

THE RETREAT AT THE AERIE

EXCLUSIVE LISTING | SEDONA, ARIZONA



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THE RETREAT AT THE AERIE PROPERTY OVERVIEW

LOCATION This property is located on Aerie Road, off Boynton Pass, just outside the City of Sedona in unincorporated Yavapai County, Arizona.

PRICE \$3,500,000

SIZE ±77.5 acres

PARCEL 408-23-004B

ZONING R1L-2A

ENTITLEMENTS The Retreat at the Aerie has an unrecorded approved plat for 33 two-acre lots. The estimated cost to improve the lots is \$2,300,000 (\$69,000 per lot).

UTILITIES

Water – The Aerie Conservancy, a private water company owned & operated by the HOA. A dry waterline is available at the property line for connection to the private water company's system.

Sewer – Private Septic Systems will be required on each lot
Power – Arizona Public Service. Conduits are in place to run electrical lines.

Phone – CenturyLink. Conduits are in place to run telephone lines.

SCHOOLS Sedona-Oak Creek Joint Unified School District/K-12

PROPERTY TAXES \$15,630 (2018)

Click here to view the [Property Tour Video of The Retreat at the Aerie](#)



PROPERTY DESCRIPTION The Retreat at the Aerie is a one-of-a-kind private oasis of ±77.5 pristine red rock acres located within the gates of The Aerie – Sedona's most majestic luxury community. Framed by the red rock splendor of Sedona, and entirely surrounded by the Coconino National Forest, The Retreat at the Aerie is an exquisite and unique setting that will inspire your architectural dreams. The dramatic landscape varies from open grassland to dense pinon and juniper forest. The dynamic topography of the land and adjacent red rock mountains provide a spectacular setting in which to create a private and secluded estate that compliments this unmatched natural beauty.

The property could be purchased for the development of one home site, or with the recordation of the approved plat, the property could be developed into 33 exquisite two-acre custom home sites. The 33 home sites have been designed to offer breathtaking views of the surrounding red rock buttes for which Sedona is so well known. For ease of development, an existing private paved road leads from The Aerie to The Retreat, a conduit is in place for running electric and phone lines, and there is an existing dry water line to the property line.

The Aerie is the adjacent existing gated subdivision with 41 two acres lots on 100 acres. Though not included in this offer, there are currently 5 remaining lots in The Aerie that are available for purchase, either individually or in bulk. Additional information on the remaining finished lots is available upon request.

AREA INFORMATION Known for its timeless beauty, rugged topography and brilliant array of ever-shifting colors, Sedona truly lives up to its reputation of, "The Most Beautiful Place in America," as proclaimed by USA Today.

Ideally situated at an elevation of 4,500 feet, the area offers a sensational four-season climate. With occasional winter snow and warm but mild summers, Sedona is a paradise for those in search of temperate outdoor living and recreation opportunities.

As a world renowned tourist destination, Sedona offers an abundance of fine and unique dining establishments, world-class resorts and spas, art galleries and cultural attractions. With unparalleled scenery, mild temperatures and over 300 days of sunshine each year, Sedona is a golfer's paradise and the ultimate playground for the outdoor sport and recreational enthusiasts. Oak Creek Canyon offers not only one of the top 5 rated scenic drives in America, but great hiking and biking trails, fishing, and an exhilarating and refreshing creek and natural water slide to cool off in on a warm summer day.

