

FINAL PLAT

KINGSWOOD ESTATES UNIT III

BEING A PORTION OF TRACT 41 & 42, LOCATED IN
SEC. 24, T14N, R3W, G.&S.R.M., YAVAPAI COUNTY, ARIZONA
46 LOTS ON 19.55 ACRES

ASSURANCE
SATISFACTORY ASSURANCE IN THE FORM OF Letter of Assurance in Lieu of Surety Bond
FROM NATIONAL BANK OF ARIZONA IN THE AMOUNT OF \$ 46,716.15
HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF
STREETS, AND ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION, ELECTRIC AND PHONE
UTILITY SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY COMPANY.

BY: Carlton R. Camp 12/14/96
CHAIRMAN DATE
ATTEST: Suzanne
CLERK OF THE BOARD

ACKNOWLEDGEMENT
COUNTY OF YAVAPAI S.S.
STATE OF ARIZONA S.S.
ON THIS 5th DAY OF December, 1996, BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC DID PERSONALLY APPEAR DENISE SCHERER,
TRUST OFFICER FOR CAPITAL TITLE AGENCY, INC. AN ARIZONA CORPORATION,
AS TRUSTEE UNDER TRUST NO. 2000, WHO ACKNOWLEDGED HERSELF TO
BE THE TRUST OFFICER FOR THE REAL PROPERTY PLATED HEREON, AND AS
SUCH TRUST OFFICER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE
THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

