



September 10, 2021

Re: Final Plat Approval for Estates Units 1 and 2, 166 lots
Request for Increase in Allowable Groundwater Allocation

The City of Prescott requests the Arizona Department of Water Resources to increase the City's allowable groundwater allocation based upon the recording of the final plat for Estates Unit 1 at Prescott Lakes, recorded March 8, 1999, for 166 lots.

As specified in Condition 8 of Decision and Order of the Director, No. 86-401501.0001, the City submits the following information for the Department's review with regard to the above referenced subdivision:

Submittals Required as per Condition 8 of Decision and Order No. 86-401501.0001	Attachments
1. A request to increase the groundwater allocation.	This letter serves as the request.
2. Reference to the subdivision in Exhibit B of the D&O for this request.	Attachment 1
3. A copy of the Preliminary Plat, Estates Unit 2, dated 4/3/1998	Attachment 2
4. City Council Agenda Memo, dated 4/29/1998, seeks approval of the PP of Estates Unit 2, for 191 single family lots and 48 condos on 106 acres. CC Study Session Agenda, dated May 19, 1998, includes Item F, Discussion of PP for The Estates Unit 2.	Attachment 3
5. City Council Planning & Zoning Memo, dated 2/2/1999, seeks approval of the Final Plat for The Estates Unit 1. This FP includes Estates Unit 2, for 167 single family lots on 187 acres. (Final Plat total number of lots is 166. Lot 167 was eliminated by Amendment to CC&Rs on 5/9/2001, Attachment 7)	Attachment 4
5. Final Plat of The Estates Unit 1 at Prescott Lakes, recorded 3/8/1999.	Attachment 5
7. a) A calculation of projected groundwater use for the Final Plat b) Include landscaping plans for Open Space c) CC&Rs related to water use, and d) Any commercial properties included within the Subdivision.	a) Attachment 6 b) Attachment 7 c) Attachment 7 d) N/A

Attachment B: Subdivisions Eligible to Receive the Groundwater Allowance

Subdivision Name	Number of Lots on Preliminary Plat	Number of Lots on Final Plats Submitted to ADWR	Remaining Lots that Can Receive Groundwater Allowance Increase
Cliff Rose, Unit 3	21	0	21
Dells at Prescott Lakes	167	101	66
Lakeside@ Prescott Lakes	240	35	205
Mason Ridge	14	0	14
Peaks Unit I @ Prescott Lakes	665	0	665
Peaks Unit II @ Prescott Lakes	150	124	26
Prescott Lakes: Estates Unit 2 *	239	163	76
Prescott Lakes: Estates Unit 3	12	0	12
Prescott Lakes: Pines	231	216	15
Prescott Lakes: Pinnacle Unit 1	62	0	62
Prescott Lakes: Pinnacle Unit 2	340	0	340
Summit Unit 2	227	133	94
The Club at Forest Trails	49	0	49
Yavapai Hills	1,632	239	1,393
Yavapai Hills in Prescott Valley	489	0	489
Total	4,538	1,011	3,527

