

2019-0035096-1

FINAL PLAT OF

WHISPERING ROCK

LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

3,470,182.56 SQ.FT. OR 79.66 ACRES

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION B OF ARS 45-576.
2. A CAPPED REBAR MONUMENT LS#46473 WILL BE PLACED AT ALL LOT AND TRACT CORNERS ALONG WITH ALL STREET RIGHT OF WAY CORNERS.
3. ALL CONSTRUCTION AND GROUND DISTURBANCE ACTIVITIES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE PRESCOTT CITY CODE, TITLE 16, CHAPTER 4, CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL. THIS APPLIES TO ALL STAGES OF CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION AND LANDSCAPING ON INDIVIDUAL LOTS. EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL ALL SITES HAVE BEEN PERMANENTLY STABILIZED.
4. NO STRUCTURES OR LANDSCAPE FEATURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, PAVEMENT, AND LANDSCAPING. LANDSCAPING SHALL BE OF THE SHALLOW ROOT, AND NON-INTRUSIVE VARIETY. THE UTILITY PROVIDERS SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR LANDSCAPING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
5. ALL NEW OR RELOCATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND.
6. NO CUT OR FILL SHALL BE ALLOWED ON A UTILITY EASEMENT CONTAINING A CITY-OWNED UTILITY WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER. UTILITY EASEMENTS CONTAINING WATER LINES, BUT NOT SEWER LINES, MAY BE FENCED IF UNLOCKED GATES WITH A MINIMUM WIDTH OF 16 FEET ARE PROVIDED TO ALLOW FREE MOVEMENT OF EXCAVATING MACHINES, MAINTENANCE EQUIPMENT, AND PERSONNEL THROUGHOUT THE FULL LENGTH OF THE EASEMENT. FENCES SHALL BE PROHIBITED WITHIN EASEMENTS CONTAINING SANITARY SEWER.
7. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE PUE/SEWER/SLOPE/NVAE/TEMPORARY TURN-AROUND EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.
8. DRAINAGE EASEMENTS ARE CREATED FOR THE CONVEYANCE OF DRAINAGE FLOWS (INCLUDING OFF-SITE FLOWS) AND CANNOT BE RE-ROUTED OR ABANDONED WITHOUT THE APPROVAL OF THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT.
9. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ANY AND ALL DRAINAGE EASEMENTS AND DRAINAGE OR STORM WATER FACILITIES CONTAINED WITHIN THESE EASEMENTS. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIR AND PROPER MAINTENANCE ASSOCIATED WITH DRAINAGE AND/OR STORMWATER MANAGEMENT. DRAINAGE EASEMENTS CONFORM TO NATURAL OR MAN-MADE WATER COURSES. THESE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE TO MAINTAIN THE FUNCTION OF THE WATER COURSE.
10. IN THE EVENT THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, IN THE OPINION OF THE CITY ENGINEER, THE CITY OF PRESCOTT SHALL HAVE THE AUTHORITY TO ENTER THE PROPERTY AND PROVIDE THE NECESSARY MAINTENANCE AND REPAIRS, AND SHALL HAVE THE ADDITIONAL AUTHORITY TO PASS ON ALL COSTS ASSOCIATED WITH SAID MAINTENANCE AND/OR REPAIR TO THE RESPONSIBLE PARTY.
11. THE INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST-MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED IN THE OPINION OF THE CITY ENGINEER, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE INDIVIDUAL PROPERTY OWNERS.
12. THE PROPERTY OWNERS ASSOCIATION AND/OR THE INDIVIDUAL PROPERTY OWNER SHALL NOT IMPEDE, CONSTRICT OR BLOCK THE FLOW OF WATER IN ANY DRAINAGE EASEMENT OR NATURAL OR MAN-MADE WATERCOURSE. NO FENCING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, EXCEPT ALONG THE BOUNDARY OF SUCH EASEMENT, APPROXIMATELY PARALLEL TO THE ANTICIPATED FLOW.
13. FLOOD ZONE INFORMATION: THE SUBJECT PROPERTY LIES WITHIN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 04025C2052H AND 04025C2056H, EFFECTIVE MARCH 6, 2018.
14. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PUE/SEWER/SLOPE/NVAE/IGN EASEMENTS WITHIN ALL TRACT BOUNDARIES.
15. CONSTRUCTION, EXCAVATION, OR ALTERATION UPON OR WITHIN THE SLOPE EASEMENTS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY ENGINEER. THE CITY OF PRESCOTT HAS THE RIGHT TO ENTER UPON AND MAINTAIN THE SLOPE EASEMENTS, AND HAS THE RIGHT TO CONSTRUCT, MAINTAIN AND PLACE UPON AND WITHIN SAID EASEMENTS EMBANKMENT FILL OR CUT SLOPE AS APPLICABLE.
16. TEMPORARY TURN-AROUND EASEMENTS SHALL BE EXTINGUISHED AT THE TIME THE FUTURE EXTENSION OF STREET RIGHT-OF-WAY IS DEDICATED BY PLAT OR BY SEPARATE INSTRUMENT.
17. NOTICE TO ALL HOME BUYERS: LOTS C2, C4, C6, AND C9 REQUIRE LOW-PRESSURE SEWER INFRASTRUCTURE. INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LOW PRESSURE SEWER APPURTENANCES BETWEEN THE HOME AND THE SHUT-OFF VALVE WITHIN THE PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OTHER PORTIONS OF THE LOW PRESSURE SEWER SYSTEM INCLUDING THE SHUT-OFF VALVES. THE CITY OF PRESCOTT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GRAVITY SEWER MAIN LINES OWNED BY THE CITY OF PRESCOTT.
18. THE LOW PRESSURE SEWER, PUMP STATIONS, AND SEWER FORCE MAINS ARE PRIVATELY OWNED, MAINTAINED AND OPERATED BY THE PROPERTY OWNERS ASSOCIATION AND IS NOT PUBLICLY OWNED.
19. SIGN LOCATION AND ENTRY MONUMENT FEATURES MUST BE OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN SEPARATE AND SPECIFIC "SIGN EASEMENTS" OR TRACTS PRE-APPROVED BY THE CITY AND SHALL NOT BE PLACED WITHIN SIGHT VISIBILITY EASEMENTS NOR CONFLICT WITH ANY UTILITIES OR DRAINAGE OR ACCESS TO UTILITIES OR DRAINAGE STRUCTURES OR FEATURES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PRESCOTT WHISPERING ROCK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS SOLE OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WHISPERING ROCK", LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS REFLECTED ON THIS PLAT, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "WHISPERING ROCK", AND HEREBY DECLARES THAT:

1. SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY, AS SHOWN ON SAID PLAT;
2. THIS PLAT HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE PUBLIC THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES;
3. THIS PLAT HEREBY DEDICATES TO THE CITY OF PRESCOTT FOR USE BY THE CITY AND ITS PERMITEES, EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT;
4. THIS PLAT HEREBY DEDICATES TO THE CITY OF PRESCOTT A PERPETUAL, NON-EXCLUSIVE NON-VEHICULAR ACCESS EASEMENT (N.V.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "N.V.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE EASEMENT;
5. THIS PLAT HEREBY DEDICATES "TRACTS A AND C" TO THE PROPERTY OWNERS ASSOCIATION FOR OPEN SPACE PURPOSES, INCLUDING LANDSCAPING AND DRAINAGE USE. PUBLIC UTILITY EASEMENTS ("PUE") ARE HEREBY DEDICATED TO THE CITY OF PRESCOTT FOR USE BY THE CITY AND ITS PERMITEES IN, OVER, ABOVE AND UNDER SAID TRACT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT;
6. THIS PLAT HEREBY DEDICATES "TRACT B" TO THE PROPERTY OWNERS ASSOCIATION FOR OPEN SPACE PURPOSES, INCLUDING SIGNAGE, LANDSCAPING AND DRAINAGE USE. PUBLIC UTILITY EASEMENTS ("PUE") ARE HEREBY DEDICATED TO THE CITY OF PRESCOTT FOR USE BY THE CITY AND ITS PERMITEES IN, OVER, ABOVE AND UNDER SAID TRACT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT;
7. THIS PLAT HEREBY DEDICATES TO THE CITY OF PRESCOTT THE TRACT PLATTED HEREON AND DESIGNATED AS TRACTS "D" FOR PUBLIC TRAIL ACCESS AND PARKING;
8. THIS PLAT HEREBY DEDICATES TO THE PUBLIC A NON-EXCLUSIVE TEMPORARY TURN-AROUND EASEMENT UPON, OVER AND ACROSS THE AREAS DESIGNATED AS "TEMPORARY TURN-AROUND EASEMENT" FOR THE PURPOSES OF VEHICULAR TRAFFIC;
9. THIS PLAT HEREBY DEDICATES "DRAINAGE EASEMENTS" UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "DRAINAGE EASEMENTS" TO THE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER CONVEYANCE.
10. THIS PLAT HEREBY DEDICATES "SLOPE EASEMENTS" TO THE CITY OF PRESCOTT FOR ACCESS AND MAINTENANCE OF ROADWAYS AND FOR PUBLIC PURPOSES CONSISTENT WITH THEIR PRIMARY USE;
11. THIS PLAT HEREBY DEDICATES TO THE CITY OF PRESCOTT FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "SEWER EASEMENT" FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING SEWERLINE AND APPURTENANCES.
12. THIS PLAT HEREBY DEDICATES "LOT C8" TO THE CITY OF PRESCOTT FOR OPEN SPACE PURPOSES;
13. THIS PLAT HEREBY DEDICATES PUBLIC ACCESS EASEMENTS TO THE PUBLIC AS SHOWN ON SAID PLAT.
14. PRESCOTT WHISPERING ROCK, L.L.C., HEREBY ABANDONS ALL INTEREST IN THOSE CERTAIN EASEMENTS SHOWN ON THE FACE OF THIS PLAT AND DESIGNATED AS BEING "ABANDON BY SEPARATE INSTRUMENT".