THE RETREAT AT THE AERIE PROPERTY PHOTOS




THE AERIE
elevated living



THE RETREAT AT THE AERIE PROPERTY PHOTOS

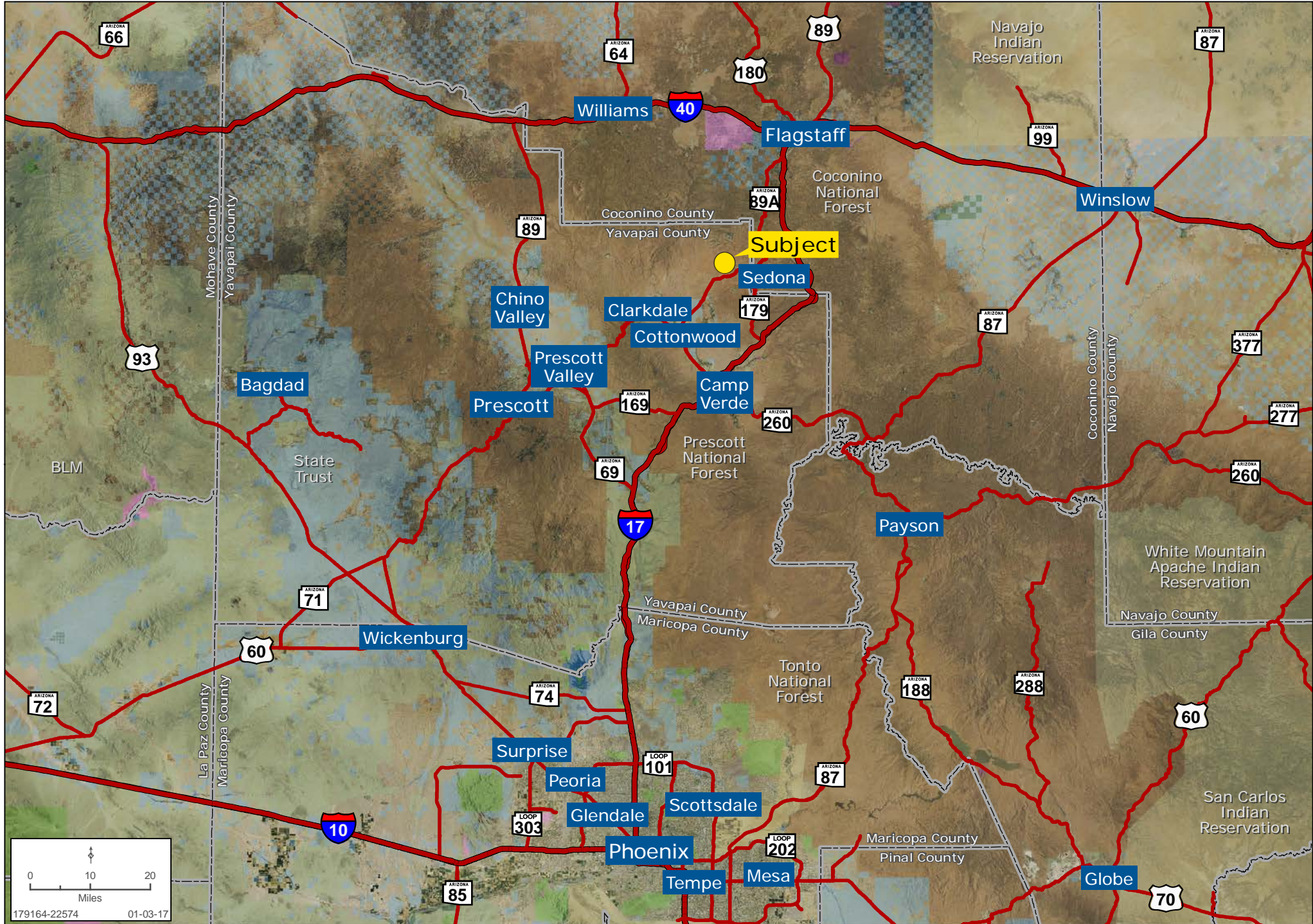


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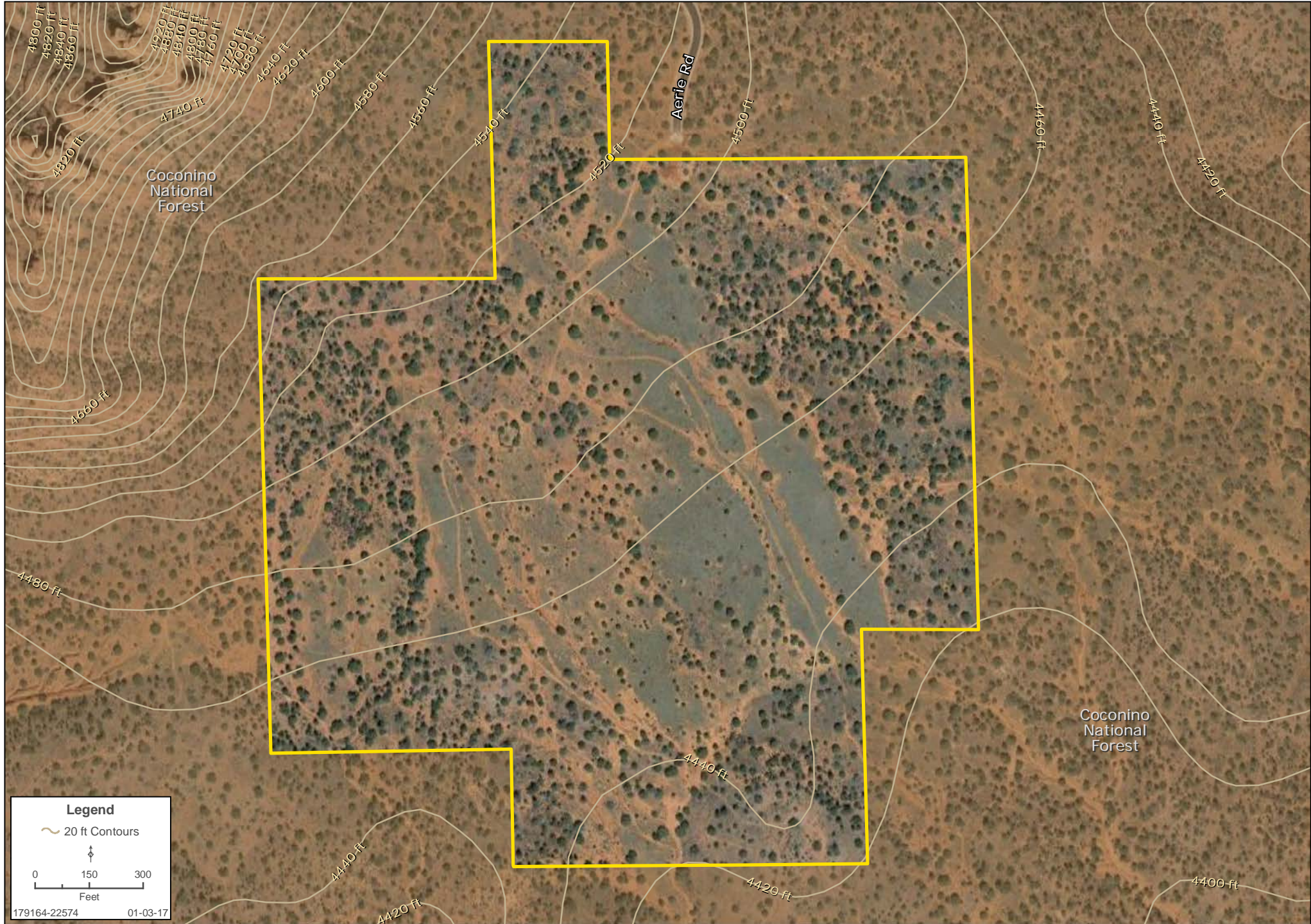
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THE AERIE, SEDONA, AZ

