

2021-0034482-1 FINAL PLAT
WEE HOLLOW SUBDIVISION

OF THE PROPOSED P.A.D. IN CAMP VERDE
PARCEL 404-23-013D
LOCATED IN THE WEST 1/2 OF SECTION 32,
T14N, R5E, G&SRM,
YAVAPAI COUNTY, ARIZONA

APN: 404-23-013D
TITLE RESOURCES COMMITMENT FOR TITLE INSURANCE - ISSUED BY
YAVAPAI TITLE AGENCY, INC.
ORDER NO. 09006712-VBC YOUR NO.: RDJN2 COMMITMENT DATE: FEBRUARY 17, 2021 @ 7:30
AM AMENDED MARCH 8, 2021 AMENDMENT NO.: 2

SCHEDULE "B-II" ITEMS

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. No plottable description.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. No plottable description.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. No plottable description.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. No plottable description.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims. No plottable description.
- Taxes and assessments collectible by the County Treasurer not yet due and payable for the following year: 2021. No plottable description.
- OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts. No plottable description.
- Water Rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B. No plottable description.
- RESERVATIONS OR EXCEPTIONS in Patents or in Acts authorizing the issuance thereof. No plottable description.
- Easements and rights incident thereto, as set forth in instrument:
Recorded in Book: 168 of Deeds
Page: 403
Purpose: Electric power transmission lines
This easement is of "sufficient width" over property owned by Albert S. and Josephine E. Fain in S 32, T14N, R5E. Insufficient description - it is not plottable; not shown hereon.
- Easement and right of way for Woods - (Verde) - Ditch and rights incident thereto. No plottable easement description was provided; physical ditch location plotted.
- Easement and right of way for water pipes and/or drain line and power transmission line as granted to Trustees School District No. 28, Camp Verde, Yavapai County, Arizona, by easement dated January 20, 1937, recorded in Book 172 of Deeds, Page 94 and in Book 172 of Deeds, Page 95. This is a blanket easement and is not plottable; not shown hereon. Appears to be over Lot 1.

CERTIFICATE OF ASSURED OR ADEQUATE WATER SUPPLY

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY WAS RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PURSUANT TO A.R.S. 45-108) STATING THAT THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION ON OCTOBER 6, 2016.

5/12/21
DATE
Melinda Lee
COMMUNITY DEVELOPMENT, DIRECTOR

ASSURANCE

BEFORE RECORDATION OF THIS PLAT, SATISFACTORY ASSURANCE IN THE FORM OF AN ESCROW ACCOUNT FROM THE OWNER HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION. UTILITY SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY COMPANY.

BY: DM Jenkins
MAYOR
5/12/21
DATE

APPROVED: Cindy Pemberton
TOWN CLERK
5/12/21
DATE

OWNER/DEVELOPER

DAVID MEIER
1165 SOMBART LANE, #7
SEDONA, AZ 86336
PHONE 928-853-5009

SURVEYOR

MARTIN T. ETCHEVERRY
P.O. BOX 2701
COTTONWOOD, ARIZONA 86326
PHONE (928) 239-9525
R.L.S. 33873

ENGINEER

LUKE SEFTON, P.E., CFM
SEFTON ENGINEERING CONSULTANTS
40 STUTZ BEARCAT DRIVE
SEDONA, AZ 86336
PHONE 928-202-3999
P.E. 37322

APN: 404-23-013D
TITLE RESOURCES COMMITMENT FOR TITLE INSURANCE - ISSUED BY
YAVAPAI TITLE AGENCY, INC.
ORDER NO. 09006712-VBC YOUR NO.: RDJN2 COMMITMENT DATE: FEBRUARY 17,
2021 @ 7:30 AM AMENDED MARCH 8, 2021 AMENDMENT NO.: 2

SCHEDULE "B-II" ITEMS (CONTINUED)

- Easements and rights incident thereto, as set forth in instrument:
Recorded in Book: 180 of Official Records
Page: 511
Purpose: Telephone and telegraph lines and poles
As shown hereon.
- Easements and rights incident thereto, as set forth in instrument:
Recorded in Book: 249 of Official Records
Page: 477
Purpose: Water lines and utilities
As shown hereon.
- Easements and rights incident thereto, as set forth in instrument:
Recorded in Book: 1022 of Official Records
Page: 933
Purpose: Electric lines
As shown hereon.
- Easements and rights incident thereto, as set forth in instrument:
Recorded in Book: 4289 of Official Records
Page: 195
Purpose: Sewer lines
As shown hereon.
- LIABILITIES AND OBLIGATIONS that may arise by reason of the inclusion of said land within the following named district(s): Name Camp Verde Sanitary District
- Agreement according to the terms and conditions contained therein:
Purpose: To Waive Claim for Diminution in Value
Dated: November 28, 2018
Recorded: December 31, 2018
Instrument No.: 2018-0066438
Blanket description of subject property.
- Any private rights or easements on, under and across those portions of said land lying within the road, street, or alley abandoned by Resolution or Ordinance:
Recorded: January 15, 2019
Instrument No.: 2019-0002031
Plotted

APPROVALS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE CAMP VERDE SUBDIVISION REGULATIONS, AND TO ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

BY: DM Jenkins
TOWN ENGINEER
5-6-2021
DATE

BY: Melinda Lee
COMMUNITY DEVELOPMENT DIRECTOR
5/12/21
DATE

I, Cindy Pemberton, TOWN CLERK OF THE TOWN OF CAMP VERDE, HEREBY CERTIFY THAT SAID TOWN COUNCIL APPROVED THE WITHIN PLAT ON THE 12TH DAY OF MAY, 2021 AND ACCEPTED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

TOWN CLERK: Cindy Pemberton
5/12/21
DATE

COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN REGISTRATION # BOOK 2021 -, PAGE-0029935, OFFICIAL RECORDS OF YAVAPAI COUNTY RECORDERS OFFICE.

REFERENCE BENCHMARK

REFERENCE MARK: BLM BRASS CAP - ELEVATION 3076.30'
LOCATED AT THE SOUTH EAST CORNER OF SECTION 31,
TOWNSHIP 14 NORTH, RANGE 5 EAST, G&SR&M, YAVAPAI
COUNTY, ARIZONA.

