

SHEET INDEX

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 V2 OF V2 FINAL PLAT

# BOWERS FINAL PLAT

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER 401-38-012 CONTAINING 2.68 ACRES ± ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

**DECLARATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

741 FOREST ROAD, LLC, A LIMITED LIABILITY CORPORATION ("TRUSTEE"), HAS SUBDIVIDED UNDER THE NAME OF "BOWERS SUBDIVISION", A PORTION OF THE NW¼ OF THE SE¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "BOWERS SUBDIVISION" ("THE PLAT"). "TRUSTEE" HEREBY DECLARES THAT "THE PLAT" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN HEREON.

"TRUSTEE" HEREBY DECLARES THAT THE EASEMENTS SHOWN UPON THIS PLAT SHALL BE ESTABLISHED AND RESERVED IN ACCORDANCE WITH THE NOTATION ON SAID PLAT AND SHALL PROVIDE TO THE PUBLIC THE USE THEREOF FOREVER FOR INGRESS, EGRESS PURPOSES AND FOR INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE, CABLE SERVICES, WATERCOURSES AND/OR DRAINAGE FACILITIES.

FURTHER THE "TRUSTEE" HEREBY GRANTS TO THE CITY OF SEDONA, A MUNICIPAL CORPORATION, LICENSE TO ACCESS UPON THE ESTABLISHED EASEMENTS AS DESCRIBED HEREON, FOR THE PURPOSE OF PERIODIC INSPECTION AND MAINTENANCE OF THE WATERCOURSES AND/OR DRAINAGE FACILITIES. THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF:

"TRUSTEE" HAS CAUSED THIS PLAT TO BE DULY EXECUTED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

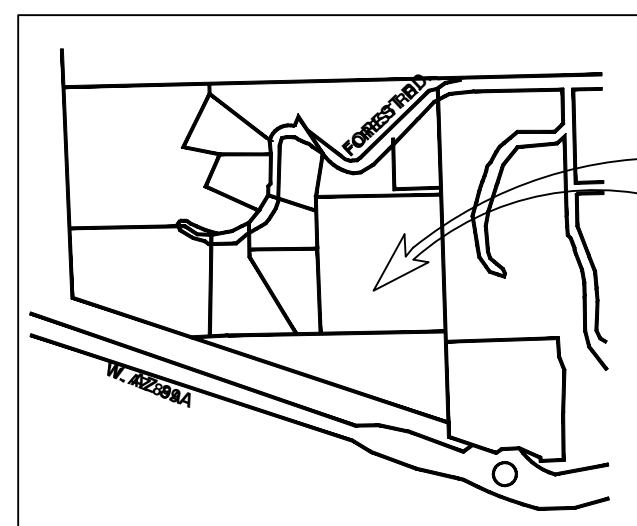
BY: \_\_\_\_\_  
 TRUST OFFICER

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF COCONINO )

