

FINAL PLAT
FOR
LOT 41
WICKENBURG RANCH PARCEL S - PHASE 1
A RE-PLAT OF TRACT D OF "WICKENBURG RANCH PARCEL S - PHASE 1",
RECORDED IN RECEPTION NUMBER 2014-0025760, YAVAPAI COUNTY RECORDS,
LYING WITHIN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 8 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
COUNTY OF YAVAPAI) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT WICKENBURG DEVELOPMENT CO. LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF LOT 41 OF "WICKENBURG RANCH PARCEL 5 - PHASE 1", A RE-PLAT OF TRACT D, OF THE FINAL PLAT OF "WICKENBURG RANCH "5" - PHASE 1" RECORDED IN RECEPTION NUMBER 2014-0025760, YAVAPAI COUNTY RECORDERS OFFICE (YCR) SITUATED WITHIN SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER MERIDIAN, T.8N. R.5W. S.20E., AS PLATTED HEREON, AND HEREBY DECLARES THAT THE RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBERS, NAME OR LETTER GIVEN.

SUBJECT TO THE PROVISIONS OF THE CC&R'S, AS APPLICABLE, OTHER EASEMENTS AND TRACTS AS SHOWN ON THIS PLAT ARE DECLARED TO BE FOR THE PURPOSES SHOWN HEREON.

THE EXTERIOR BOUNDARY OF LOT 41 DEDICATED HEREON IS IDENTICAL TO TRACT D, IN WICKENBURG RANCH PARCEL S - PHASE 1", RECORDED IN RECEPTION NUMBER 2014-0025760, YAVAPAI COUNTY RECORDERS OFFICE.

IN WITNESS WHEREOF:
WICKENBURG DEVELOPMENT CO. LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HERETO
CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE
UNDERSIGNED.

THIS _____ DAY OF _____, 2025.

WICKENBURG DEVELOPMENT CO. LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER.

BY: EXECUTIVE VILLAS DEVELOPMENT CO., INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____
NAME: MICHAEL PACHECO
TITLE: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF _____)

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED NOTARY MICHAEL PACHECO PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED SIGNATORY OF WICKENBURG DEVELOPMENT CO. LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY EXECUTIVE VILLAS DEVELOPMENT CO., INC., AN ARIZONA CORPORATION, ITS MANAGER AND ACKNOWLEDGED THAT HE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL

TOWN OF WICKENBURG: _____ DATE: _____
TOWN COUNCIL BY TOWN MAYOR

THE TOWN OF WICKENBURG APPROVES THIS PLAT FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS AND OMISSIONS.

APPROVAL

THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HEREBY ACKNOWLEDGE OR HAVE ACKNOWLEDGED THEY HAVE REVIEWED AND APPROVED THIS PLAT.

TOWN OF WICKENBURG
COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES DIRECTOR

