

REVERSIONARY PLAT COMBINING LOTS 258, 259, AND 171

LYNX LAKE ESTATES UNIT 3
AS RECORDED IN BOOK 11 OF MAPS AND PLATS, PAGES 12 AND 13,
LOCATED IN SECTION 22, T.14N., R.1W., G. & S.R.M.,
YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 103-06-069,
103-06-108, AND 103-06-109
TOWN OF PRESCOTT VALLEY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT OXENDALE INVESTMENTS LLC, BEING THE SOLE OWNER OF LOTS 258, 259, AND 171 OF LYNX LAKE ESTATES UNIT THREE SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN IN YAVAPAI COUNTY, ARIZONA AS RECORDED IN BOOK 11 OF MAPS AND PLATS, PAGES 12 AND 13, YAVAPAI COUNTY RECORDS, HEREBY PUBLISH THIS REPLAT AS THE REPLAT OF LOTS 258, 259, AND 171 OF LYNX LAKE ESTATES UNIT THREE SUBDIVISION AND DECLARES:

1. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS 258, 259, AND 171 THAT ARE BEING COMBINED. OXENDALE INVESTMENTS LLC WILL REMAIN THE SOLE OWNER OF THE COMBINED LOTS 257, 258, 259, AND 171.

2. THIS PLAT SHALL HEREAFTER BE KNOWN AS THE REPLAT OF LOTS 258, 259, AND 171 OF LYNX LAKE ESTATES UNIT THREE SUBDIVISION.

3. THIS PLAT SHALL BE SUBJECT TO AND TOGETHER WITH ALL ITEMS DECLARED ON THE FACE OF THE ORIGINAL PLAT FOR LYNX LAKE ESTATES UNIT THREE SUBDIVISION FOUND IN BOOK 11 OF MAPS AND PLATS, PAGES 12 AND 13, YAVAPAI COUNTY RECORDS.

IN WITNESS WHEREOF, OXENDALE INVESTMENTS LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MATTHEW L. OXENDALE, MANAGER.

DONE THIS _____ DAY OF _____, 20____;

BY: OXENDALE INVESTMENTS LLC, IT'S MANAGER

BY: MATTHEW L. OXENDALE, MANAGER

ACKNOWLEDGMENT

COUNTY OF YAVAPAI }
STATE OF ARIZONA } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR MATTHEW L. OXENDALE, WHO ACKNOWLEDGED HIMSELF MANAGER OF OXENDALE INVESTMENTS LLC, THE OWNER OF THE REAL PROPERTY PLATTED HEREON, AND AS SUCH EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF PRESCOTT VALLEY ON THIS _____ DAY

