

AGENDA
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY MARCH 03, 2011
6:30 PM

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
February 17, 2011 Special Session
 - b. **Set Next Meeting, Date and Time:**
March 17, 2011 Special Session
March 24, 2011 Special Session
5. **Call to the Public for Items not on the Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)
6. **Public Hearing, Discussion, consideration and possible recommendation to Council for UP 2011-01:** An application submitted by John & Margaret McReynolds for early renewal of their current Use Permit Resolution 2004-588, due February 2014, on parcel 404-18-171H, property also known as "Campo De Ensueno", a private party event site, that includes the operation of a commercial kitchen for catering of private parties.
The current Use Permit includes:
 - All events to end at 10:00 pm.
 - Limited to eight (8) night events a month.
 - No sale of alcohol without license or permit.
 - Retail sales limited to Western paraphernalia.Proposed additional uses:
 - Option of four (4) events per year to end at midnight 12:00 pm.
 - Unlimited celebrations of life, government sponsored meetings and non-profit organizations and all indoor events.
 - Retail sales of yard decorations, antiques and collectables.
 - Retail sales of site grown seedling trees, flowers and natural native plants & vegetables.
 - No time limit on the Use Permit and transferable to new parties pending approval of the Town Council.

This request comes with the understanding that any future additional, or change in uses, must come before the Planning & Zoning Commission and Town Council for approval. Property is located at 115 W. Camp Lincoln Rd.

7. **Public Hearing, Discussion, Consideration and possible recommendation to Council for proposed revisions to the Planning and Zoning Ordinance and Subdivision Regulations.**

There will be no Public input on the following items:

8. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

9. **Staff**

10. **Adjournment**

Please note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by: J. Owens Date/Time: 2-24-11 1:00PM

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

MINUTES DRAFT
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY FEBRUARY 17, 2011
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Roll Call

Chairperson Butner, Commissioners Hisrich, Buchanan, Freeman, and Hough were present; Vice Chairperson Norton and Commissioner Parrish were absent.

Also Present: Town Manager Russ Martin, Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Code Enforcement Official Robert Foreman, Special Projects Administrator Matt Morris, Permit Tech Becky Oium, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Butner.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

January 27, 2011 Special Session
February 03, 2011 Special Session
February 10, 2010 Special Session

b. Set Next Meeting, Date and Time:

March 3, 2011 Regular Session
March 10, 2011 Special Session

On a motion by Hisrich, seconded by Freeman, the Consent Agenda was unanimously approved as presented, with the correction discussed.

Commissioner Hisrich pointed out that he had been incorrectly identified as Vice Chairperson in the Minutes of January 27, 2011; the Minutes should be corrected to reflect that Norton is now the Vice Chairperson, elected at the meeting of January 6, 2011.

5. Call to the Public for Items not on the Agenda

There was no public input.

6. Public Hearing, Discussion, Consideration and possible recommendation to Council for proposed revisions to the Planning and Zoning Ordinance and Subdivision Regulations.

There was no action taken.

A **motion** by Hough to eliminate the list of street names and substitute arterial and major collectors failed for lack of a second.

Staff was given directions during the discussion, as indicated in bold print.

Special Projects Administrator Matt Morris noted that the Commission review of Parts 1 through 4 has been completed; Parts 5 and 6 remain to be reviewed and discussed. Part

5 covers Subdivision Regulations; Part 6 contains the administrative procedures, and both are technical in nature. Staff has identified several changes in both sections, mostly grammatical rather than substantive, and has provided a handout of those parts with the changes indicated in red. Morris advised the Commission that at its last meeting the Council directed staff to rewrite the policy regarding Code enforcement. Acting Community Development Director Mike Jenkins explained that Code violations will now be considered criminal instead of civil, flow charts listing the two different types of procedures for prosecuting violations have been provided in a separate handout. Jenkins said that the current P&Z Ordinance spells out the criminal procedure; staff will be working on the language to be included in the Town Code as the one source to refer to for the procedure requirements, leaving only a reference in the Zoning Ordinance, in order to avoid any overlaps. Morris commented that with the completion of the review of Parts 5 and 6 this evening, the Commission will then be able on March 3rd to review the entire Ordinance, including the staff responses to the comments received thus far. Following that, the Council review will then be scheduled.