CLIENT

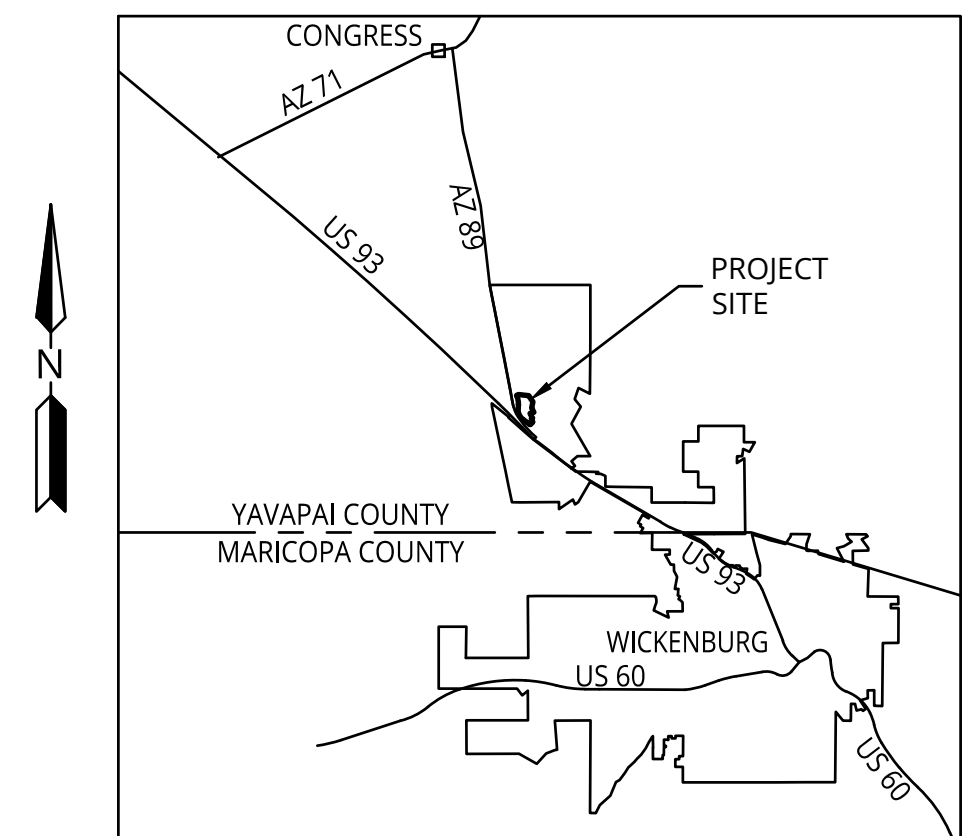
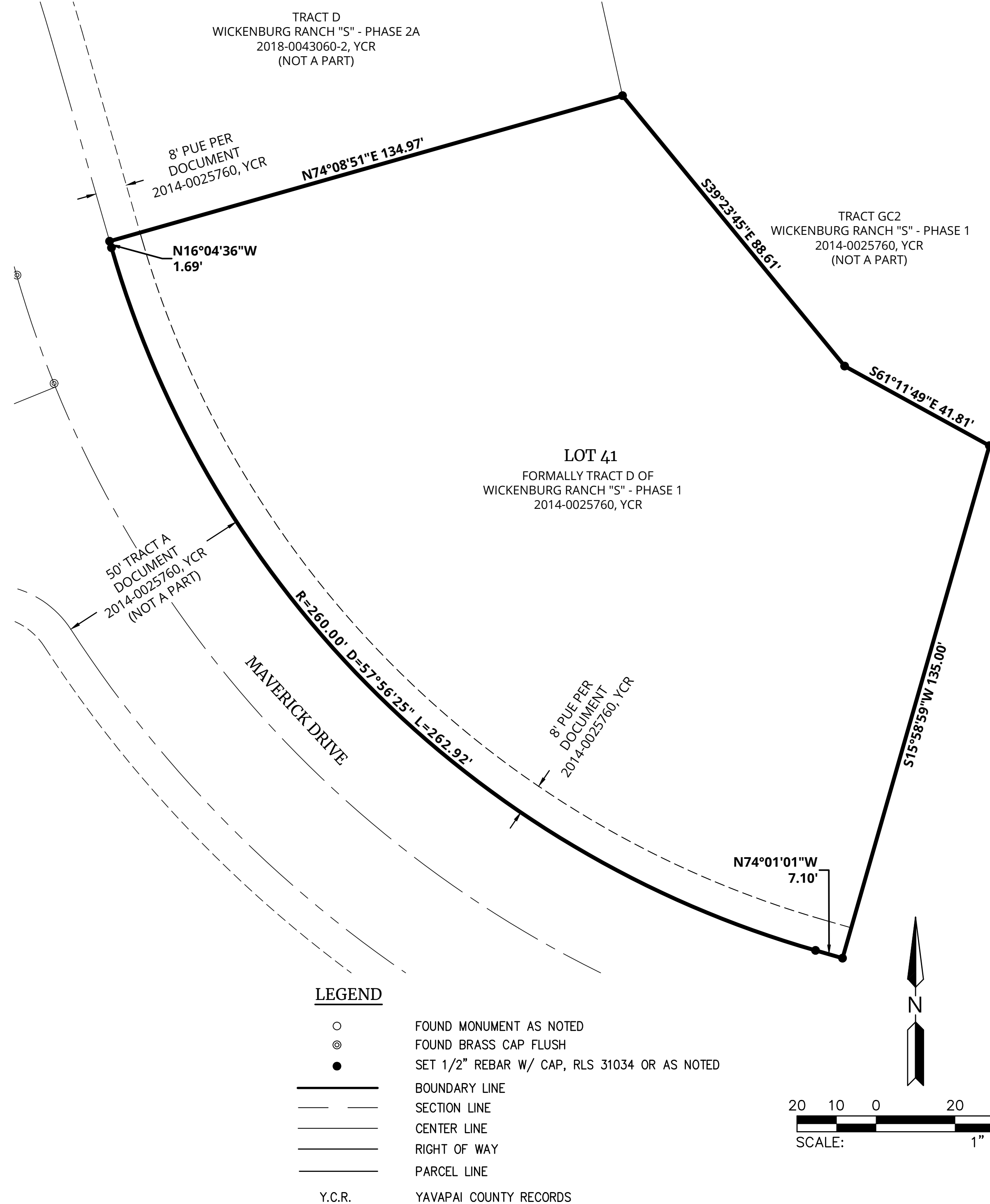
WICKENBURG DEVELOPMENT CO. LLC
14747 N NORTHSIGHT BLVD STE 111-431
SCOTTSDALE, ARIZONA 85260
CONTACT: MR. DAVID SOLOMON
PHONE:602-230-3504
FAX:602-230-2826

OWNER

WICKENBURG DEVELOPMENT CO. LLC
14747 N NORTHSIGHT BLVD STE 111-431
SCOTTSDALE, ARIZONA 85260

SURVEYOR

COLLIERS ENGINEERING AND DESIGN, INC.
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: DAVID M. SCHLIEF, RLS



VICINITY MAP
NOT TO SCALE

AREA TABLE

LOT 41 AREA IS 28,268 SQUARE FEET OR 0.6489 ACRES.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 41, NO OTHER CHANGES TO THE ORIGINAL PLAT ARE PROPOSED ON THIS PLAT.
2. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON OR PLACED WITHIN THE UTILITY EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT TOWN OF WICKENBURG SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF PUBLIC INFRASTRUCTURE WITHIN THE UTILITY EASEMENTS.
3. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. COLLIER ENGINEERING AND DESIGN, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 040253495G, PANEL NUMBER 3495 OF 3900, EFFECTIVE DATE SEPTEMBER 3, 2010. DESIGNATION REVISIONS TO REFLECT LOMR EFFECTIVE MAY 27, 2016.

BASIS OF BEARING

BASIS OF BEARING IS S00°00'38"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

LAND SURVEYOR CERTIFICATION

I, DAVID M. SCHLIEF, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID M. SCHLIEF
RLS# 31034
COLLIERS ENGINEERING AND DESIGN, INC.
2141 E. HIGHLAND AVE., STE. 250
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P: 602.490.0535
daveschlieff@collierseng.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.