* Estates Unit 2 was included in F.P. Estates Unit 1,
recorded 3/8/1999

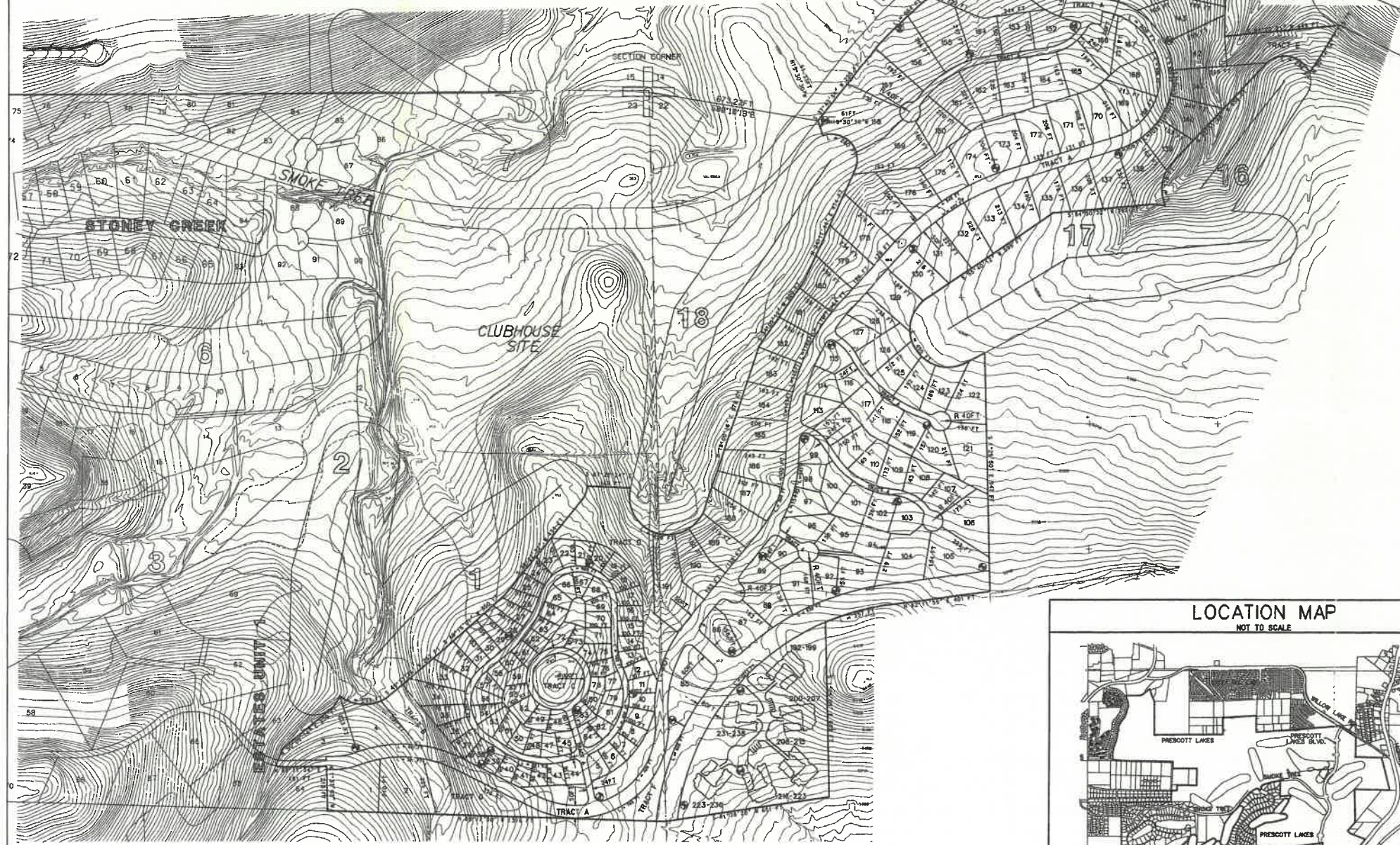
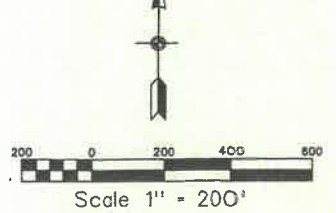
KS
10.11.2021

PP for Estates-Unit 2

AT PRESCOTT LAKES

A PORTION OF SECTION 22,23,14 TOWNSHIP 14 NORTH
RANGE TWO WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
YAVAPAI COUNTY, ARIZONA

OPEN SPACE
INCLUDES TRACTS "B","C","D","E","F" & "G"



UNSUBDIVIDED

SITE DATA

NET SITE AREA - 108 ACRES
TOTAL LOTS PROPOSED - 191
TOTAL CONDOMINIUMS - 48
TOTAL OPEN SPACE - 8.0 ACRES
MINIMUM LOT SIZE - 3,854 S.F.
MAXIMUM LOT SIZE - 52,243 S.F.
AVERAGE LOT SIZE - 15,692 S.F.
TOTAL ROAD AREA - 14.7 ACRES

TAX ASSESSOR PARCEL NUMBER(S): ZONING

105-03-005A: RA-35 P.A.D.
105-04-000D: RA-35 P.A.D.
105-04-001F: RA-35 P.A.D.
105-04-007F: RA-9 P.A.D.
105-04-008E: RA-9 P.A.D.
106-18-002: RA12 P.A.D.
106-18-063A: RA35 P.A.D.
106-18-063C: RA35 P.A.D.

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: CITIZENS PUBLIC UTILITY
TELEPHONE: U.S. WEST
WATER: CITY OF PRESCOTT
SEWER: CITY OF PRESCOTT

BENCHMARK

ALUMINUM CAP ON SOUTH SIDE OF WILLOW CREEK ROAD, 47' SOUTHEAST CENTERLINE OF WILLOW CREEK ROAD, 45' SOUTH OF CENTERLINE OF WILLOW LAKE ROAD, NORTH OF ADOT HIGHWAY MARKER 0+50+71.0-063

SUBDIVIDERS

M3 COMPANIES
917 E. GURLEY ST.
SUITE 1-E
PRESCOTT, AZ 86301
(520) 771-0411



ENGINEERS

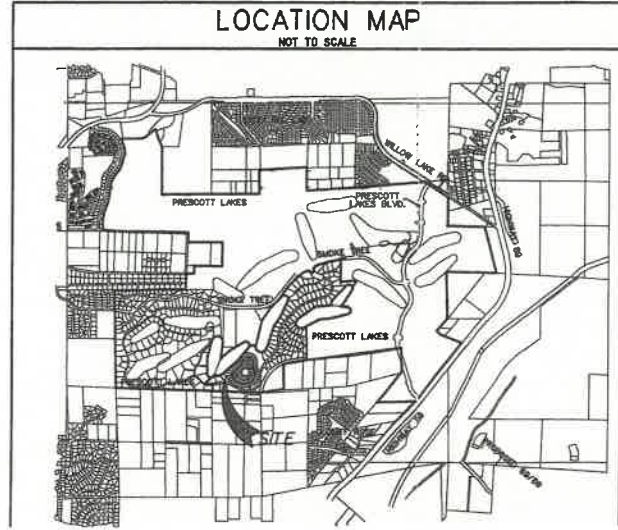
LYON ENGINEERING & DEVELOPMENT INC.
121 W. NAVAJO DRIVE
SUITE C
PRESCOTT, AZ 86301
(520) 776-1750



DEAN A. LYON, R.L.S.