IN WITNESS WHEREOF:

PRESCOTT WHISPERING ROCK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS SOLE OWNER, HAS CAUSED THE NAME OF SAID COMPANY TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF Maureen Scott, ITS Managing Member, BEING DULY AUTHORIZED TO SO DO, ON THIS 11 DAY OF July, 2019.

PRESCOTT WHISPERING ROCK, L.L.C., an Arizona limited liability company
By: Hojat Askari MD
ITS: Managing Member

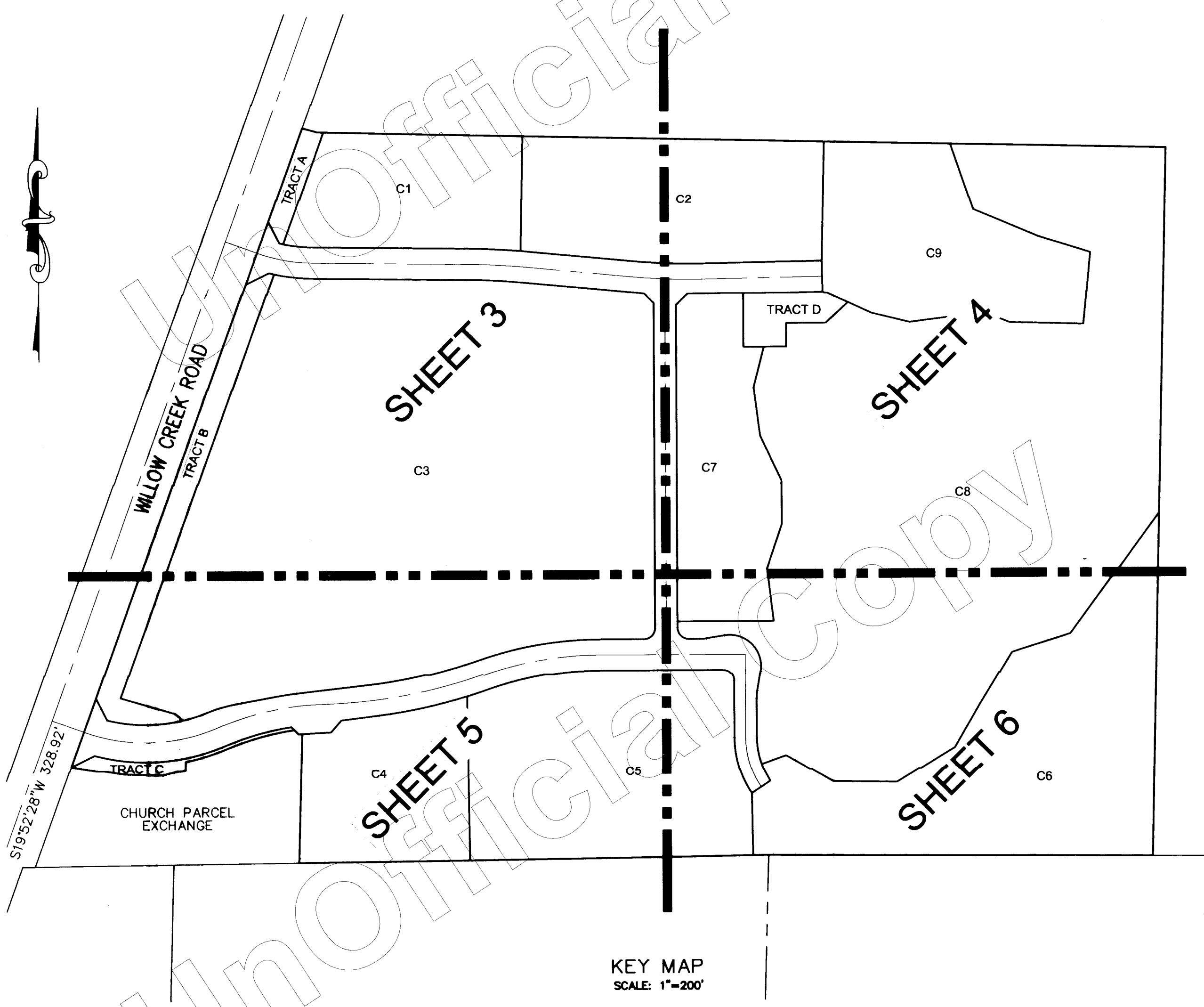
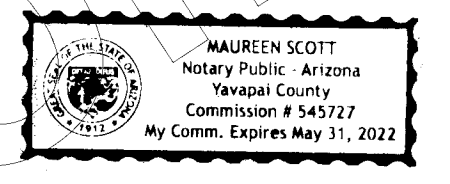
ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF YAVAPAI)

ON THIS 11 DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR Hojat Askari MD ITS Managing Member OF PRESCOTT WHISPERING ROCK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
Maureen Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/31/2022



KEY MAP
SCALE: 1"=200'

APPROVALS

APPROVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF PRESCOTT ON THIS 11 DAY OF July, 2019.
Rossie Don Mayor
Maureen Scott City Clerk

APPROVED BY THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT ON THIS 11 DAY OF July, 2019.
Traci Stewart City Engineer

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 11 DAY OF July, 2019.
Brook E. Stotler Community Development Director

BASIS OF BEARINGS:

N88°53'04"E AS MEASURED ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM AS PUBLISHED ON THE CITY OF PRESCOTT WEBSITE.

COMPLIANCE

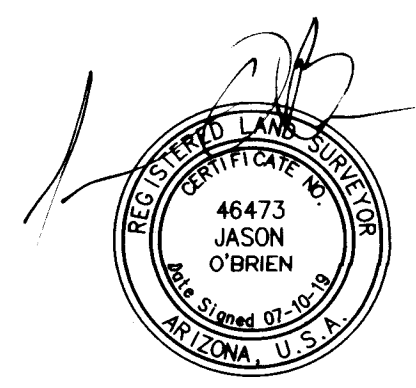
THE FINAL PLAT OF "WHISPERING ROCK", IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CODES OF THE CITY OF PRESCOTT, ARIZONA.

C & R's

THE DECLARATION OF RESTRICTIONS FOR "WHISPERING ROCK", ARE RECORDED IN INSTRUMENT # MA IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, AND IS HEREBY INCORPORATED AS A PART OF THIS PLAT.

CERTIFICATION

I, JASON O'BRIEN, a duly Registered Land Surveyor in the State of Arizona, (License #46473) do hereby certify that I prepared this plat from an actual and accurate survey of the land; that the survey and subdivision of the premises described and platted hereon was made by me or under my direct supervision during the month(s) of JUNE, 2019; that the survey is in conformance with the approved preliminary plat; that the monuments shown actually exist or will be set as shown; that their positions are accurately shown; and that said monuments are sufficient to enable the survey to be retraced.