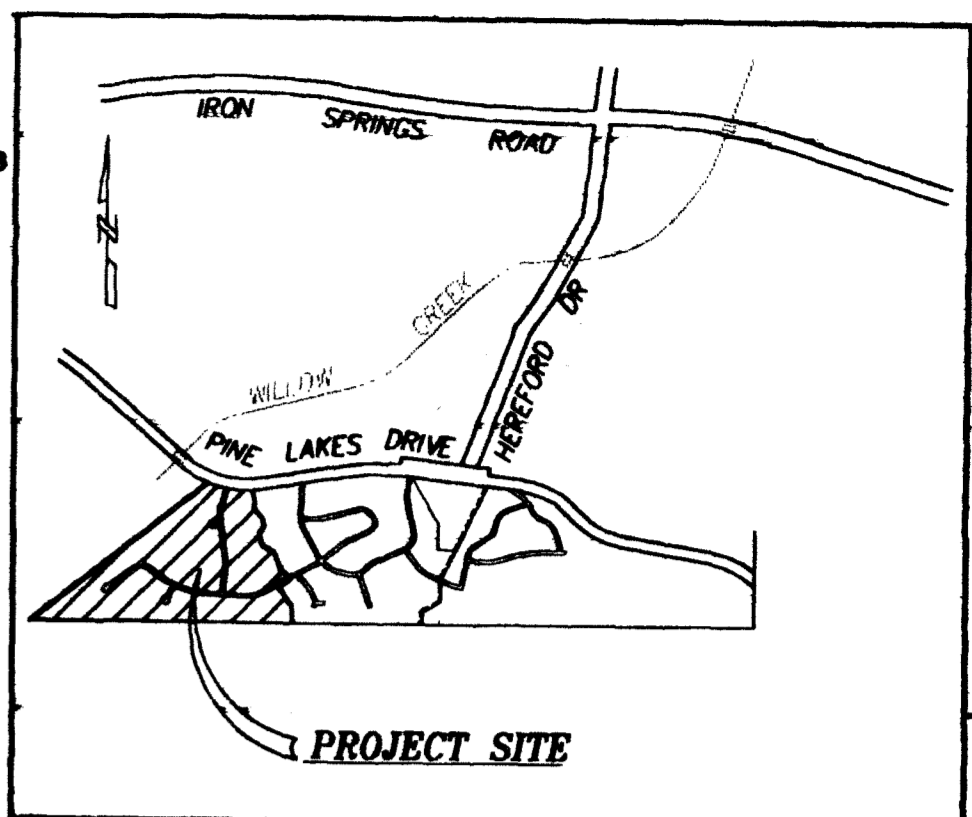
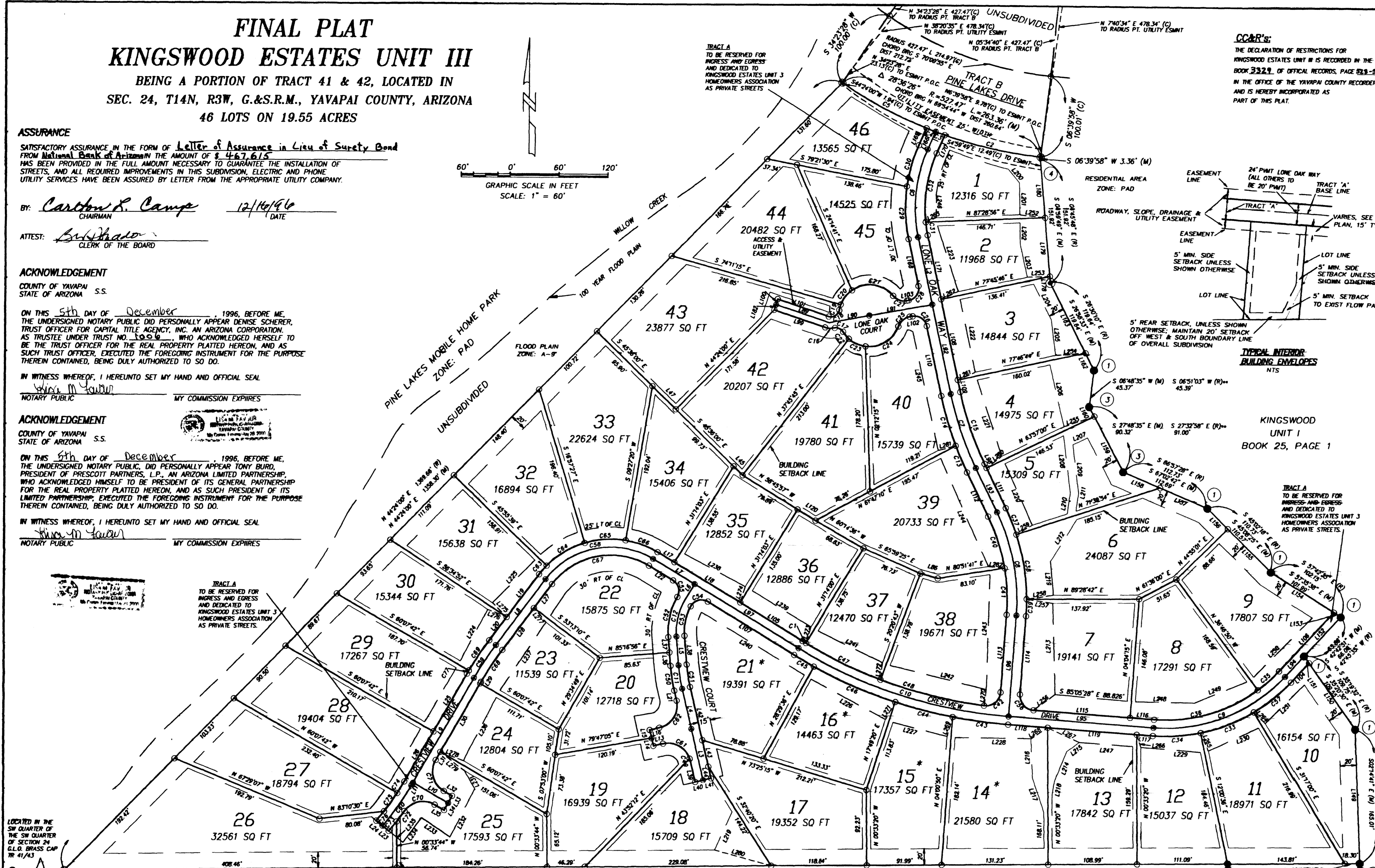
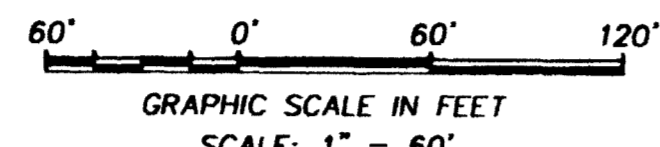
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT
COUNTY OF YAVAPAI S.S.
STATE OF ARIZONA S.S.
ON THIS 5th DAY OF December, 1996, BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR TONY BIRD,
PRESIDENT OF PRESCOTT PARTNERS, L.P., AN ARIZONA LIMITED PARTNERSHIP,
WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF ITS GENERAL PARTNERSHIP
FOR THE REAL PROPERTY PLATED HEREON, AND AS SUCH PRESIDENT OF ITS
LIMITED PARTNERSHIP, 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
NOTARY PUBLIC MY COMMISSION EXPIRES

ON THIS 5th DAY OF December, 1996, BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR TONY BIRD,
PRESIDENT OF PRESCOTT PARTNERS, L.P., AN ARIZONA LIMITED PARTNERSHIP,
WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF ITS GENERAL PARTNERSHIP
FOR THE REAL PROPERTY PLATED HEREON, AND AS SUCH PRESIDENT OF ITS
LIMITED PARTNERSHIP, 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
NOTARY PUBLIC MY COMMISSION EXPIRES



