

REVERSIONARY PLAT  
LOTS 8458 & 8459, PRESCOTT VALLEY UNIT NINETEEN  
AS RECORDED IN BOOK 15 OF MAPS, PAGES 45 - 48, Y.C.R.O.  
LOCATED IN SEC. 11, T14N, R1W, G&SRB&M  
YAVAPAI COUNTY, ARIZONA

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES R. STEVERSON AND KATHLEEN STEVERSON, TRUSTEES OF THE STEVERSON LIVING TRUST, DATED FEBRUARY 21, 2020, AND AMENDMENTS THERETO, AS SOLE OWNER OF LOT 8458 AND LOT 8459, PRESCOTT VALLEY UNIT NINETEEN AS RECORDED IN BOOK 15 OF MAPS, PAGES 45, 46, 47 & 48, RECORDS OF YAVAPAI COUNTY, ARIZONA, LOCATED IN SECTION 11, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA, HAVE RE-SUBDIVIDED LOT 8458 AND LOT 8459 AND HEREBY PUBLISH THIS PLAT AS AND FOR A REVERSIONARY PLAT OF SAID LOTS 8458 AND 8459 AND HEREBY DECLARES:

- THIS PLAT MODIFIES THE ORIGINAL PLAT BY RE-CONFIGURING THE LINE COMMON TO LOT 8458 AND LOT 8459
- THE NEWLY CREATED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOT 8458R AND 8459R AS SHOWN HEREON.
- THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF SAID LOT 8458R AND 8459R AS SHOWN HEREON
- THIS PLAT SHALL BE SUBJECT TO AND TOGETHER WITH ALL ITEMS DECLARED AND WITHIN THE DEDICATIONS ON THE FACE OF THE ORIGINAL PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 45, 46, 47 & 48.

IN WITNESS WHEREOF, THAT JAMES R. STEVERSON AND KATHLEEN STEVERSON, TRUSTEES OF THE STEVERSON LIVING TRUST, DATED FEBRUARY 21, 2020, AND AMENDMENTS THERETO, AS SOLE OWNER OF LOT 8458 AND LOT 8459, PRESCOTT VALLEY UNIT NINETEEN AS RECORDED IN BOOK 15 OF MAPS, PAGES 45, 46, 47 & 48, HAVE CAUSED THEIR NAMES TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF JAMES R. STEVERSON AND KATHLEEN STEVERSON, FOR THE PURPOSES HEREIN CONTAINED,

BEING DULY AUTHORIZED TO SO DO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JAMES R. STEVERSON

KATHLEEN STEVERSON

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
COUNTY OF YAVAPAI ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DID PERSONALLY APPEAR:

SJAMES R. STEVERSON AND KATHLEEN STEVERSON, TRUSTEES OF THE STEVERSON LIVING TRUST, DATED FEBRUARY 21, 2020, AND AMENDMENTS THERETO, AS SOLE OWNER OF LOT 8458 AND LOT 8459, PRESCOTT VALLEY UNIT NINETEEN AS RECORDED IN BOOK 15 OF MAPS, PAGES 45, 46, 47 & 48, RECORDS OF YAVAPAI COUNTY, ARIZONA

AND EXECUTED THE FOREGOING INSTRUMENT, FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMISSION EXPIRES: \_\_\_\_\_

APPROVALS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE MAYOR AND TOWN COUNCIL FOR THE TOWN OF PRESCOTT VALLEY, ARIZONA, HEREBY APPROVE THIS PLAT.

MAYOR

ATTEST: TOWN CLERK

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE ENGINEER FOR THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TOWN ENGINEER

MONUMENT LEGEND

- = PROPERTY CORNER AS NOTED
- (1) = FOUND 1/2" REBAR WITH CAP LS 15331
- (2) = FOUND 1/2" REBAR WITH CAP LS 12005
- (3) = SET 1/2" REBAR WITH CAP LS 73565

SURVEYORS NOTES

THE PURPOSE OF THIS SURVEY IS TO MODIFY THE LOT LINES OF LOT 8458 AND LOT 8459 AS SHOWN HEREON. NO OTHER LOTS ARE BEING AFFECTED BY THIS REPLAT. NO EASEMENTS ARE BEING AFFECTED BY THIS REVERSIONARY PLAT.

BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE RECORDED PLAT WITH THE EXCEPTION OF NEWLY CREATED LOT LINES.

MONUMENTS WERE RECOVERED OR REPLACED IN CONFORMANCE WITH THE RECORDED SUBDIVISION PLAT AS SHOWN IN BOOK 15 OF MAPS, PAGE 46 AND NEW MONUMENTS WERE SET PER THIS PLAT.