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

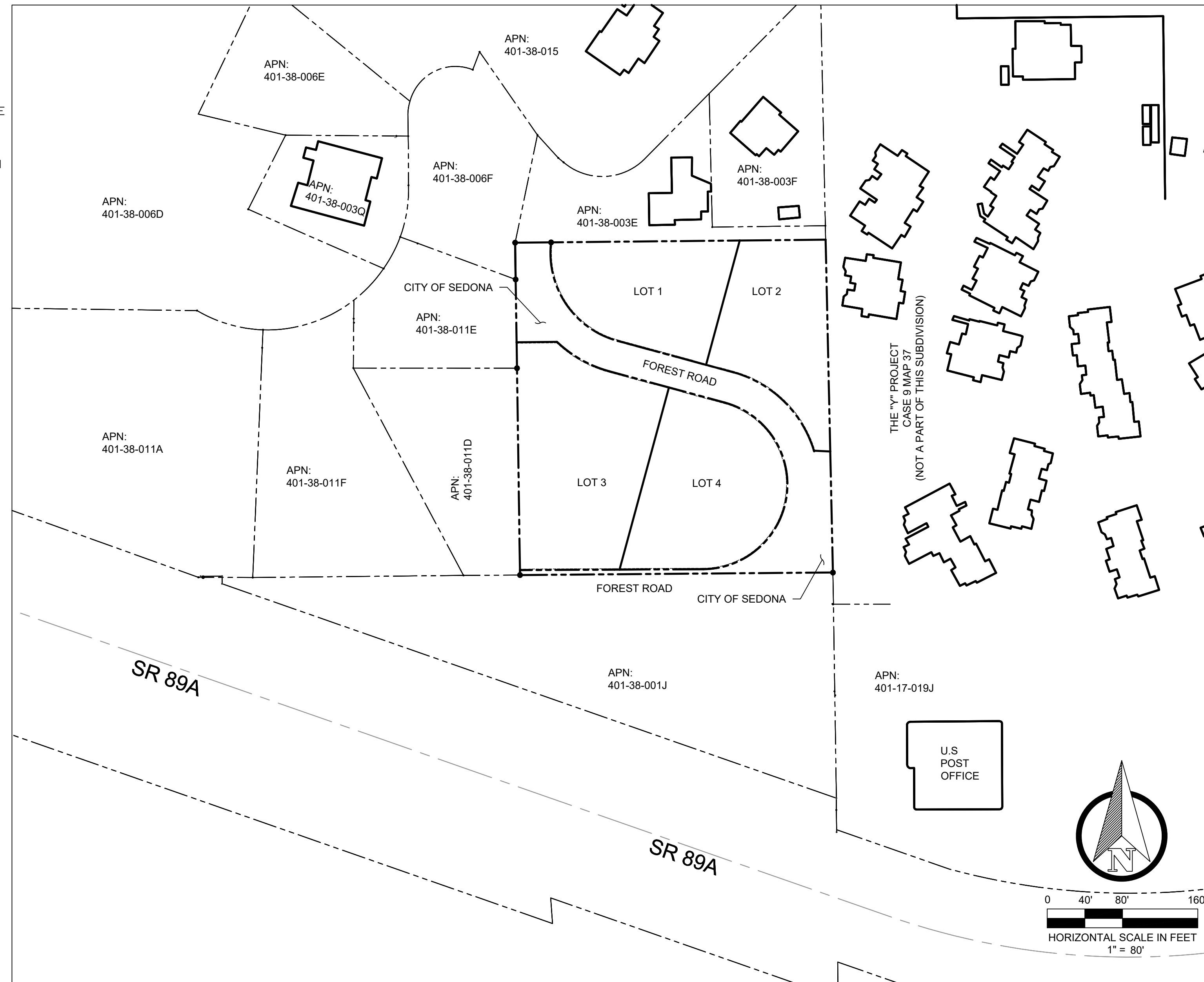
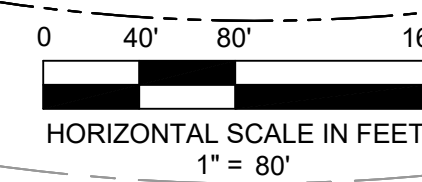
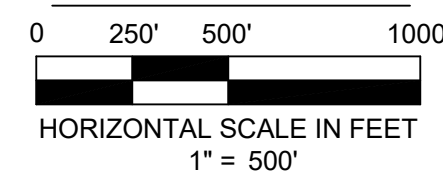
BY: \_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



**PROJECT LOCATION**

**VICINITY MAP**



**CERTIFICATE OF APPROVALS**

SEDONA COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SEDONA FIRE DISTRICT

FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

SEDONA PUBLIC WORKS DEPARTMENT

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SEDONA CITY COUNCIL

MAYOR OF SEDONA \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES**

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER ANY UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE DRAINAGE EASEMENT EXCEPT STONE, GRAVEL, PAVEMENT, HORIZONTAL IMPROVEMENTS OR OTHER DRAINAGE CHANNEL MATERIALS OR SUITABLE LANDSCAPING THAT DOES NOT INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER SLOPE UTILITY EASEMENT EXCEPT FOR THOSE NECESSARY FOR SLOPE STABILIZATION OR DRAINAGE PURPOSES.
- FRONT PROPERTY LINES FOR LOTS 1 & 2 ARE THE BACK OF THE CURB AND FOR LOTS 3 AND 4 IS THE RIGHT OF WAY.
- ALL FRONT BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT OF WAY.
- LOT CORNERS WITHIN THE SUBDIVISION SHALL BE SET WITHIN 90 DAYS OF THE APPROVAL AND RECORDATION OF THE FINAL PLAT AND WILL BE MONUMENTED IN ACCORDANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS BY THE REGISTERED LAND SURVEYOR OF RECORD. THE MONUMENTS SHALL BE 1/2" REBARS SET WITH PLASTIC CAPS INSCRIBED WITH "LS #29263" AT EACH NEW LOT CORNER OR MISSING CORNER.
- THE FOUND MONUMENTS SHOWN HEREON ARE FROM THE NOTES OF THE ACTUAL FIELD SURVEY CONDUCTED BY TIM HAMMES RLS #29263 ON \_\_\_\_\_
- ALL RECORDED EASEMENTS ARE SHOWN AS PART OF THESE DOCUMENTS.
- THE WORD "CERTIFICATION", AS SHOWN HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DEPICTED ON THIS PLAT AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THE LAND BEING SUBDIVIDED HEREON IS NOT WITHIN A SFHA (SPECIAL FLOOD HAZARD AREA.)

**UTILITY COMPANIES**

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY  
 P.O. BOX 53920, STE. 9996  
 PHOENIX, ARIZONA 85072-3920

WATER: ARIZONA WATER COMPANY  
 3805 N. BLACK CANYON HIGHWAY  
 PHOENIX, AZ 8505-5351

SEWER: CITY OF SEDONA  
 PUBLIC WORKS DEPARTMENT  
 102 ROADRUNNER DRIVE  
 SEDONA, AZ 86336

CABLE/PHONE: CENTURYLINK  
 CENTURYLINK ENGINEERING  
 500 S. CALVARY WAY  
 COTTONWOOD, AZ 86326

OPTIMUM INTERNET SERVICE.  
 2370 W SR 89A SEDONA

GAS: UNISOURCE ENERGY SERVICES  
 UNS GAS, INC.  
 P.O. BOX 80078  
 PRESCOTT, AZ 86304-8078

SOLID WASTE COLLECTION: PATRIOT DISPOSAL  
 211 SMITH ROAD  
 SEDONA, AZ 86336

**DEVELOPER CONTACT INFORMATION**

741 FOREST ROAD, LLC  
 PO Box 3068,  
 Sedona, AZ - 86336

**PARCEL ZONING RS-18**

SINGLE FAMILY RESIDENCE  
 MIN LOT SIZE = 18,000 SQ. FT.

LOT	GROSS	
	SFT	ACRE
1	19245	0.44
2	19257	0.44
3	30084	0.69
4	24563	0.56

**LAND SURVEYOR CERTIFICATION**

THIS FINAL PLAT AND SURVEY ON WHICH IT IS BASED WHERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PUBLIC RECORD ON THIS \_\_\_\_\_ DATE.

\_\_\_\_\_  
 TIMOTHY L. HAMMES  
 R.L.S. 29263

**BASIS OF BEARINGS**

SECTION 7 EAST/WEST MID-SECTION-LINE  
 S 89° 21' 42" W (MEASURED)  
 S 89° 16' 33" W (RECORD- CASE 3, MAP 82)

FINAL PLAT COVER SHEET

SHEET TITLE:  
 PROJECT TITLE:

**BOWERS SUBDIVISION PZ21-00020**

SEDONA, ARIZONA

DRAWN BY: SS

SCALE: NTS

DATE: 06/09/2025

PROJECT NO: 220219

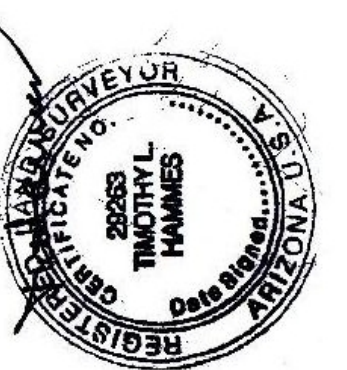
SHEET NO.