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THE AERIE

LOTS AVAILABILITY & HISTORIC SALES INFORMATION

APN	LOT	SIZE (AC)	LIST PRICE	SALE DATE	SALE PRICE
408-23-018	1	2.76	-	5/10/2006	\$900,000
408-23-019	2	2.05	-	10/26/2015	\$501,000
408-23-020	3	2.35	-	10/22/2018	\$450,000
408-23-021	4	2.56	-	7/7/2015	\$700,000
408-23-022	5	2.30	-	7/7/2015	\$800,000
408-23-023	6	2.21	-	5/2/2006	\$2,000,000
408-23-024	7	2.21	-	10/9/2008	\$1,200,000
408-23-025	8	2.21	-	12/8/2011	\$525,000
408-23-026	9	2.22	-	10/3/2006	\$1,120,000
408-23-027	10	2.29	-	6/24/2010	\$360,000
408-23-028	11	2.36	\$295,000	-	-
408-23-029	12	2.13	-	8/25/2011	\$535,000
408-23-030	13	2.57	-	5/28/2013	\$800,000
408-23-031	14	2.24	-	5/28/2013	\$650,000
408-23-032	15	2.29	-	6/10/2009	\$590,000
408-23-033	16	2.60	-	4/17/2006	\$1,300,000
408-23-034	17	2.19	-	10/22/2006	\$1,325,000
408-23-035	18	-	-	4/3/2006	\$1,300,000
408-23-036	19	2.47	-	4/19/2018	\$335,000
408-23-037	20	2.34	-	4/16/2018	\$265,000

APN	LOT	SIZE (AC)	LIST PRICE	SALE DATE	SALE PRICE
408-23-038	21	2.74	-	8/24/18	\$200,000
408-23-039	22	2.17	\$210,000	-	-
408-23-040	23	2.02	-	2/24/2017	\$265,000
408-23-041	24	2.65	-	10/5/201	\$625,000
408-23-042A	25	4.65	-	4/17/2006	\$1,130,000
408-23-042B	26	-	-	1/6/2012	\$525,000
408-23-044	27	2.71	-	5/2/2006	\$1,150,000
408-23-045	28	2.82	-	8/12/18	\$250,000
408-23-046	29	2.58	-	4/27/2018	\$325,000
408-23-047	30	2.14	-	9/25/2008	\$825,000
408-23-048	31	2.18	-	3/18/2008	\$1,000,000
408-23-049	32	2.17	-	1/27/2017	\$525,000
498-23-050	33	2.16	-	5/31/2017	\$350,000
408-23-051	34	2.27	\$295,000	-	-
408-23-054	37	2.31	-	7/24/2017	\$260,000
408-23-055	38	2.82	\$225,000	-	-
408-23-056	39	2.69	\$225,000	-	-
408-23-057	40	2.39	-	6/27/2014	\$375,000
408-23-058	41	2.63	-	4/28/2014	\$325,000

THE AERIE HOA INFORMATION:

- HOA Assessment: \$579/Quarter
- HOA Working Capital Fee: Buyer to pay \$25,000 at close of escrow



THE RETREAT AT THE AERIE FINAL PLAT

DEDICATION

STATE OF ARIZONA }
 COUNTY OF YAVAPAI }

KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8594 AND NOT PERSONALLY, HAS SUBDIVIDED UNDER THE NAME OF "AERIE II", HOMESTEAD ENTRY PATENT NO. 1111743, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "AERIE II", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS WILL BE DEDICATED FOR THE PURPOSES SET FORTH BELOW:

- A VARIABLE WIDTH INGRESS, EGRESS, AND PUBLIC AND PRIVATE UTILITY EASEMENT NOT LESS THAN 25 FEET IN WIDTH IS DEDICATED IN, OVER, UNDER, UPON, AND ACROSS EACH SIDE OF THE CENTER LINE OF THE PRIVATE ROADWAYS THAT ABUT EACH LOT FOR THE BENEFIT OF THE APPLICABLE PUBLIC AND PRIVATE UTILITY COMPANIES, SERVICE AND EMERGENCY PROVIDERS AND THE AERIE CONSERVANCY, AND ARIZONA NON-PROFIT CORPORATION, AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE AERIE.

- A ONE (1) FOOT NON-ACCESS BUFFER IS ESTABLISHED OVER THE PERIMETER OF THE AERIE II LOTS THAT BORDER THE COCONINO NATIONAL FOREST FOR THE PURPOSE OF PREVENTING SPIDER TRAILS.

ALL PRIVATE ROADS WILL ONLY BE TAKEN OVER BY THE COUNTY FOR MAINTENANCE IF THE ROADS ARE BROUGHT UP TO THE THEN CURRENT COUNTY DESIGN STANDARDS (INCLUDING BUT NOT LIMITED TO SURFACING AND RIGHT-OF-WAY WIDTH) FOR PUBLIC ROADWAYS AT OWNERS EXPENSE.

IN WITNESS WHEREOF:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8594 AND NOT PERSONALLY, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ 2005.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8594 AND NOT PERSONALLY

BY: CHARLOTTE A. KNOLL, SENIOR TRUST OFFICER

RED ROCK AERIE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS SECOND BENEFICIARY UNDER TRUST NO. 8594 AND NOT PERSONALLY, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ 2005.