LANDOWNERS

ARILLO et al
MICHAEL FANN
D'ANDREA et al
SMITH
VAZIRI
PRESCOTT LAKE DEVELOPMENT L.L.C.
REPRESENTED BY:
M3 COMPANIES/AGENT
917 E. GURLEY ST.
SUITE 1-E
PRESCOTT, AZ 86301
(520) 777-0411



CITY OF PRESCOTT
Division of Fire Prevention
FIRE FLOW REQUIREMENTS
MINIMUM 1000 G.P.M.
FOR TWO HOUR DURATION IN
ADDITION TO DOMESTIC USE.

FIRE HYDRANT REQUIRED
THE NUMBER AND LOCATION OF FIRE HYDRANTS MUST BE APPROVED BY THE FIRE MARSHAL. FIRE HYDRANTS MUST BE INSTALLED PRIOR TO COMPLETION OF CONSTRUCTION AND MEET REQUIRED FIRE FLOW PERFORMANCE.
ARROW INDICATES DIRECTION OF 4 1/2" STEAMER. HYDRANTS TO BE NO FURTHER THAN 3 1/2 FEET FROM BACK OF CURB.

PRESCOTT FIRE DEPARTMENT
(Approved) *9.11.18 J. Allen*

5-94

85-191 107 LOTS

AGENDA ITEMS:

- A. Discussion of the rezoning and amendment to the Master Plan for property generally located on the south of Highway 69, east and west of Lee Boulevard.
- B. Discussion of the Development Agreements with Westcor, Inc., and Bullwhacker Associates.
- C. Discussion of an Amendment to the Assured Water Supply Designation Application.
- D. Discussion of the Preliminary Plat for The Pinnacle at Prescott Lakes, Unit III, located off Smoke Tree Lane, consisting of 196 single-family lots and 144 condominiums on 188± acres. (SP-9808)
- E. Discussion of the Preliminary Plat for The Pines at Prescott Lakes, Unit I and II, located off Willow Lake Road and Prescott Lakes Boulevard, consisting of 231 single family residential lots (PAD) on 54± acres. (SP-9809)
- F. Discussion of the Preliminary Plat for The Estates at Prescott Lakes, Unit II, located off Smoke Tree Lane, consisting of 191 single-family lots and 48 condominiums on 106± acres. (SP-9810)
- G. Report on Environmental Services Department staffing.
- H. Report on Palmer Hill
- I. Discussion of the Prescott East Area Plan (PEAP) recommended policies.

ADJOURNMENT

Staff
Summary
Report

Council
Agenda



PLANNING & ZONING COMMISSION

MEMORANDUM



TO: Mark Stevens, City Manager

FOR: The Honorable Mayor and City Council

FROM: Tom Guice, Community Development Director *TG*
Ramona Mattix, Assistant Community Development Director *RM*

REQUEST: Approval of a Preliminary Plat for THE ESTATES AT PRESCOTT LAKES

DATE: 04/29/98

FILE NO: SP-9810

APPLICANT M3 Builders LLC
917 E. Gurley St.
Prescott, AZ 86301

AGENT Jeff Davis, M3 Builders
917 E. Gurley St., Suite 1E
Prescott, AZ 86301

SUMMARY Request is for a recommendation on approval of a preliminary plat for THE ESTATES UNIT II at Prescott Lakes located at off Smoketree Rd. The plat proposes 191 single family lots and 48 condominiums on 106 acres.

PARCEL Portion of the NE Section 14 of Township 14 North, Range 2 West of Gila and Salt River Base, Yavapai County, Parcels 105-03-005A, ~~005-04-001D~~, 001J, 001F, 001E, 106-18-062, 063A, and 063C.