The discussion commenced with a request from Commissioner Hough to make a correction to the first page of Part 5; that was discussed and agreed to as follows:

Section 500.B.1: Recommended change in language as underlined: “1. **The Camp Verde Town Council does hereby exercise the power and authority to review and approve or disapprove, after hearing recommendation of the Camp Verde Planning and Zoning Commission, plats for subdivision of land within the Town of Camp Verde.**”

The Commission discussed at length the reference to “Design Storm” in the definition of Drainage in Part 5, page 3, including possible outdated requirements contained in the language dealing with drainage, flood and floodplain, as well as possibly incorrect references to the Arizona Department of Water Resources. **Staff will consult with the Town Engineer to develop language to set forth the correct requirements in the entire flood section discussed.**

Hough noted the definitions of Arterial and Collector Streets in Part 5, page 7, and reiterated his objection to **Section 400.B.2** which names specific streets as examples of major corridors, particularly General Crook Trail. A lengthy discussion followed, including references to identification of major corridors, arterial highways, or types of streets in the General Plan or the Transportation Plan, and several suggestions for revisions to the Section being discussed. Among the suggestions was perhaps language to indicate that these are specific roads at this time of which the Town wants to preserve the look and feel. **It was agreed that staff will work on alternate language based on the discussion and suggestions.**

The Commission completed their review of Part 5, noting and approving the revisions by staff, indicated in red type, with the following suggested changes:

Section 502.A.: In first sentence, delete “Minor,”; sentence to begin, “Land Division may result...”

Section 503.B. Subdivision Steps: **Recommended that all references to number of days be converted to weeks.**

The Commission next reviewed Part 6, with suggestions as follows:

Section 600.C. Town Council: In response to a question regarding the reference to appeals and Council exercising **legislative authority regarding “quasi-judicial” functions, staff has highlighted that statement, and will look into whether that is still correct.**

There was discussion regarding Code enforcement as set forth in Section 604.A which

provides for filing a criminal complaint; Jenkins confirmed that the Town Code will be revised to be consistent with that procedure. The Flow Chart listing the procedure steps was reviewed and it was suggested that the expression “clean up” be changed to “compliance.” The discussion included confirmation that the entire Community Development staff would be involved in Code enforcement activity, and that the Marshal’s Office now has agreed to provide their support or participation if requested. There was further discussion on addressing complaints, with input from Code Enforcement Official Foreman and member of the public Greg Blue.

7. Commission Informational Reports:

There were no informational reports.

8. Staff

Jenkins reminded the Commission of the recent law allowing the sale of medical marijuana in approximately 124 dispensaries throughout the State. Staff will be drafting some language to bring to the Commission in the near future to be included in the Zoning Ordinance restricting the sales to certain areas.

9. Adjournment

On a motion by Freeman, seconded by Buchanan, the meeting was adjourned at 8:11 p.m.

Joe Butner, Chairman

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 17th day of February 2011. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2011.

Margaret Harper, Recording Secretary



**TOWN OF CAMP VERDE
Planning & Zoning Commission
Agenda Action Form**

Meeting Date: March 03, 2011 Meeting Type: Regular Session
 Consent Agenda Regular Business

Reference Document: Use Permit 2011-01

Agenda Title (be exact):

Public Hearing, Discussion, consideration and possible recommendation to Council for UP 2011-01:
An application submitted by John & Margaret "Babe" McReynolds for early renewal of their current Use Permit Resolution 2004-588, due February 2014, on parcel 404-18-171H, property also known as "Campo De Ensueno", a private party event site, that includes the operation of a commercial kitchen for catering of private parties. This request comes with the understanding that any future additional, or change in uses, must come before the Planning & Zoning Commission and Town Council for approval. Property is located at 115 W. Camp Lincoln Rd.

The Application includes:

- All events to end at 10:00 pm with an option of four (4) events per year to end at midnight (12:00 pm)
- Limited to eight (8) night events a month.
- Unlimited celebrations of life, government sponsored meetings and non-profit organizations and all indoor events.
- Retail sales limited to Western paraphernalia, yard decorations, antiques and collectables.
- Retail sales of site grown seedling trees, flowers and natural native plants & vegetables
- No sale of alcohol without license or permit.
- No time limit on the Use Permit and transferable to new parties pending approval of the Town Council.

