



**MASTER PLAN AMENDMENT - HEARING APPLICATION**

Subdivision Plat / Master Plan Community Name: AED South

Current Assessor's Parcel Number(s) affected: See Attached

Township 14N Section 1+12 Range 2W Zoning: RCU + RIL  
6+7 1W

<p><b>Owner Name &amp; Address:</b> <u>Arizona Eco Development, LLC</u> <u>923 E Gurley St #203</u> <u>Prescott, AZ 86301</u></p> <p>Phone: <u>928-778-7421</u> Fax: _____ Email: <u>Jason@jasongisi.com</u></p> <p><u>Note: If the owner is a corporation, include documents showing the signer is an authorized agent of the corporation.</u></p>	<p><i>For Staff Use Only</i></p> <p>Date Received: _____</p> <p>Taken In By: _____</p> <p>Assigned To: _____</p> <p>Date Application Complete: _____</p> <p>Fees &amp; Charges: _____</p> <p>Receipt #/Date: _____</p> <p>P&amp;Z WS Date: _____</p> <p>P&amp;Z Vote Date: _____</p> <p>Council Study: _____</p> <p>Council Vote: _____</p>
<p><b>Applicant / Agent Name &amp; Address</b> <u>Jason J. Gisi</u> <u>923 E Gurley St #203</u> <u>Prescott, AZ 86301</u></p> <p>Phone: <u>928-778-7421</u> Fax: _____ Email: <u>Jason@jasongisi.com</u></p>	

**Request For Master Plan Amendment Approval:**

Location of Property: East of Hwy 89, South of Hwy 89A

Total Acres: 866 Total Lots: 1185

Min. Lot Size: 3000 SF Max. Lot Size: 2ac Average Lot Size: 6000 SF

Existing Zoning: RCU + RIL Proposed Zoning: See Attached

Is mass grading proposed: Yes

Is project in a Reimbursement District: No If yes, what type: \_\_\_\_\_

**If a Planned Area Development:**

Total % Area of Open Space: 31% Total Open Space Area: 266 acres

Total Number of Dwelling Units: 1185

Jason J. Gisi \_\_\_\_\_ 8/2/18  
Print Name Signature Date

**AED South Annexation**

<b>Parcel #</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
103-01-031N-Partial	BR	MH Floating
103-04-002D	RCU-2A	SF6
103-04-003A	RCU-2A	SF6, SF9
103-04-003Q	RCU-2A	SF6, SF9
103-04-004A	RCU-2A	SF9
103-04-004C	RCU-2A	SF9
103-04-010B	RCU-2A	SPC, SF35, SF9
103-04-011	RCU-2A	SF35, SPC
106-01-001	R1L-18, R1L-35	SF6, MFM, SF9
106-01-001A	R1L-18	SF9
106-10-001-Partial	R1L-35	SF9
106-10-001A	R1L-35	SF9

## **AED South**

Arizona Eco Development, LLC is formally applying for annexation and rezone of 866 acres, comprised of the historic Point of Rocks, as well as the old Wilkinson Homestead. Requested zoning designations are as follows:

**SF6, SF9:** These areas are the existing agricultural fields in and around the old Wilkinson Homestead. The terrain is flat, and suitable for higher density development, which will be consistent and compatible with the density COP has already approved at The Dells and Walden Farms. AED anticipates that there will also be a City Park located within the SF9 zoning designation. Size and exact location of the park to be determined and memorialized in the development agreement.

**MF:** Also located in the existing agricultural fields, this area is slated for a high density multi-family site and is near the existing land to the north of the AED property that is zoned light industrial. MF is a standard buffer zoning used between commercial and industrial zoning and single family residential zoning.

**SPC:** Small, casita style resort concept, consisting of up to 100 rooms. The casita style rooms are envisioned to be “tucked in” to the existing topography, creating the least amount of disturbance possible. The simple concept is to work with the existing land forms to the maximum extent possible so that the finished product blends in to the landscape well and is therefore aesthetically pleasing.

Along with the resort concept, the SPC area will consist of single family housing, ranging from 1 acre lots, down to 65x125 production style housing lots.

**SF35:** This land sits in and around the Point of Rocks. Low density, custom home lots to be restricted by building envelopes that will be memorialized via deed restriction to maintain the most natural open space and natural view shed possible. The development will include strict CC&Rs and design guidelines to ensure that building heights are limited to maximize view shed for residents of the neighborhood and public trail users alike. Much like the resort concept, our focus is to create minimal disturbance to promote and ensure the quiet enjoyment of public trail users and future residents. The serenity of the Granite Dells and the Point of Rocks is our priority and we are confident that we can act on our vision.

# PLAT OF AED SOUTH ANNEXATION

TO THE CITY OF PRESCOTT  
A PORTION OF SECTIONS 1 AND 12, 11TH, 17TH AND 18TH RANGES, 11TH TOWNSHIP, MARICOPA COUNTY, ARIZONA



- LEGEND:**
- ROAD REMAINS AS NOTED
  - SECTION OR QUARTER CORNER AS NOTED
  - SECTION LINE
  - PROPOSED ZONING BOUNDARY LINES
  - EXISTING "L" REFERENCE TO ZONING BOUNDARY LINES
  - EXISTING CITY LIMITS PER ORDINANCE 1451 (08-19)
  - 1/4 CORNER
  - 1/4 SECTION CORNER
  - 1/4 QUARTER CORNER

**APPROVALS**

APPROVED UNDER ORDINANCE NO. 1451 AND ACCEPTED BY THE WATER AND CANAL DISTRICT OF PRESCOTT, ARIZONA ON THIS DAY OF \_\_\_\_\_, 2018.