NUMBER OF LOTS 191 single-family lots
48 condominiums

PARCEL SIZE 239
106 acres

APPROVED

BY THE COUNCIL

City Clerk

Date

MDU
3/26/98

ZONING

Owner	Parcel #	Zoning
Aiello/Prescott Lakes LLC	106-18-062	RA12 PAD
Prescott Lakes Development LLC	105-04-001D	RA9 PAD
Michael Fann	105-03-005A, 04-001D	RA35PAD
G. Dana Tokoph	105-04-001J	RA35 PAD
Changiz & Nahid Vaziri	106-18-063C	RA35 PAD
James & Geraldine Smith	106-18-063A	RA35 PAD
Nicholas D'Andrea	105-04-001E	RA9 PAD

DENSITY ALLOWED 1.1, 3.3, and 4.4 units per acre (* units allowed under existing zoning)

DENSITY PROPOSED 2.2 units per acre

GENERAL PLAN DESIGNATION AND CONSISTENCY

The Prescott Lakes area is located in portions of an area designated as a transitional area in the 1997 General Plan. The Master Plan is generally consistent with various goals and objectives throughout the plan. The proposed plat is entirely consistent with the goals and objectives. These include:

Neighborhoods

- ☐ *Create and maintain a balanced community with a diversity of neighborhoods and residential types.*
- ☐ *Assure adequate access and circulation within neighborhoods and between neighborhoods.*
- ☐ *Protect hillsides, ridgelines and vistas from building encroachment.*
- ☐ *Maintain the integrity and character of existing neighborhoods.*

Transition Areas

- ☐ *Allow flexibility in setbacks, site coverage and height in return for acceptable design in development which furthers the identified character and land use plans for the area.*
- ☐ *Assure appropriate buffering and screening between dissimilar uses, particularly between residential and commercial areas*

EXISTING CONDITIONS

The 106 acre tract has varying terrain with some mature pine and juniper trees, and slopes between 5 and 15%. Fairways 1, 16, 17, and 18 would be within or adjacent to the plat. A drainageway runs between the condominium portion of the project and the single family home lots. Tract C is a

hilltop protected as open space surrounded by the condominium parcels. The site is vacant and lies south of Smoketree Lane with access from Smoketree.

DEVELOPMENT PLAN

The site has been designed as Planned Area Development subdivision. The 106 acres would be developed for PAD development under RA-9 and RA-35 zoning with open space constituting about 33 % of the site, which includes the golf greens. The golf areas within the plat are allowed to be counted as open space in a PAD, as long as the golf course is open to the public. Golf is 27.4 acres of the open space, with a further 8 acres designated open space in tracts B through G and are not part of the golf course. The minimum lot size is 4,026 square feet, maximum is 52,243 square feet, with an average lot size of 16,692 square feet.

STAFF ANALYSIS

The Community Development Department notes that the square footage of each lot, building envelopes and undisturbable areas must be shown on the final plat, and the trail system, if applicable, must be further defined. The plat is intended for the development of a custom home gated community associated with the golf course. There will be various residential types located within the plat. The plat meets PAD requirements. The master plan will show general areas to be set aside for the preservation of some of the over 1300 petroglyphs within the master plan area. The Preservation Specialist notes that there are documented cultural resources on this site, and the likelihood of human burials is moderate.

Comments received about the plat are as follows:

Fire Department

- Fire hydrants are to provide a minimum of 1,000 gpm and are to be located per the plan. The design engineer is responsible for flow testing of hydrants and must submit documentation before final approval.
- Submit, on approved F.D. forms, 2-3 times the number of street names to the Yavapai County Addressing Specialist who will forward his comments to the F.D. for our approval
- Install No Parking signs on one side of all 24' wide streets and on both sides of all 20' wide.

Public Works

- Drainage plan required
- Required to show FEMA Floodway on plat with W.S.E. on impacted lots
- Smoketree paving improvements are needed
- Add note for compliance with SS-2-96

- NPDES notation must be provided on the final plat.

No other departmental concerns were noted.

SOIL CONSERVATION SERVICE:

received.

No comment

YAVAPAI COUNTY FLOOD CONTROL DISTRICT:

FIRM panel #04009810E FEMA
Hazard Zone AE impacts tracts B&G

YAVAPAI COUNTY ENGINEERING:

No comment.

ARIZONA PUBLIC SERVICE:

No comment received.

CITIZENS UTILITIES:

No comment.

US WEST COMMUNICATIONS:

No comment received.

PARAGON CABLE:

No comment received.

PRESCOTT PUBLIC SCHOOLS:

No comment received.

YAVAPAI COUNTY ENVIRONMENTAL SERVICES:

No comment.

YAVAPAI COUNTY ASSESSORS OFFICE:

No Comment received

TRAFFIC AND ROADS

Primary access will be off Smoketree Lane, which is planned as a major connector. Secondary access is provided to the east and south to vacant land. The streets will be private and will be maintained by a sub association of the Prescott Lakes homeowners association. The entrance to the subdivision will contain a security gate. The Rosser connector is part of the roadway planned in this plat.

The Yavapai County Public Works Department is requiring submission of full construction plans for improvements to Willow Lake Road to include:

1. Westbound turn lane
2. Eastbound right turn deceleration lane
3. Drainage improvement plans
4. Prescott Lakes Blvd to include right turn out and left turn out
5. Signalization plans
6. Engineers cost estimate
7. Soils report

AREA MEETINGS

An area meeting was held on this project on April 23 with over a dozen people in attendance. Issues discussed were:

- How trails were connected
- The use of open space
- Timing of construction
- Timing of the golf course construction

No objections to the plat were voiced and the residents appeared generally supportive of the development.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat for The Estates Unit II at Prescott Lakes with the following condition:

Review comments be addressed prior to the recordation of the final plat.