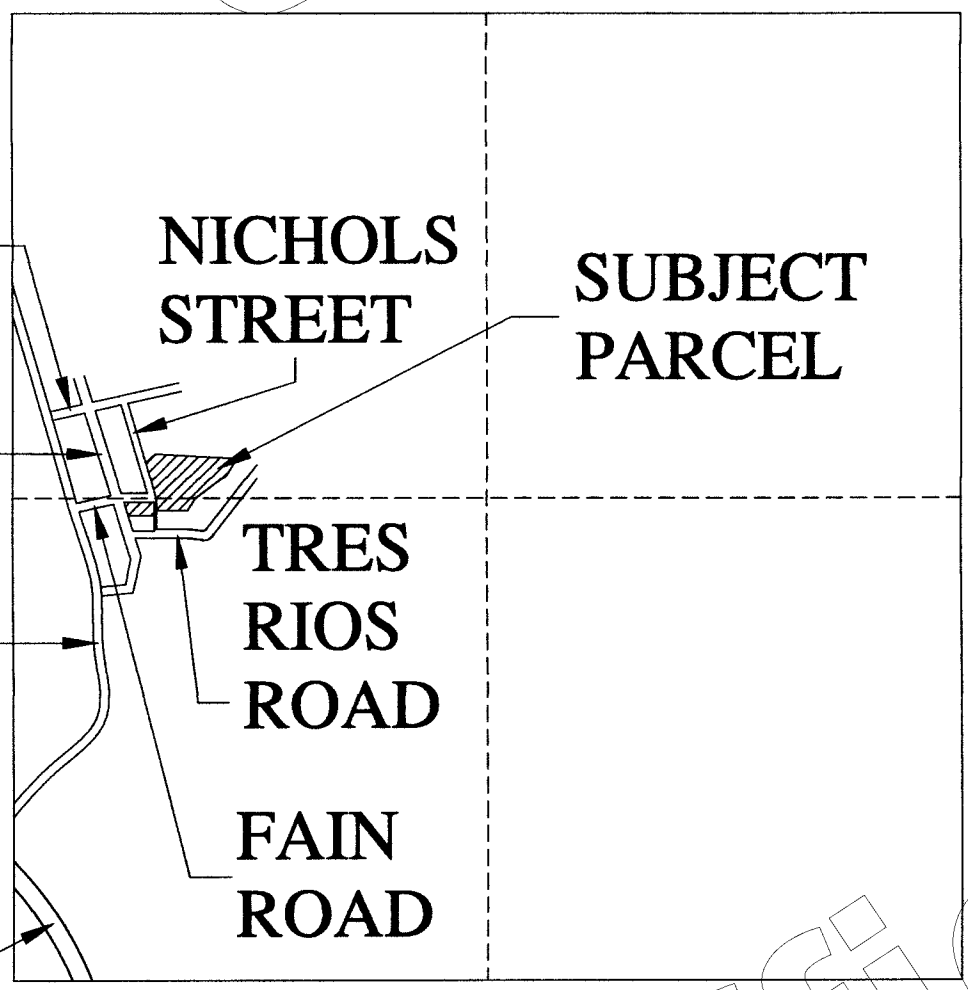
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FINAL PLAT MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM 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 THIS FINAL PLAT MAP IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT.

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF THE PUBLIC RECORD ON THIS THE 7TH DAY OF AUGUST, 2019.

Martin T. Etchervry
MARTIN T. ETCHEVERRY R.L.S.

THIS PLAT



VICINITY MAP SECTION 32

DEDICATION

STATE OF ARIZONA
COUNTY OF YAVAPAI

KNOW ALL MEN BY THESE PRESENTS:

THAT WEE HOLLOW, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED A PORTION OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST, G&SRM, YAVAPAI COUNTY, ARIZONA, AS REFLECTED ON THIS PLAT (CONSISTING OF FOUR(4) PAGES AND HEREBY PUBLISHED THIS AS THE PLAT OF WEE HOLLOW SUBDIVISION, AND DECLARES THAT:

- THE 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.
- THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF AREAS DESIGNATED ON THE PLAT AS "PRIVATE ROADWAYS" AND COMMON AREAS, FEE TITLE TO WHICH IS RESERVED BY THE UNDERSIGNED TO BE CONVEYED TO THE WEE HOLLOW, LLC ASSOCIATION AS AN EASEMENT FOR INGRESS-EGRESS AND PUBLIC UTILITIES ON SUCH PRIVATE ROADWAYS, AND SHALL CONSTITUTE AN APPURTENANCE TO EACH LOT REFLECTED ON THIS PLAT, WHICH EASEMENT SHALL RUN WITH THE TITLE TO EACH LOT RESPECTIVELY. MAINTENANCE OF SAID PRIVATE ROADWAYS, OPEN SPACE, PARKS AND DRAINAGE STRUCTURES SHALL BE THE SOLE RESPONSIBILITY OF THE WEE HOLLOW, LLC ASSOCIATION. THE WEE HOLLOW, LLC ASSOCIATION SHALL BE ESTABLISHED IN PERPETUITY.
- NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE UNDERSIGNED GRANTS EASEMENTS AND LICENSES EMBRACING THE PRIVATE ROADWAYS, ALL TRACTS AND ALL COMMON AREAS TO THE FOLLOWING FOR THE PURPOSE STATED HEREON:

ELECTRIC
ARIZONA PUBLIC SERVICE COMPANY
1250 EAST SR 89A
COTTONWOOD, AZ 86326
(928) 646-8425

SEWER
TOWN OF CAMP VERDE
CAMP VERDE SANITARY SEWER DISTRICT
395 S. MAIN STREET
CAMP VERDE, AZ 86322
(928) 554-0820

TELEPHONE & INTERNET
CENTURYLINK
500 S. CALVARY WAY
COTTONWOOD, AZ 86326
(928) 634-2102

SOLID WASTE
PATRIOT DISPOSAL
P.O. BOX 26296
PRESCOTT VALLEY, AZ 86312

WATER
CAMP VERDE WATER SYSTEM INC.
PO BOX 340
CAMP VERDE, AZ 86322
(928) 567-5281

GAS
UNISOURCE ENERGY
UNIS GAS, INC.
P.O. BOX 80078
PRESCOTT, AZ 86304-8078

LAW ENFORCEMENT
CAMP VERDE MARSHAL'S OFFICE
646 SOUTH 1ST STREET
CAMP VERDE, AZ 86322
(928) 554-8300

FIRE
COPPER CANYON FIRE AND
MEDICAL AUTHORITY
268 SALT MINE ROAD
CAMP VERDE, AZ 86322
(928) 567-9401

- FEE TITLE TO THE AREAS ON THE PLAT LOCATED AND DESCRIBED AS COMMON AREAS IS RESERVED BY THE UNDERSIGNED TO BE CONVEYED TO THE WEE HOLLOW, LLC ASSOCIATION, SUBJECT TO SUCH EASEMENTS AND LICENSES AS MAY BE GRANTED HEREIN.
- ALL OTHER AREAS ON THE PLAT LOCATED AND DESIGNATED AS EASEMENTS ARE RESERVED BY THE UNDERSIGNED FOR THE PURPOSE INDICATED ON THE PLAT.