APPROVALS
THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED
PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO,
TO THE YAVAPAI COUNTY SUBDIVISION REGULATIONS AND TO ANY OTHER
APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL
REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.
COUNTY ENGINEER Richard D. Staddon 12-12-96
DATE
PLANNING DIRECTOR Michael J. Pappas 12-17-96
DATE
ENVIRONMENTAL SERVICES DIRECTOR Donna 12/14/96
DATE
FLOOD CONTROL DISTRICT
DIVISION DIRECTOR John 12/14/96
DATE
I, BEV STADDON, CLERK OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY,
HEREBY CERTIFY THAT SAID BOARD APPROVED THE WITHIN PLAT ON THE
DAY OF JUNE 3, 1996, AND ACCEPTED ON BEHALF OF THE
PUBLIC ALL PARCELS OR TRACTS OF LAND OFFERED FOR DEDICATION FOR
PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.
CLERK OF THE BOARD Suzanne 12/14/96
DATE

ENGINEERS STATEMENT
GORDON D. BEAN, AN ARIZONA REGISTERED
PROFESSIONAL ENGINEER NO. 28761,
IS THE REGISTRANT RESPONSIBLE FOR
THE ENGINEERING NECESSARY IN THE
PREPARATION OF THIS SUBDIVISION.

FIRE SUPPRESSION NOTE:
ALL PROPOSED HOUSES IN KINGSWOOD ESTATES UNIT III
WILL BE REQUIRED TO HAVE "CLASS B" FIRE RATED ROOFING.

BENCH MARK:
CHISELED "X" IN SOUTHWEST SIDE OF UPSTREAM HEADWALL
2,200' NORTH & 140' WEST OF THE SOUTHWEST
CORNER OF SECTION 24, T14N, R3W;
ELEVATION 5436.71, DATUM: NAD83

CERTIFICATE OF LAND SURVEYOR
I HEREBY CERTIFY THAT THE DEPENDENT RE-SURVEY OF THE BOUNDARY AS
SHOWN ON THIS PLAT WAS EXECUTED BY ME OR UNDER MY DIRECTION DURING
JANUARY, 1996. ALL MEASUREMENTS SHOWN ACTUALLY EXIST AND ARE
SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED. I FURTHER
CERTIFY THAT THE LOTS AS SHOWN HEREON WERE CHECKED BY ME AND
CLOSE MATHEMATICALLY.

Louis P. Polyzos 12/14/96
LOUIS P. POLYZOS, R.L.S. 22776 DATE



FILED AND RECORDED AT THE
REQUEST OF
Prescott Partners L.P. & Capital Title Agency, Inc.
Dec 17, A.D. 1996
AT 14:42 P.M. O'CLOCK
BOOK 34 OF Maps & Plans
PAGE 5
RECORDS OF YAVAPAI COUNTY,
ARIZONA.

MARGO W. CARSON
COUNTY RECORDER
Carlton R. Camp
DEPUTY RECORDER

ASPEN CREEK ENGINEERING & CONSTRUCTION MANAGEMENT
340 W. WILLIS, SUITE #2
PRESCOTT, ARIZONA 86301
(520) 445-1164

JOB NO. 45030 CHECKED BY GDB
DRAWN BY: K.C.W. DATE: 12-2-96

- LEGEND**
- ① FOUND 1/2" REBAR NO TAG OR CAP
 - ② FOUND 1/2" REBAR CAPPED RLS 12005
 - ③ FOUND 1/2" REBAR CAPPED LS 13941
 - ④ FOUND 1/2" REBAR CAPPED RLS 23383
 - ⑤ FOUND 1/2" REBAR CAPPED RLS 28222
 - ⑥ FOUND 1/2" REBAR CAPPED LS 15666
 - ⑦ FOUND 1/2" REBAR CAPPED LS 15331
 - ⑧ FOUND 5/8" REBAR NO TAG OR CAP
 - SET 1/2" REBAR CAPPED LS 22776
 - FOUND G.L.O. BRASS CAP
 - INDICATES MONUMENT MAG 120-1 TYPE B
 - INDICATES 1/2" REBAR W/CAP OR PK NAIL & TAG TO BE SET
 - * DENOTES LOT REQUIRING ONE 30" CULVERT WITH HEADWALLS OR MITERED ENDS FOR DRIVEWAY ACCESS
 - (R) RECORD DATA
 - (M) MEASURED DATA
 - (C) CALCULATED DATA