Purpose and Background Information:

Mr. & Mrs. McReynolds would like to renew their current use permit to be able to accommodate a proposed function for the Camp Verde School District in April of this year. The School District is requesting that they be able to continue the event past the current stipulation of 10:00 pm to conclude at 12:00 pm. Mr. & Mrs. McReynolds did not wish to violate their permit, but wish to accommodate the School District and have made application for a new use permit with additional requests for your consideration.

The current Use Permit 2004-588 includes the following:

- All events to end at 10:00 pm.
- Limited to eight (8) night events a month.
- No sale of alcohol without license or permit.
- Retail sales limited to Western paraphernalia.

The McReynolds would like to keep the current uses and add the following:

- Option of four (4) additional events per year to end at midnight (12:00 pm)
- Unlimited celebrations of life, government sponsored meeting and non-profit organizations and all indoor events.
- In addition to the retail sales of Western paraphernalia, they would like to include, yard decorations, antiques and collectables.
- Retail sales of site grown seedling trees, flowers and natural native plants & vegetables
- A Use Permit with no time limit.

Mr. & Mrs. McReynolds original Use Permit was PZ 2001-03, in 2004 they requested a change in their stipulations and were granted a new Use Permit, Resolution 2004-588 which had an expiration date of 2014. In the past 10 years, the Community Development Department has not received any complaints.

A neighborhood meeting was held at 4:00 pm on Thursday February 17, 2010 at Campo De Ensueno. Letters were mailed or hand delivered by the applicant to neighbors within 300' and the property was posted with the meeting information. Staff attended the meeting; Mr. McReynolds explained the new uses and the neighbors that attended indicated support of the proposed uses.

There were six (6) neighbors in attendance.

- As of the writing of this staff report, Community Development had not received any comments from the public.

Agency responses were received with the following comments:

- Ron Long – Town Engineer, No Comment
- Barbara Rice – Camp Verde Fire, If grilling or frying on commercial stove, a hood suppression system is required.
- Robert Foreman – Building Official, No Comment
- Marshal's Office – No Comment
- Yavapai Co. Flood Control- No comment
- Yavapai Co. Environmental Services, Recommends that pot-o-johns or comfort stations be provided for any functions anticipating 60 or more guests to prevent overloading of the existing septic systems.
- Camp Verde School District – *Will not have comments until their board meets on March 8th. On March 9th, the School District is to provide us with their comments. We will forward the comments to the Town Council meeting on March 16th.*

Recommendation (Suggested Motion):

A motion to recommend *approval or denial* to Council on Use Permit 2011-01, An application submitted by John & Margaret McReynolds for Use Permit 2011-01 on parcel 404-18-171H, property also known as "Campo De Ensueno", a private party event site, that includes the operation of a commercial kitchen for catering of private parties. This request comes with the understanding that any future additional, or change in uses, must come before the Planning & Zoning Commission and Town Council for approval. Property is located at 115 W. Camp Lincoln Rd.

The Use Permit is to include:

- All events to end at 10:00 pm with an option of four (4) events per year to end at midnight (12:00 pm)
- Limited to eight (8) night events a month.
- Unlimited celebrations of life, government sponsored meetings and non-profit organizations and all indoor events.
- Retail sales of Western paraphernalia, yard decorations, antiques and collectables.
- Retail sales of site grown seedling trees, flowers and natural native plants & vegetables
- No sale of alcohol without license or permit.
- Use Permit in perpetuity and transferable to new parties pending approval of the Town Council.

Finance Review: Budgeted Unbudgeted N/A

Finance Director Comments/Fund:

Attorney Review: Yes No N/A

Attorney Comments:

Submitting Department: Community Development

Contact Person: Jenna Owens – Asst. Planner

Action Report prepared by: Jenna Owens – Asst. Planner

Use Permit Check List

Pre-Application Conference with staff and the Acting Community Development Director

***Directions to Property**

Legal Description

***Letter of Intent (Narrative)**

Public Participation, Neighborhood meeting, completed. Date: **Jan. 17, 2011**

- Copy of letter sent to neighbor's within 300'
- Posting of Property by applicant (photo)
- Affidavit attesting to notification of neighbors
- Sign in sheet
- ***Affidavit of summary of meeting**
- ***Statement of how the applicant addressed neighborhood concerns.**

ADOT outdoor advertising permit (if applicable) for commercial signage

Traffic Impact Analysis or ADOT approval of site access (if applicable)

***Site Plan**

***Vicinity Map with adjacent land use**

***Resolution** (for Council Hears Planning & Zoning)

***Staff Report**

Will include summary of agency & citizen's comments, Traffic Impact Analysis or ADOT approval of site access (if applicable), Town requirements, applicant's narrative as it addresses requirements for application and recommended stipulations if approved. (if any)

Advertising & Posting has been completed & meet State Law Requirements.

