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FINAL PLAT FOR LOT 43 AND LOT 44 AND TRACT B WICKENBURG RANCH PARCEL S - NORTH

A RE-PLAT OF TRACT B OF "WICKENBURG RANCH PARCEL S - NORTH",
RECORDED IN RECEPTION NUMBER 2020-0071715, 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 43 AND LOT 44 AND TRACT B WICKENBURG RANCH PARCEL S - NORTH, A RE-PLAT OF TRACT B, OF THE FINAL PLAT OF "WICKENBURG RANCH PARCEL S - NORTH", RECORDED IN RECEPTION NUMBER 2020-0071715, YAVAPAI COUNTY RECORDERS OFFICE (YCR), SITUATED WITHIN SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS PLATTED HEREON, AND HEREBY DECLARES THAT SAID 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.

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 }
COUNTY OF _____ } SS

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

OWNER

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

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

SURVEYOR

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

NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE LOT 43 AND LOT 44 AND THE REMAINDER OF TRACT B, NO OTHER CHANGES TO THE ORIGINAL PLAT ARE PROPOSED ON THIS PLAT. THE EXTERIOR BOUNDARY OF THE REMAINDER OF TRACT B DEDICATED HEREON IS IDENTICAL TO TRACT B, IN WICKENBURG RANCH PARCEL S - NORTH", RECORDED IN RECEPTION NUMBER 2020-0071715 AND LOT LINE ADJUSTMENT 2021-0055305, YAVAPAI COUNTY RECORDERS OFFICE.
- 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.
- 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. HILGARTWILSON, 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 04025C3495G, PANEL NUMBER 3495 OF 3900, EFFECTIVE DATE SEPTEMBER 3, 2010. DESIGNATION REVISED TO REFLECT LOMR EFFECTIVE MAY 27, 2016.

APPROVAL

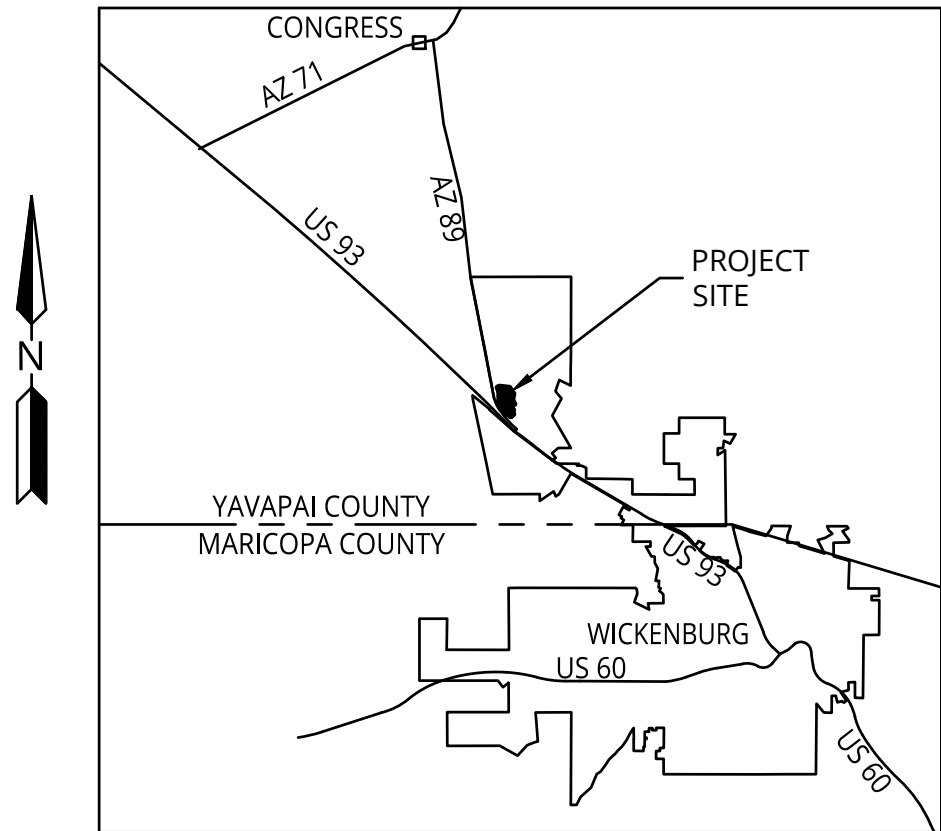
TOWN OF WICKENBURG: _____ DATE: _____
TOWN COUNCIL BY TOWN MAYOR

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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

FP1 COVER SHEET
FP2-3 RE-PLAT SHEETS

AREA TABLE

LOT 43 AREA IS 9,614 SQUARE FEET OR 0.2207 ACRES.
LOT 44 AREA IS 9,308 SQUARE FEET OR 0.2137 ACRES.
LEFTOVER TRACT B AREA IS 257,840 SQUARE FEET OR 5.9192 ACRES.
TRACT B OVERALL AREA IS 276,761 SQUARE FEET OR 6.3536 ACRES.