PLANNING COMMISSION RECOMMENDATION

At the regular meeting of May 14th, the Planning Commission voted unanimously to recommend approval of this plat with the above noted condition.

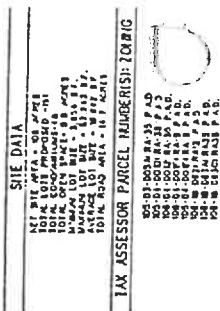
MOTION

Move to recommend approval of the preliminary plat for THE ESTATES UNIT II AT PRESCOTT LAKES with the condition as noted.

A PORTION OF SECTION 22, 23, 11 TOWNSHIP 14 NORTH
RANGE TWO WEST OF THE CHA AND SALT RIVER BASIN AND NEARBY
YAVAPAI COUNTY, ARIZONA

A PORTION OF SECTION 22, 23, 11 TOWNSHIP 14 NORTH
RANGE TWO WEST OF THE GILA AND SALT RIVER BASE AND
YAVAPAI COUNTY, ARIZONA

OPEN SPACE
STRECHES

[illegible][illegible]

A LARGE CUP ON BOUTH ICE OF YELLOW GREEN NO. 4. AT BOUTH, ICE GENERATED OF W. LOW GREEN NO. 4. SOUTH OF CENTRAL OF BLOW W. 400 MC. 14 OF W. 400 MC. 14 8.30.17.12.41

SUBDIVISORS

WJ COMPANIES
917 E. GIMLEY ST.
SUITE 1-E
PRESIDENT, AL P6301
(720) 771-0411

SUBJECTS

**LYON ENGINEERING &
DEVELOPMENT, INC.**
121 W. HAYWARD DRIVE
SUITE C
PUEBLO, CO. 81001
(303) 776-1730

DEAN A. LYCH, RLS.
LAWYERS

ALLO IN
D'ALIA FAM
D'ALIA FAM
D'ALIA FAM

PRESOTTI LME DEVELOPMENT LLC.

Staff
Memo
Report

Council
Agenda



PLANNING & ZONING DIVISION
MEMORANDUM

APPROVED
BY THE COUNCIL

TO: Mark Stevens, City Manager *MSL:cy CT*

City Clerk *M&W*

Date *2/9/99*

FOR: Honorable Mayor and City Council

FROM: Tom Guice, Community Development Director
Ramona Mattix, Assistant Community Development Director *RM*

REQUEST Approval of a Final Plat for THE ESTATES, UNIT I AT PRESCOTT LAKES

DATE: February 2, 1999

FILE NO: SP 9800 & 9810

APPLICANT M3 Builders LLC
110 E. Gurley St.
Prescott, AZ 86301

AGENT Jeff Davis, M3 Builders
110 E. Gurley St.
Prescott, AZ 86301

SUMMARY Request is for a recommendation on approval of a final plat for THE ESTATES UNIT 1 at Prescott Lakes located at off Smoketree Rd.. The plat proposes 167 lots on a single family residential subdivision of 187.13 acres.

PARCEL Portion of the NE Section 14 of Township 14 North, Range 2 West of Gila and Salt River Base, Yavapai County, Parcels 105-02-004, 004A, 005B, 001C, and 166.

NUMBER OF LOTS 167 single-family lots

PARCEL SIZE 187.13 acres

ZONING RA-9-PAD, RA 35 and RA 12

DENSITY ALLOWED 1.1, 3.3, and 4.4 units per acre (316 units allowed under existing zoning)

DENSITY PROPOSED 1.1 units per acre (Preliminary plat was at 1.4 units per acre).

GENERAL PLAN DESIGNATION AND CONSISTENCY

The Prescott Lakes area is located in portions of an area designated as a transitional area in the 1997 General Plan. The Master Plan is generally consistent with various goals and objectives throughout the plan. The proposed plat is entirely consistent with the goals and objectives. These include:

Neighborhoods

- *Create and maintain a balanced community with a diversity of neighborhoods and residential types.*
- *Assure adequate access and circulation within neighborhoods and between neighborhoods.*
- *Protect hillsides, ridgelines and vistas from building encroachment.*
- *Maintain the integrity and character of existing neighborhoods.*

Transition Areas

- *Allow flexibility in setbacks, site coverage and height in return for acceptable design in development which furthers the identified character and land use plans for the area.*
- *Assure appropriate buffering and screening between dissimilar uses, particularly between residential and commercial areas*

EXISTING CONDITIONS

Development Agreement

The Prescott Lakes Development Agreement was revised and approved by Council on February 27 1998. At that time the Master Plan was revised as well. These actions were taken in conjunction with approval of the Preliminary Plat on the same date.