Reviewed and approved by Town Attorney (For Council Hears P & Z)

NOTE: *Indicates included in packet

CASE NO. 2011-03

PROJECT NO. UP2011-01

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

USE PERMIT APPLICATION Fee: Current Fee Schedule

APPLICATION DATE Feb 3 2011 TAKEN BY J. Owens
 ASSESSOR'S PARCEL NO. 404-18-1714 CLASSIFICATION OF UP _____
 PRESENT ZONING RD2A 4.96AC FEES \$1800.00
 SUBDIVISION _____ HEARING DATE P: 2 3/3/11 Council 3/10/11
 ADDRESS OF PROPERTY 115 Camp Lincoln
1096 Montezuma Castle Hwy

REQUEST: RENEWAL OF USEAGE PERMIT # 2004-588
With new changes.

OWNER John & MARGARET MCKEYNOLDS PHONE 821-0205 CELL 567-6969 FAX 507-9004
 ADDRESS PO Box 375 CITY CAMP VERDE STATE AZ ZIP 86322
 CONTACT PERSON JOHN OR BABE MCKEYNOLDS

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize _____ to act as my agent in the application.

Name of Agent _____ Signature of Owner [Signature] Date Feb 7 2011
BABES COWBOY COOKING@yahoo.com

AGENT SAME PHONE _____ FAX _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____
 CONTACT PERSON _____

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

Signature of Applicant _____ Date _____

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-18-171 H

APPLICANT'S NAME John S McReynolds

PROPERTY ADDRESS 115 Camp Lincoln

DIRECTIONS TO PROPERTY NORTH on monterezuma CASTLE
Hwy WEST on CAMP LINCOLN LEFT
AT 115 CAMP LINCOLN

February 8 2011

John and Babe McReynolds
115 Camp Lincoln
PO Box 375 Camp Verde Az
567-9104

Subject : RENEWAL OF USEAGE PERMIT
RESOLUTION 2004-588

NEIGHBOR HOOD MEETING

Dear neighbors,

Howdy, on behalf of my self and Babes McReynolds,owners of Parcel # 404-18-171 H 115 Camp Lincoln Commonly know as Campo De Ensue~no are requesting the renewal of our special use permit. Your self as neighbors are the ones most effected by what we do here.

We are inviting you as neighbors to a open house and neighbor hood meeting as required by state law and town ordnance.

The posted meeting time is THURSDAY FEBRUARY 17 AT 4:00 PM . A member of the Town of Camp Verde planning and zone department will be present at this time. I can answer any and all questions you may have.

If you are unable to attended I will be very happy to meet you at your connivance any time . Like always You a more than welcome to stop in any time and visit.

The Approved Resolution 2004-588 was First granted for a 3 year trial period, In 2004 it was renewed for 10 year period.

Approving the operation of a private party event site, that includes the operation of a commercial kitchen For the catering of private parties (on and off site) and the sale of Western paraphernalia.

- 1) All events end at 10 pm
- 2) Limited to eight (8) events per month
- 3) No sale of alcohol without license or permit
- 4) Retail sales limited to Western paraphernalia

We have Followed all Stipulations with out fail

To the best of our knowledge we have only demonstrated the ability to represent ourselves, to share with the Open public, the natural beauty of the property and the great character of the "Town of Camp Verde." Over the years as time and as the economy has change, we are requesting a few changes that will, assist us, (Campo De Ensue ~ No) in preserving our goals, and the towns requirements to protect the adjoining neighbors. We always represented them well.

Changes we are requesting are as follows :

- 1) All events end at 10:00 pm with the options of 4 events per year to end at 12:00 mid night
- 2)Limited to (8) Events per month " Excluding "celebrations of Life, Government sponsor meetings ,non profit Organizations , All in door events
- 3) NO sales of alcohol with out license or permit (NO CHANGE)
- 4) Retail sales of Western items yard decorations ,antiques , and collectables.

