

Professional Survey of the Rich St./ Main. St. intersection.

2021-0056160-2

3971/613

REVISION	NAME	DATE
1	S. DICKY	8/11/2021
2	BROWN	
3	CHECKED	
4	REVISED	

RESULTS OF SURVEY
 of a portion of Lots 6, 7 & 8, Block 10, G.V. Hills First of Jerome, recorded in Book 2 of Maps and Plats, Page 18, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona, and a portion of Section 23, Township 10 North, Range 2 East of the Gila and Salt River Meridian

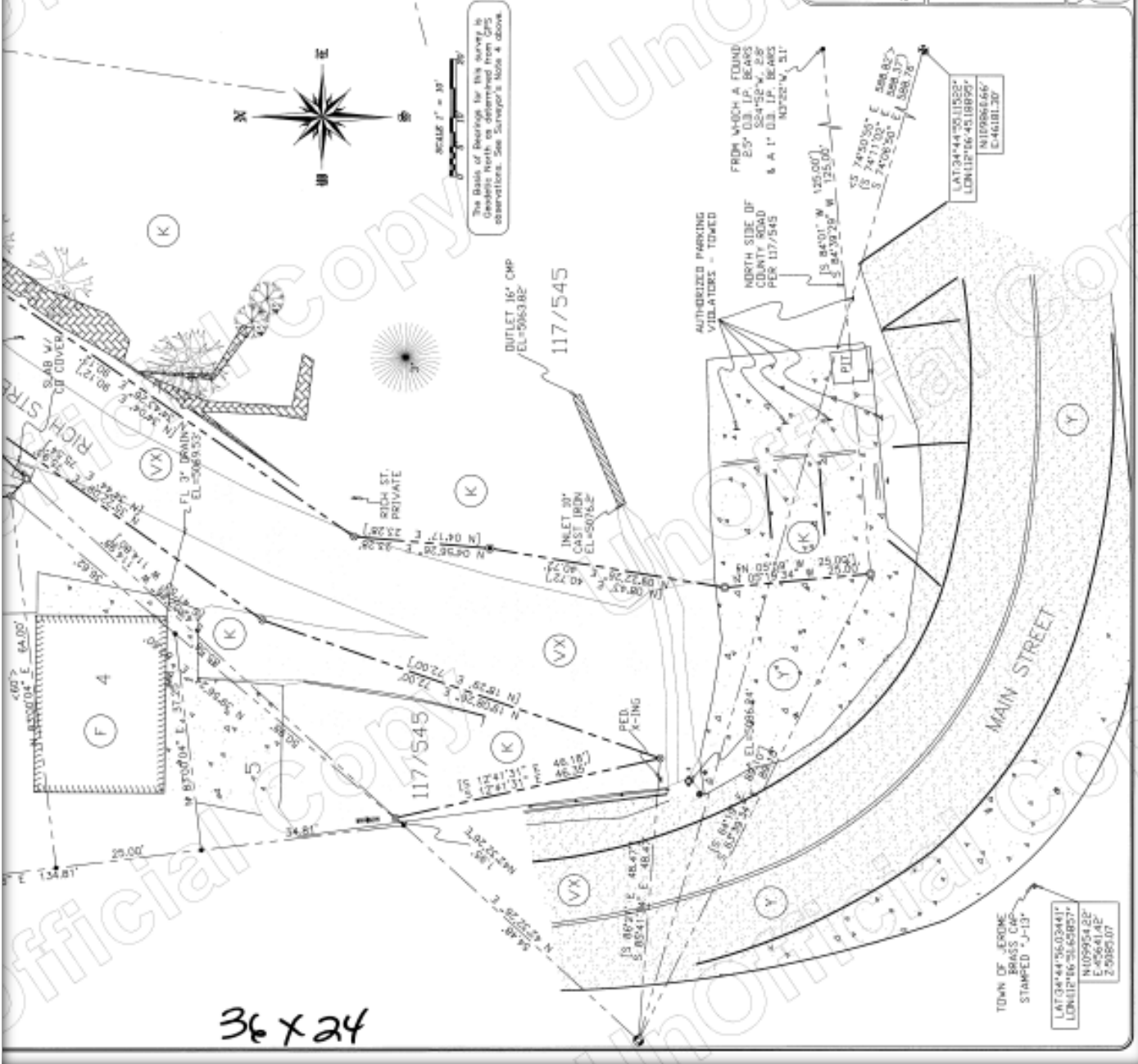


JOB NUMBER	21-0611	APR: VABERS	
COUNTY	YAVAPAI	TOWNSHIP	10N
RANGE	2E	RANGE	2E
SECTION	23	SECTION	23
SHEET	2 of 2	SHEET	16V
DATE	8/11/2021	DATE	8/11/2021



The Basis of Position for this survey is Geodetic North as determined from GPS observations. See Surveyor's Note # above.