IN WITNESS WHEREOF: DAVID MEIER FOR WEE HOLLOW, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS A MANAGING MEMBER, HAS HEREUNTO CAUSED HIS NAME TO BE AFFIXED, AND THAT HE, AS SUCH MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

THIS 5TH DAY OF May 2021

BY: David Meier
DAVID MEIER MANAGING MEMBER OF WEE HOLLOW, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF YAVAPAI)

ON THIS, THE 5TH DAY OF May 2021, BEFORE ME THE UNDERSIGNED

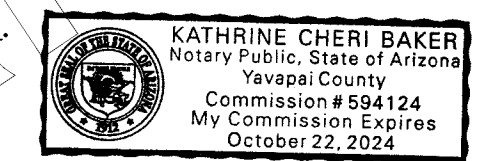
NOTARY PUBLIC, PERSONALLY APPEARED David Meier WHO

ACKNOWLEDGED HIMSELF TO BE THE OF
A AS MANAGING MEMBER, AND ACKNOWLEDGED THAT HE, AS
SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING

INSTRUMENT ON BEHALF OF THE FOR THE PURPOSES THEREIN
CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: October 22, 2024

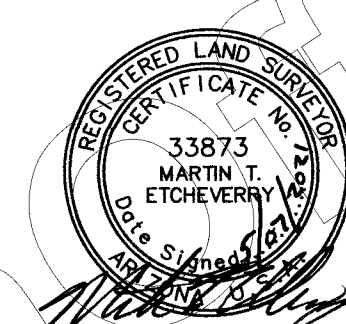


Kathrine Cheri Baker
NOTARY PUBLIC

2021-0034482
05/13/2021 10:50:03 AM MAP Page: 1 of 4
Lewis T. Hoffman
OFFICIAL RECORDS OF YAVAPAI COUNTY \$84.00
DAVID MEIER

Revised 4/22/2021 - Updated APN# & Title Report
Southwest Geographic Services
P.O. Box 2701 Cottonwood, Az. 86326
(928) 239-9525

FINAL PLAT	DRAWN BY: M.T.E.	CHECKED BY: F.M.E.
LOCATION:	SCALE: NOT TO SCALE	
485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	DATE: MARCH 18, 2020	
	JOB No.: 2017-138	SHEET: 1 of 4



76x24

2021-0034482-2

FINAL PLAT WEE HOLLOW SUBDIVISION

OF THE PROPOSED P.A.D. IN CAMP VERDE
PARCEL 404-23-013D
LOCATED IN THE WEST 1/2 OF SECTION 32,
T14N, R5E, G&SRM,
YAVAPAI COUNTY, ARIZONA

SUBDIVISION CONTAINS 28 TOTAL LOTS
(including 1 Community Space)
AVERAGE LOT SIZE 1899 SQ. FT.
CURRENT ZONING: R2-PAD
TOTAL ACREAGE 2.6853
DRIVEWAY ACREAGE 0.3481
PARKING ACREAGE 0.2276
LOT ACREAGE 1.1770
GREEN SPACE ACREAGE 0.0646
PATHS ACREAGE 0.2621
OPEN SPACE ACREAGE 1.3933
OPEN SPACE 51.4%

Access to the site is from a paved Town right-of-way,
to be improved through agreement between the
developer and the Town of Camp Verde. Utilities will
be provided to the site from existing right-of-
way and/or utility easements, as demonstrated on the
plat.

*** LEGEND ***

- ⊙ - FOUND 1/2" RE-BAR W/ NO CAP OR TAG
- ⊕ - FOUND 1/2" REBAR W/PLASTIC CAP STAMPED FOUND PT RLS 37401
N20°27'15"W 3.18 FROM ACCEPTED CORNER
- ⊙ - FOUND 1/2" REBAR W/PLASTIC CAP ILLEGIBLE
- ⊙ - AFFIXED TAG STAMPED "LS 33873"
- - COMMUNICATIONS RISER
- - FENCE
- ⊙ - TO BE SET 1/2" REBAR W/PLASTIC CAP STAMPED "LS 33873"
- ⊙ - SECTION CORNER AS NOTED
- ⊙ - FOUND COTTONPICKER SPINDLE W/TAG "LS 13015"
- ⊙ - FOUND 1/2" REBAR W/PLASTIC CAP ILLEGIBLE
- ⊙ - FOUND 1/2" REBAR W/PLASTIC CAP STAMPED "LS 26925"
- ⊙ - CALCULATED POSITION NOTHING FOUND OR SET
- - OVERHEAD POWER LINE
- ⊙ - POWER POLE
- ⊙ - WATER-VALVE/WATER-METER
- ⊙ - WELL
- - PROPERTY LINE
- - LOT LINE
- - SETBACK LINE
- - FIRE LANE OR CART PATH
- - VERDE DITCH
- 3100— - CONTOUR ELEVATION
- 100-A - LOTS 2000 S.F. OR MORE
- 119-B - LOTS > 1500 S.F. AND < 1999 S.F.
- 106-A(e) - UNITS DESIGNATED WITH A GARAGE SPACE

WEST 1/4
CORNER
SECTION 32

—BASIS OF BEARING—
S89°45'00"E 801.73' (R2)
S89°45'00"E 800.63' (M)

This Plat was prepared for the benefit of a specific user and
for a specific purpose pursuant to an agreement with the
Client and as such, may be misleading as to purpose by
others. Therefore, use by others is prohibited without the
express written consent of the undersigned and no liability
will be accepted by the undersigned for its use by others.
This document should only be reproduced in total to
maintain the integrity of the intended purpose.

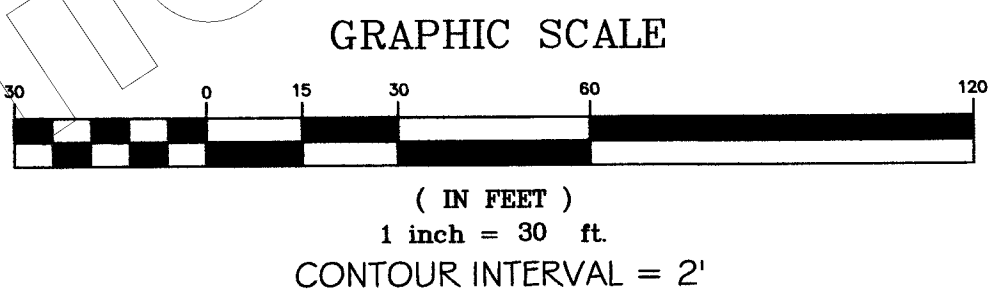
This Plat was prepared from the field notes of actual surveys
made under my direct supervision during the month of
January through April, 2018, and is True and Correct to the
best of my knowledge and belief.