- 5) Retail sales of site grown seedling of trees, flowers and natural native plants and vegetables
- 6) Perpetual time on special use permit, transferable to new parties pending approval of the town council.

Future building site are in approximate site location and will be permitted with the town code
This includes home site presently approved..
The covered equipment storage to be addressed.

Thank you

John & Babe McReynolds

A handwritten signature in cursive script that reads "John & Babe McReynolds". The signature is written in dark ink and is positioned below the printed name.

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.

SEE AT MAP
2 Feb 11

PERMIT #	ASSESSOR'S PARCEL #	ADDRESS
	404-18-1714	115 CAMP LINCOLN

I/we certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads, correct setback distances, legal access and easements, cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.


Signature of Owner or Authorized Representative

3 Feb 11
Date



INDICATE NORTH

Scale: _____

Approved By: _____

Date: _____

Affidavit

I John S. McCreynolds owner of parcel 404-18-1714 have notified my neighbors within 300' of my residence, by sending letters on 2-10-2011 to notify them of the neighborhood meeting that I conducted on the 17 day of February 2011.

I posted my property with meeting date and time on the 8th day of February 2011.

I John S. McCreynolds owner of parcel 404-18-1714 have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the _____ day of _____ 2011.

Summary

Statement: Brinity owns ASK HOW MUCH SIZE OF PROPERTY
DEPOSED 4.96 ACES
SAM SHARP INDICATED HE WAS IN FAVOR OF PROJECT
AND SAID WE HAVE DONE EVERYTHING WE SAID WE WOULD DO
AND WOULD ATTEND MEETING IF POSSIBLE
OTHER NEIGHBORS EXPRESS APPROVAL AS PRESENTED.
NEIGHBORS I HAVE NOT CONTACTED WITH AT THIS TIME DARRYL + JANE MATTHEWS
DARRYL + STACEY GAGNON OTHER THAN MAILING
CHRIS SHULTZ ASK ABOUT VINEYARDS AND YALUPAI COLLAGE CALL
ASSIST!

If Summary statement is too long, attach a copy.