**V-1 OF 2**



HAMMES SURVEYING LLC  
 2100 VIA SILVERADO  
 CAMP VERDE, AZ 86322  
 (928) 282-5686 (928) 567-2833  
 EMAIL - T.HAM@HLVCL.COM

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# BOWERS SUBDIVISION

A SUBDIVISION OF PARCEL LOCATED WITHIN THE NW¼ OF THE SE¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITHIN THE CITY OF SEDONA, COCONINO COUNTY, ARIZONA ORIGINAL ASSESSORS PARCEL NUMBER 401-38-012 CONTAINING 2.68 ACRES ± ZONED SINGLE FAMILY RESIDENTIAL (RS-18)

## LEGEND

- PARCEL BOUNDARY \_\_\_\_\_  
 ADJACENT PROPERTY LINE \_\_\_\_\_  
 NON-VEHICULAR ACCESS EASEMENT LINES \_\_\_\_\_  
 ROAD CENTER LINE \_\_\_\_\_  
 RIGHT OF WAY \_\_\_\_\_  
 EASEMENT LINE AS SHOWN IN DRAWING \_\_\_\_\_  
 NVAE: NON-VEHICULAR ACCESS EASEMENT  
 • SET 1/2" REBAR, L.S. 29263  
 • MONUMENTS FOUND AS NOTED

LINE #	LENGTH	DIRECTION
L1	5.72	S0° 50' 23"E
L2	332.43	S89° 31' 57"W
L3	128.62	N1° 15' 09"W
L4	17.13	N89° 52' 22"W
L5	30.00	S74° 50' 07"E
L6	97.43	N74° 50' 07"W
L7	38.21	N89° 26' 40"E
L8	39.08	N0° 47' 09"W
L9	66.64	N0° 52' 16"W
L10	42.93	N89° 31' 16"E
L11	65.63	S74° 50' 07"E
L12	61.57	S74° 50' 07"E
L13	88.92	S89° 43' 33"W
L14	5.50	N89° 43' 33"E
L15	99.91	N89° 43' 33"E

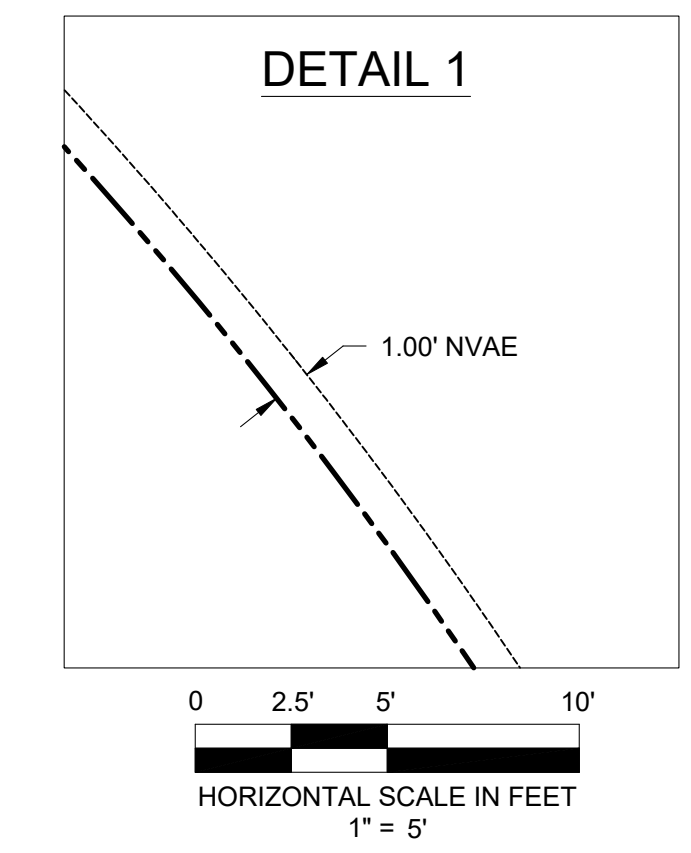
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	125.48	123.50	58°12'50"	N45° 37' 24"W	120.15
C2	137.54	96.50	81°39'56"	S34° 00' 09"E	126.19
C3	63.77	130.00	28°06'16"	S60° 46' 59"E	63.13
C4	258.30	90.00	164°26'30"	N7° 23' 09"E	178.34