UTILITY SERVICES WILL REMAIN IN FOR BOTH LOTS

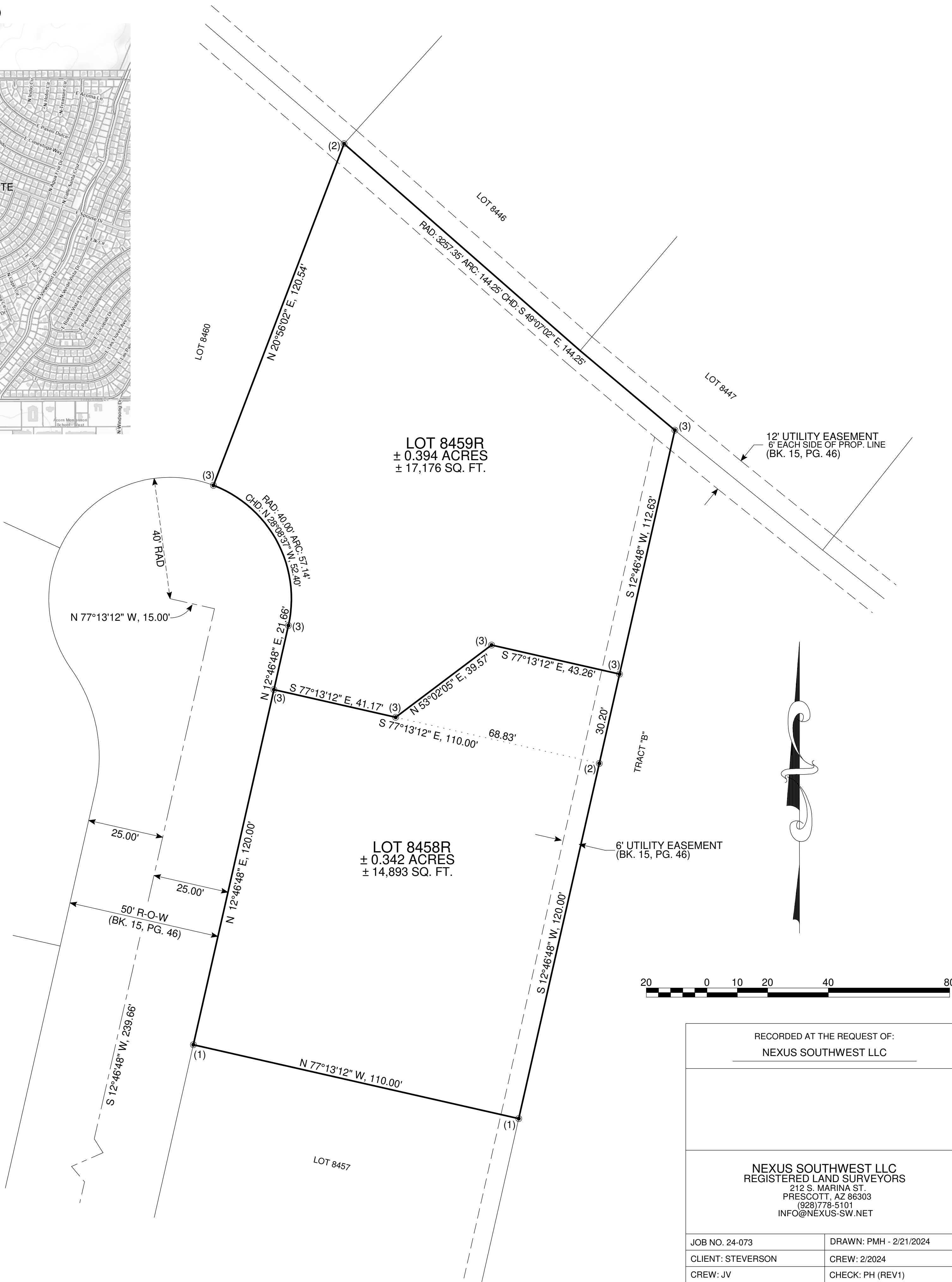
CERTIFICATION

I, PATRICK HAYWOOD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, LICENSE # 73565 AND DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND; THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH(S) OF FEBRUARY 2024; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



PATRICK HAYWOOD, AZ RLS 73565

VICINITY MAP (NOT TO SCALE)



RECORDED AT THE REQUEST OF:  
NEXUS SOUTHWEST LLC

NEXUS SOUTHWEST LLC  
REGISTERED LAND SURVEYORS  
212 S. MARINA ST.  
PRESCOTT, AZ 86303  
928/778-5101  
INFO@NEXUS-SW.NET

JOB NO. 24-073	DRAWN: PMH - 2/21/2024
CLIENT: STEVERSON	CREW: 2/2024
CREW: JV	CHECK: PH (REV1)
SCALE = 1" : 20"	SHEET SIZE: 24X36"