FROM WHICH A FOUND
 2.5' O.B. I.P. BEARS
 S 24° 58' 24" W, 2.8'
 & A 1' O.B. I.P. BEARS
 N 107° 22' 24" W, 3.1'



36 x 24

TOWN OF JEROME
 BRASS CAMP
 STAMPED - J-13

LAT: 34° 44' 56.03441"
 N: 109954.218"
 E: 45641.42"
 Z: 5985.07

Close-Up, Detail view of the Professional Survey of the Rich St./ Main. St. intersection.

RESULTS OF SURVEY

of a portion of Lots 6, 7 & 8, Block 10, G.W. Hills Plat of Jerome, recorded in Book 2 of Maps and Plats, Page 18, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona, and a portion of Section 23, Township 16 North, Range 2 East of the Gila and Salt River Meridian

COORDINATE SYSTEM DEFINITION
 LINEAR UNIT - INTERNATIONAL FEET
 GEODETIC DATUM - NAD83 (2011)
 VERTICAL DATUM - NAVD 88
 SYSTEM - CAPSTONE-VLDF
 ZONE - MOKO VALLEY

PROJECTION:
 TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN - 34°40'N
 LONGITUDE OF CENTRAL MERIDIAN - 112°00'W
 NORTING AT GRID ORIGIN - 80,000.00 FT
 EASTING AT CENTRAL MERIDIAN - 80,000.00 FT
 CENTRAL MERIDIAN SCALE FACTOR - 1.000185 EXACT

LEGEND

- - Calculated point - nothing found or set - unless noted
- - Found 5/8 inch rebar with plastic cap stamped "LS 38284"
- - Found 1" O.D. Iron Pipe & Affixed Brass tag stamped "LS 38284"
- - Set Magnet with brass tag stamped "PLS 38284"
- - Set 1/2 inch rebar with aluminum cap stamped "LS 38284"
- - Found 2 inch O.D. Iron pipe in concrete at Corner Number 3 FLORENCE MS #10784
- - Set 8" MAD Splice with aluminum tag stamped "LS 38284"
- - Found 1/2 inch rebar with plastic cap stamped "LS 37401"
- <> - Record Dimensions per unrecorded map by Kneeling & Johns dated 4-12-1827
- || - Record Dimensions per Book 2 of Maps, Page 18 (highly illegible)
- () - Record Dimensions per Instrument 2016-007547
- [] - Record Dimensions per Book 117 of Official Records, Page 545
- || - Record Dimensions per Book 3861 of Official Records, Page 605
- ⊙ - Gas Meter
- ⊙ - Fire Hydrant with elevation as noted on top nut of Fire Hydrant
- ⊙ - Water Meter Box
- ⊙ - Water Valve Handhole
- ⊙ - Sewer Manhole - Rim Elevation as Noted
- ⊙ - Sewer Cleanout as Noted
- ⊙ - Decorative Lamp Post
- ⊙ - Power Pole
- ⊙ - Railroad Ball protruding from the ground
- ⊙ - Sign as Noted
- ⊙ - Ballast
- - Indicates Building Line
- - Hatch Indicates Pavement
- - Hatch Indicates Concrete
- - Hatch Indicates Gravel
- - Hatch Indicates Rock/Paver/Concrete Wall
- - Hatch Indicates Boulder Landscaping
- - Indicates Overhead Electric Line
- - Indicates Visible 4" ABS Sewer Line
- - Indicates Electric Service Cabinet
- ⊙ - Control Point as Noted
- - Disappearing Metal Scrap Fence
- - Storm Drain Grate
- ⊙ - Paradise Tree - Diameter as Noted
- ⊙ - Pine Tree - Diameter as Noted
- ⊙ - Deciduous Tree - Diameter as Noted
- ⊙ - Walnut Tree - Diameter as Noted
- ⊙ - Elm Tree - Diameter as Noted
- ⊙ - Locust Tree - Diameter as Noted
- C - Indicates Ownership by Stephen & Karen Cheliffa per 2016-008442
- F - Indicates Ownership by Donald & Mary Fisher per 2020-006888
- J - Indicates Ownership by Town of Jerome per 2283/288 & Y.C.A.O.
- JH - Indicates Ownership by Jerome Historical Society per 2061/505
- K - Indicates Ownership by Stephanie Ann Kelly per 4881/475
- LV - Indicates Ownership by Lereby View LLC per 2020-0038519
- R - Indicates Ownership by Abura Robles per 1008/187 & 1080/107
- RE - Indicates Ownership by Ann & Elizabeth Row per 3971/815
- VX - Indicates Ownership by Verde Exploration per Y.C.A.O. No Document Found
- Y - Indicates Ownership by Yavapai County Public Works per Y.C.A.O. No Document Found