RED ROCK AERIE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS SECOND BENEFICIARY UNDER TRUST NO. 8594

BY: COMMUNITIES SOUTHWEST MANAGEMENT, INC., AN ARIZONA CORPORATION
 ITS: MANAGER

BY: JAMI L. SCHULMAN, ITS VICE PRESIDENT AND SECRETARY

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YAVAPAI }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2005, BY _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8594 AND NOT PERSONALLY, OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS SUCH TRUST OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETOBY SET MY HAND AND OFFICIAL SEAL.

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YAVAPAI }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2005, BY _____ OF COMMUNITIES SOUTHWEST MANAGEMENT, INC., AN ARIZONA CORPORATION, AS MANAGER OF RED ROCK AERIE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS SECOND BENEFICIARY UNDER TRUST NO. 8594 OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETOBY SET MY HAND AND OFFICIAL SEAL.

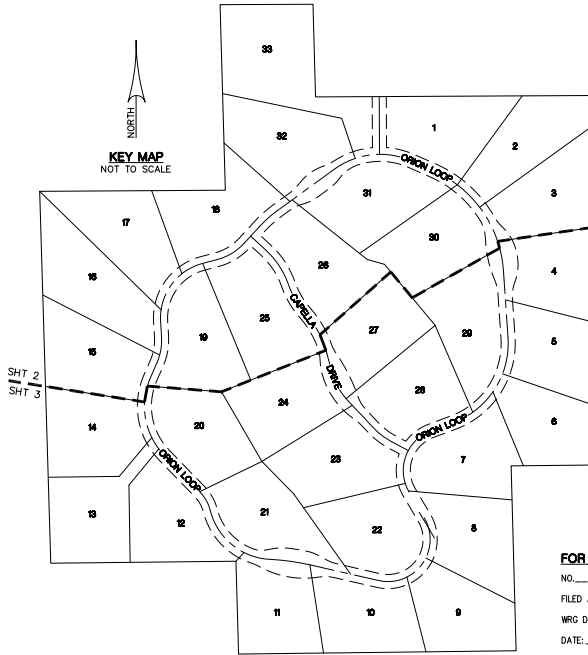
BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

BASIS OF BEARING

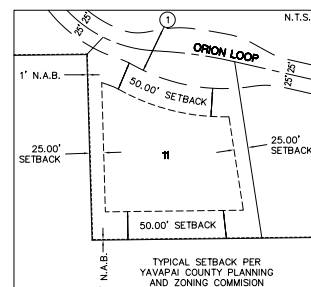
NORTH 89°50'00" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, PER THE B.L.M. PLAT.

FINAL PLAT FOR "AERIE II"

HOMESTEAD ENTRY PATENT NO. 1111743, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA



ZONING SETBACK (TYPICAL)



MIN. YARD SETBACKS			
MIN. BUILDING SPACING IS 10 FEET ALL CLASSES			
FRONT	REAR	INTERIOR	EXTERIOR
50	50	25	30

OWNER

FIRST AMERICAN TITLE INSURANCE COMPANY,
 AS TRUSTEE UNDER TRUST NO. 8594
 4801 EAST WASHINGTON, SUITE 120
 PHOENIX, ARIZONA 85034
 PH: (602) 685-7670
 FAX: (602) 685-7680

DEVELOPER

RED ROCK AERIE, L.L.C.
 7720 N. 16TH STREET, SUITE 310
 PHOENIX, AZ 85020
 PH: (602) 265-1952
 FAX: (602) 265-7740
 CONTACT: MS. JAMI SCHULMAN

ENGINEER

WRG DESIGN INC.
 9977 N. 90TH STREET, SUITE 350
 SCOTTSDALE, ARIZONA 85258
 PHONE NO. (602) 977-8000
 FAX NO. (602) 977-8099
 PROJECT MANAGER: JEFFREY UHRICK, P.E.

SURVEYOR

WRG DESIGN, INC.
 9977 N. 90TH STREET, #350
 SCOTTSDALE, AZ 85258
 CONTACT: RICHARD STOCKMAN, RLS
 PHONE: (602) 977-8000
 FAX: (602) 977-8099

PROJECT DATA

TOTAL NUMBER OF LOTS = 33 LOTS
 TOTAL AREA = 3,352,543 S.F., 76.96 ACRES

FOR RECORDER

NO. _____
 FILED AND RECORDED AT REQUEST OF
 WRG DESIGN INC.
 DATE: _____ A.D. 2005,
 AT _____ O'CLOCK _____ M.
 BOOK: _____
 PAGE: _____
 RECORDED IN YAVAPAI COUNTY, ARIZONA
 COUNTY RECORDER
 DEPUTY RECORDER

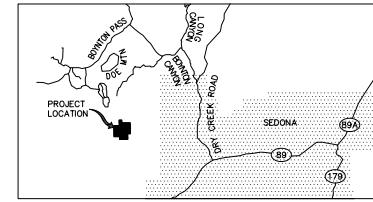
WATERCOURSES MAINTENANCE NOTE

UNLESS OTHERWISE SET FORTH IN THE DECLARATION, THE OWNER OF ANY LOT OR TRACT THAT INCLUDES A WATERCOURSE IS RESPONSIBLE FOR MAINTAINING THE NATURAL AND MANMADE CONDITION OF THE WATERCOURSE, AS IT EXISTED WHEN THIS PLAT WAS APPROVED. NATURAL OR MANMADE WATERCOURSES SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF PLAT APPROVAL UNLESS THE PROPOSED ACTION IS APPROVED BY THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT AND COMPLES WITH THE CORPS OF ENGINEERS OR OTHER FEDERAL, STATE OR LOCAL PERMITTING REQUIREMENTS. WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE APPROVAL OF THIS PLAT. SPECIFIC REQUIREMENTS FOR THE CONDUCT OF WORK IN CORPS OF ENGINEERS JURISDICTIONAL WASHES ARE MORE PARTICULARLY DESCRIBED IN THE PERMIT ISSUED BY THE CORPS OF ENGINEERS PURSUANT TO SECTION 404 OF THE FEDERAL CLEAN WATER ACT. PRIOR TO ANY WORK BEING CONDUCTED WITHIN THESE WATERCOURSES, THE OWNER SHALL VERIFY THAT SUCH MAINTENANCE ACTIVITY COMPLIES WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE CORPS OF ENGINEERS 404 PERMIT REQUIREMENTS.