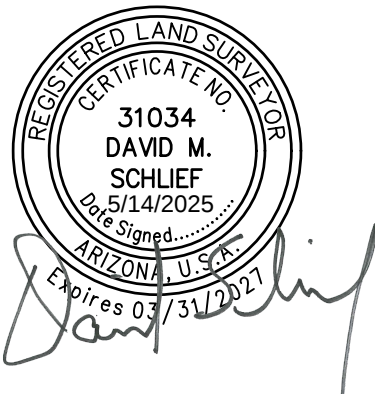
BASIS OF BEARING

BASIS OF BEARING IS 500°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 HERON. 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
PHOENIX, ARIZONA 85016
P: 602.490.0535
daveschlief@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.

LOT 43 & 44 & TRACT B OF PARCEL S - NORTH

WICKENBURG, ARIZONA

FINAL PLAT

Engineering & Design
PROJ NO.: 25003251
DATE: MAY 2025
SCALE: NONE
DRAWN: JK
DESIGNED: CED
APPROVED: DMS
DWG. NO.
FP01
SHT. 1 OF 3

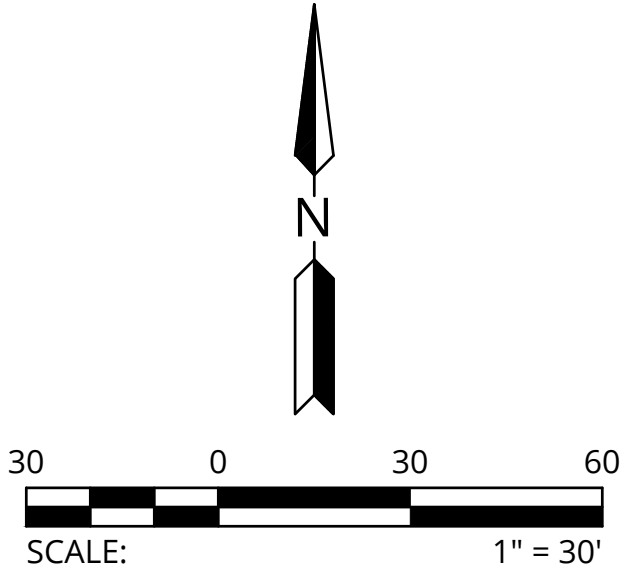
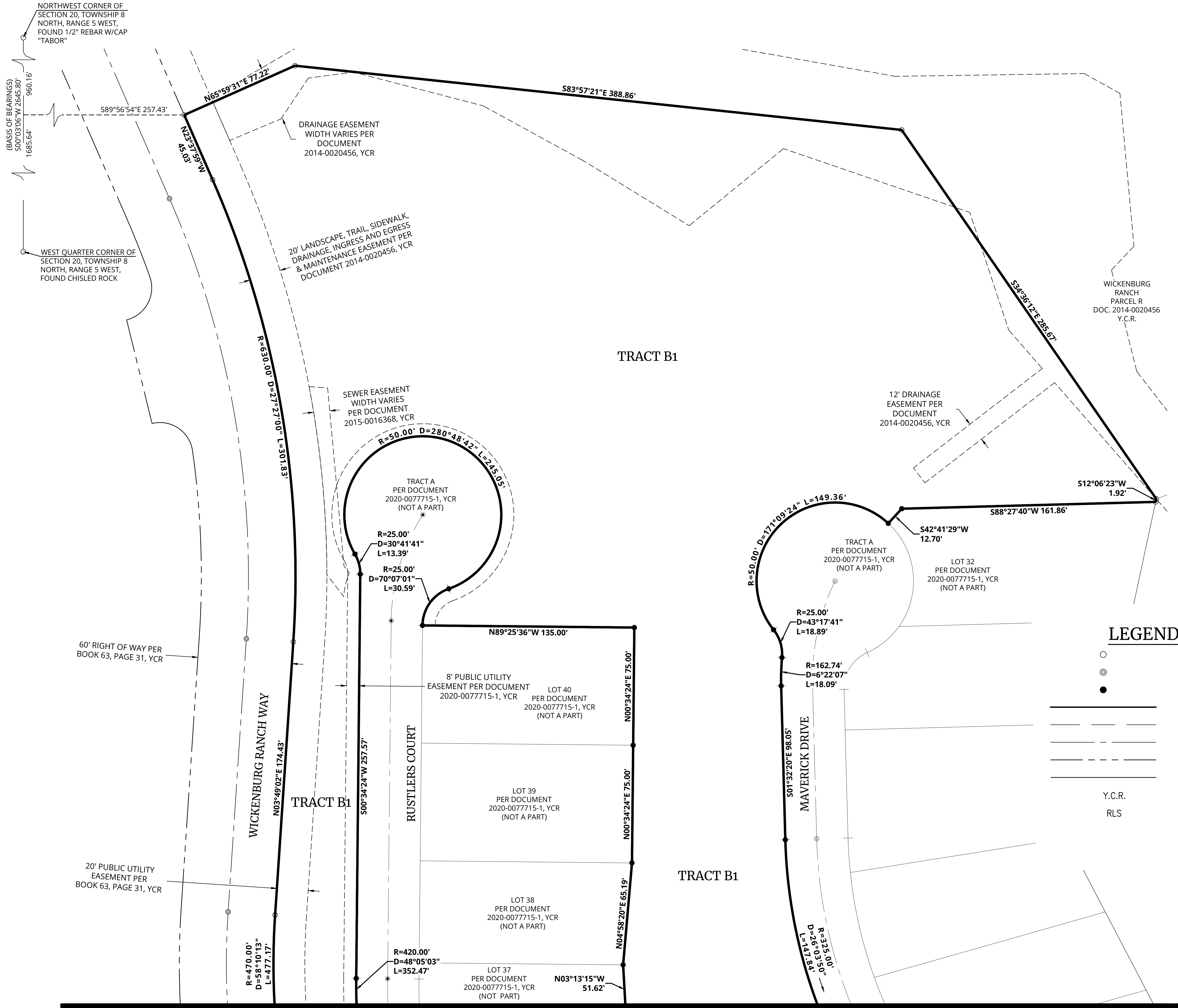
REV:

2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.colliersengineering.com

Colliers

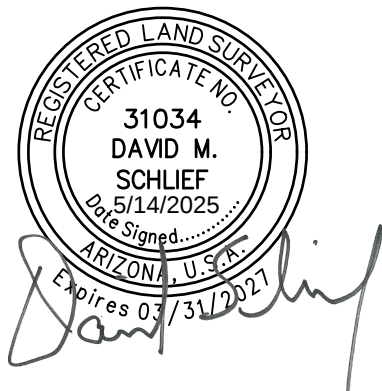
Engineering
& Design

Formerly
HILGARTWILSON



LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 31034 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- PARCEL LINE
- Y.C.R. YAVAPAI COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR



LOTS 43 & 44 & TRACT B1 OF PARCEL S - NORTH

WICKENBURG, ARIZONA

FINAL PLAT

Engineering & Design

PROJ NO.: 25003251
DATE: MAR 2025
SCALE: NONE
DRAWN: JK
DESIGNED: CED
APPROVED: DWS

DWG. NO.

FP02

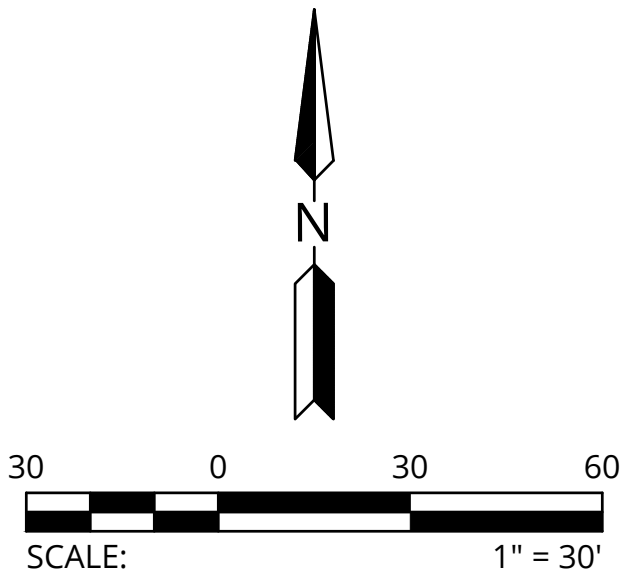
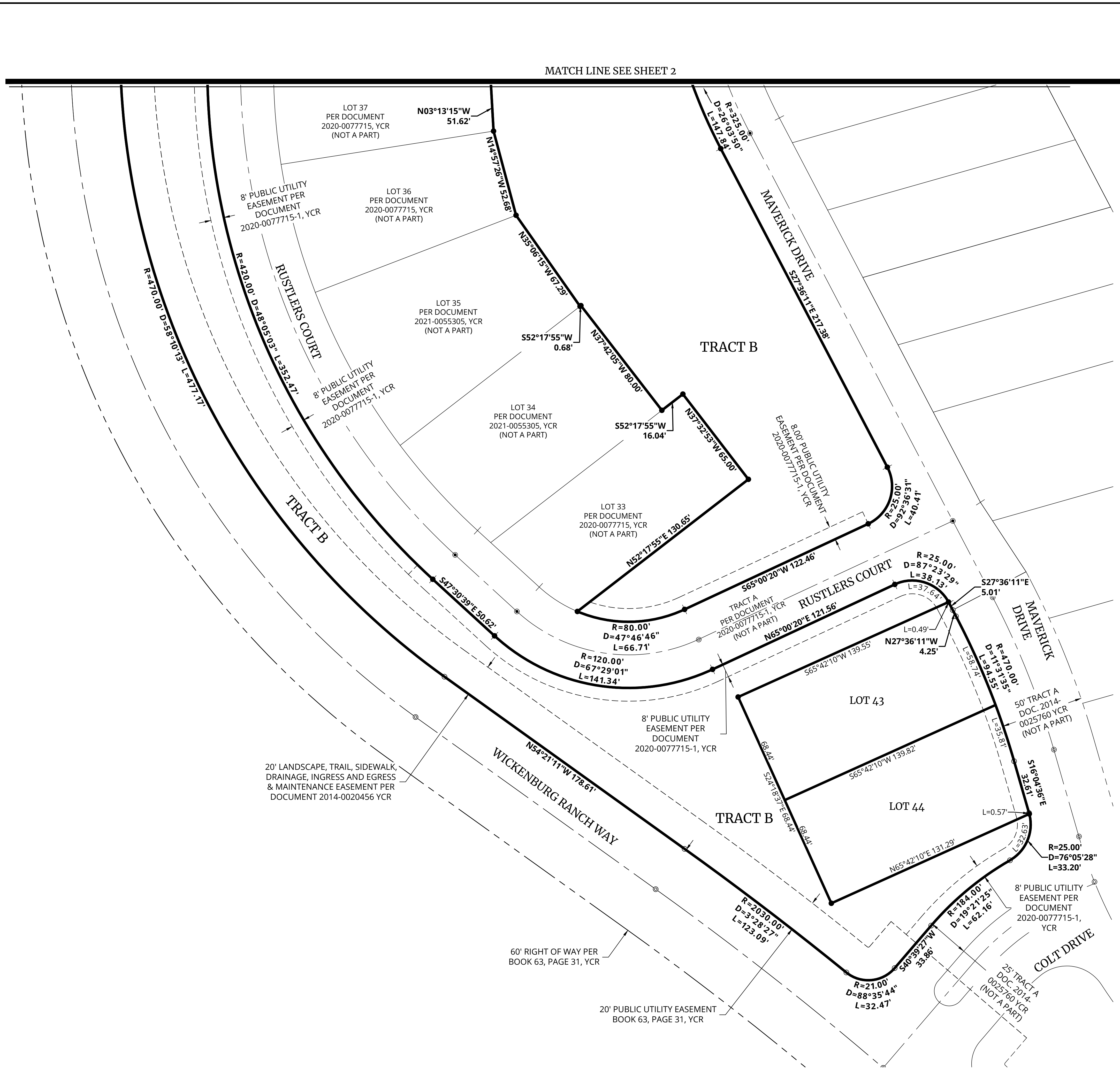
SHT. 2 OF 3

REV:

2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.colliersengineering.com