Surveyor's Notes

- (1) This plat was prepared for the sole benefit of the Town of Jerome, it was prepared for specific users and for a specific purpose pursuant to an agreement with the client and as such its purpose may be misleading to others. For these reasons, use by others is forbidden without the express written consent of the certifier signed hereon.
- (2) The Surveyor's Certification is subject to a limitation of liability. The General Public are on notice that this Results of Survey is subject to a limitation of liability not to exceed the price of the original proposed dated 3/16/2021 between Capstone Professional Services Corporation, an Arizona Corporation, and the Town of Jerome, by release the acceptance of these terms is effectuated. Copies of the original proposed are available upon request.
- (3) Bracketed dimensions represent record dimensions as defined in legend. All unbracketed dimensions represent measured dimensions.
- (4) All measured bearings and distances shown hereon are grid values based upon the projection definition shown hereon. The projection was defined such that grid distances are nearly equivalent to ground distances in the project area. The scale of bearings is Geodesic North. However, measured grid bearings shown hereon (or implied by grid coordinates) do not equal geodesic bearings due to meridian convergence.
- (5) This survey is subject to all conditions, restrictions, reservations, easements, rights of way, and of other matters which may be revealed by a current title report.
- (6) Ownership of all parcels shown hereon was not verified unless a document is noted for the ownership called out. The Yavapai County GIS was utilized to determine the ownership where no document could be found.
- (7) The base benchmark for this survey is AZE - PD 281789, Having an MVD of 88 elevation of 4830.24 feet per the National Geodetic Survey Data Sheet. Elevations shown hereon were derived using RTK GPS measurements.
- (8) Only trees with 4" diameter or larger trunks (at chest height) were located for this survey.
- (9) Only visible above ground utilities are shown hereon.
- (10) See sheet 2 of 2 for topography and boundary.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF JUNE 2021, IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS ADOPTED IN FEBRUARY 2002.

STAN BICKEY
 LS 32324
 DATE OF SURVEY: 6/26/2021



NAME	DATE
DESIGN: S. BICKEY	6/21/2021
DRAWN: S. BICKEY	7/15/2021
CHECKED: S. BICKEY	7/26/2021
REVISED:	
VNS-NPC-21-0611--CRDME.DWG	

ABBREVIATIONS USED:

- DB - OUTSIDE DIMENSION
- LS - LAND SURVEYOR
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- Z - ELEVATION (SEE NOTE 7)
- LAT - LATITUDE - NORTH
- LONG - LONGITUDE - WEST
- P.P. - POWER POLE
- ABO - ACRYLONITRILE BUTADIENE STYRENE
- PVC - POLY VINYL CHLORIDE
- CD - CLEANOUT
- PRNG - PARKING
- ROR - RAILROAD
- PEB - PEDESTRIAN
- X-ING - CROSSING
- EL - ELEVATION
- M/ - MET
- MVA/MW - BOOK/PAGE OF YAVAPAI COUNTY OFFICIAL RECORDS
- MVA-MW/MW - INSTRUMENT NUMBER PER YAVAPAI COUNTY RECORDS