Preliminary Plat

This final plat as proposed is a combination of The Estates Unit 1 and The Estates Unit 2 preliminary plats, but only includes the single family component of those plats. The final plat proposes six phases, so Council approval of phasing is also necessary in the plat approval. The first five phases comprise the single family element. The sixth phase includes the clustered housing component of the two preliminary plats. Financial assurances for the single family element will be provided within one year of recordation of the final plat. The applicant proposes to provide the final plat for Phase 6 within 24 months. Because the applicant is requesting phasing and has not submitted a final plat for the phase, staff is recommending that a condition be placed on the plat that Phase Six (or Tract I) must have a final plat submitted to the city within 24 months.

A condition of the Master Plan was:

1. All plat applications must address screening and buffering techniques at the time of preliminary plat when located near areas where existing and planned single family residents may be impacted by more intense uses.
2. The applicant must provide, with each plat a running total of open space provided so staff can assure that overall open space requirements are met for the master plan.

This situation is the case for this final plat. Staff is recommending that proposed screening and buffering between the differing intensities of use and open space table be made a part of the plat notes prior to recordation of the plat.

The attached colored map shows both plats with the preliminary plat shown in red and the proposed final plat shown in blue. Note that golf holes 2 & 3 were realigned and two lots were combined in one. The road between golf holes 4 & 5 was realigned and split in two places in order to preserve a few unique rock formations. A second very large lot was created at the end of the cul-de-sac making up for the two combined. Golf hole 18 was extended shortening two lots. The vacant center site between golf hole 1 and 18 is the clubhouse site and is noted as an exception to the plat.

The development site will have access from Smoketree Lane with additional access from Stony Creek Drive. The minimum lot size is 17,620 square feet, maximum is 89,133 square feet, with an average lot size of 26,000 square feet. The smallest lot is larger than the minimum lot size requirements for both RA9 and RA 12 zoning districts. Undisturbable building envelopes are shown for each lot which provide setback information.

Both hard (sidewalks) and soft trails are designated on Smoketree Lane and Blooming Hills Drive. These are part of the development agreement for a continuous series of public trails throughout the Prescott Lakes Master Plan.

TRAFFIC AND ROADS

Primary access will be off Stony Creek Drive to Smoketree Lane, which is planned as a major connector. The streets will be private and will be maintained by a sub association of the Prescott Lakes homeowners association. The entrance to the subdivision will contain security gates.

AGENCIES:

Agencies which may be affected by this request have been contacted and have responded favorably. This plat will be on a future agenda as an item in accordance with Title XII, Chapter 4, Section 3(c) of the Prescott City Code.

MOTION

Move to recommend approval of the final plat for THE ESTATES - UNIT 1 AT PRESCOTT LAKES with the following conditions:

Proposed screening and buffering between the differing intensities of use between the single family and Tract I be set out on the plat notes prior to recordation of the plat.

An open space table be made a part of the plat notes prior to recordation of the plat.

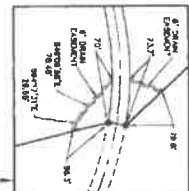
Tract I must have a final plat submitted to the city within 24 months.

38114



TANGENT TAB		TANGENT TAB	
INCH	FEET	INCH	FEET
1	0.0833	1	0.0833
2	0.1667	2	0.1667
3	0.2500	3	0.2500
4	0.3333	4	0.3333
5	0.4167	5	0.4167
6	0.5000	6	0.5000
7	0.5833	7	0.5833
8	0.6667	8	0.6667
9	0.7500	9	0.7500
10	0.8333	10	0.8333
11	0.9167	11	0.9167
12	1.0000	12	1.0000
13	1.0833	13	1.0833
14	1.1667	14	1.1667
15	1.2500	15	1.2500
16	1.3333	16	1.3333
17	1.4167	17	1.4167
18	1.5000	18	1.5000
19	1.5833	19	1.5833
20	1.6667	20	1.6667
21	1.7500	21	1.7500
22	1.8333	22	1.8333
23	1.9167	23	1.9167
24	2.0000	24	2.0000
25	2.0833	25	2.0833
26	2.1667	26	2.1667
27	2.2500	27	2.2500
28	2.3333	28	2.3333
29	2.4167	29	2.4167
30	2.5000	30	2.5000
31	2.5833	31	2.5833
32	2.6667	32	2.6667
33	2.7500	33	2.7500
34	2.8333	34	2.8333
35	2.9167	35	2.9167
36	3.0000	36	3.0000
37	3.0833	37	3.0833
38	3.1667	38	3.1667
39	3.2500	39	3.2500
40	3.3333	40	3.3333
41	3.4167	41	3.4167
42	3.5000	42	3.5000
43	3.5833	43	3.5833
44	3.6667	44	3.6667
45	3.7500	45	3.7500
46	3.8333	46	3.8333
47	3.9167	47	3.9167
48	4.0000	48	4.0000
49	4.0833	49	4.0833
50	4.1667	50	4.1667
51	4.2500	51	4.2500
52	4.3333	52	4.3333
53	4.4167	53	4.4167
54	4.5000	54	4.5000
55	4.5833	55	4.5833
56	4.6667	56	4.6667
57	4.7500	57	4.7500
58	4.8333	58	4.8333
59	4.9167	59	4.9167
60	5.0000	60	5.0000
61	5.0833	61	5.0833
62	5.1667	62	5.1667
63	5.2500	63	5.2500
64	5.3333	64	5.3333
65	5.4167	65	5.4167
66	5.5000	66	5.5000
67	5.5833	67	5.5833
68	5.6667	68	5.6667
69	5.7500	69	5.7500
70	5.8333	70	5.8333
71	5.9167	71	5.9167
72	6.0000	72	6.0000
73	6.0833	73	6.0833
74	6.1667	74	6.1667
75	6.2500	75	6.2500
76	6.3333	76	6.3333
77	6.4167	77	6.4167
78	6.5000	78	6.5000
79	6.5833	79	6.5833
80	6.6667	80	6.6667
81	6.7500	81	6.7500
82	6.8333	82	6.8333
83	6.9167	83	6.9167
84	7.0000	84	7.0000
85	7.0833	85	7.0833
86	7.1667	86	7.1667
87	7.2500	87	7.2500
88	7.3333	88	7.3333
89	7.4167	89	7.4167
90	7.5000	90	7.5000
91	7.5833	91	7.5833
92	7.6667	92	7.6667
93	7.7500	93	7.7500
94	7.8333	94	7.8333
95	7.9167	95	7.9167
96	8.0000	96	8.0000
97	8.0833	97	8.0833
98	8.1667	98	8.1667
99	8.2500	99	8.2500
100	8.3333	100	8.3333