*** NOTES ***

1. This map is a compilation of S.G.S. Survey work. Data was also provided to us from Heritage Land surveying and mapping (Dugan McDonald R.L.S.).
2. This Map does not purport to verify ownership or identify Easements or other Encumbrances affecting any of the property shown.
4. This map was based in part upon an un-recorded map prepared by HERITAGE LAND SURVEYING AND MAPPING INC Job No.: 05-1225, dated 6/01/2007.
5. This Survey was performed using documents provided by the Client. No research was performed to verify ownership, easements or encumbrances.
6. Parcels 404-23-013D are not within the Flood Hazard and 100-year Floodplain areas shown on Firm panels 04025C2186H and 04025C2178H.

VERTICAL DATUM WAS FROM
PREVIOUSLY PREPARED
ENGINEERING PLANS BY
HERITAGE. VERTICAL DATUM
WAS NGVD29. CONTOUR
LINES AND TOPOGRAPHIC
FEATURES ARE SHOWN
HEREON ON THE NGVD29
DATUM. A CONVERSION
FACTOR OF +2.89 FEET IS
NGVD29 TO NAVD88.

LINE	LENGTH	BEARING
L1	25.10'	S00°13'30"W (M)
L2	40.11'	S00°13'30"W (M)
L1 & L2	65.11'	S00°13'30"W (M)
L1 & L2	65.55'	S00°07'30"W (R3)
L3	13.27'	N89°46'30"W (M)
L4	13.27'	N89°46'30"W (M)



UTILITY PROVIDERS

- ELECTRICITY - APS
- GAS - UNISOURCE ENERGY
- TELEPHONE - CENTURYLINK
- SOLID WASTE - PATRIOT DISPOSAL
- SEWER - TOWN OF CAMP VERDE
- WATER - CAMP VERDE WATER SYSTEM, INC.
- FIRE DISTRICT - COPPER CANYON FIRE AND MEDICAL AUTHORITY
- LAW ENFORCEMENT - CAMP VERDE MARSHAL'S OFFICE



Southwest Geographic Services
P.O. Box 2701 Cottonwood, Az. 86326
(928) 230-9525

FINAL PLAT	DRAWN BY: M.T.E.	CHECKED BY: F.M.E.
LOCATION: 485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	SCALE: 1 INCH = 30 FEET	DATE: MARCH 18, 2020
LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM	JOB No.: 2017-138	SHEET: 2 of 4

*** RECORD LEGEND ***

- (M) INDICATES MEASURED FIELD DIMENSION
- (R1) INDICATES RECORD DIMENSION FOUND ON THAT PLAT OF "TRES RIOS", RECORDED IN BOOK 15, PAGE 62, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (R2) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 655, PAGE 548, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (R3) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 2173, PAGE 88, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (R4) INDICATES RECORD DIMENSION FOUND ON THAT PLAT RECORDED IN BOOK 2, PAGE 62, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (R5) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 2289, PAGE 185 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

Revised 4/22/2021 - Updated APN# & Title Report

2021-0034482-3

FINAL PLAT
WEE HOLLOW SUBDIVISION



NOTE: NORTH ENTRANCE ROAD, GOLF CART PATH, AND FIRE LANE ARE PRIVATE INGRESS, AND EGRESS EASEMENTS AS WELL AS PUBLIC UTILITY EASEMENTS.

CURVE	LENGTH	RADIUS	DELTA	CH DIR	CHORD
C1	23.24'	65.00'	20°28'52"	N76°01'05"W	23.11'
C2	4.28'	65.00'	3°46'14"	N63°53'49"W	4.28'
C3	8.89'	20.00'	25°27'56"	N49°16'44"W	8.82'
C4	15.54'	10.00'	89°00'54"	S82°02'40"E	14.02'
C5	9.11'	10.00'	52°11'36"	N29°06'39"E	8.80'
C6	15.79'	10.00'	90°28'03"	N41°54'10"W	14.20'
C7	13.20'	15.00'	50°24'17"	N28°15'05"E	12.77'
C8	15.71'	10.00'	90°00'00"	N27°58'07"E	14.14'
C9	2.78'	46.00'	3°27'39"	S32°43'54"W	2.78'
C10	30.08'	28.04'	61°27'50"	N60°36'47"E	28.66'
C11	38.25'	37.00'	59°13'26"	N60°36'47"E	36.57'
C12	22.72'	10.00'	130°10'35"	N21°35'02"W	18.14'
C13	24.18'	37.00'	37°26'39"	N71°04'31"W	23.75'
C14	20.77'	37.00'	32°10'00"	S73°41'00"E	20.50'
C15	23.68'	37.00'	36°40'18"	S39°19'51"E	23.28'

NOTE: CURVES DIMENSIONED WITH LENGTH AND RADIUS ARE TANGENT CURVES.

LINE	LENGTH	BEARING
L1	25.10'	S00°13'30"W (M)
L2	40.11'	S00°13'30"W (M)
L1 #12	65.11'	S00°13'30"W (M)
L1 #12	65.55'	S00°07'30"W (R3)
L3	73.27'	N89°46'30"W (M)
L4	13.27'	N89°46'30"W (M)

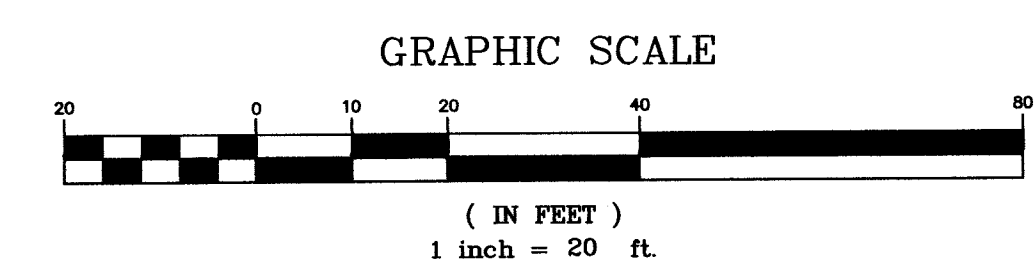
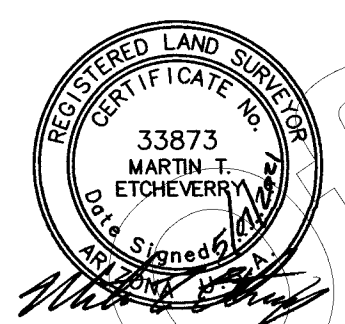
- *** LEGEND ***
- ⊙ - FOUND 1/2" RE-BAR W/ NO CAP OR TAG
 - ⊕ - FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED FOUND PT RLS 37401 N20°27'15" W 3.18 FROM ACCEPTED CORNER
 - ⊙ - FOUND 1/2" REBAR W/ PLASTIC CAP ILLEGIBLE
 - ⊙ - AFFIXED TAG STAMPED "LS 33873"
 - ⊙ - COMMUNICATIONS RISER
 - - FENCE
 - - TO BE SET 1/2" REBAR W/ PLASTIC CAP STAMPED "LS 33873"
 - ⊙ - SECTION CORNER AS NOTED
 - ⊙ - FOUND COTTONPICKER SPINDLE W/TAG "LS 13015"
 - ⊙ - FOUND 1/2" REBAR W/ PLASTIC CAP ILLEGIBLE
 - ⊙ - FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "LS 26925"
 - ⊙ - CALCULATED POSITION NOTHING FOUND OR SET
 - - PROPERTY LINE
 - - LOT LINE
 - - SETBACK LINE
 - - FIRE LANE OR CART PATH
 - - VERDE DITCH
 - - CONTOUR ELEVATION
 - 100-A - LOTS 2000 S.F. OR MORE
 - 119-B - LOTS > 1500 S.F. AND < 1999 S.F.
 - 106-A (G) - UNITS DESIGNATED WITH A GARAGE SPACE