RESULTS OF SURVEY

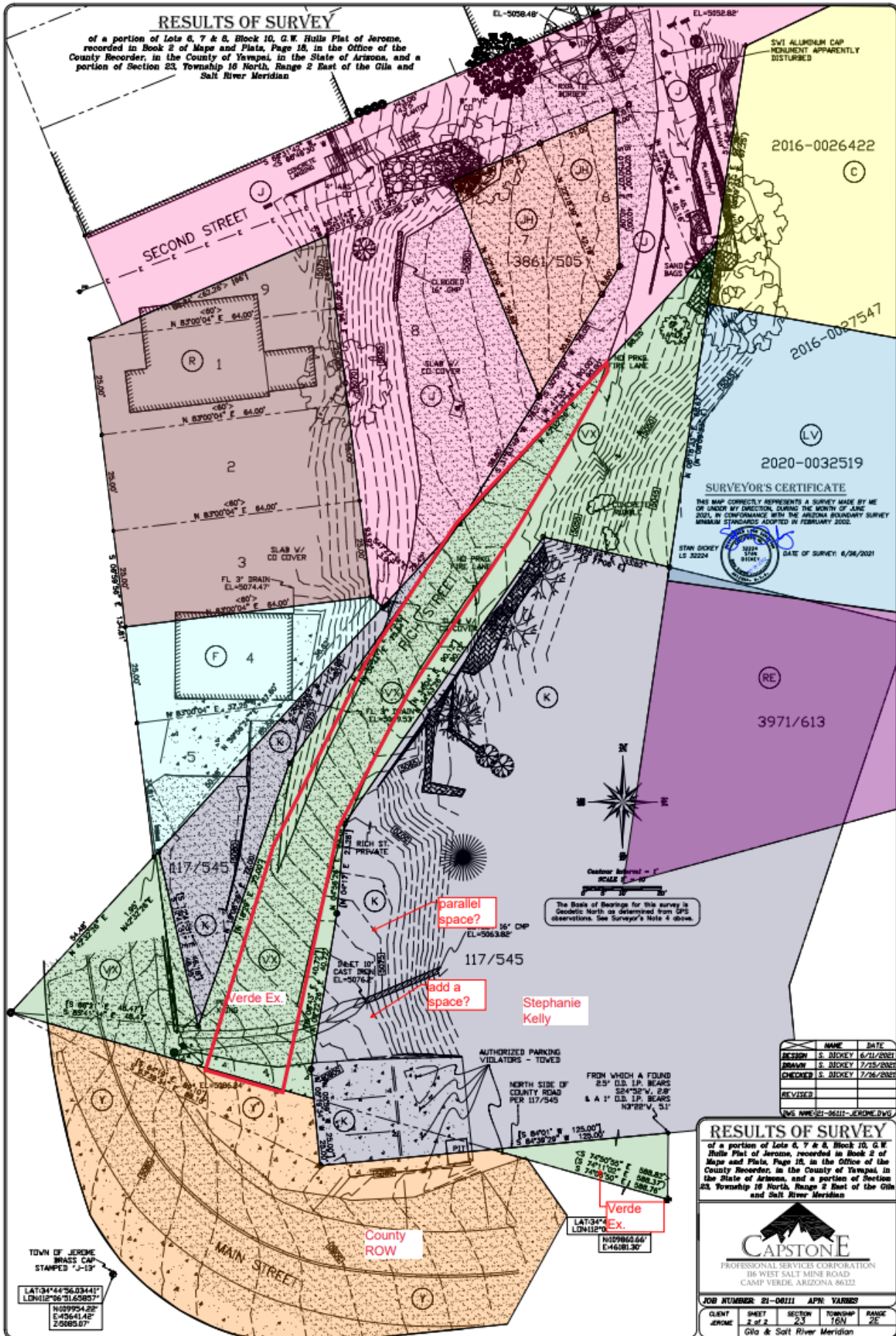
of a portion of Lots 6, 7 & 8, Block 10, G.W. Hills Plat of Jerome, recorded in Book 2 of Maps and Plats, Page 18, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona, and a portion of Section 23, Township 16 North, Range 2 East of the Gila and Salt River Meridian



JOB NUMBER 21-0611		APR: VARIES	
CLIENT	SHEET	SECTION	TOWNSHIP
Gila & Salt River Meridian	1 of 2	23	16N
			RANGE
			2E

RESULTS OF SURVEY

of a portion of Lots 6, 7 & 8, Block 10, G.W. Hulla Plat of Jerome, recorded in Book 2 of Maps and Plats, Page 18, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona, and a portion of Section 23, Township 16 North, Range 2 East of the Gila and Salt River Meridian



2016-0026422

2016-007547

2020-0032519

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF JUNE 2021, IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MANUAL STANDARDS ADOPTED IN FEBRUARY 2002.