OF _____ 20____, _____ MAYOR

APPROVED BY THE TOWN OF OF PRESCOTT VALLEY ENGINEERING DEPARTMENT

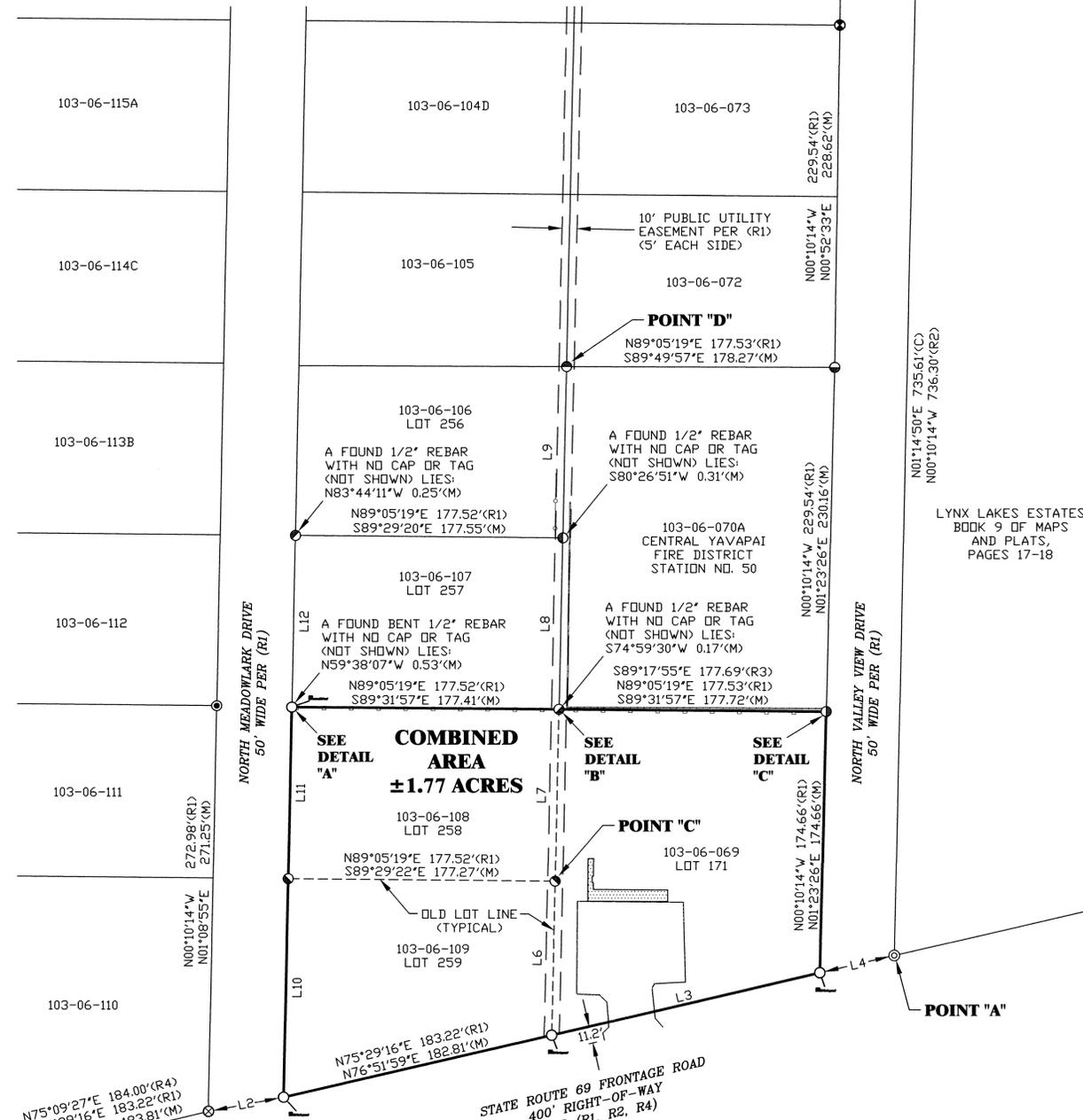
ON THIS _____ DAY OF _____ 20____, _____ TOWN ENGINEER

NOTES

- THE INTENT OF THIS REPLAT IS TO COMBINE LOTS 258, 259, AND 171.
- ALL EASEMENT OF RECORD MAY NOT BE SHOWN.

THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

DISCLAIMER: These plans/documents have been prepared using technical knowledge and skills that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process.



LAND SURVEYOR'S CERTIFICATE:

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.



MARK J. FARR
R.L.S. #40829

SCALE: 1" = 50'
0' 25' 50' 100'

LINE DATA

- L1 N76°25'46"E 183.49'(M)
N75°29'16"E 183.22'(R1)
N75°08'52"E 183.43'(R4)
- L2 N79°06'38"E 50.96'(M)
N75°29'16"E 51.60'(R1)
- L3 N76°51'59"E 183.04'(M)
N75°29'16"E 183.22'(R1)
- L4 N76°51'59"E 50.77'(C)
N75°29'16"E 51.60'(R1)
- L5 N01°14'50"E 229.46'(M)
N00°10'14"W 229.54'(R2)
- L6 N01°15'25"E 102.96'(M)
N00°10'14"W 102.66'(R1)
- L7 N01°15'25"E 114.75'(M)
N00°10'14"W 114.77'(R1)
- L8 N01°15'25"E 114.73'(M)
N00°10'14"W 114.77'(R1)
N01°23'26"E 114.79'(R3)
- L9 N01°15'25"E 114.49'(M)
N00°10'14"W 114.77'(R1)
N01°26'01"E 114.58'(R3)
- L10 N01°11'12"E 146.08'(M)
N00°10'14"W 146.08'(R1)
- L11 N01°11'12"E 114.61'(M)
N00°10'14"W 114.77'(R1)
- L12 N01°11'12"E 114.86'(M)
N00°10'14"W 114.77'(R1)