2019-0035096
07/11/2019 04:14:12 PM Page: 1 of 6
Leslie M. Hoffman
OFFICIAL RECORDS OF YAVAPAI COUNTY \$124.00
HOJAT, ASKARI

LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
DATE: 07-10-19	DRAWN BY: RJW
JOB NO: 1070-02	CHECKED BY: JO
SHEET 1 OF 6	

36 x 24

FINAL PLAT OF WHISPERING ROCK

2019-0035096-2

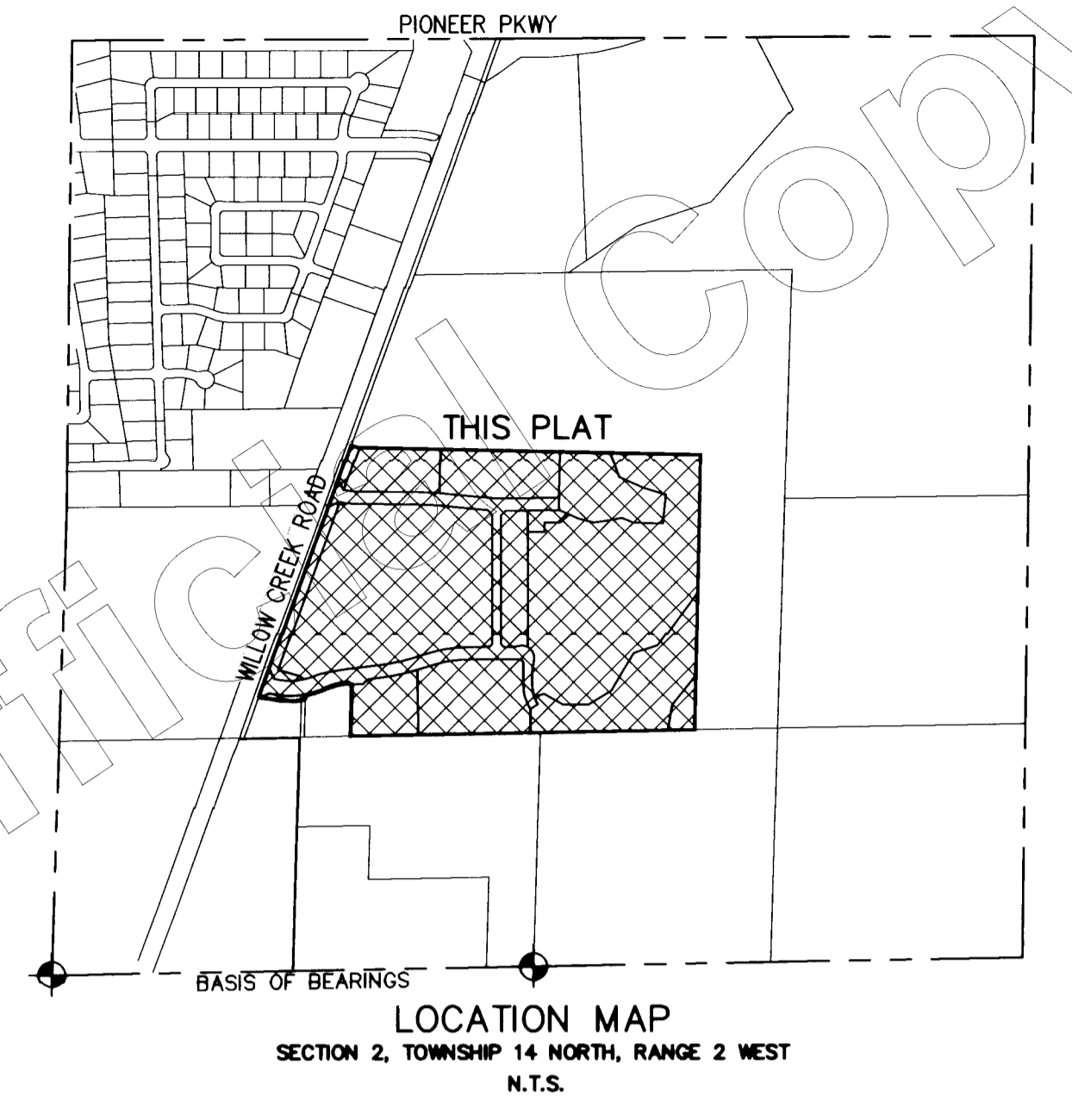
LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

PLAT REFERENCES:

- TITLE COMMITMENT NO. 01893818-281
COMMONWEALTH LAND TITLE INSURANCE COMPANY
DATED JUNE 7, 2018
- RIGHT OF WAY MAP - WILLOW CREEK ROAD
BOOK 9 OF MAPS AND PLATS, PAGE 55 & 56, YCRO
- WARRANTY DEED - WILLOW CREEK ROAD
BOOK 2693 OF OFFICIAL RECORDS, PAGE 650, YCRO
- WARRANTY DEED - SUBJECT PARCEL
INST# 2018-0037160, YCRO
- RECORD OF SURVEY
BOOK 53 LAND SURVEYS, PAGE 42, YCRO
- ALTA ACSM SURVEY
BOOK 167 LAND SURVEYS, PAGE 19, YCRO
- RECORD OF SURVEY
INST# 2015-0016249, YCRO
- AMENDED RECORD OF SURVEY
INST# 2015-0017285, YCRO
- RECORD OF SURVEY
INST# 2018-0051772, YCRO
- RECORD OF SURVEY
BOOK 183 LAND SURVEYS, PAGE 91, YCRO

PARENT PARCEL LEGAL

LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
PLATTED PARCEL BEING A PORTION OF THE LEGAL DESCRIPTIONS
RECORDED IN INSTRUMENT NUMBERS 2018-0037160, 2019-0031455,
BOOK 4519 OR, PAGE 471 AND EXCEPTING OUT 2019-0031449,
YAVAPAI COUNTY RECORDER'S OFFICE, YAVAPAI COUNTY, ARIZONA.



EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
E18	74.05	358.00	11°51'05"	S73°54'58"W	73.92
E38	160.67	250.00	36°49'190"	S21°46'07"E	157.92
E40	25.13	16.00	90°00'00"	S43°54'04"W	22.63
E46	25.13	16.00	90°00'00"	S46°05'56"E	22.63
E60	60.24	108.00	31°57'23"	S09°28'29"E	59.46
E63	56.68	165.00	90°40'52"	S09°50'26"E	56.40
E64	40.16	165.00	13°56'47"	S26°39'16"E	40.06
E66	35.67	30.00	68°07'03"	S67°32'39"E	33.60
E67	216.40	50.00	247°58'31"	S22°23'05"W	82.92
E85	146.69	835.00	10°33'55"	N75°54'25"E	146.50
E86	20.22	835.00	01°23'14"	N81°37'59"E	20.22
E87	111.83	835.00	07°40'24"	N86°09'48"E	111.74
E91	7.78	765.00	00°34'58"	N71°09'57"E	7.78
E92	10.01	765.00	00°44'59"	N71°49'56"E	10.01
E93	105.42	765.00	07°53'44"	N76°09'17"E	105.34
E94	20.26	765.00	01°31'02"	N80°51'40"E	20.26
E95	111.89	765.00	08°22'49"	N85°48'36"E	111.79