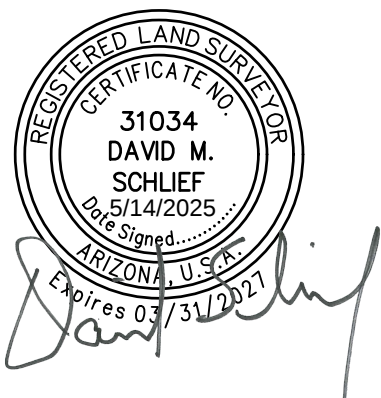
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& Design

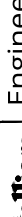
Formerly
HILBART WILSON



LEGEND

- | | |
|---------------------|--|
| ○ | FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED |
| ⊙ | FOUND BRASS CAP FLUSH |
| ● | SET 1/2" REBAR W/ CAP, RLS 31034 OR AS NOTED |
| _____ | BOUNDARY LINE |
| _____ | SECTION LINE |
| _____ - _____ | CENTER LINE |
| _____ - - - - _____ | RIGHT OF WAY |
| _____ | PARCEL LINE |
| Y.C.R. | YAVAPAI COUNTY RECORDS |
| RLS | REGISTERED LAND SURVEYOR |



		Engineering & Design	
PROJ NO.: 25003251			
DATE: APR 2025			
SCALE: NONE			
DRAWN: JK			
DESIGNED: CED			
APPROVED: DMS			
DWG. NO.			
FP03			
SHT. 3 OF 3			