

1202013563 3/11/2020 2:07:38
Drenda DeShields, Circuit Clerk
BENTON CO Circuit Clerk & Record

VICINITY MAP NOT TO SCALE

OWNER'S CERTIFICATION LANGUAGE: WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS IF ANY, FOR THE USE OF THE HEREON PLATTED PROPERTY AND THE ADJACENT PROPERTIES. SUCH STREETS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ROADWAYS, ALLEYS, CUL-DE-SACS, SIDEWALKS, TRAILS, AND EASEMENTS. APPURTENANCES THERETO AS MAY BE REASONABLY NECESSARY FOR SAFE AND CONVENIENT VEHICULAR AND PEDESTRIAN TRAVEL. THE DEDICATION SHALL NOT BE LIMITED TO, ALL PUBLIC AND PRIVATE INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO, UTILITIES, TELEPHONE, CABLE, AND OTHER SERVICES. THE DEDICATION IS REQUIRED TO PROVIDE SERVICES AND AMENITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, GAS, BROADBAND, TELEPHONE AND DRAINAGE TO THE DEVELOPMENT AND/OR SURROUNDING AREAS. DEDICATIONS INCLUDE THE RIGHTS OF MAINTENANCE, REPLACEMENT, REMOVAL AND REPAIR, AND TO DO SUCH THINGS AS MAY BE NECESSARY TO MAINTAIN AND IMPROVE THE PROPERTY, INCLUDING TRIMMING OF GRASS, LIMBS AND FOLIAGE, AND OTHER MAINTENANCE WITHOUT ADDITIONAL COMPENSATION.

NOTES:
ALL EASEMENTS AND RIGHTS OF WAY
TO BE PERMANENT FOR THIS PLAN.
NO EXISTING OR ADJACENT WATER
WELLS, DUMPS, CESSPOOLS,
SPRINGS, WATER WINDMILLS &
UNDERGROUND STRUCTURES WITHIN
THE PROJECT DISTURBED DURING THE
SURVEY OF SUBJECT PROPERTY.
SATTERFIELD LAND SURVEYORS
DOES NOT RECOMMEND WELLING.
SIDEWALK CONSTRUCTION SHALL BE IN
CONFORMANCE OF NEVADA BUILDING CODE
TO CERTIFICATE OF OCCUPANCY PRIOR
BEFORE FINAL OCCUPANCY WATER AND
SEWER INFRASTRUCTURE HAS TO BE
ADDED.
LOTS 1 THROUGH 4 HAS A 50.00 FOOT
MUTUAL ACCESS EASEMENT THAT RUNS
ALONG THE EAST RIGHT OF WAY OF
ARIZONA 531.

5-8
SETBACK REQUIREMENTS
FRONT YARD: 40'
SIDE YARD: 10'
SIDE ON CORNER YARD: 15'
REAR YARD: 30'

ARTICIAL STREET OR LARGER
SETBACK REQUIREMENTS
FRONT YARD: 50'
SIDE YARD: 10'
SIDE ON CORNER YARD: 15'
REAR YARD: 20'

UTILITY EASEMENTS
FRONT: 20'
SIDE: 20' 110" IF CH INTERIOR
SIDE WITH A SHARED LOT LINE
REAR: 20' 110" IF SHARING AN
INTERIOR LOT LINE WITH A LOT
TO THE REAR.

[illegible]

160	30	
REFERENCE DEBT		
SURETY REFERENCES		
1. IMPORT SUBSIDY		
OCTOBER 31, 67		
2. CONSOLIDATED		
BASES OF REVENUE		
ARGUMENTS STATE		