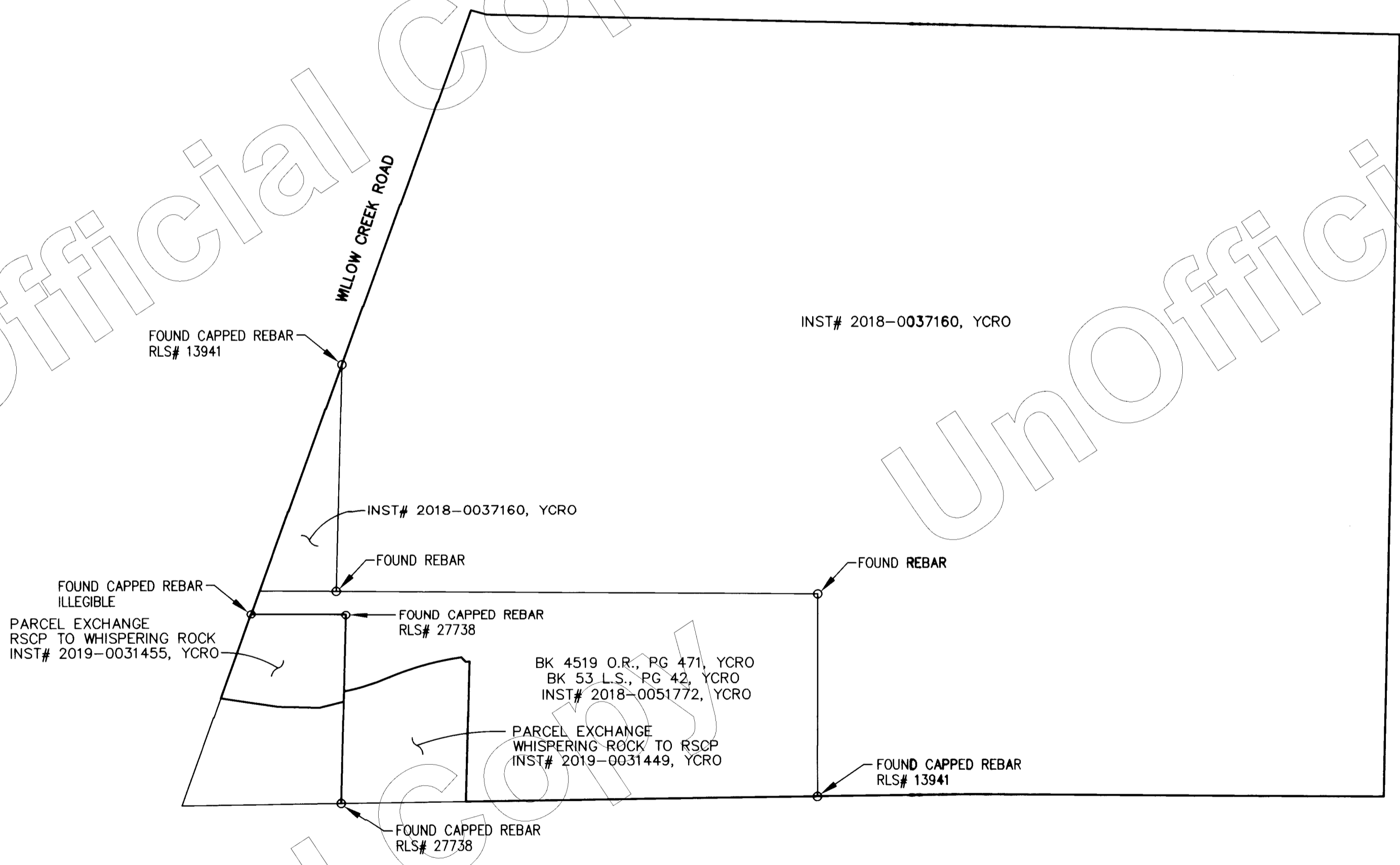
EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	222.47	N19°52'28"E
E2	50.00	N19°52'28"E
E3	406.63	N19°52'28"E
E4	50.00	N19°52'28"E
E5	160.70	N00°00'00"E
E6	170.10	N03°22'13"E
E7	411.74	S00°00'00"E
E8	92.56	S70°18'58"E
E9	92.14	S86°26'59"E
E10	68.71	N75°34'32"E
E11	47.06	N68°00'40"E
E12	106.63	N61°34'15"E
E13	150.81	S83°45'12"E
E14	111.81	N74°48'57"E
E15	134.68	N64°20'43"E
E16	91.97	S87°18'34"E
E17	70.03	N79°50'31"E
E19	22.00	S22°00'34"E
E20	75.61	N01°35'56"E
E21	64.59	N89°16'39"E
E22	78.55	N01°35'56"E
E23	60.70	S37°59'56"E
E24	31.93	S84°53'16"E
E25	53.51	N71°47'50"E
E26	63.03	N06°56'06"E
E27	77.99	N82°44'50"E
E28	162.41	N64°28'55"E
E29	46.37	N24°58'53"E
E30	86.45	N76°09'41"E
E31	146.42	N83°58'01"E
E32	89.00	N83°24'43"E
E33	70.86	N80°51'16"E
E34	60.93	N69°56'44"E
E35	78.50	S66°31'55"E
E36	51.95	S90°00'00"E
E37	127.56	S03°21'27"E
E39	48.00	N88°54'04"E
E41	13.00	S01°05'56"E
E42	36.00	N88°54'04"E
E43	128.00	S01°05'56"E
E44	36.00	N88°54'04"E
E45	13.00	S01°05'56"E
E47	48.00	N88°54'04"E
E48	27.45	N00°00'00"W
E49	30.79	N90°00'00"E
E50	65.22	N71°03'23"E
E51	43.22	S00°00'00"E
E52	99.49	N81°12'53"W
E53	60.67	S88°24'08"W
E54	323.11	S00°00'00"E
E55	124.24	S90°15'50"E
E56	252.68	S00°00'00"E
E57	117.00	S90°00'00"E
E58	12.19	S00°00'00"E
E59	72.44	S61°16'35"E
E61	96.47	S19°34'22"W
E62	57.42	S90°00'00"E
E65	7.00	S56°22'21"W
E68	74.24	N33°37'39"E
E69	74.24	S33°37'39"E
E70	25.00	N56°22'21"E
E71	145.72	S88°54'04"W
E72	32.00	N01°05'56"W
E73	73.88	N88°54'04"E
E74	60.13	N46°16'06"E
E75	98.62	N00°34'23"E
E76	49.25	N88°43'54"W
E77	100.02	N06°33'07"E
E78	71.82	S88°43'54"E
E79	169.73	S88°43'54"E
E80	50.52	S01°25'38"E
E81	53.94	S88°34'22"W
E82	56.84	S01°15'47"W
E83	118.23	N88°44'13"W
E84	109.85	N01°16'06"E
E88	54.23	N00°00'00"W
E89	20.00	N90°00'00"E
E90	51.29	S00°00'00"E
E96	17.44	S20°43'37"E
E97	36.60	S75°53'35"E
E98	10.00	N14°06'25"E
E99	31.38	N75°53'35"W
E100	11.77	N20°43'37"W
E101	40.65	S00°00'00"E
E102	20.00	N90°00'00"E
E103	43.87	N00°00'00"W
E104	60.14	N19°52'28"E
E105	60.14	S74°01'26"E
E106	60.14	S19°52'28"W
E107	60.14	N74°01'26"W
E108	61.55	N19°52'28"E
E109	42.02	N87°58'50"W
E110	63.54	S19°52'28"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	125.40	373.00	19°15'44"	S79°44'45"E	124.81
C2	129.19	1500.00	04°56'04"	S86°54'35"E	129.15
C3	85.21	1500.00	03°15'18"	S86°04'11"E	85.20
C4	89.06	1500.00	03°24'06"	S89°23'53"E	89.04
C5	174.27	1500.00	06°39'23"	S87°46'14"E	174.17
C6	297.89	407.00	41°56'08"	N88°54'24"E	291.28
C7	232.31	650.00	20°28'39"	N78°10'40"E	231.07
C8	364.34	1190.00	17°32'32"	N79°38'44"E	362.92
C9	267.04	800.00	19°07'32"	N80°26'14"E	265.81
C10	228.20	367.00	35°37'36"	N85°48'14"E	224.54
C11	67.85	328.00	11°51'05"	N73°54'58"E	67.72
C12	42.31	678.00	03°34'31"	N81°37'46"E	42.30
C13	252.84	1155.00	12°32'34"	N77°08'45"E	252.34
C14	278.73	835.00	19°07'32"	N80°26'14"E	277.44
C15	39.27	25.00	90°00'00"	N45°00'00"E	35.36
C16	290.04	451.00	36°50'50"	N86°21'45"E	285.07
C17	142.99	606.00	13°31'10"	N74°41'56"E	142.66
C18	87.35	459.00	10°54'13"	N73°23'27"E	87.22
C19	146.78	598.00	14°03'49"	N74°58'15"E	146.42
C20	203.65	1225.00	09°31'30"	N77°59'05"E	203.41
C21	50.20	1225.00	02°20'52"	N72°02'54"E	50.20
C22	255.36	765.00	19°07'32"	N80°26'14"E	254.18
C23	39.27	25.00	90°00'00"	N45°00'00"W	35.36
C24	91.56	419.00	12°31'11"	N07°13'14"E	91.37
C25	126.17	1465.00	04°56'04"	S86°54'35"E	126.13
C26	39.31	1535.00	01°28'03"	S85°10'34"E	39.31
C27	39.54	1535.00	01°28'34"	N89°38'21"E	39.54
C28	74.98	338.00	12°42'36"	S83°01'18"E	74.83
C29	116.72	1535.00	04°21'24"	S87°11'55"E	116.69
C30	15.48	1535.00	00°34'40"	S84°43'53"E	15.48
C31	170.20	1465.00	06°39'23"	S87°46'14"E	170.10
C32	120.32	205.00	33°37'39"	S16°48'50"E	118.60
C33	39.27	25.00	90°00'00"	S45°00'00"E	35.36
C34	13.22	82.00	09°14'25"	N85°22'48"E	13.21
C35	132.96	70.00	108°49'39"	S44°49'35"E	113.85
C36	16.72	100.00	09°34'48"	S04°47'24"W	16.70
C37	61.83	180.00	19°40'52"	S09°50'26"E	61.53
C38	43.81	180.00	13°56'47"	S26°39'16"E	43.71
C39	134.99	230.00	33°37'39"	S16°48'50"E	133.06
C40	8.06	338.00	01°22'01"	S77°21'01"E	8.06
C41	66.92	338.00	11°20'35"	S83°42'19"E	66.81
C42	12.07	408.00	01°41'43"	S76°23'18"E	12.07
C43	86.45	408.00	12°08'27"	S83°18'23"E	86.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.04	S26°44'34"E
L2	57.87	N63°36'05"E
L3	14.03	S88°43'54"E
L4	24.65	S52°24'18"E
L5	45.93	S09°34'48"W
L6	25.00	S56°22'21"W
L7	25.00	S56°22'21"W
L8	34.66	N89°08'57"E
L9	55.04	S26°44'49"E
L10	75.00	N19°52'28"E
L11	75.00	N19°52'28"E
L12	79.98	N19°52'28"E
L13	84.21	N19°52'28"E
L14	75.00	S70°07'32"E
L15	1.50	S70°07'32"E
L16	75.00	S70°07'32"E
L17	19.82	N67°56'21"E
L18	94.67	N79°50'31"E
L19	160.35	N83°25'02"E
L20	57.99	N63°29'00"E
L21	19.82	N67°56'21"E
L22	22.86	S43°49'35"E
L23	72.82	N86°40'26"E
L24	35.02	N40°36'54"E
L25	83.16	N82°44'50"E
L26	25.99	S90°00'00"E
L27	41.14	N80°45'35"E
L28	18.98	N01°30'54"E
L29	19.82	N67°56'21"E
L30	9.83	S43°49'35"E
L31	13.02	S43°49'35"E
L32	8.04	N86°40'26"E
L33	64.78	N86°40'26"E
L34	35.48	N45°10'53"E
L35	70.00	N01°05'56"W
L36	34.80	S74°30'44"E
L37	34.76	S44°09'41"E
L38	50.00	N70°07'32"W
L39	14.12	N00°00'00"E