Southwest Geographic Services

P.O. Box 2701 Cottonwood, AZ 86328
(928) 239-9525

FINAL PLAT	DRAWN BY: M.T.E.	CHECKED BY: F.M.E.
LOCATION:	SCALE: 1 INCH = 20 FEET	
485 S. NICHOLS STREET	DATE: MARCH 18, 2020	
CAMP VERDE	JOB No.: 2017-138	
Yavapai County, Arizona	SHEET: 3 of 4	

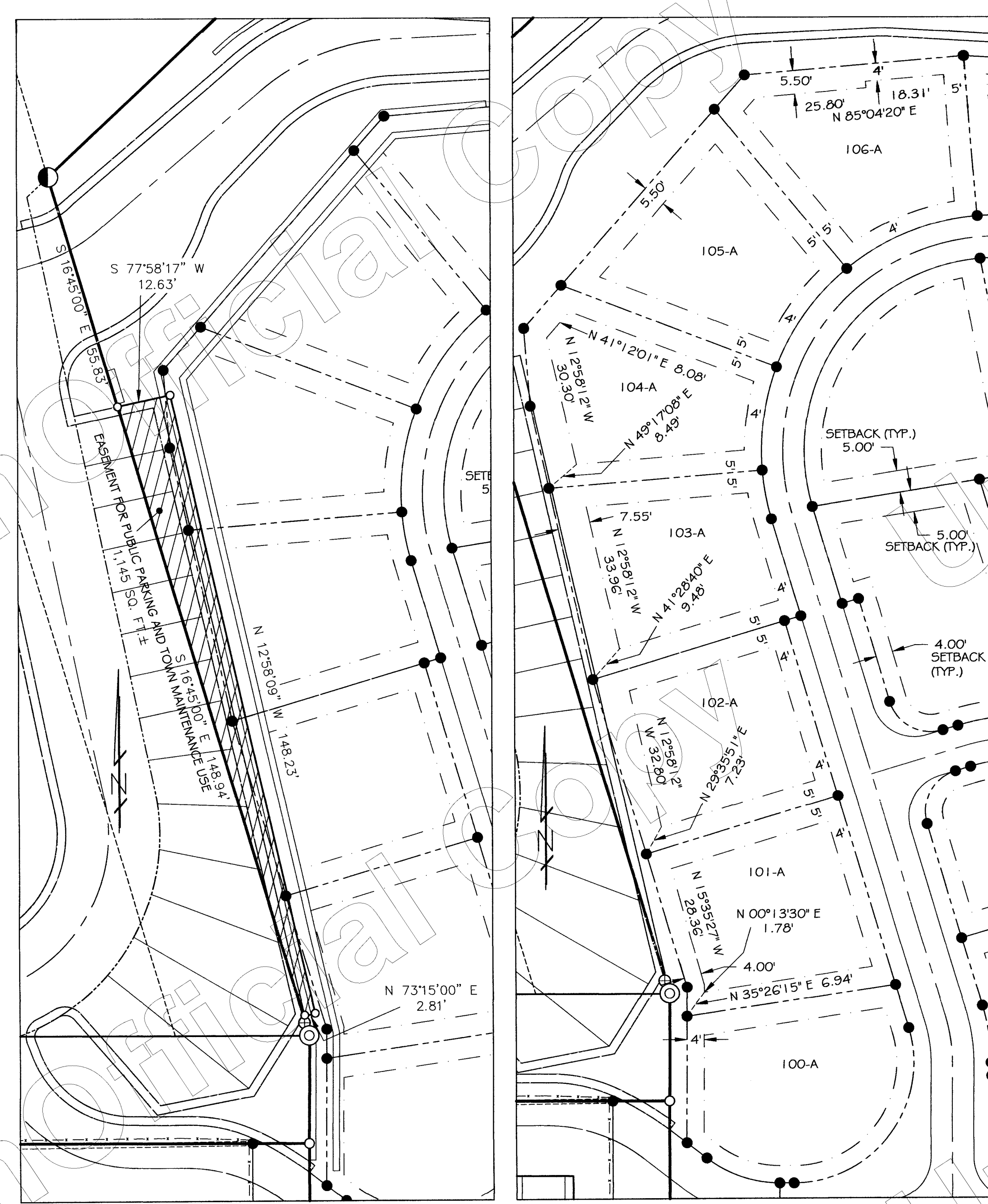
LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM



Revised 4/22/2021 - Updated APN# & Title Report

36x24

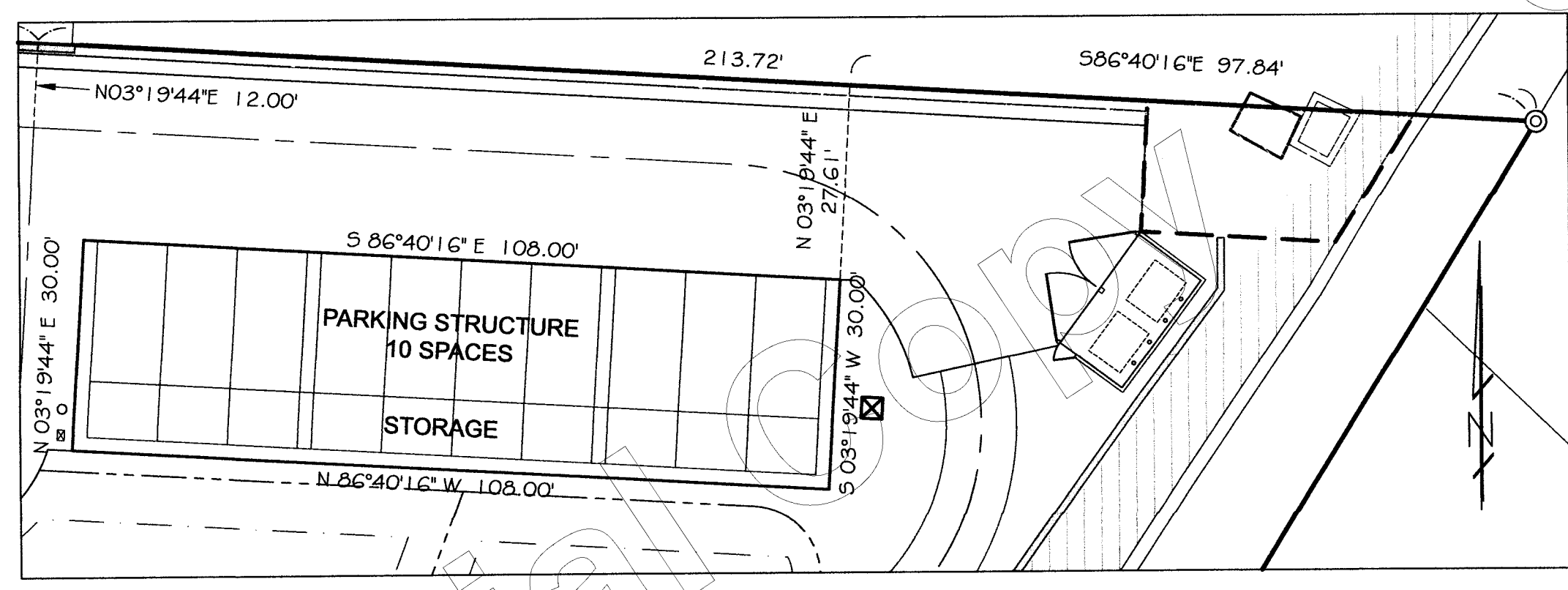
2021-0034482-4



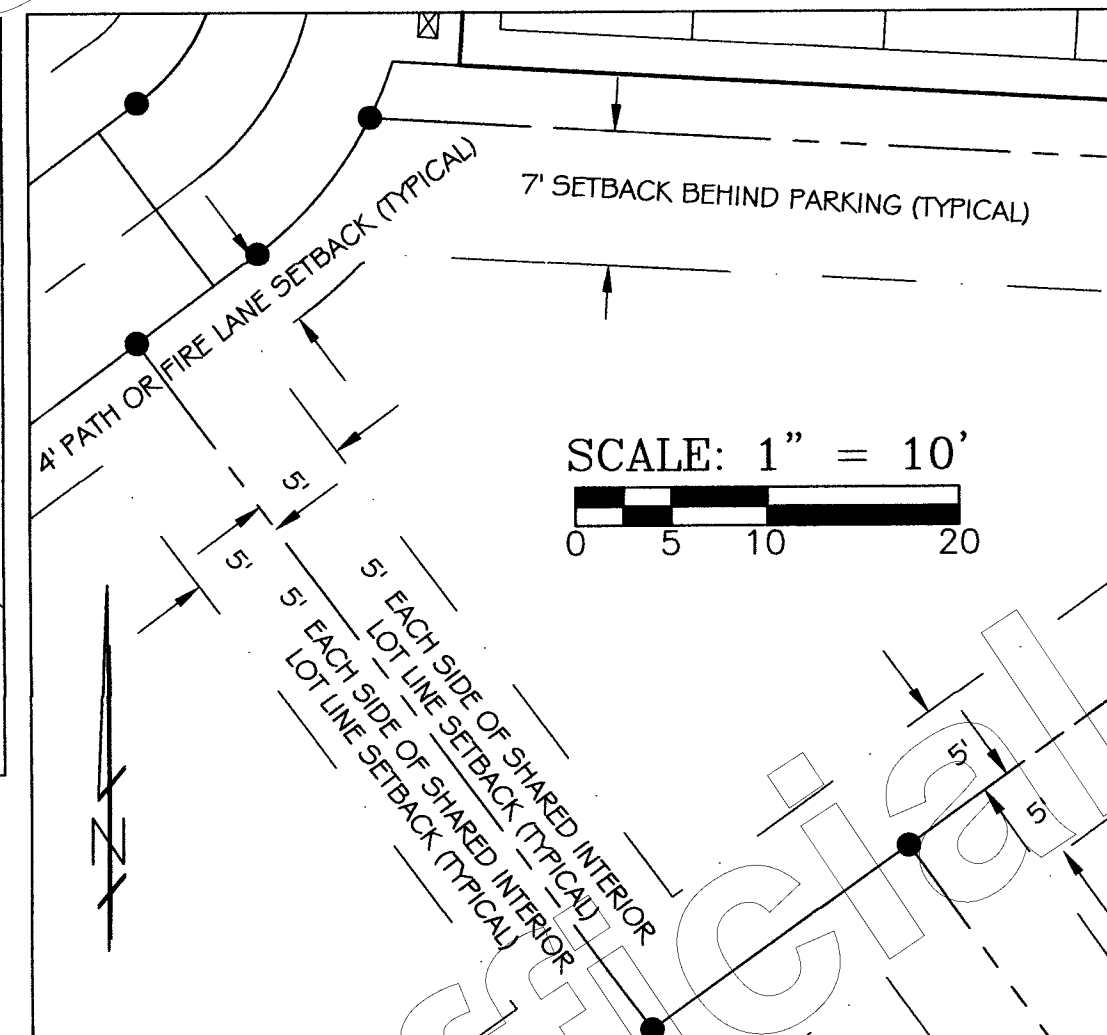
EASEMENT FOR PUBLIC PARKING USE
SCALE 1" = 20'

SETBACK DETAILS FOR NON-TYPICAL LOTS
SCALE 1" = 20'