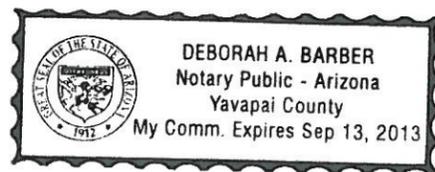
State of Arizona}

County of Yavapai}

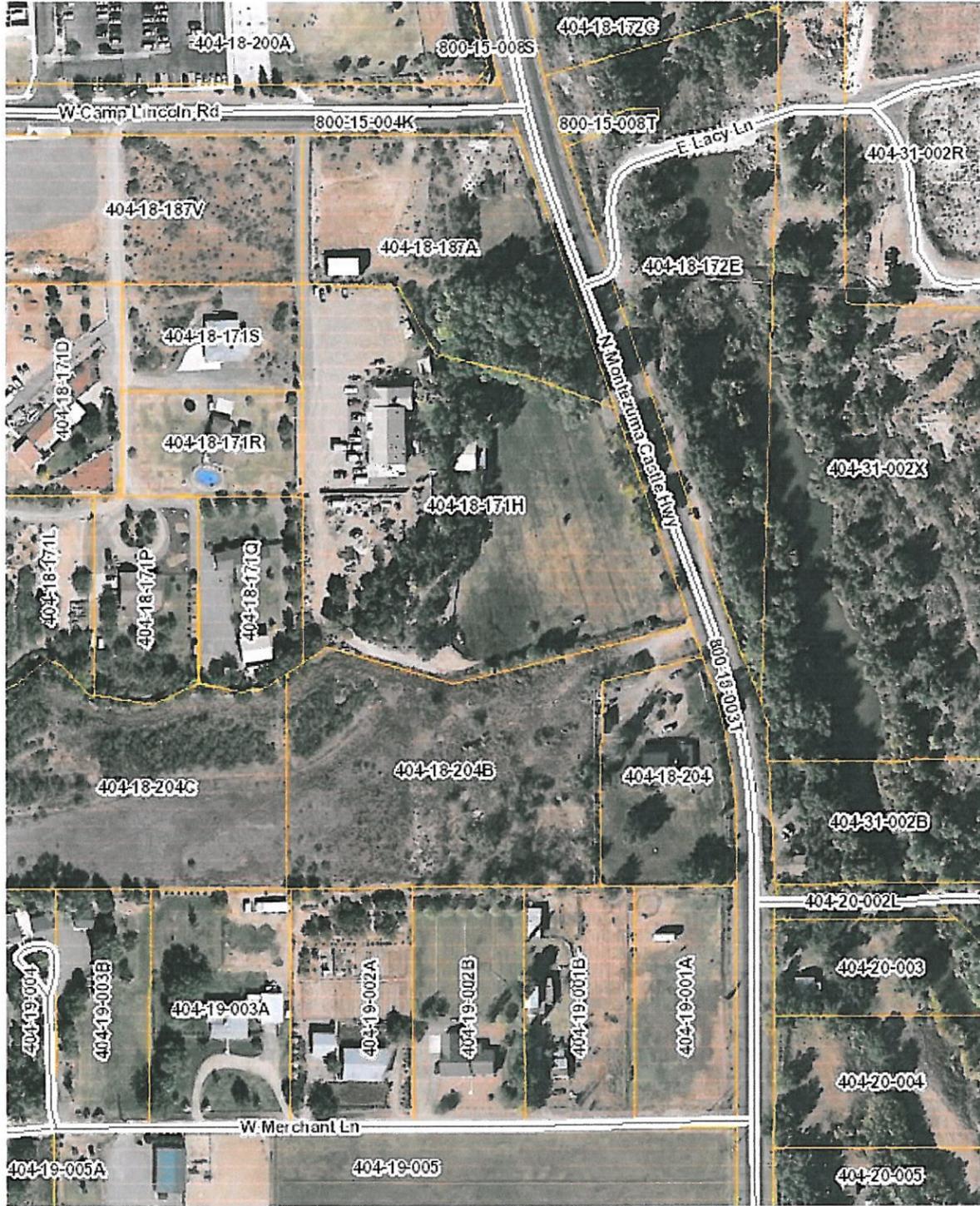
[Signature]
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 22 day of February 2011.