TRACT AREA TABLE		
TRACT	AREA (SF)	AREA (ACRE)
A	11,956.03	0.27
B	59,926.46	1.38
C	9,140.31	0.21
D	19,812.45	0.45

PARCEL AREA TABLE		
LOT	AREA (SF)	AREA (ACRE)
C1	126,167.34	2.90
C2	184,642.71	4.24
C3	906,950.03	20.82
C4	123,470.62	2.83
C5	252,180.02	5.80
C6	312,762.56	7.18
C7	145,122.11	3.33
C8	879,875.57	20.20
C9	177,269.54	4.07



PARENT PARCEL LEGAL DESCRIPTION EXHIBIT
SCALE: 1"=200'

36 x 24



LYON ENGINEERING
Civil Engineers • Land Surveyors

1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750

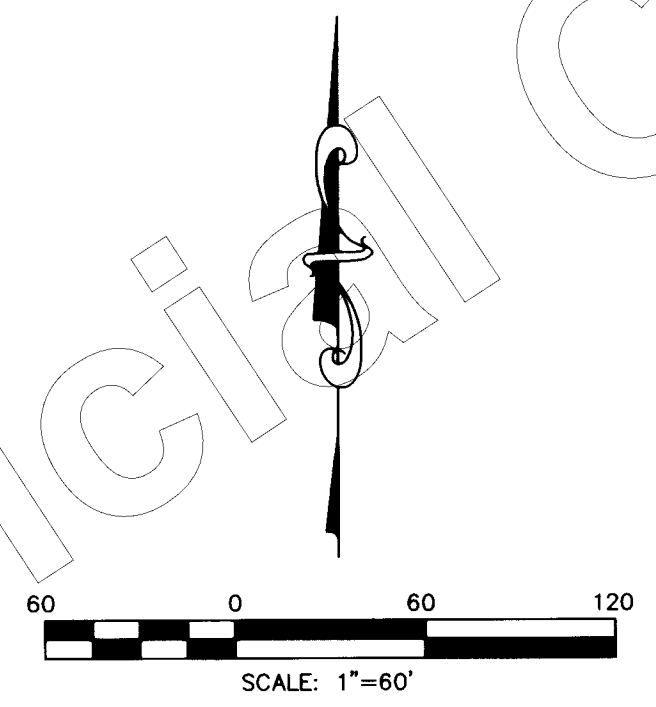
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JOB NO: 1070-02 CHECKED BY: JO

SHEET 2 OF 6

FINAL PLAT OF WHISPERING ROCK

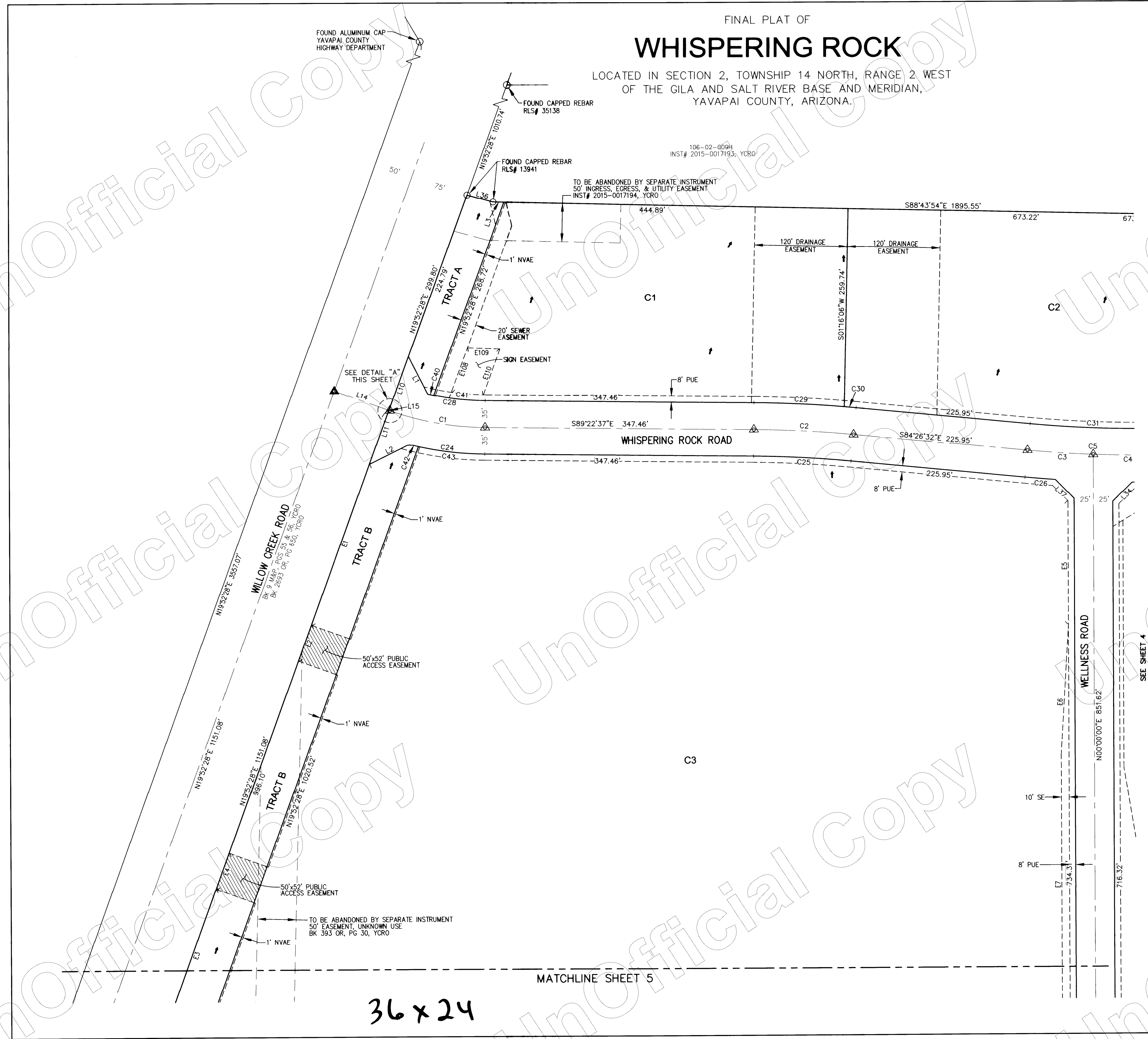
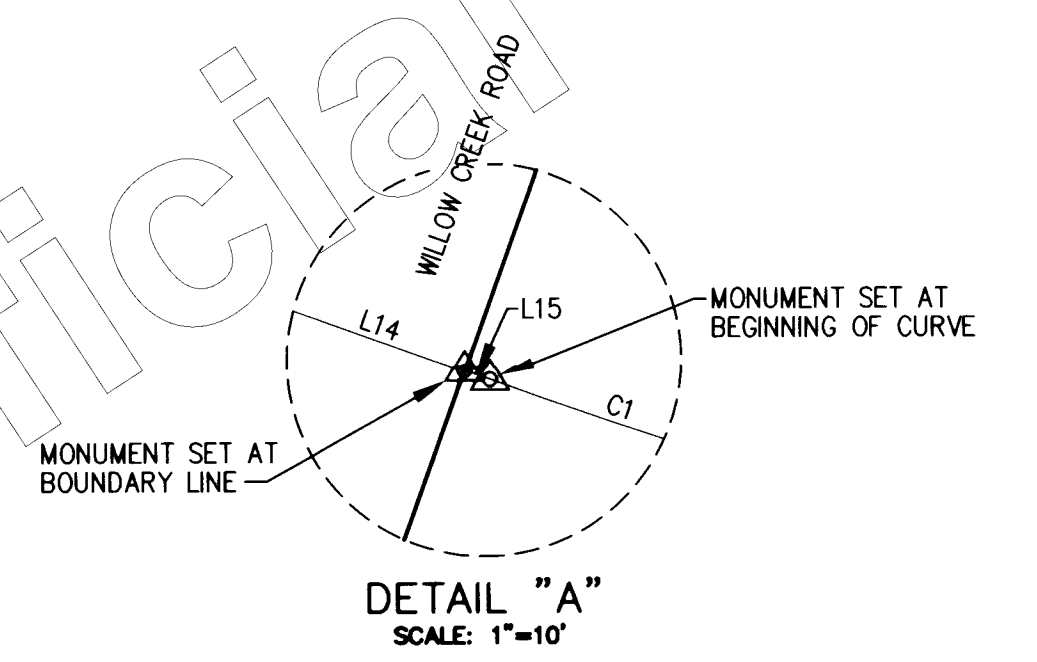
LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