CERTIFICATE OF ADEQUATE WATER SUPPLY

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY HAS BEEN RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PURSUANT TO A.R.S. 45-108) STATING THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.

BY: _____ DATE: _____, 20____
 DEVELOPMENT SERVICES DIRECTOR



ASSURANCE

SATISFACTORY ASSURANCE IN THE FORM OF _____ FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF (STREETS), (WATER), AND ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION. (ELECTRIC) (PHONE) UTILITY SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY COMPANY.

BY: _____ DATE: _____, 20____
 CHAIRMAN

ATTEST: _____
 CLERK OF THE BOARD

GENERAL NOTES

- RED ROCK AERIE, L.L.C. HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THIS PROHIBITION SHALL NOT APPLY TO THE CREATION OF EASEMENTS, OR RIGHT-OF-WAY, NOR TO THE CONVEYANCES OF MINOR PORTIONS OF A LOT TO THE OWNER OF A CONTIGUOUS LOT FOR ATTACHMENT TO THAT LOT. IN NO CASE SHALL ANY LOT BE SO DIVIDED AS TO CREATE A LOT OF LESSER SIZE THAN THAT ALLOWED WITHIN THE ZONING DISTRICT IN FORCE OVER THIS PLAT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER UTILITY EASEMENTS EXCEPT: UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE OF FENCING, ASPHALT PAVING, GRAVEL, CONCRETE, OR OTHER DRIVEWAY MATERIALS OR SUITABLE LANDSCAPING. IT SHALL BE FURTHER UNDERSTOOD THAT THE UTILITY PROVIDERS SHALL NOT BE REQUIRED TO REPLACE OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF UTILITIES.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP. TAG OR OTHER APPROVED MONUMENT BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AFTER THE COMPLETION OF CONSTRUCTION.
- THE FOUND MONUMENTS USED AS THE BASIS OF BEARINGS FOR THIS PLAT WERE LOCATED BY A FIELD SURVEY COMPLETED ON NOVEMBER 13, 2003.
- ZONING SETBACKS ARE NOT TO BE CONSTRUED AS THE STRUCTURAL BUILDING ENVELOPES. SPECIFIC BUILDING ENVELOPES FOR EACH LOT WILL BE DESIGNATED BY RED ROCK AERIE, L.L.C..
- EACH OF THE LOTS SHOWN HEREON ARE SUBJECT TO COMPLIANCE WITH: THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE AERIE (DOCUMENT NO. _____) AT BOOK _____ OF OFFICIAL RECORDS PAGE _____ OF THE YAVAPAI COUNTY RECORDS; THE ZONING SETBACKS SHOWN HEREON, AND ALL APPLICABLE CODES, REGULATIONS, AND CONDITIONS OF APPROVAL BY YAVAPAI COUNTY.
- NATURAL GROUND CONDITIONS MAY CONVEY FLOODS THROUGH INDIVIDUAL LOTS. CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT FOR ADDITIONAL DIRECTION.

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF 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.

BY: _____ DATE: _____, 2005
 COUNTY ENGINEER

BY: _____ DATE: _____, 2005
 DEVELOPMENT SERVICES DIRECTOR

BY: _____ DATE: _____, 2005
 ENVIRONMENTAL UNIT MANAGER

BY: _____ DATE: _____, 2005
 FLOOD CONTROL DISTRICT

I, _____ CLERK OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, HEREBY CERTIFY THAT SAID BOARD APPROVED THE WITHIN PLAT ON THE _____ DAY OF _____ 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.

BY: _____ DATE: _____, 2005
 CLERK OF THE BOARD

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES (PROPERTY) DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.

REGISTERED LAND SURVEYOR _____ DATE _____











DESIGN INC.
 8877 N. 90th Street Suite 4000 Scottsdale, AZ 85258
 Tel. 480.777.0000 Fax. 480.777.9999
 YAVAPAI • MARICOPA • LIMA COUNTY • ARIZONA