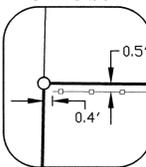
POINT "A" TO POINT "B"

N01°14'50"E 965.07'(C)
N00°10'14"W 965.84'(R2)

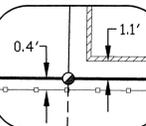
POINT "C" TO POINT "D"

N01°15'25"E (BASIS OF BEARINGS PER G.P.S.)
343.97'(M)
N00°10'14"W 344.31'(R1)

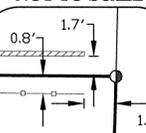
DETAIL "A" NOT TO SCALE



DETAIL "B" NOT TO SCALE



DETAIL "C" NOT TO SCALE



LEGEND

- INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 35427"
- INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "HOPPS RLS 13011"
- ⊗ INDICATES FOUND 5/8" REBAR WITH ALUMINUM WASHER STAMPED "RLS 42137"
- ⊙ INDICATES FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN RLS 42137"
- INDICATES FOUND 3/8" REBAR WITH PLASTIC CAP STAMPED "LS 22776"
- INDICATES FOUND 3/8" REBAR WITH BRASS TAG STAMPED "LAURI LS 33876"
- INDICATES FOUND 1/2" REBAR WITH PLASTIC STAMPED "LS 22776"
- INDICATES FOUND 3/8" REBAR WITH OBLITERATED PLASTIC CAP
- INDICATES FOUND 3/8" REBAR WITH PLASTIC CAP STAMPED "RLS 12005"
- INDICATES FOUND 3/8" REBAR WITH NO CAP OR TAG
- INDICATES FOUND 1/2" REBAR WITH OBLITERATED PLASTIC CAP
- INDICATES FOUND 1/2" REBAR WITH PLASTIC STAMPED "HAYWOOD LS 13941"
- INDICATES FOUND MAG NAIL WITH ALUMINUM WASHER STAMPED "KLEIN 43127"
- INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 27737"
- ⊙ INDICATES CALCULATED LOCATION, NOTHING FOUND OR SET
- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- (C) INDICATES CALCULATED DIMENSIONS
- (M) INDICATES MEASURED DIMENSIONS
- (R) INDICATES OFFICIAL RECORDS
- (R1) INDICATES DIMENSIONS PER BOOK 11 OF MAPS AND PLATS, PAGES 12-13 (LYNX LAKE ESTATES UNIT THREE)
- (R2) INDICATES DIMENSIONS PER BOOK 9 OF MAPS AND PLATS, PAGES 17-18 (LYNX LAKES ESTATES)
- (R3) INDICATES DIMENSIONS PER BOOK 56 OF LAND SURVEYS, PAGE 15
- (R4) INDICATES DIMENSIONS PER BOOK 132 OF LAND SURVEYS, PAGE 51

- INDICATES CONCRETE
- INDICATES PAVEMENT
- INDICATES WIRE FENCE
- INDICATES CHAIN LINK FENCE
- INDICATES BLOCK WALL

NOTES

- A BRASS TAG STAMPED "SEC INC LS 40829" HAS BEEN ATTACHED TO ALL FOUND MONUMENTS, ACCEPTED AS BEING ON SUBJECT PROPERTY LINE(S), THAT DID NOT HAVE AN IDENTIFYING CAP OR TAG.

OXENDALE AUTO GROUP



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(928) 634-5889
www.sec-landmgt.com

REVERSIONARY PLAT
SECTION 22
T.14N., R.1W.

DATE	DRAWN	SHEET
07/21/23	B.L.S.	1 OF 1
SCALE	CHECKED	21-0803CS Oxendale AutoGroupLynxLakeEst UnitThree RevPlat.dwg
1" = 50'	M.J.F.	

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