

38127

# INSCRIPTION CANYON RANCH SUBDIVISION - UNIT TWO, PHASE TWO

A PORTION OF SECTION 28, T.16 N. R.3 W. G. & S.R.B. & M., YAVAPAI COUNTY, ARIZONA  
46 LOTS - 121.3 ACRES

**DESCRIPTION**

THIS MAP, TOGETHER WITH THE DEED, IS AN INSTRUMENT OF CONVEYANCE, AND SHALL BE CONSIDERED AS SUCH.

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1. This plat sets forth the location of Lots 108 through 166 inclusive situated within Inscription Canyon Ranch Subdivision - Unit Two, Phase Two. Each lot shall be known by the number by which it is designated on this plat.
2. This plat sets forth the location and gives the dimensions of the easements hereby indicated to Yavapai County and the Yavapai County Flood Control District.
3. Easements are hereby granted to public and private utility companies and within the areas located and described as "Utility Easement" for the purpose of sewer, irrigation, water, CATV and utility construction and maintenance.
4. Easements are hereby granted to Yavapai County within the areas as shown and described as "Public Right-of-Way" for the purpose of the construction and subsequent maintenance of drainage facilities and roadway ways.
5. Easements are hereby granted to Central Yavapai Fire District within the areas as shown and described as "Fire Easement" for the purpose of equipment maneuvering. Such easements are to be utilized upon construction of all lots shown by subsequent plats.
6. Easements are hereby granted to Yavapai County and the Yavapai County Flood Control District within the areas located and described as "Public Right-of-Way" for the purpose of equipment maneuvering. Such easements are to be utilized upon construction of all lots shown by subsequent plats.

**RECORDING DEVELOPER AND SETBACKS**

Recreational facilities and setbacks have been established for Lots 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.

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VICINITY MAP

SCALE IN MILES



SCALE 1" = 300'

This subdivision is not within a designated Active Water Management Area. A preliminary water control plan has been prepared under the Arizona Department of Water Resources (Arizona R.W. 20-100) showing the water resources and easements for this subdivision.

This plat has been prepared for submission to the applicant and recording office and any special conditions attached hereto, to the satisfaction of the County Clerk, State Registrar, and any other applicable regulations, and appears in compliance with all requirements, with the exception of those noted and corrected.

*[Signature]* 3/5/99  
County Engineer

*[Signature]* 3/10/99  
County Clerk

*[Signature]* 3/10/99  
State Registrar

*[Signature]* 3/10/99  
County Flood Control District Director

*[Signature]* Clerk of the Board of Supervisors of Yavapai County, Arizona. This plat has been prepared for submission to the applicant and recording office and any special conditions attached hereto, to the satisfaction of the County Clerk, State Registrar, and any other applicable regulations, and appears in compliance with all requirements, with the exception of those noted and corrected.

*[Signature]* 3/5/99  
Clerk of Board

**ASSURANCE:**  
The undersigned, in the form of letter of credit, to the Yavapai County Flood Control District, in the amount of \$1,000,000.00, has been provided in the full amount necessary to guarantee the installation of water, sewer & utility and all related improvements in this subdivision. Financial utility services have been provided by letter to the County Flood Control District.



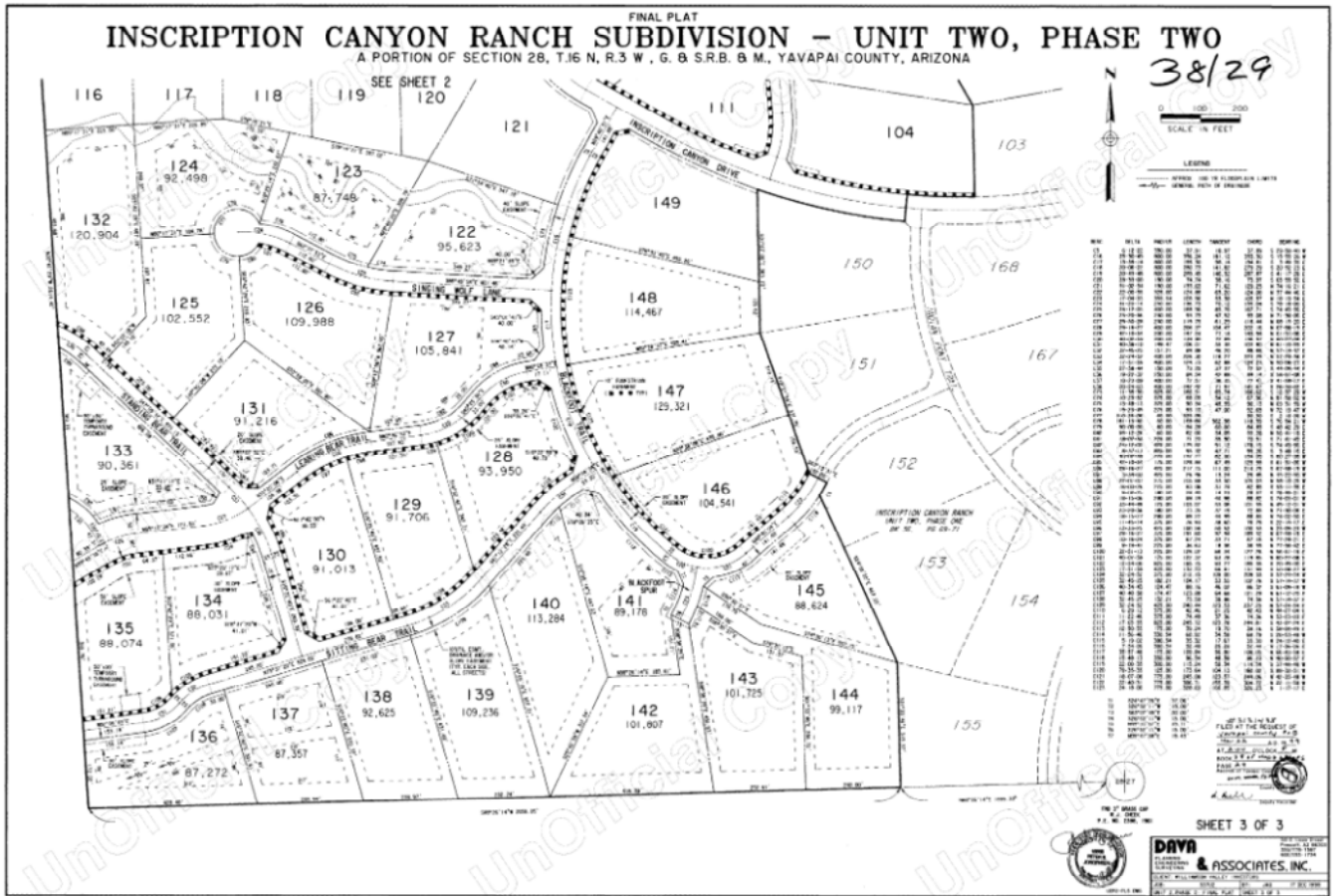
**TYPICAL EASEMENTS**

AS BUILT BY  
YAVAPAI COUNTY FLOOD CONTROL DISTRICT  
3/10/99

SHEET 1 OF 3

**DAY & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL ENGINEER  
No. 12221  
1001 N. GILBERT AVENUE, SUITE 100  
TUCSON, ARIZONA 85719  
TEL: 520-796-1100 FAX: 520-796-1101







*Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.*