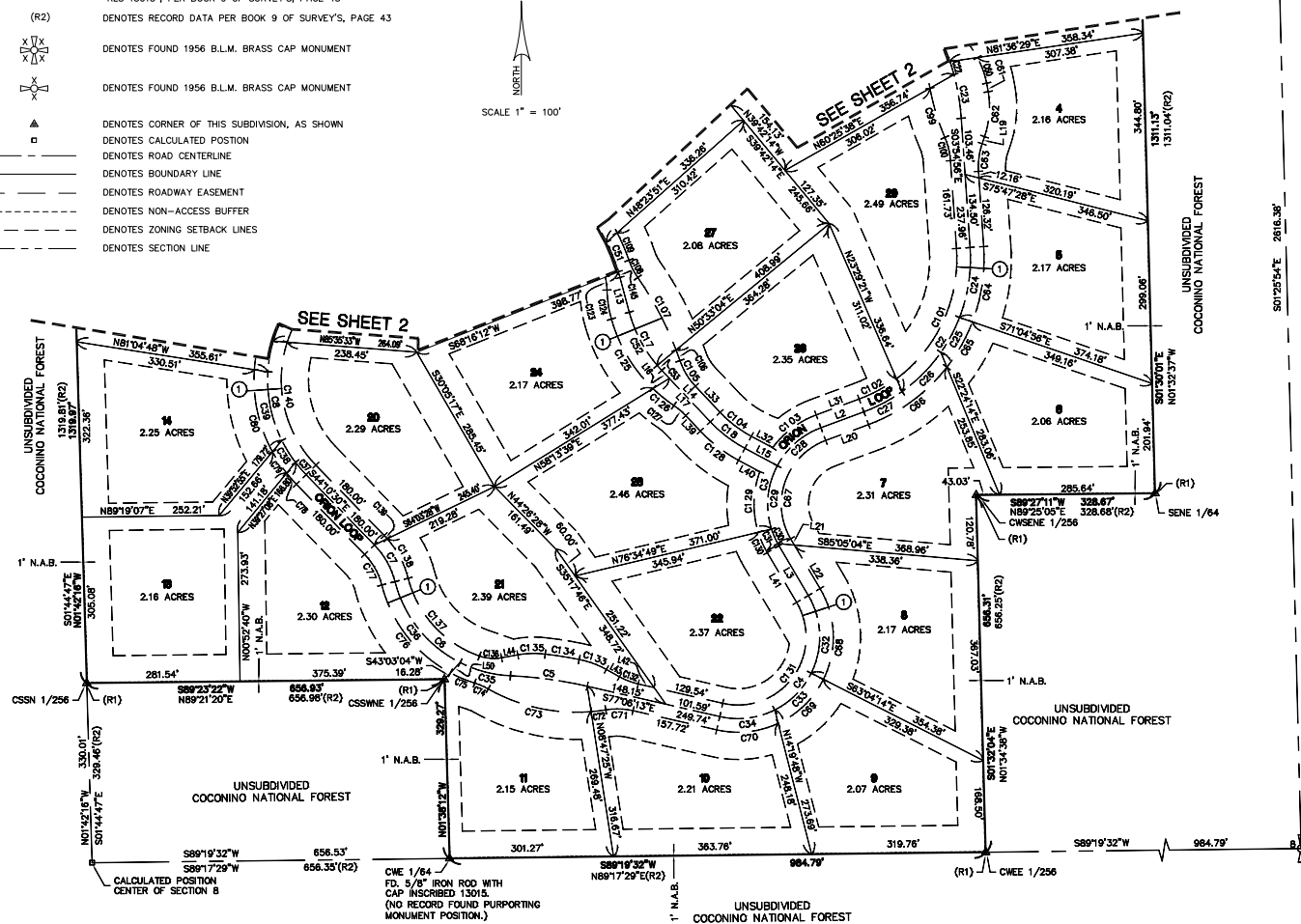
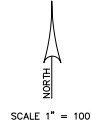
FINAL PLAT FOR "AERIE II"
 HOMESTEAD ENTRY PATENT NO. 1111743, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA



DATE	11/09/05
DRAWN	1 DWG
DESIGNED	1 DWG
CHECKED	1 RAB
PROJECT #	1111743000
SHEET TITLE	COVER SHEET
SHEET NUMBER	1 OF 4

THE RETREAT AT THE AERIE FINAL PLAT

- LEGEND**
- FD. DENOTES FOUND
 - RLS DENOTES REGISTERED LAND SURVEYOR
 - B.L.M. DENOTES BUREAU OF LAND MANAGEMENT
 - 1' N.A.B. DENOTES UNITED STATES FOREST SERVICE NON-ACCESS BUFFER
 - (R1) DENOTES FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "RLS 13015", PER BOOK 9 OF SURVEYS, PAGE 43
 - (R2) DENOTES RECORD DATA PER BOOK 9 OF SURVEYS, PAGE 43
 -  DENOTES FOUND 1956 B.L.M. BRASS CAP MONUMENT
 -  DENOTES FOUND 1956 B.L.M. BRASS CAP MONUMENT
 -  DENOTES CORNER OF THIS SUBDIVISION, AS SHOWN
 -  DENOTES CALCULATED POSITION
 -  DENOTES ROAD CENTERLINE
 -  DENOTES BOUNDARY LINE
 -  DENOTES ROADWAY EASEMENT
 -  DENOTES NON-ACCESS BUFFER
 -  DENOTES ZONING SETBACK LINES
 -  DENOTES SECTION LINE



W R G

D E S I G N I N G

0477 N. 10th Street, Suite 4000, Scottsdale, AZ 85260
Tel. 480.377.2000 Fax. 480.377.2009
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

**FINAL PLAT FOR
"AERIE II"**

HOMESTEAD ENTRY, PATENT NO. 1111743, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YAVAPAI COUNTY, ARIZONA



DATE	10/10/05
DRAWN	BOB
DESIGNED	BOB
CHECKED	RAM
PROJECT #	COMMISSION
SHEET TITLE	FINAL PLAT
SHEET NUMBER	3 OF 4

THE RETREAT AT THE AERIE FINAL PLAT

ORION LOOP

LINE	LENGTH	BEARING
L1	84.26'	S66°20'16"E
L2	83.99'	N69°40'37"E
L3	106.15'	S30°32'41"E
L4	57.50'	N23°42'21"E
L5	56.40'	S03°19'11"E
L6	52.44'	S75°20'09"W
L7	82.51'	N42°32'07"E
L8	68.11'	S53°57'48"W
L9	33.98'	N42°32'07"E
L10	48.53'	N42°32'07"E
L11	58.29'	S53°57'48"W

