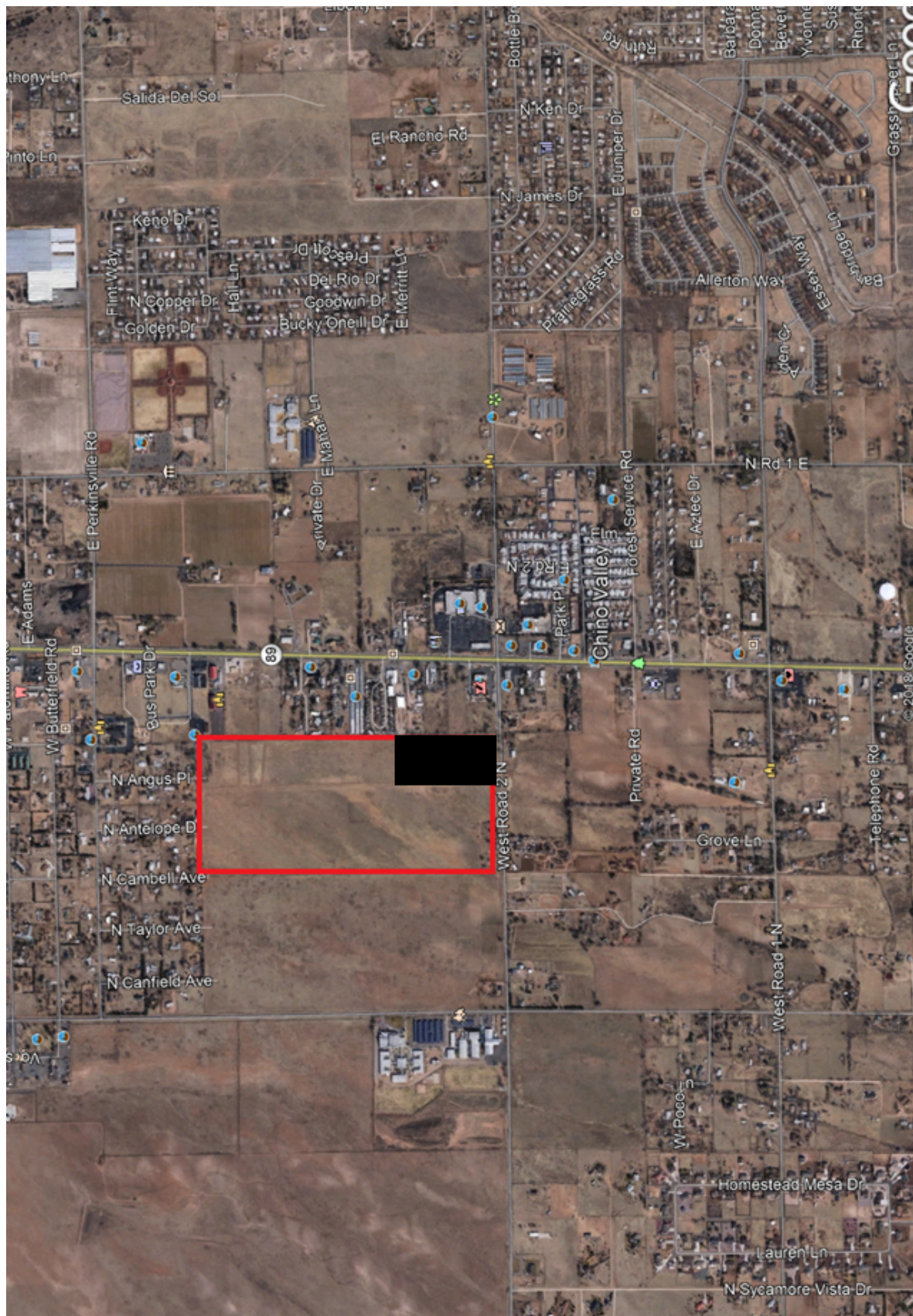
For more information contact:

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Tri-City Land Company, LLC
(602) 373-5263

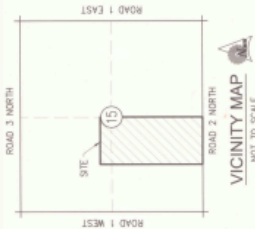
Vicinity Map





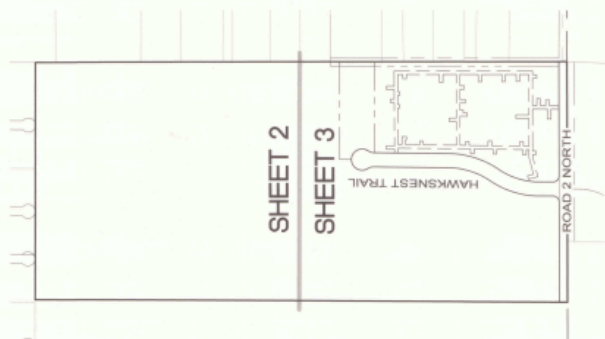


LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



JAYOR
Evin N. Owens
TOWN CLERK

SHEET #	DESCRIPTION	TITLE
1	COVER SHEET	FP1
2, 3	FINAL PLAT	FP2, FP3



DEDICATION
STATE OF ARIZONA
COUNTY OF YAVAPAI

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN VALLEY HAWKINSQ. NO. 02, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE PLATTED UNDER THE NAME OF "HAWKINSQUEST VILLAGE," A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 2 WEST, OF THE 6TH AND 5AL RIVER MERIDIAN, YAVAPAI, AS SHOWN AND PLATTED HEREIN, AND HEREBY PUBLISH THE FOLLOWING DECLARATION OF INTENT TO PLAT THE SAME, TO WIT: THAT THE SAID PLAT OF PLAT OF "HAWKINSQUEST VILLAGE" IS A COMMERCIAL SUBDIVISION, AND HEREBY CERTIFIES THAT THE SAID LOTS, STREETS, EASEMENTS, AND PUBLIC RIGHTS-OF-WAY, WHEN COMPLETED, SHALL BE OPEN TO THE PUBLIC AND SHALL BE KNOWN BY CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT THE SAID LOTS, STREETS, EASEMENTS, AND PUBLIC RIGHTS-OF-WAY ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS SUCH, THE PUBLIC RIGHTS-OF-WAY BEING WATER DEDICATION INCURRED IN THE ABOVE DESCRIBED PHASES.

THE UNDERSIGNED, CHINO VALLEY HAWKSHED 90, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER HERETOFORE FILED ALTHOUGH THIS: 26 DAY OF MAY 2022

BY: David M. Jones
ITS: MEMBER

ACKNOWLEDGMENT

STATE OF Arizona) ss.
COUNTY OF Maricopa)
BEFORE ME, this 16 day of May, 2022, DAVID J. McHUGH PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED SELF TO BE
OWNER OF CHINO HANNOKEE SO, LLC, AN ARIZONA LIMITED LIABILITY
COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT
DAVID J. McHUGH AS MEMBER EXERCISED THIS INSTRUMENT
FOR THE PURPOSE HEREIN CONTAINED.



IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL



SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

RON DORSEY
3603 CROSSINGS DRIVE
PRESCOTT, ARIZONA 86305
(928) 277-8440

		SUNRISE ENGINEERING	3853 CROSSINGS DRIVE BRISBANE, ARIZONA 85605 520.345.1100 www.sunrise-eng.com	CHINO VALLEY HAWKSNEST 90, LLC
HAWKSNEST VILLAGE FINAL PLAT COVER SHEET				
DATE 01/11/11	DRAWN BY JAC	CHECKED BY JAC	INCHES 1/4"	SHEET NO. 1 of 3