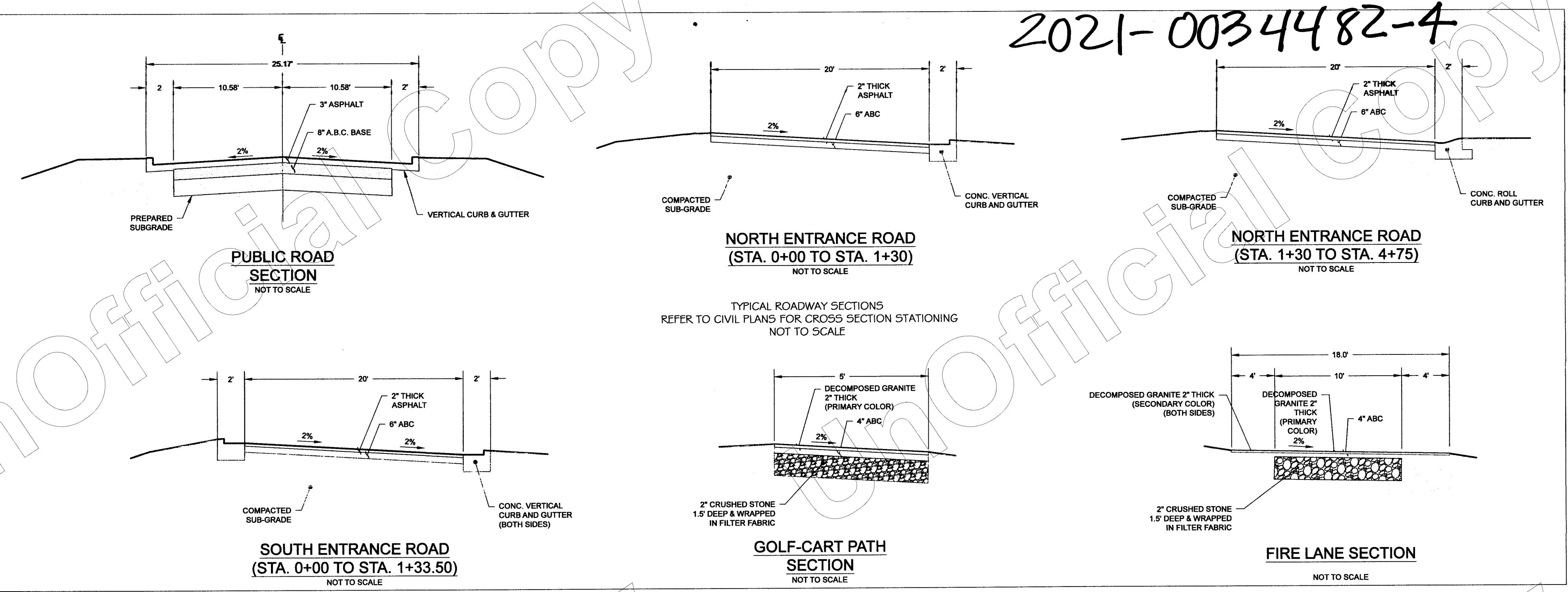
SETBACK DETAILS FOR LOTS ADJACENT TO GREEN SPACE
SCALE 1" = 20'



10 SPACE PARKING STRUCTURE
SCALE 1" = 20'



SETBACK DETAILS (TYPICAL)
SCALE 1" = 10'



PUBLIC ROAD SECTION
NOT TO SCALE

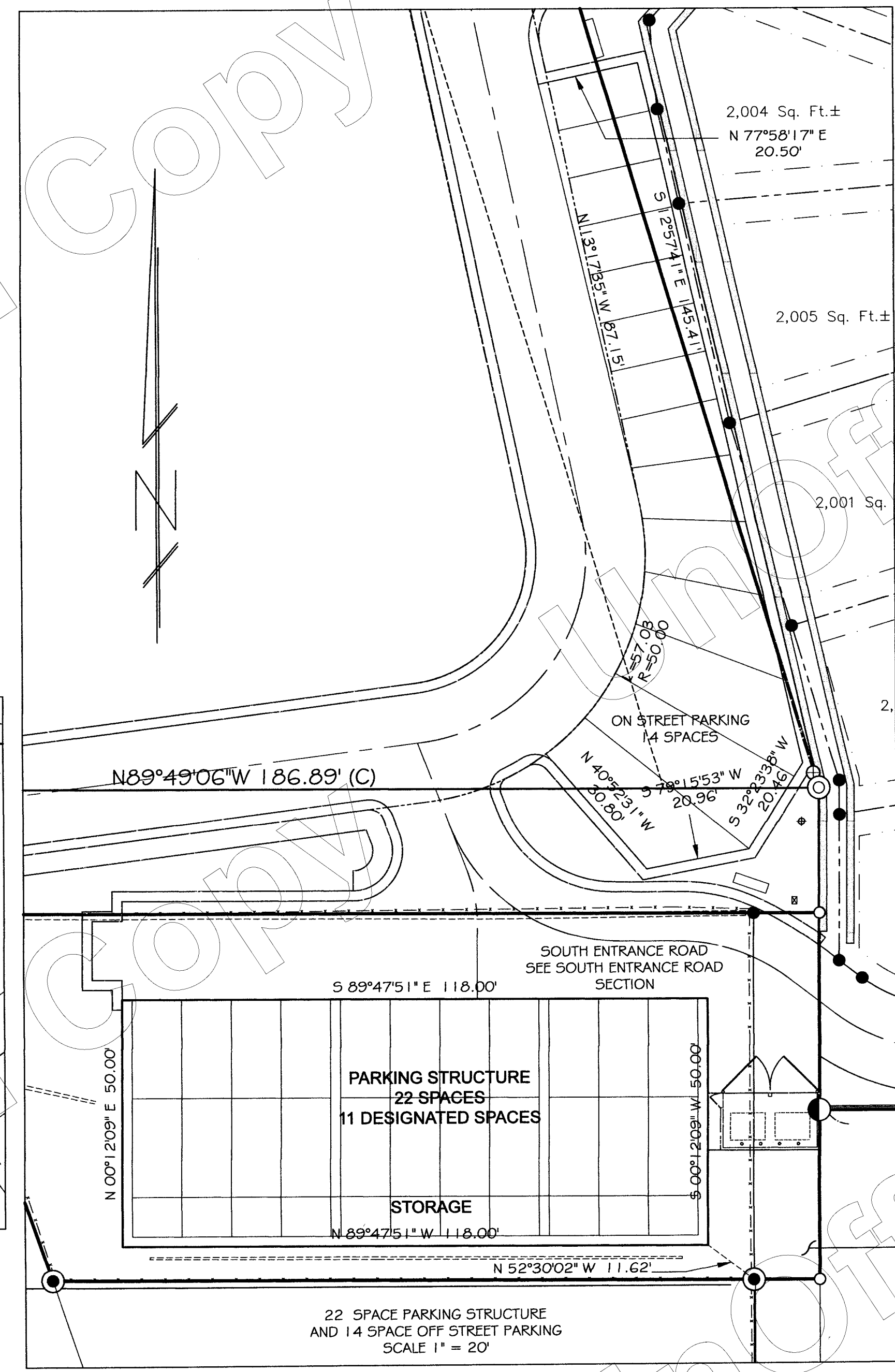
NORTH ENTRANCE ROAD
(STA. 0+00 TO STA. 1+30)
NOT TO SCALE