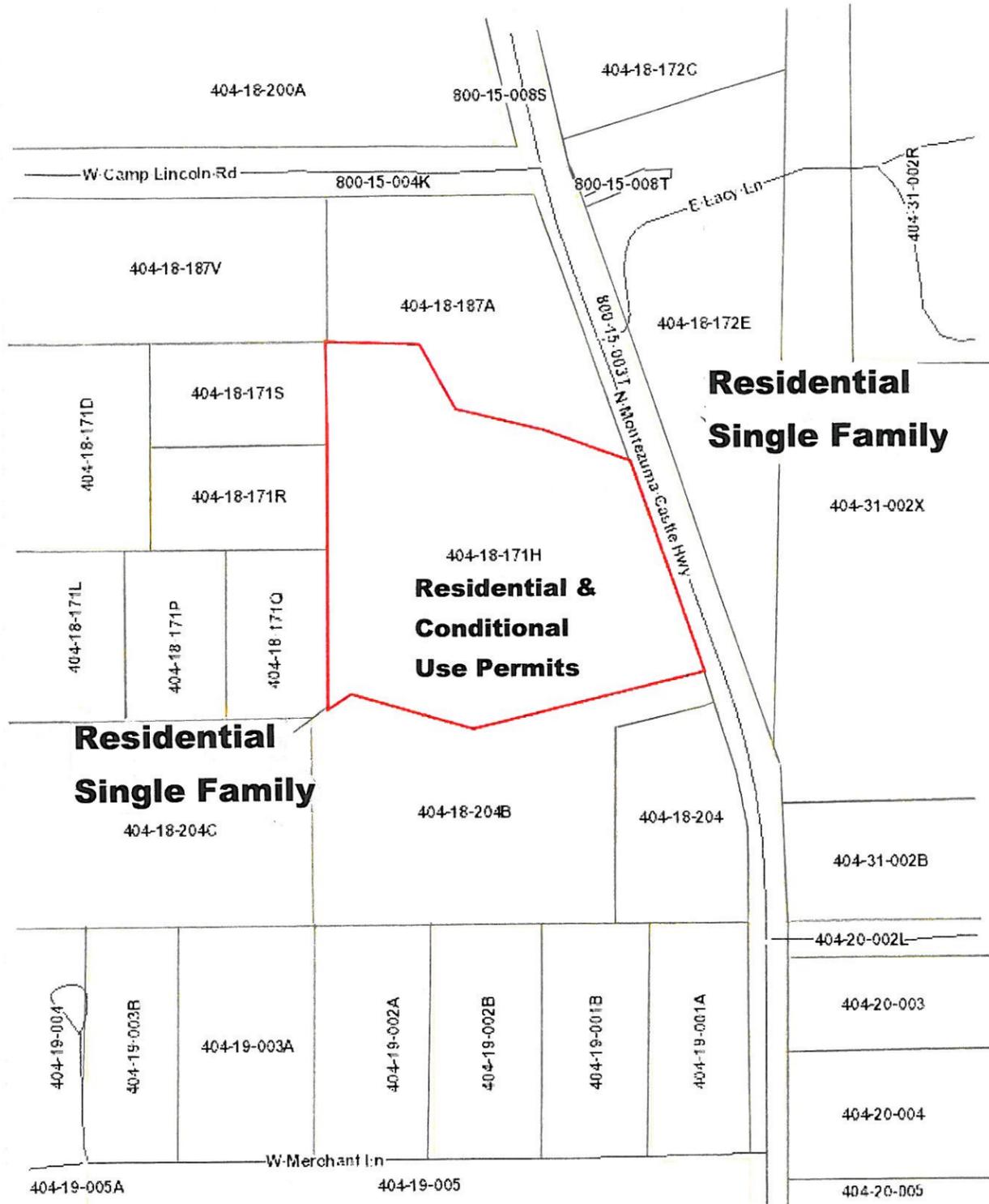
[Signature]
Signature of Notary



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 2/23/2011

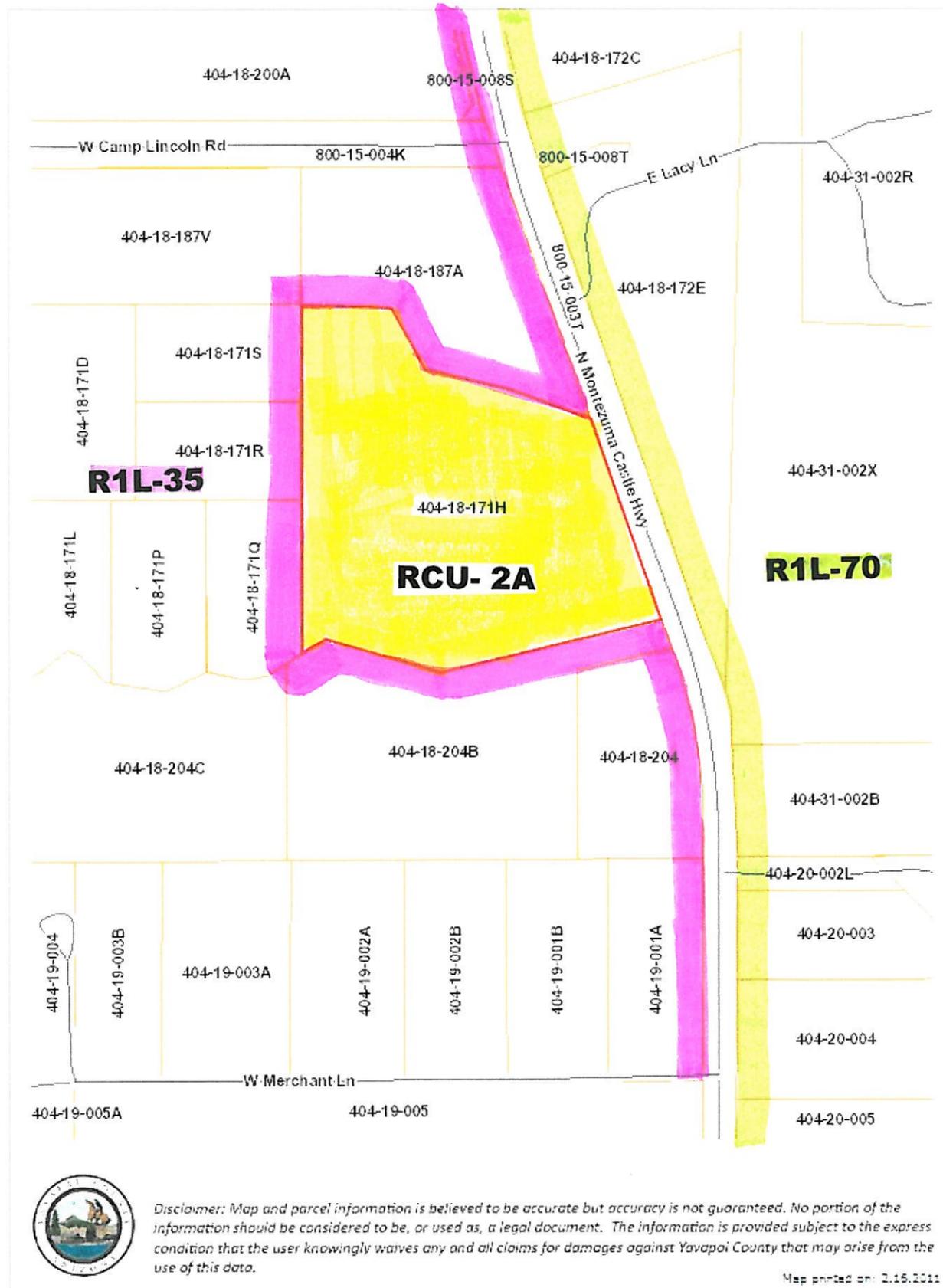
Land Use Map



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Map printed on: 2/16/2011

Zoning Map



SITE PLAN SURVEY

OF PARCEL 404-18-171H
LOCATED IN SECTION 19,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

LEGEND:

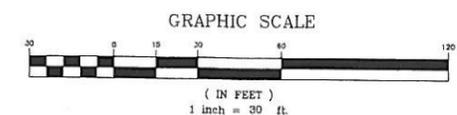
-  INDICATES GRASS AREA
-  INDICATES ROAD R.O.W.
-  INDICATES EXISTING PAVEMENT
-  INDICATES EXISTING CONCRETE
-  INDICATES EXISTING PAVERS
-  INDICATES MANHOLE
-  INDICATES SEWER VALVE
-  INDICATES WATER BOX
-  INDICATES WATER VALVE
-  INDICATES WELL
-  INDICATES WELL
-  INDICATES RECORD LOCATION NOTHING FOUND OR SET
-  INDICATES FOUND MONUMENT AS NOTED
-  INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "L5 26925"
-  INDICATES MEASURED FIELD DIMENSION



SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY MY ASSIGNS IN JUNE OF THE YEAR 2010. THE CREW WAS COMPRISED OF DUGAN AND DANIEL McDONALD. THIS SITE PLAN SURVEY WAS PREPARED BY ME OR MY ASSIGNS BASED UPON THE INFORMATION OBTAINED IN THAT SURVEY.