1-48 = 48
 71 - ~~47~~ = 24
 167 + 1 = 168
 = 56 lots + line page



OTS 49 - 70 AND 78 - 81

FND 1" PADE W/CAP #2205 @
1/4 CORNER COLUMN TO
SECTION 22 AND SECTION 23

(RECORDED & INDEXED)
 205 3/16 5 4/7
 Filed and recorded at the request
Mr. S. Compton
March 5 A.D. 1919
 at 1:41 o'clock P.^m
 Room 384 Myers & Bates
 Page 20
 Recorder of Towns: Co. Tn., Wilson
James H. Wilson
 County Auditor
Anderson, J. Howell
 Deputy Recorder

Final Plat of THE ESTATES UNIT 1 AT PRESCOTT LAKES

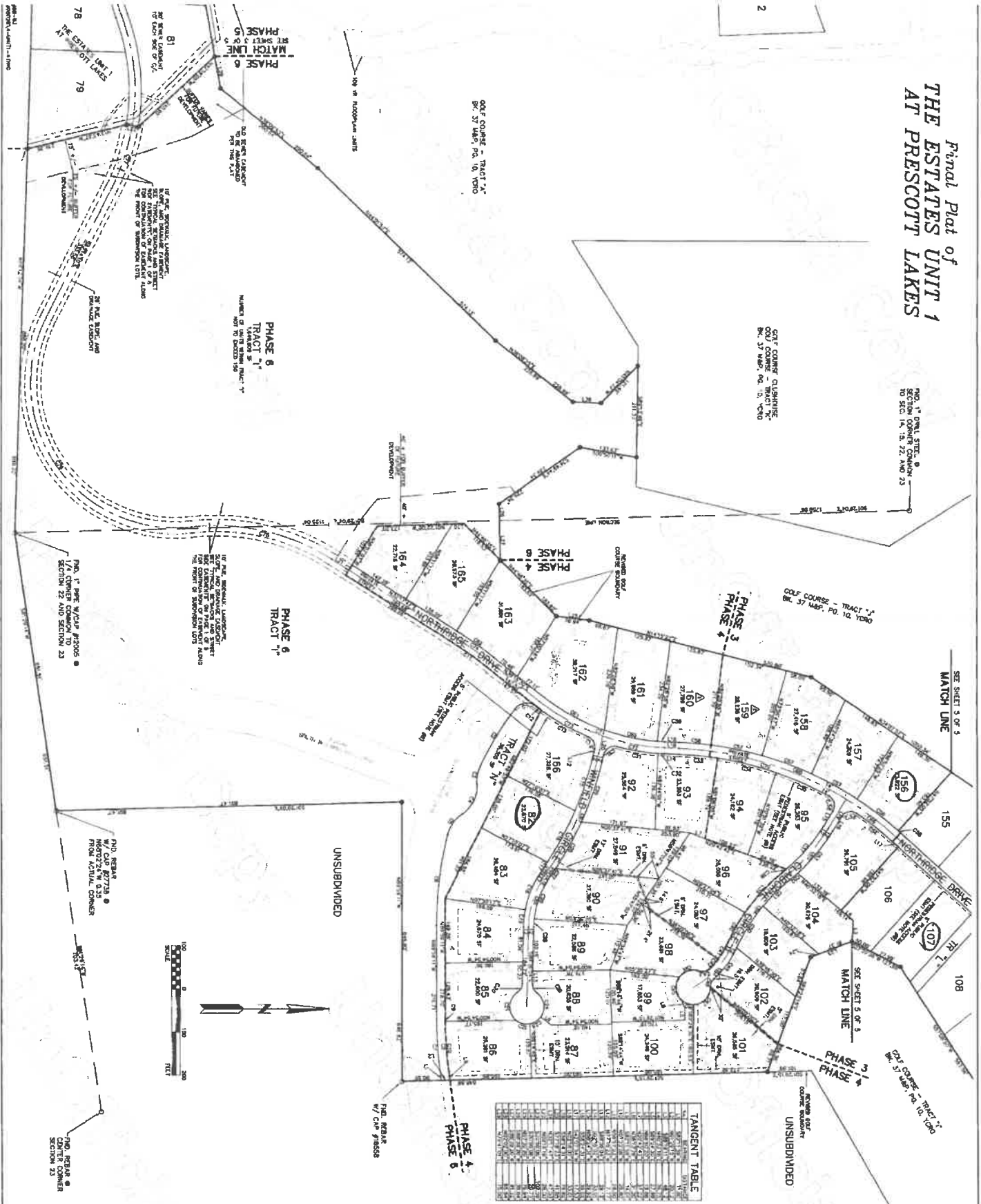
NO. 17, 18, 19, 20, 21, 22, AND 23
TO SEC. 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23