STAN BUCKEY
 LP 32224
 DATE OF SURVEY: 6/26/2021

3971/613

The Basis of Bearings for this survey is Geodetic North as determined from GPS observations. See Surveyor's Note 4 above.

Stephanie Kelly

NAME	DATE
DESIGN	S. BUCKEY 6/21/2021
DRAWN	S. BUCKEY 7/15/2021
CHECKED	S. BUCKEY 7/26/2021
REVISED	

RESULTS OF SURVEY

of a portion of Lots 6, 7 & 8, Block 10, G.W. Hulla Plat of Jerome, recorded in Book 2 of Maps and Plats, Page 18, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona, and a portion of Section 23, Township 16 North, Range 2 East of the Gila and Salt River Meridian



JOB NUMBER	21-0811	APR	VARIES
CLIENT	SHEET	SECTION	TOWNSHIP
JEROME	2	16N	16N
Gila & Salt River Meridian			

TOWN OF JEROME BRASS CAP STAMPED "J-13"

LAT: 34°44'56.03441"
 LONG: 109°51.62687"
 NAD83
 E: 43641.42'
 Z: 20685.07'

39717613



The Basis of Bearings for this survey is the definition of the meridian in the GCS observations. See Surveyor's Note 4, above.

DESIGN	NAME	DATE
S. DICKEY	S. DICKEY	6/11/2021
BRAWN	S. DICKEY	7/15/2021
CHECKED	S. DICKEY	7/16/2021
REVISED		

DWG. NAME: 21-06111 - ERODME.DWG

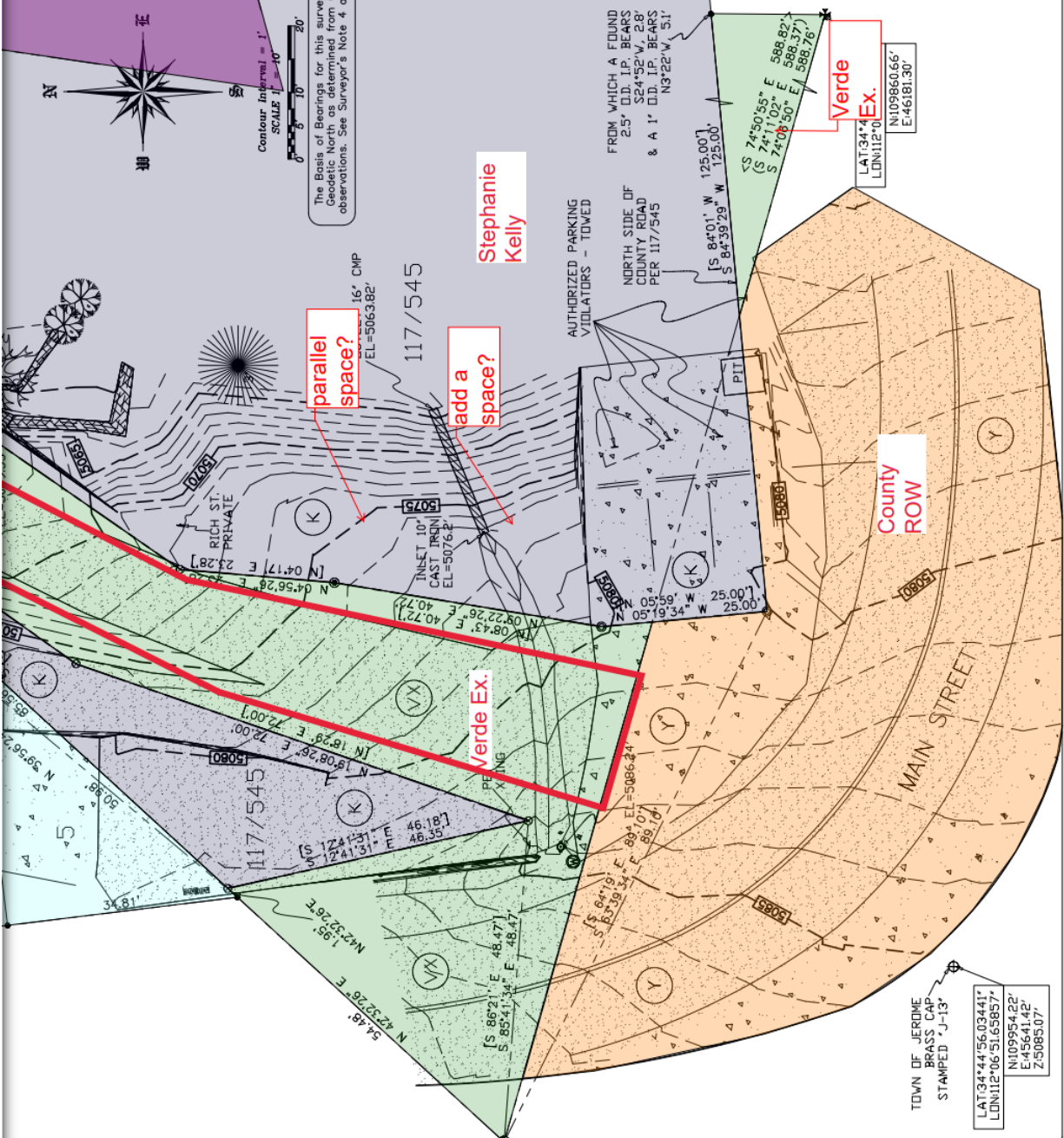
RESULTS OF SURVEY
 of a portion of Lots 6, 7 & 8, Block 10, G.W. Hulls Plat of Jerome recorded in Book 2 of Maps and Plats, Page 18, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona, and a portion of Section 23, Township 18 North, Range 2 East of the Gila and Salt River Meridian.