2. THE PARCEL WAS OCCUPIED AT THE TIME OF SURVEY.
3. ALL EASEMENTS MAY NOT BE SHOWN ON THIS DRAWING.
4. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
5. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE INTENT OF THIS SURVEY IS TO LOCATE AND SHOW ALL IMPROVEMENTS OF THE REFERENCED PARCEL.
7. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXIST IN THE FIELD. VARIOUS MONUMENTS WERE FOUND AS SHOWN.
8. THE FOLLOWING DOCUMENTS WERE USED IN THE PERFORMANCE OF THIS SURVEY. REFERENCE CAN BE MADE TO THESE DOCUMENTS FOR RECORD INFORMATION.

(R1) INDICATES RECORD DIMENSION FOUND ON THAT SURVEY CONDUCTED BY JOE JONES AND ASSOCIATES DATED 1-8-1987.

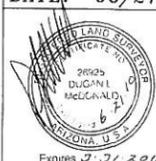


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SITE PLAN SURVEY MAP AND THE SURVEY ON WHICH IT IS BASED WERE 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 OTHER ITEMS OF THE PUBLIC RECORD ON THIS THE 21ST DAY OF JUNE, 2010.

Dugan L. McDonald
DUGAN L. McDONALD R.L.S.

JOB # 10-0605T	SHEET 1 OF 1
DATE: 06/21/2010	DRAWN BY: DLM
 Expires 2-21-2011	HERITAGE LAND SURVEYING & MAPPING INC. DUGAN L. McDONALD R.L.S. PO BOX 3270 CAMP VERDE, AZ 86322 928-567-9170