NORTH ENTRANCE ROAD
(STA. 1+30 TO STA. 4+75)
NOT TO SCALE

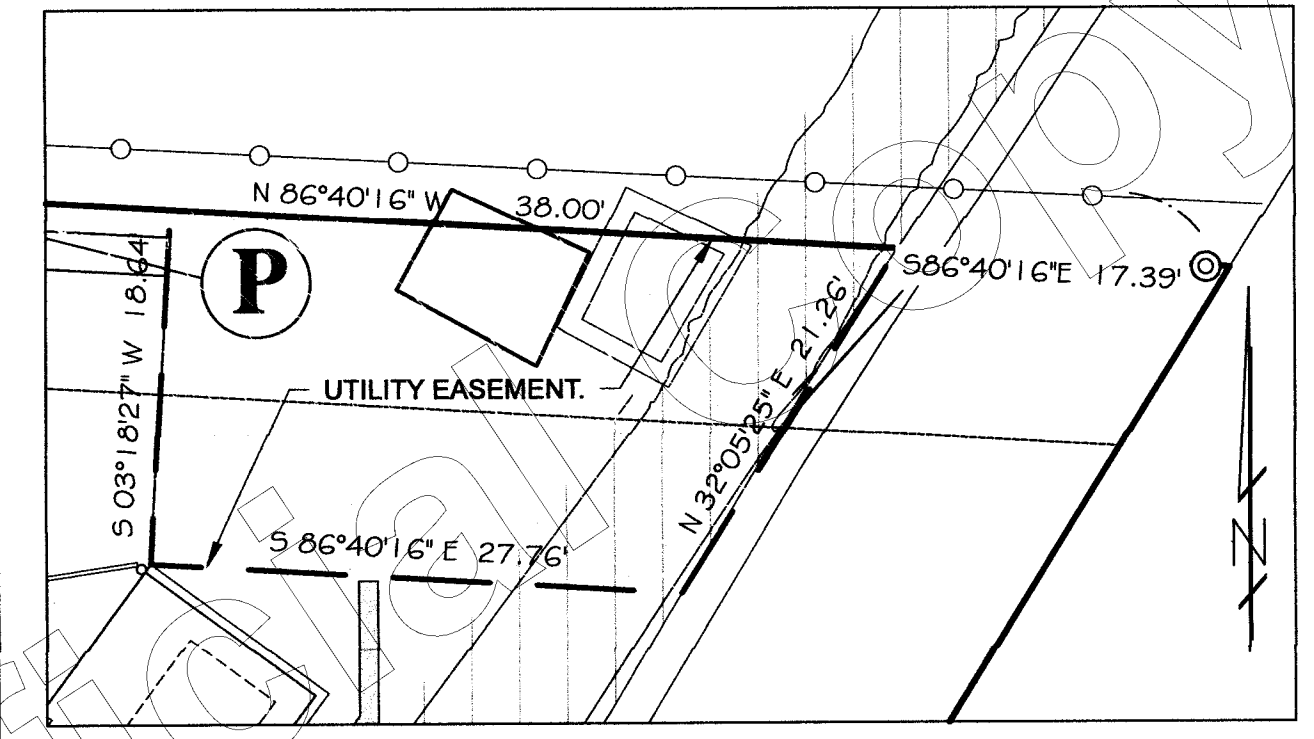
SOUTH ENTRANCE ROAD
(STA. 0+00 TO STA. 1+33.50)
NOT TO SCALE

GOLF-CART PATH SECTION
NOT TO SCALE

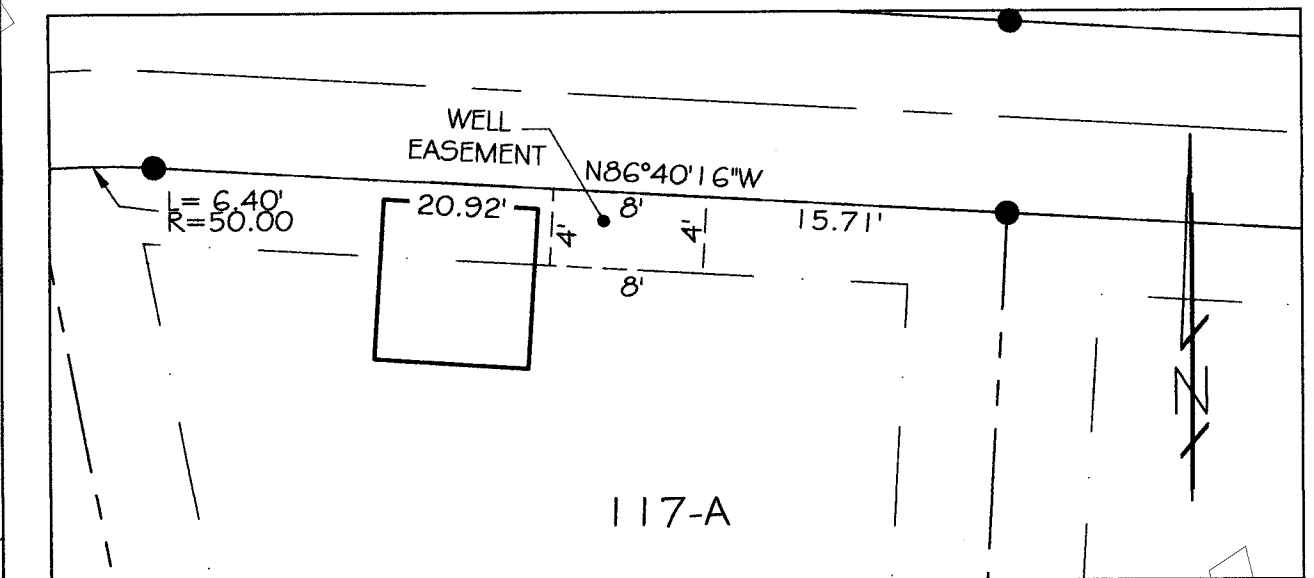
FIRE LANE SECTION
NOT TO SCALE



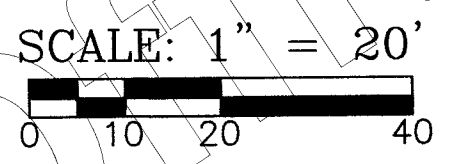
22 SPACE PARKING STRUCTURE AND 14 SPACE OFF STREET PARKING
SCALE 1" = 20'



UTILITY EASEMENT DETAIL
SCALE 1" = 10'



WELL EASEMENT DETAIL (LOT 117-A)
SCALE 1" = 10'



FINAL PLAT
WEE HOLLOW SUBDIVISION



36x24
Revised 4/22/2021 - Updated APN# & Title Report
Southwest Geographic Services
P.O. Box 2701 Cottonwood, Az. 86328
(928) 239-9528

FINAL PLAT	DRAWN BY: M.T.E. CHECKED BY: F.M.E.
LOCATION: 485 S. NICHOLS STREET CAMP VERDE Yavapai County, Arizona	SCALE: 1 INCH = AS NOTED
LOCATED IN THE WEST 1/2 OF SECTION 32, T14N, R5E, G&SRM	DATE: MARCH 18, 2020
	JOB No.: 2017-138 SHEET: 4 of 4