CURVE	LENGTH	RADIUS	DELTA
C1	457.58'	420.00'	62°25'20"
C9	101.11'	420.00'	13°47'36"
C20	112.49'	420.00'	15°20'47"
C21	137.56'	420.00'	18°45'56"
C22	25.01'	420.00'	3°24'43"
C23	81.40'	420.00'	11°06'18"
C2	385.33'	300.00'	73°35'33"
C24	131.01'	300.00'	26°01'14"
C25	72.96'	300.00'	13°56'05"
C26	101.64'	300.00'	19°24'44"
C27	79.72'	300.00'	15°13'29"
C3	262.38'	150.00'	100°31'7"
C28	108.59'	150.00'	41°28'43"
C29	120.52'	150.00'	45°35'30"
C30	29.04'	150.00'	11°05'28"
C31	4.52'	150.00'	1°43'36"
C4	349.35'	150.00'	133°26'28"
C32	148.79'	150.00'	66°07'6"
C33	96.81'	150.00'	36°58'37"
C34	103.75'	150.00'	39°37'45"
C5	142.52'	800.00'	10°12'27"
C6	292.95'	230.00'	72°58'37"
C35	86.21'	230.00'	23°58'18"
C36	196.72'	230.00'	49°00'18"
C7	78.12'	150.00'	29°50'28"
C8	296.19'	250.00'	67°52'51"
C37	30.63'	250.00'	6°52'57"
C38	47.36'	250.00'	10°51'15"
C39	130.23'	250.00'	29°50'45"
C40	87.46'	250.00'	13°10'07"
C41	31.11'	250.00'	7°07'47"
C9	94.34'	200.00'	27°01'32"
C42	30.20'	200.00'	8°39'09"
C43	64.13'	200.00'	18°22'23"
C10	274.56'	200.00'	78°39'20"
C44	40.71'	200.00'	11°39'45"
C45	151.18'	200.00'	43°18'38"
C46	82.67'	200.00'	23°40'57"
C11	114.50'	200.00'	32°48'02"
C12	79.78'	400.00'	11°25'41"
C13	286.53'	275.00'	59°41'56"
C47	83.50'	275.00'	17°23'52"
C48	87.83'	275.00'	18°17'56"
C49	115.20'	275.00'	24°00'09"

CAPELLA DRIVE

LINE	LENGTH	BEARING
L12	72.72'	N47°27'53"W
L13	65.98'	S14°48'28"E
L14	129.71'	S43°20'35"E
L15	67.53'	S61°48'06"E
L16	32.61'	S42°47'43"E
L17	109.59'	S43°20'35"E

CURVE	LENGTH	RADIUS	DELTA
C14	148.13'	300.00'	28°17'23"
C15	117.85'	300.00'	22°20'28"
C16	163.15'	350.00'	26°42'30"
C50	93.62'	350.00'	15°19'34"
C51	88.59'	350.00'	9°35'31"
C45	10.94'	350.00'	1°47'24"
C17	123.78'	250.00'	28°22'07"
C52	111.30'	250.00'	25°30'26"
C53	12.49'	250.00'	2°51'42"
C18	80.54'	250.00'	18°27'32"

LOT	CURVE	LENGTH	RADIUS	DELTA
1	C54	100.63'	300.00'	19°13'06"
1	C55	106.55'	445.00'	13°43'06"
2	C56	120.40'	445.00'	15°30'08"
3	C57	60.84'	445.00'	7°49'59"
3	C58	41.46'	130.00'	19°19'28"
3	C59	57.40'	170.00'	19°20'41"
4	C60	50.13'	170.00'	16°53'40"
4	C61	15.97'	475.00'	1°56'36"
4	C62	83.68'	170.00'	28°12'09"
4	C63	51.56'	130.00'	22°43'30"
5	C64	140.97'	325.00'	24°51'08"
6	C65	95.72'	325.00'	16°52'31"
7	C66	180.75'	325.00'	31°51'53"
7	C67	218.85'	125.00'	100°13'17"
8	C68	173.87'	175.00'	56°55'34"
9	C69	118.14'	175.00'	38°40'48"
10	C70	115.58'	175.00'	37°30'06"
10	C71	50.43'	130.00'	27°13'53"
10	C72	27.02'	330.00'	4°41'30"
11	C73	196.41'	330.00'	34°06'04"
11	C74	27.24'	130.00'	12°00'19"
11	C75	48.28'	255.00'	10°50'54"
12	C76	210.78'	255.00'	47°21'35"
12	C77	65.10'	125.00'	29°50'28"
12	C78	27.16'	275.00'	5°39'31"
13	C79	47.10'	275.00'	9°48'47"
14	C80	156.53'	275.00'	32°36'49"
15	C81	95.01'	275.00'	19°47'45"
15	C82	31.81'	175.00'	10°24'59"
16	C83	50.73'	175.00'	16°36'33"
16	C84	63.44'	225.00'	16°09'20"
17	C85	160.67'	225.00'	40°54'50"
18	C86	84.77'	225.00'	21°35'10"
18	C87	100.18'	175.00'	32°48'02"
18	C88	84.77'	425.00'	11°25'41"
32	C89	33.90'	130.00'	14°56'7"
32	C90	98.88'	170.00'	33°19'32"
32	C91	36.76'	130.00'	16°12'07"
32	C92	79.67'	300.00'	15°12'54"
33	C93	70.80'	300.00'	13°32'11"
31	C94	184.57'	250.00'	42°18'05"
31	C95	87.20'	395.00'	12°38'57"
30	C96	150.07'	395.00'	21°46'08"
30	C97	67.73'	130.00'	29°51'02"
30	C98	61.41'	420.00'	8°27'40"
29	C99	94.53'	420.00'	12°53'44"
29	C100	44.08'	130.00'	19°25'37"
29	C101	274.79'	275.00'	57°10'09"
28	C102	78.22'	175.00'	16°02'33"
28	C103	101.60'	175.00'	33°15'58"
28	C104	72.49'	225.00'	18°27'32"
28	C105	55.30'	130.00'	24°22'25"

