

**AMENDED FINAL PLAT OF
FOREST TRAILS - UNIT FOUR, PHASE FIVE
AND A REPLAT
OF LOT 69 OF FOREST TRAILS - UNIT FOUR, PHASE FOUR**

AS RECORDED IN BOOK 46 M&P, PAGES 44 & 45,
A SUBDIVISION OF A PORTION OF SECTION 30, T14N, R2W, G. & S.R.M.
YAVAPAI COUNTY, ARIZONA
28 LOTS, 3 TRACTS, 35.3 ACRES

**AMENDED
AMENDED TO CORRECT
LOT NUMBERING
(ON THIS SHEET ONLY)** 53/11

REGULATION
KNOW ALL MEN BY THESE PRESENTS,
That Precourt Forest One, an Arizona Limited Partnership, has submitted under the name of "Forest Trails - Unit Four, Phase Five", a portion of Section 30, Township 14 North, Range 2 West, 35th and 36th Base Meridian as indicated on this plat and hereby petitions this plat to amend the plat of "Forest Trails - Unit Four, Phase Four", and decrease tract.

- This plat sets forth the location and gives the dimensions of the lots and tracts intended within "Forest Trails - Unit Four, Phase Five". Each lot and tract shall be shown by the number or letter with which it is designated on this plat.
- This plat sets forth the location and gives the dimensions of the private roadways, ditches and designated easements. An easement for ingress and egress to private roadways and tracts shall include an obligation to each lot reflected on this plat, which easement shall run with the lot to each respective lot. Private roadways are hereby dedicated to roadway in Forest Trails.
- This plat sets forth the location and gives the dimensions of designated easements over the private roadways and Tracts A, K, and L, which are hereby dedicated to public and private utility companies, the Homeowner's Association, and governmental agencies for the following purposes:
 - CATV, water, sewer, water, electrical, telephone, and natural gas utility purposes, and;
- Ingress and egress for the protection, ventilation, and fire maintenance, or any other official governmental purpose only, and such easements constitute an obligation to each lot reflected on this plat, which easement shall run with the lot to each respective lot.
- Drainage easements are hereby granted to the Homeowner's Association and are to be maintained by the Homeowner's Association.
- Private roadways and Tracts A, K, and L, are hereby reserved by the declarant to be divided or common use to the Forest Trails Homeowner's Association.
- Lots within this subdivision are subject to the requirements for mobile subdivisions in accordance with Subchapter 10000, Section 100-11, of the Arizona Revised Statutes. Commencing on the date hereof, no subdivision of any parcel within the subdivision shall be made without the approval of the Planning Commission. Any subdivision of any parcel within the subdivision shall be subject to a Registered Land Surveyor certifying that the subdivision complies with the minimum requirements.
- Sanitary sewer service is provided by a private non-commercial sewer system owned and operated by the Homeowner's Association. Individual pumps are owned and operated by the Homeowner's Association. Sewer or lot to the public except as noted herein.
- An Emergency Access Easement along Midvalley Way, Tract K, and Promontory, south of Midvalley Way will be and is hereby dedicated to the public upon dedication of a registered 20-foot wide Public Access Easement connected to Tract K and extending north to Van Sprague Road through the 100-foot parcel north of this plat by its current owner. All Easement conditions of South Bay Subdivision and its successors, as recorded in the Special Warranty Deed recorded in Book 170, Official Records, Page 193. Emergency access between and over the Emergency Access Easement and the emergency Access Easement shall be limited to facilities controlled by the City of Prescott Fire Department (PFD) or other agencies authorized to be the Authority Having Jurisdiction (AHJ). Such control includes and consists of access to the emergency vehicle and pedestrian ways traffic except when directed by the PFD or AHJ. Each and every party with rights to utilize the Emergency Access Easement shall hold the easement (limited) to easement and any underlying parcel or other property owner hereto from any and all liability arising from such use or right.
- A 20-foot wide Public Access Easement along Midvalley Way, Tract K, and Promontory, south of Midvalley Way will be and is hereby dedicated to the public upon dedication of a registered 20-foot wide Public Access Easement connected to Tract K and extending north to Van Sprague Road through the 100-foot parcel north of this plat by its current owner. All Easement conditions of South Bay Subdivision and its successors, as recorded in the Special Warranty Deed recorded in Book 170, Official Records, Page 193. Each and every party with rights to utilize the Public Access Easement shall hold the easement (limited) to easement and any underlying parcel or other property owner hereto from any and all liability arising from such use or right.

IN WITNESS WHEREOF,
DONALD E. WARD COMPANY, an Arizona Corporation, and General Partner to Precourt Forest One, an Arizona Limited Partnership, has heretofore caused to be and to be done and the same to be attested by the signature of William F. Gray, Executive Vice President of Donald E. Ward Company, heretofore duly authorized to do so.

DONE at Prescott, Arizona, this 15th day of March, 2006.
William F. Gray
WILLIAM F. GRAY, Executive Vice President, Donald E. Ward Company


ACKNOWLEDGMENT
STATE OF ARIZONA
County of Yavapai
On this 15th day of March, 2006, before me, the undersigned Notary Public, did personally appear William F. Gray, who acknowledged himself to be Executive Vice President of Donald E. Ward Company, an Arizona Corporation, and acknowledged on each office and being duly authorized to do so, executed the foregoing instrument for the purpose therein contained.



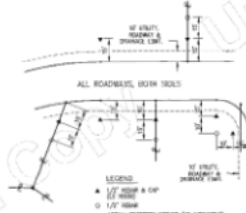
IN WITNESS WHEREOF, I hereby set my hand and official seal.
Notary Public
J.B. Aas, 2006
My Commission Expires

NOTE: See subdivisions recorded in Book _____ Page _____ Yavapai County Recorder's Office.

CERTIFICATION
I hereby certify that the above-described parcel was surveyed under my direction, and that this description contains adequate information to allow re-establishment of the boundaries thereof.

Peter S. Jorgensen, 445 16556



ADJOINING CERTIFICATE
The owner and I, _____ of the City of Prescott, Arizona, on this _____ day of _____, 2006, hereby approve this plat and consent for public use these dedicated roadways and easements shown herein.

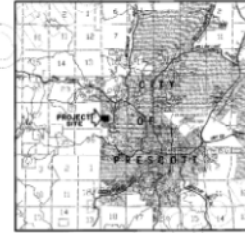
[Signature]
MAYOR

[Signature]
CITY CLERK

CITY ENGINEER'S CERTIFICATE
I hereby certify that this plat is in substantial compliance with the Preliminary Plat approved by the City Council on 03/17/06, 2006, with the stipulations which I verify have been met.

[Signature]
CITY ENGINEER

[Signature]
TOWNSHIP ENGINEER



VICINITY MAP

20 3891646
WILLIAM F. GRAY
DONALD E. WARD COMPANY
15000 N. VAN SPRAGUE ROAD
PRESCOTT, ARIZONA 86301
COUNTY OF YAVAPAI, ARIZONA

[Signature]
Notary Public

SHEET 1 OF 2

DAVA & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
1000 N. VAN SPRAGUE ROAD, SUITE 100
PRESCOTT, ARIZONA 86301
PHONE: 908.233.1111
FAX: 908.233.1112
WWW.DAVASURVEYING.COM