106-02-009H
INST# 2015-0017193, YCRO



LEGEND:

- ▲ TYPE "A" MONUMENT PER QUAD CITY STANDARD DETAIL 1200, TO BE SET ALONG THE CENTERLINE OF WILLOW CREEK ROAD ONLY.
- △ TYPE "B" MONUMENT PER QUAD CITY STANDARD DETAIL 1200, TO BE SET AT THE COMPLETION OF CONSTRUCTION AS SPECIFIED IN THE WHISPERING ROCK CONSTRUCTION PLANS BY LYON ENGINEERING & SURVEYING INC.
- FOUND MONUMENT AS NOTED
- SE SLOPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- DRAINAGE FLOW DIRECTION
- YCRO YAVAPAI COUNTY RECORDERS' OFFICE
- - - EASEMENT LINE AS NOTED



36 x 24



LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
DATE: 07-10-19	DRAWN BY: RJW
JOB NO: 1070-02	CHECKED BY: J
SHEET 3 OF 6	

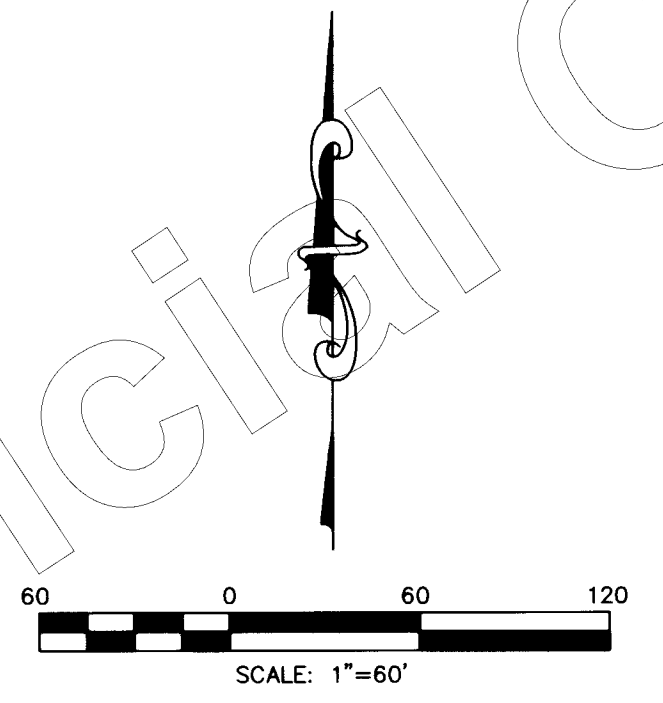
FINAL PLAT OF WHISPERING ROCK

LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

2019-0035096-4

106-02-009H
INST# 2015-0017193, YCRO

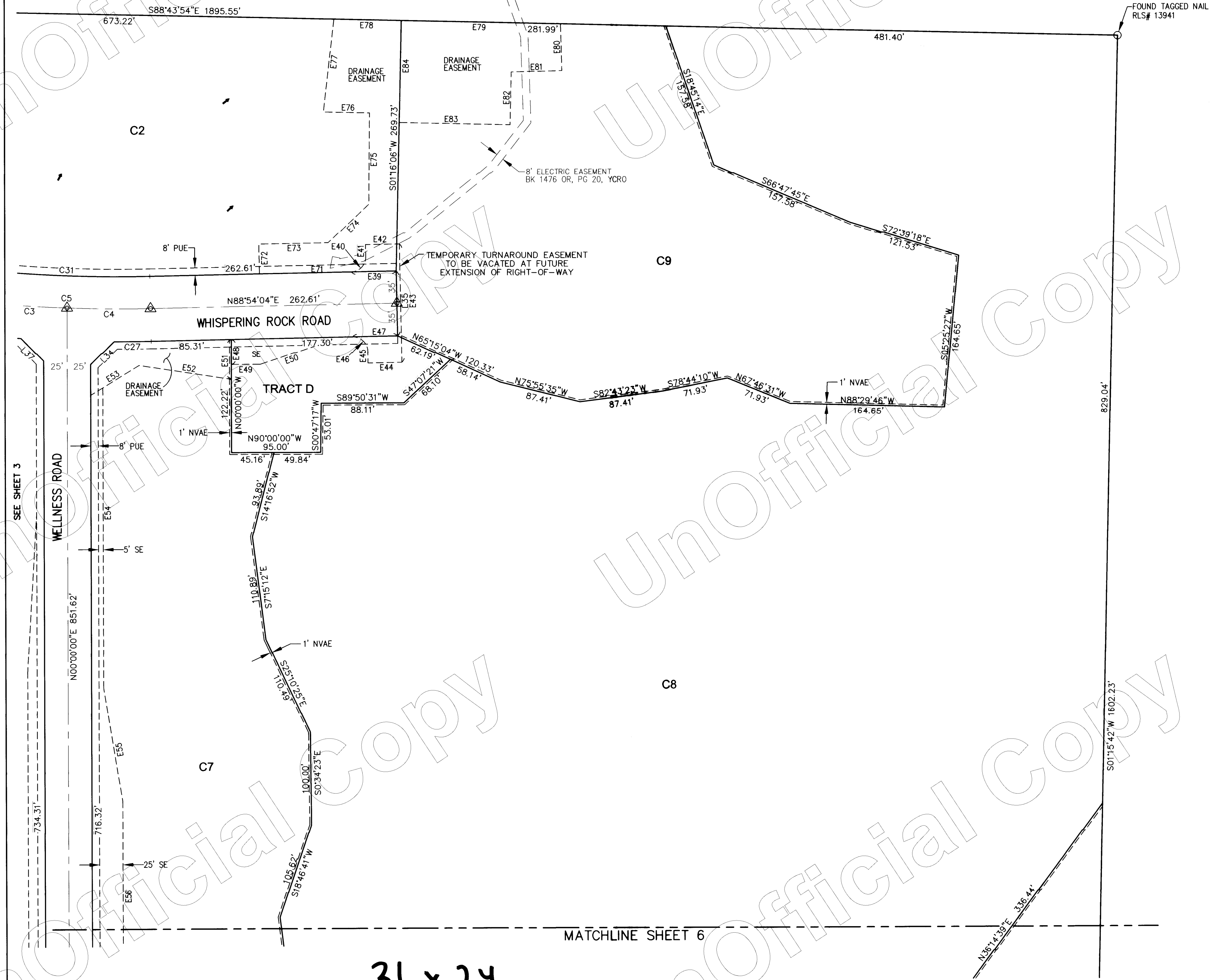
FOUND TAGGED NAIL
RLS# 13941



LEGEND:

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- FOUND MONUMENT AS NOTED
- SE SLOPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- DRAINAGE FLOW DIRECTION
- YCRO YAVAPAI COUNTY RECORDERS OFFICE.
- - - - - EASEMENT LINE (AS NOTED)

106-02-009H
INST# 2015-0017193, YCRO



MATCHLINE SHEET 6

36 x 24

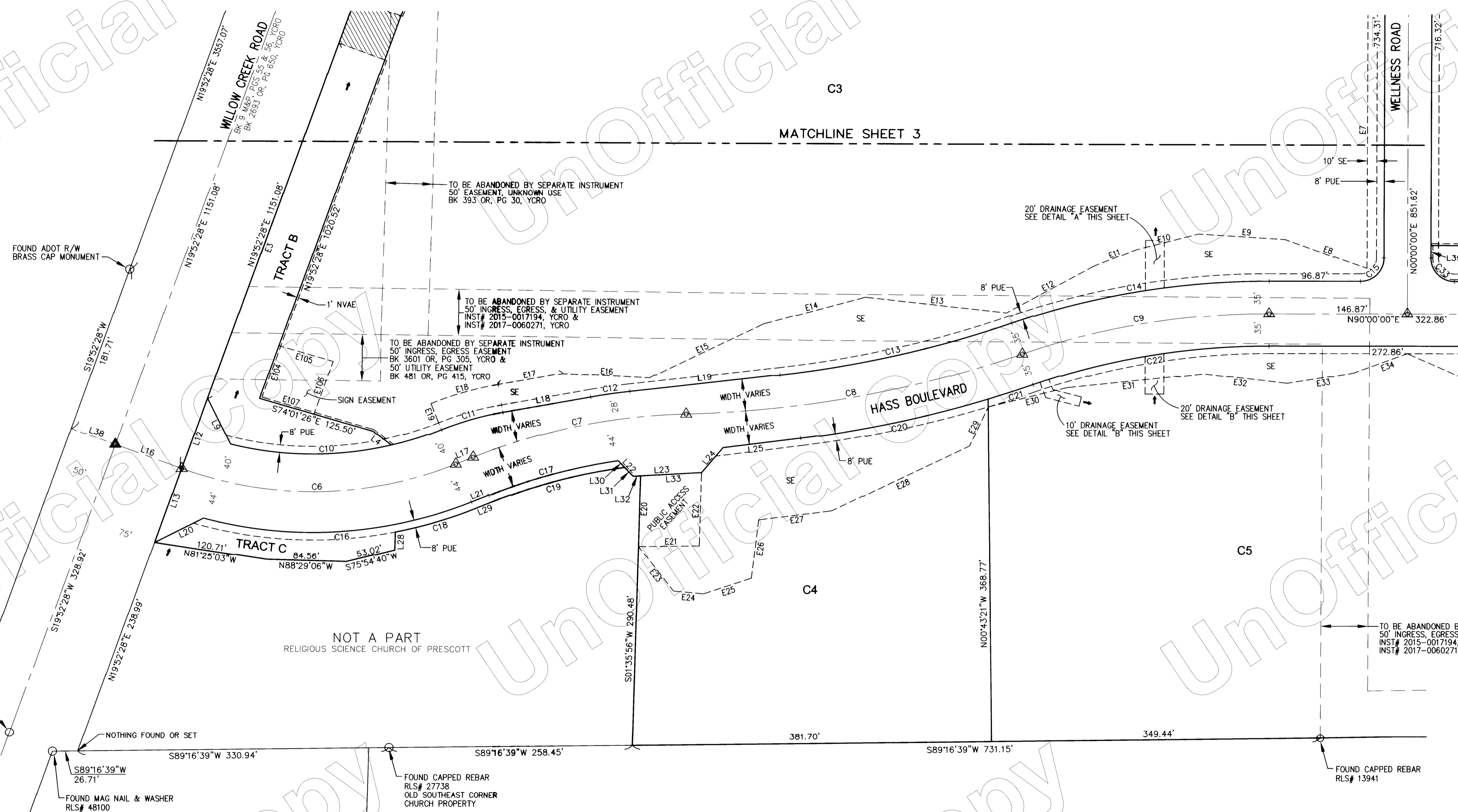
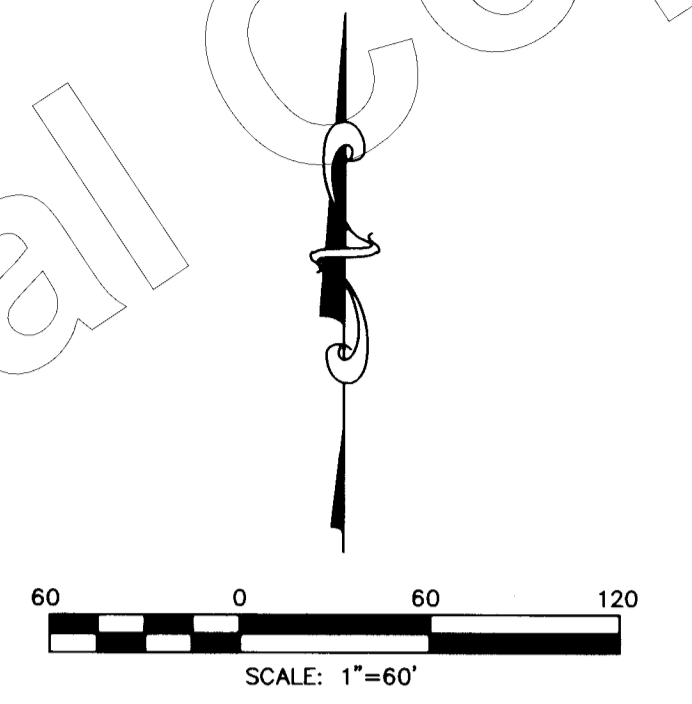


LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
DATE: 07-10-19	DRAWN BY: RJW
JOB NO: 1070-02	CHECKED BY: JO
SHEET 4 OF 6	

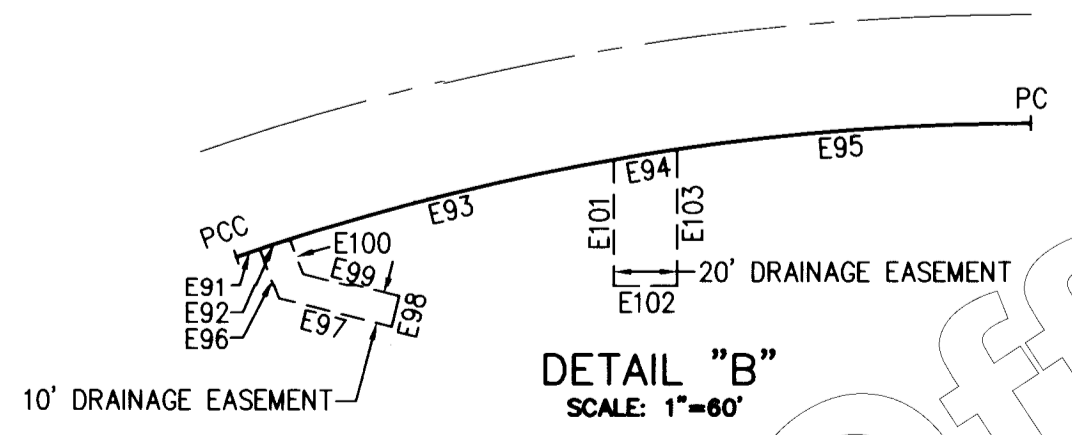
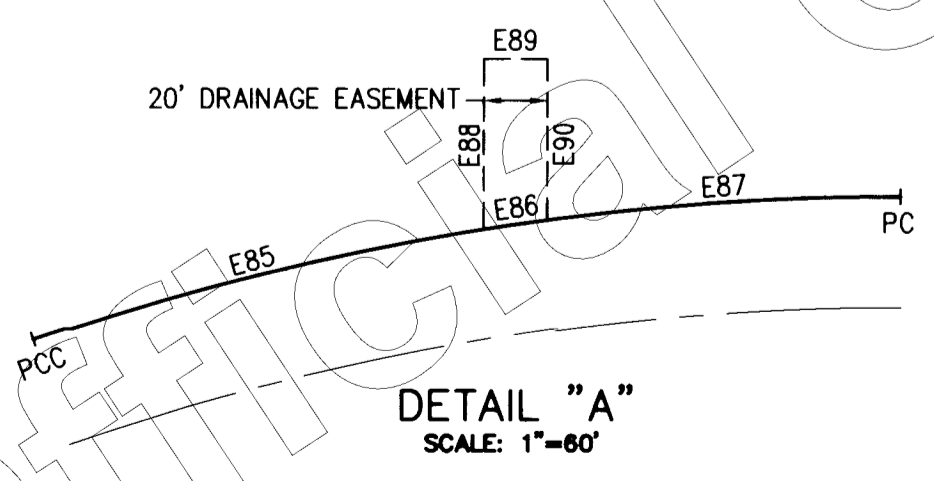
FINAL PLAT OF WHISPERING ROCK

LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

2019-0035096-5



- LEGEND:**
- ▲ TYPE "A" MONUMENT PER QUAD CITY STANDARD DETAIL 1200, TO BE SET ALONG THE CENTERLINE OF WILLOW CREEK ROAD ONLY.
 - △ TYPE "B" MONUMENT PER QUAD CITY STANDARD DETAIL 1200, TO BE SET AT THE COMPLETION OF CONSTRUCTION AS SPECIFIED IN THE WHISPERING ROCK CONSTRUCTION PLANS BY LYON ENGINEERING & SURVEYING INC.
 - FOUND MONUMENT AS NOTED
 - (R1) RECORD PER BOOK 183 LS, PG 91
 - SE SLOPE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - NVAE NON-VEHICULAR ACCESS EASEMENT
 - DRAINAGE FLOW DIRECTION
 - YCRO YAVAPAI COUNTY RECORDERS OFFICE
 - - - EASEMENT LINE AS NOTED



36 x 24

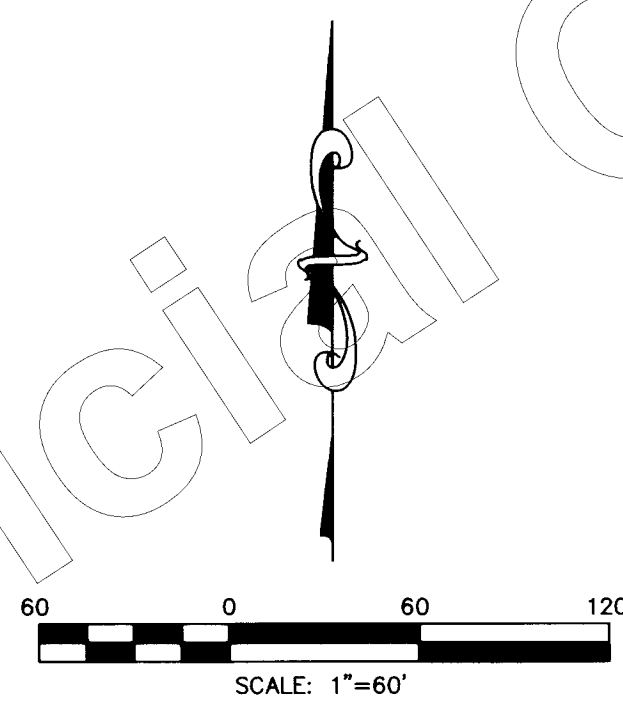
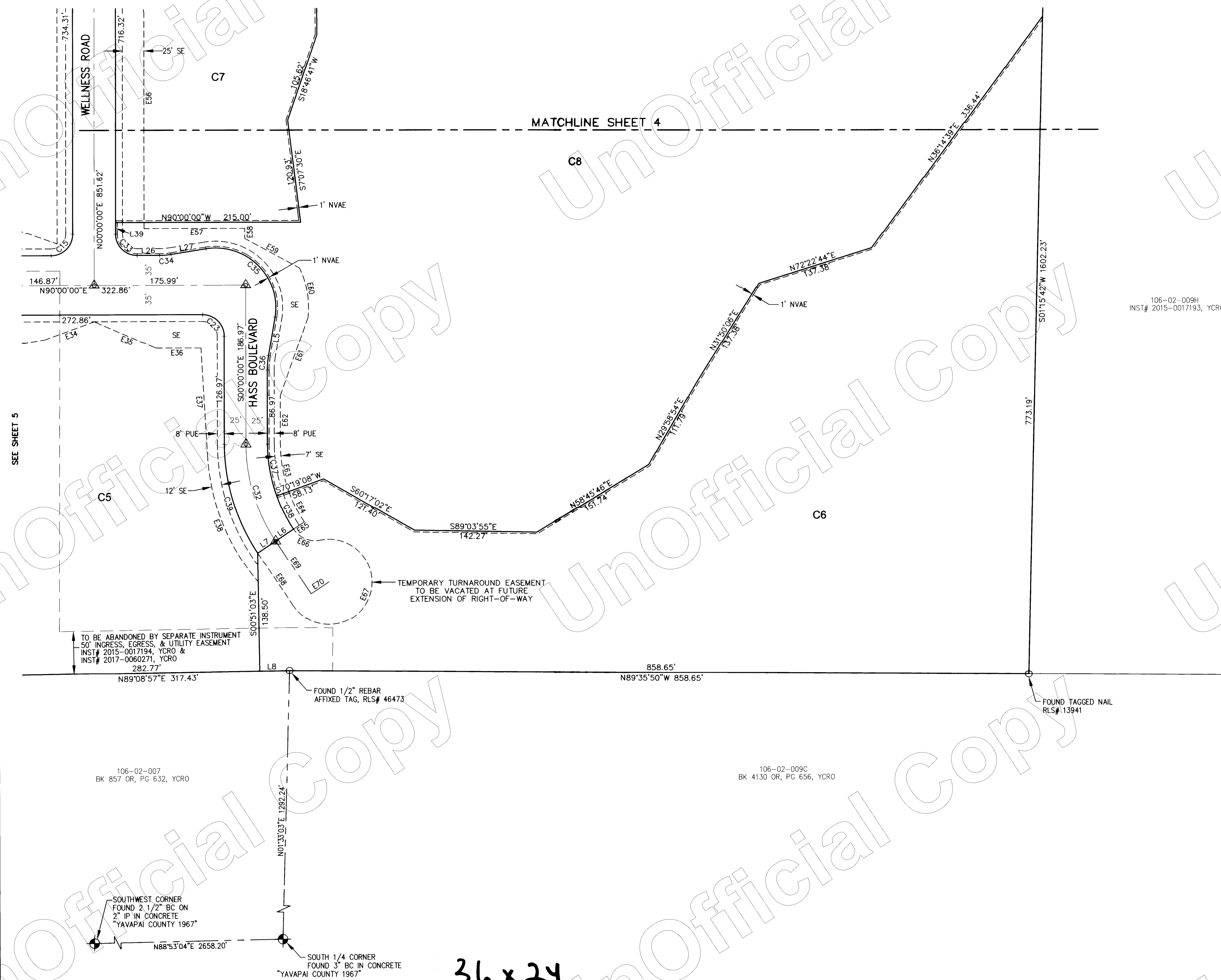


LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
DATE: 07-10-19	DRAWN BY: RJW
JOB NO: 1070-02	CHECKED BY: JO
SHEET 5 OF 6	

FINAL PLAT OF WHISPERING ROCK

LOCATED IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA.

2019-0035096-6



LEGEND:

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- △ TYPE "B" MONUMENT PER QUAD CITY STANDARD, DETAIL 1200, TO BE SET AT THE COMPLETION OF CONSTRUCTION AS SPECIFIED IN THE WHISPERING ROCK CONSTRUCTION PLANS BY LYON ENGINEERING & SURVEYING INC.
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SE SLOPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- DRAINAGE FLOW DIRECTION
- YCRO YAVAPAI COUNTY RECORDERS OFFICE.
- EASEMENT LINE (AS NOTED)
- - - SECTION LINE

106-02-009H
INST# 2015-0017193, YCRO

106-02-007
BK 857 OR, PG 632, YCRO

106-02-009C
BK 4130 OR, PG 656, YCRO

SOUTHWEST CORNER
FOUND 2 1/2" BC ON
2" IP IN CONCRETE
"YAVAPAI COUNTY 1967"

SOUTH 1/4 CORNER
FOUND 3" BC IN CONCRETE
"YAVAPAI COUNTY 1967"

36 x 24



LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
DATE: 07-10-19	DRAWN BY: RJW
JOB NO: 1070-02	CHECKED BY: JO
SHEET 6 OF 6	