JOB NUMBER: 21-06111 APN: VARIES

CLIENT	SHEET	SECTION	TOWNSHIP	RANGE
JEROME	2 of 2	23	16N	2E

Gila & Salt River Meridian



TOWN OF JEROME
 BRASS CALL
 STAMPED - J-13

LAT: 34°44'56.03441"
 LON: 112°06'51.65857"
 N: 109954.22
 E: 45641.42
 Z: 5085.07

FROM WHICH A FOUND
 2.5" O.D. I.P. BEARS
 S 24°52' W, 2.8'
 & A 1" O.D. I.P. BEARS
 N 3°22' W, 3.1'

[S 84°01' W 125.00'
 S 84°39'29" W 125.00']

CS 74°50'58" E 588.82'
 S 74°11'02" E 588.37'
 S 74°09'50" E 588.76'

Verde
 Ex.
 N109860.66'
 E: 46181.30'

LAT: 34°44'
 LON: 112°06'

Stephanie Kelly

add a space?

parallel space?

Verde Ex.

County ROW

MAIN STREET

AUTHORIZED PARKING VIOLATORS - TOWED

NORTH SIDE OF COUNTY ROAD PER 117/545

16' CMP EL=5063.82'

117/545

117/545

RICH ST. PRIVATE

INLET 10" CAST IRON EL=5076.2'

PRE-EXISTING

EL=5086.24'

[S 86°21' E 48.47'
S 85°41'34" E 48.47']

[S 124°13'11" E 46.18'
S 124°13'11" E 46.35']

[N 18°39' E 72.00'
N 18°08'26" E 72.00']

[N 04°17' E 23.28'
N 04°56'28" E 72.00']

[N 08°43' E 40.72'
N 08°22'26" E 40.72']

[S 74°50'58" E 588.82'
S 74°11'02" E 588.37']

[S 84°01' W 125.00'
S 84°39'29" W 125.00']

[S 54°10' E 89.07'
S 63°39' E 89.07']

[S 86°21' E 48.47'
S 85°41'34" E 48.47']

[S 124°13'11" E 46.18'
S 124°13'11" E 46.35']

[N 04°17' E 23.28'
N 04°56'28" E 72.00']

[S 74°50'58" E 588.82'
S 74°11'02" E 588.37']