LOT	CURVE	LENGTH	RADIUS	DELTA
28	C106	21.00'	620.00'	1°56'25"
27	C107	150.80'	620.00'	13°56'08"
27	C108	35.89'	130.00'	15°49'00"
27	C109	54.76'	375.00'	8°22'00"
26	C110	93.51'	375.00'	14°17'15"
26	C111	108.03'	275.00'	22°30'28"
26	C112	160.47'	325.00'	28°17'23"
26	C113	74.80'	375.00'	11°25'41"
26	C114	35.30'	130.00'	15°33'30"
31	C115	12.44'	130.00'	5°28'52"
31	C116	62.43'	170.00'	21°02'22"
31	C117	53.09'	170.00'	17°33'35"
31	C118	86.07'	130.00'	35°17'28"
25	C119	135.78'	275.00'	28°17'23"
25	C120	127.67'	325.00'	22°30'28"
25	C121	128.00'	325.00'	22°33'57"
25	C122	15.57'	130.00'	6°51'50"
24	C123	24.16'	130.00'	19°38'52"
24	C124	54.25'	220.00'	14°07'41"
24	C125	150.36'	285.00'	30°13'40"
23	C126	49.67'	285.00'	9°59'07"
23	C127	28.60'	130.00'	12°36'12"
23	C128	88.60'	275.00'	18°27'32"
23	C129	113.50'	175.00'	37°05'44"
22	C130	41.03'	175.00'	13°26'02"
22	C131	291.12'	125.00'	133°26'28"
21	C132	36.87'	130.00'	16°14'56"
21	C133	53.32'	170.00'	17°58'16"
21	C134	63.34'	847.61'	4°16'54"
21	C135	50.55'	170.00'	17°02'08"
21	C136	41.07'	80.00'	29°24'40"
21	C137	201.79'	205.00'	56°23'52"
21	C138	82.97'	175.00'	27°09'51"
20	C139	8.18'	175.00'	2°40'36"
20	C140	243.98'	225.00'	62°07'40"
19	C141	22.59'	225.00'	5°45'11"
19	C142	106.13'	225.00'	27°01'32"
19	C143	240.24'	175.00'	78°39'20"
25	C144	128.81'	225.00'	32°48'02"

LOT	LINE	LENGTH	BEARING
1	L18	84.26'	S66°20'16"E
4	L19	13.77'	S18°48'34"W
7	L20	83.99'	S69°40'37"W
7	L21	13.24'	S30°32'41"E
8	L22	92.91'	S30°32'41"E
15	L23	57.50'	N23°42'21"E
16	L24	56.40'	N03°19'11"W
18	L25	52.44'	N75°20'09"E
18	L26	82.51'	N42°32'07"E
18	L27	52.81'	N53°57'48"E
32	L28	26.69'	N53°57'48"E
32	L29	18.84'	N39°01'21"E
31	L30	84.26'	S66°20'16"E
28	L31	83.99'	S69°40'37"W
28	L32	44.33'	S61°48'06"E
28	L33	66.24'	S43°20'35"E
26	L34	47.72'	N47°27'53"W
26	L35	23.53'	N42°32'07"E
26	L36	41.49'	S53°57'48"W
31	L37	47.81'	N53°57'48"E
25	L38	47.72'	N47°27'53"W
23	L39	39.16'	S43°20'35"E
23	L40	44.33'	S61°48'06"E
22	L41	106.15'	S30°32'41"E
21	L42	29.93'	S77°06'13"E
21	L43	27.56'	N60°51'17"W
21	L44	30.34'	N79°51'29"E
19	L45	57.50'	N23°42'21"E
19	L46	56.40'	S03°19'11"E
19	L47	3.42'	S75°20'09"W
25	L48	49.02'	S75°20'09"W
25	L49	8.98'	N42°32'07"E
LOT LINE	L50	25.95'	N43°03'04"E
EASEMENT	L51	62.58'	N89°42'25"E
NOT USED	L52	NOT USED	NOT USED
EASEMENT	L53	50.01'	S01°34'07"E
EASEMENT	L54	79.80'	S89°42'25"W
EASEMENT	L55	50.01'	S89°42'25"W
EASEMENT	L56	50.85'	S01°38'12"E

W R C
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 8077 N. 90th Street Suite 4000 Scottsdale, AZ 85258
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 10000th • 10000th • 10000th

FINAL PLAT FOR
"AERIE II"
 HOMESTEAD ENTRY PATENT NO. 1111743, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 YAVAPAI COUNTY, ARIZONA



DATE: 10/18/08
 DRAWN: LBW
 DESIGNED: I
 CHECKED: IRB
 PROJECT #: 100808080
 SHEET TITLE: **FINAL PLAT**
 SHEET NUMBER: **4 OF 4**