NOTES:
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 E OF A.R.S. 45-576.
THIS PLAT IS IN CONFORMANCE WITH CRITERIA ESTABLISHED BY STATE STANDARD ATTACHMENT
2-92 (SSA 2-92) UNDER THE AUTHORITY OF THE DIRECTOR OF THE ARIZONA DEPARTMENT OF
WATER RESOURCES.
MAINTENANCE OF TRACT A, TRACT B, EASEMENTS, AND DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION
IS THE RESPONSIBILITY OF THE KINGSWOOD UNIT III HOME OWNERS ASSOCIATION AND PROPERTY
OWNER(S) OF THIS SUBDIVISION.
DRAINAGE IMPROVEMENTS WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OF OFF-SITE
DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF LEAVES AND/OR
VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT
FOR THIS SUBDIVISION.
IF THE DRAINAGE IMPROVEMENTS ARE NOT ADEQUATELY MAINTAINED, THE YAVAPAI COUNTY FLOOD
CONTROL DISTRICT WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES; HOWEVER, IT HAS
THE AUTHORITY TO COME ON TO THE SITE AND MAINTAIN THE IMPROVEMENTS. IF THE
DISTRICT HAS TO DO THE MAINTENANCE, THE HOME OWNERS ASSOCIATION WILL BE BILLED. SHOULD
COURT ACTION BE NECESSARY TO COLLECT THESE BILLS THE HOME OWNERS ASSOCIATION SHOULD
BE RESPONSIBLE FOR ATTORNEY'S FEES.
BUILDING ENVELOPES CONFIGURATIONS ARE OUTSIDE THE 100-YEAR FLOOD LIMITS. SOME AREAS
OUTSIDE OF THE BUILDING ENVELOPES MAY BE AN AREA SUBJECT TO FLOODING FROM THE
REGULATORY FLOOD EVENT. ALL DEVELOPMENT AND USES OUTSIDE THE BUILDING ENVELOPE ARE
SUBJECT TO REQUIREMENTS OF THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT ORDINANCE.

DECLARATION
KNOW ALL MEN BY THESE PRESENTS,
THAT PRESCOTT PARTNERS, LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AND
CAPITAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE, AS OWNERS
HAVE SUBMITTED UNDER THE NAME OF "KINGSWOOD ESTATES UNIT III"
A PORTION OF TRACT 41 & 42, SECTION 24, TOWNSHIP 14 NORTH, RANGE 3 WEST, OF
THE GILA AND SALT RIVER MERIDIAN, COUNTY OF YAVAPAI, STATE OF
ARIZONA, AS REFLECTED ON THIS PLAT, HEREBY PUBLISH THIS PLAT AS AND FOR
THE PLAT OF "KINGSWOOD ESTATES UNIT III", AND HEREBY DECLARE THAT SAID PLAT
SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS
CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER
OR NAME GIVEN EACH RESPECTIVELY. THE STREETS ON SAID PLAT AND DESCRIBED AS
TRACT A ON THE FOLLOWING PAGE AND THAT PORTION OF PINE LAKES DRIVE SHOWN
AS TRACT B ON THIS PLAT ARE RESERVED FOR PRIVATE AND UTILITY ACCESS
AND FURTHER DEDICATES EASEMENTS IN SAID STREETS AND ADDITIONAL SPECIFIC
EASEMENTS AS SHOWN HEREON FOR PUBLIC AND PRIVATE UTILITIES INCLUDING
BUT NOT LIMITED TO WATER SEWER, ELECTRIC, TELEPHONE, GAS, DRAINAGE, SLOPE
EASEMENT AND CABLE TELEVISION. IN WITNESS WHEREOF PRESCOTT PARTNERS, AN ARIZONA
LIMITED PARTNERSHIP, AND CAPITAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE,
AS OWNERS HAVE HERETOFORE CHIEF ITS LIMITED PARTNERSHIP AND HAVE CAUSED THE NAME OF
THE CORPORATIONS TO BE AFFIXED HERETO AND THEIR NAME TO BE SIGNED AND THE SAME TO
BE ATTESTED BY THE SIGNATURE OF THE PRESIDENT OF ITS GENERAL PARTNER THEREUNTO
AUTHORIZED AND THE TRUST OFFICER HERETO, AUTHORIZED AND THE TRUST OFFICER HERETO,
ON THIS 5th DAY OF December, 1996.

PRESCOTT PARTNERS, LIMITED PARTNERSHIP
BY: Anthony M. Bird
PRESIDENT OF ITS GENERAL PARTNER
ATTEST: Denise Scherer
TRUST OFFICER

FIRE AND SPRINKLER SYSTEM NOTE:
AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE TO BE INSTALLED
ON ALL RESIDENTIAL BUILDINGS IN THIS SUBDIVISION. THREE SETS OF
PLANS WITH AN ENGINEER'S STAMP ARE TO BE SUBMITTED TO THE FIRE
DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMITS
BEING ISSUED BY THE BUILDING DEPARTMENT. INSTALLATION IS TO BE
PERFORMED BY AN ARIZONA LICENSED SPRINKLER CONTRACTOR.