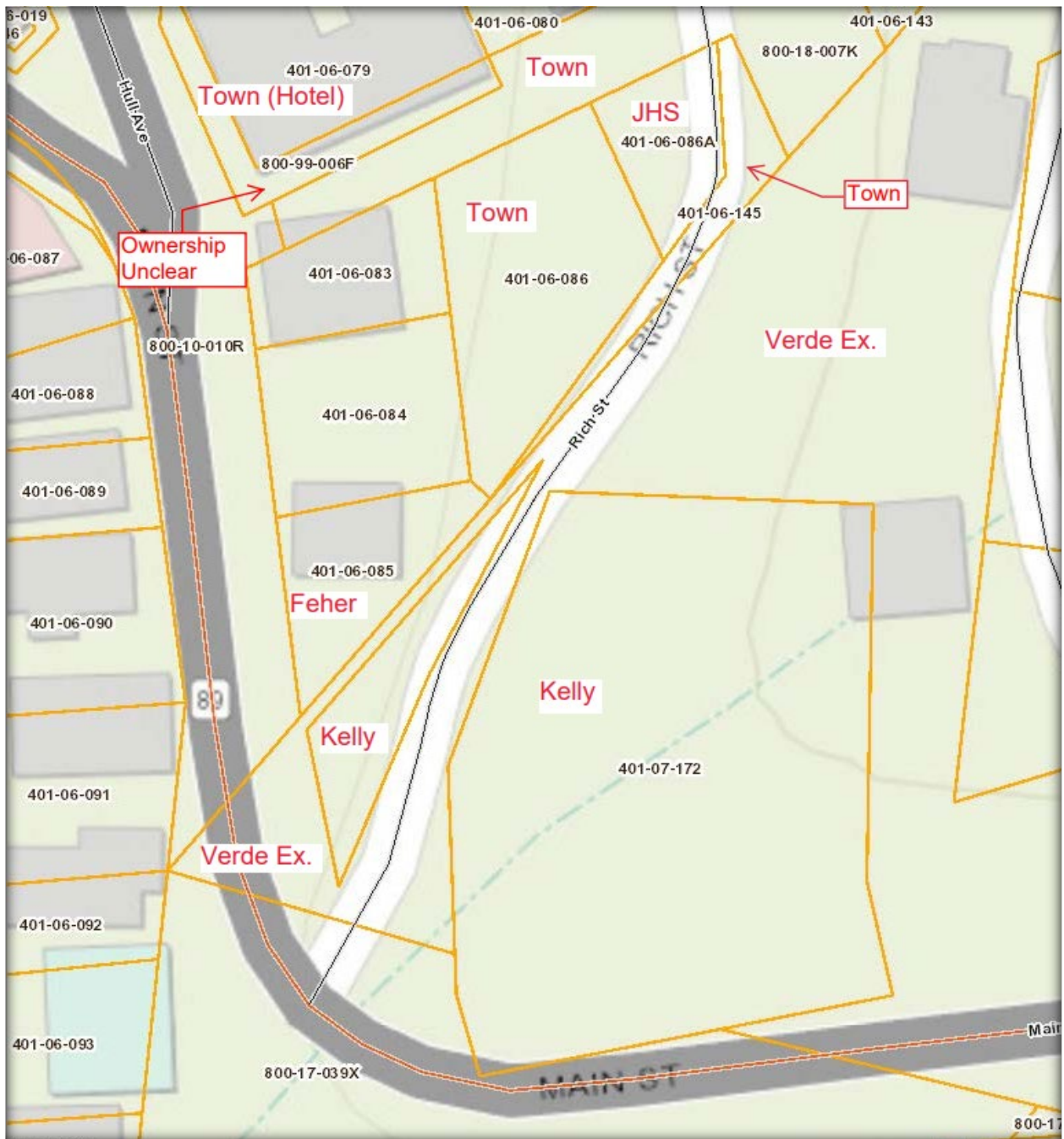
[S 84°01' W 125.00'
S 84°39'29" W 125.00']

[S 54°10' E 89.07'
S 63°39' E 89.07']

[S 86°21' E 48.47'
S 85°41'34" E 48.47']

[S 124°13'11" E 46.18'
S 124°13'11" E 46.35']

[N 04°17' E 23.28'
N 04°56'28" E 72.00']



Parcel map from Yavapai County GIS with property ownership overlaid onto the Parcels.