LINE #	LENGTH	DIRECTION
L16	25.00	S15° 09' 53"W
L17	30.00	S74° 50' 07"E
L18	25.00	N15° 14' 02"E
L19	25.00	S15° 09' 53"W
L20	30.00	S74° 50' 07"E
L21	25.00	N15° 09' 53"E

LINE #	LENGTH	DIRECTION
L22	150.75	S76° 18' 44"E
L23	30.45	S60° 14' 25"E
L24	15.51	S35° 04' 43"W
L25	127.21	N74° 50' 07"W

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C5	103.22	70.00	84°29'15"	S34° 04' 06"E	94.12
C6	48.66	140.00	19°54'49"	N64° 52' 42"W	48.41
C7	116.17	80.00	83°12'01"	N33° 14' 07"W	106.23

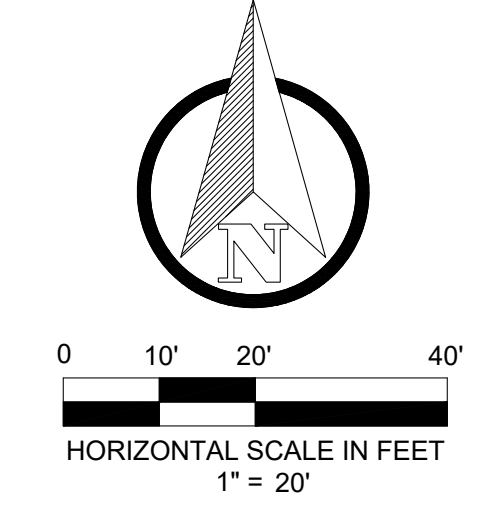
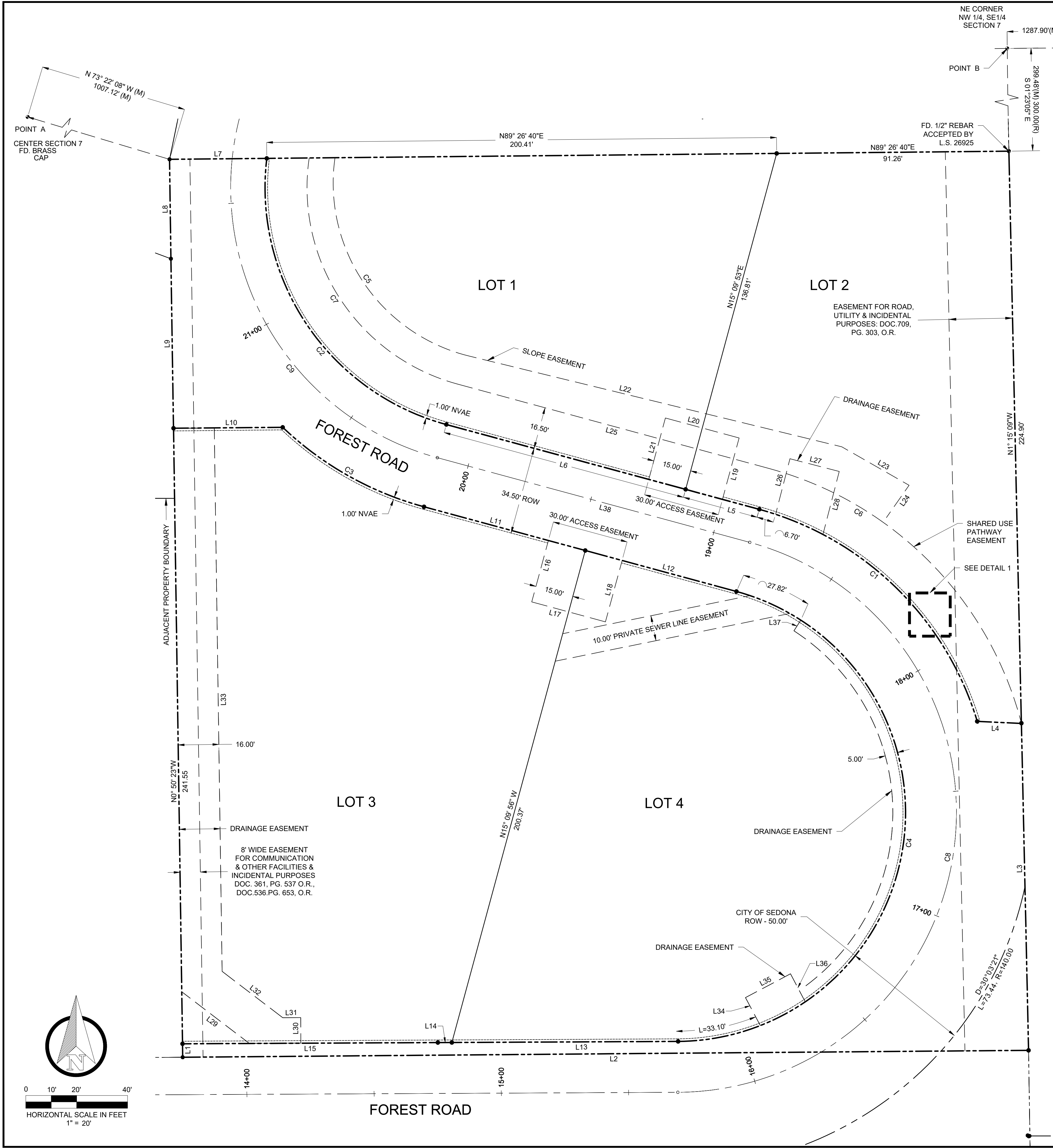
LINE #	LENGTH	DIRECTION
L26	22.55	S14° 28' 32"W
L27	20.00	S75° 31' 28"E
L28	25.57	S14° 28' 32"W
L29	33.40	N52° 36' 47"W
L30	10.00	S0° 16' 27"E
L31	7.07	N89° 44' 17"E
L32	29.99	S52° 36' 47"E
L33	213.49	S0° 49' 36"E
L34	12.45	N27° 55' 19"W
L35	20.00	N62° 10' 22"E
L36	12.45	S27° 43' 57"E
L37	5.00	N32° 52' 21"E



LINE #	LENGTH	DIRECTION
L38	127.21	N74° 50' 07"W

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C8	315.93	110.00	164°33'40"	N7° 26' 43"E	218.01
C9	277.36	110.00	144°28'15"	N2° 35' 59"W	209.51

THIS PORTION OF FOREST ROAD WAS IMPROVED BY THE CITY OF SEDONA, ARIZONA. CENTER LINE INFORMATION IS FROM THE DESIGN PLANS PREPARED BY KIMLEY HORN & ASSOCIATES, INC. PROJECT CODE 191502008, DATED 01/03/2022 BY ANDREW C. BAIRD R.P.E. 48841 CIVIL. THE CITY OF SEDONA, ARIZONA DID NOT MONUMENT SAID CENTER LINE.



FINAL PLAT

# BOWERS SUBDIVISION PZ21-00020

SEDONA, ARIZONA

SHEET TITLE: FINAL PLAT  
 PROJECT TITLE: BOWERS SUBDIVISION PZ21-00020

DRAWN BY: SS  
 SCALE: 1" = 20'  
 DATE: 06/11/2025  
 PROJECT NO: 220219  
 SHEET NO.

V-2 OF 2

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