OUT CORNER CLEARING
ON THE WEST SIDE OF
THE ROAD TO THE
GOLF COURSE - TRACT "A"
BK. 37 MAP, PG. 10, 10B

GOLF COURSE - TRACT "A"
BK. 37 MAP, PG. 10, 10B

GOLF COURSE - TRACT "A"
BK. 37 MAP, PG. 10, 10B

38/21



STATION	CHORD BEARING	CHORD DIST.	TANGENT BEARING	TANGENT DIST.	CHORD CURVATURE	CHORD AREA	CHORD PERIMETER
1	N 0° 00' 00" E	1.0000	N 0° 00' 00" E	1.0000	0.0000	0.0000	1.0000
2	N 0° 00' 00" E	2.0000	N 0° 00' 00" E	2.0000	0.0000	0.0000	2.0000
3	N 0° 00' 00" E	3.0000	N 0° 00' 00" E	3.0000	0.0000	0.0000	3.0000
4	N 0° 00' 00" E	4.0000	N 0° 00' 00" E	4.0000	0.0000	0.0000	4.0000
5	N 0° 00' 00" E	5.0000	N 0° 00' 00" E	5.0000	0.0000	0.0000	5.0000

STATION	CHORD BEARING	CHORD DIST.	TANGENT BEARING	TANGENT DIST.	CHORD CURVATURE	CHORD AREA	CHORD PERIMETER
1	N 0° 00' 00" E	1.0000	N 0° 00' 00" E	1.0000	0.0000	0.0000	1.0000
2	N 0° 00' 00" E	2.0000	N 0° 00' 00" E	2.0000	0.0000	0.0000	2.0000
3	N 0° 00' 00" E	3.0000	N 0° 00' 00" E	3.0000	0.0000	0.0000	3.0000
4	N 0° 00' 00" E	4.0000	N 0° 00' 00" E	4.0000	0.0000	0.0000	4.0000
5	N 0° 00' 00" E	5.0000	N 0° 00' 00" E	5.0000	0.0000	0.0000	5.0000

82-107 = 26
152-165 = 10

36 total this page

SHEET 4 OF 5

RECORDED 2013
FILED 3/28/2013
IN 1141, 00000, 21
Book 38 of Map 1000
Records of Torrance County, Arizona
Audrey L. Smith
County Clerk

38/22



SHEET 5 OF 5
 (RECORDED'S DATA)
 # 31-2847
 Filed and recorded of the request
 1913, *Carroll*
Maed E. A.D. 19
 at 1:41 o'clock, *P*
 Book 38 of *1914* & *1915*
 Page 72
 Records of Torrance County, Arizona
1913-1914
 Clerk's Office
Deputy Clerk
Deputy Clerk

ATTACHMENT 6

Estates Unit 1 (now includes Estates Unit 2)

No. of Accounts	No. of Accounts 60 months (5 Years)	Annual Water Use acre-feet / year	Average Use by Lot acre-feet / year
166	109	30.39	0.28

ATTACHMENT 7

CC&Rs

Book / Page	Date	Description
3808 / 78	1/30/2001	Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions (The Estates Unit 1 at Prescott Lakes Neighborhood) Property is designated as Estates Unit 1. All maintenance of the Limited Common Area (including landscaping) will be borne by the Association.
3830 / 794	5/9/2001	Amendment to the Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions (The Estates at Prescott Lakes Neighborhoods) Lot 167 is eliminated from the property.