WATER \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

**LINE TABLE**

LINE	LENGTH	BEARING
A1	146.15	S37°24'26"E
A2	448.82	S84°29'27"E
A3	432.19	N53°27'27"E

**CURVE TABLE**

CURVE	LENGTH	CHORD	DEFLECTION
C1	146.15	146.15	0°00'00"
C2	448.82	448.82	0°00'00"
C3	432.19	432.19	0°00'00"

**CERTIFICATION**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original as shown to me, and that the same has been prepared in accordance with the laws and regulations of the State of Arizona, and that the same has been prepared in accordance with the laws and regulations of the State of Arizona, and that the same has been prepared in accordance with the laws and regulations of the State of Arizona.

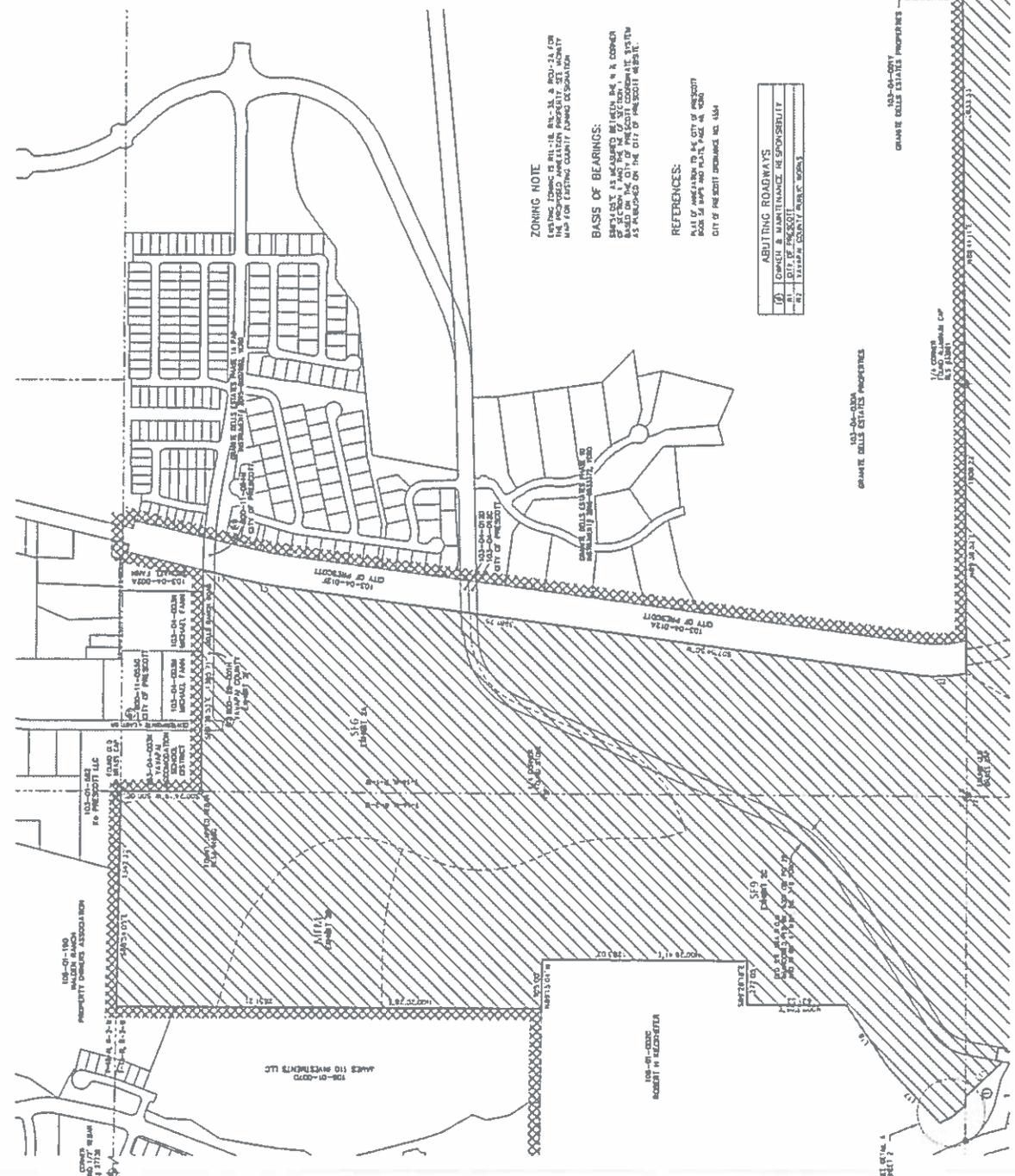
**Law Enforcement**  
City of Prescott  
1850 WILLOW CREEK ROAD  
PRESCOTT, AZ 86301  
(928) 776-1750

PLAT OF AED SOUTH TO THE CITY OF PRESCOTT

DATE: 08-02-18 DRAWN BY: JAW  
JOB NO: 875-11 CHECKED BY: JAW

JASON CORNER, P.E.  
Professional Engineer  
1850 WILLOW CREEK ROAD  
PRESCOTT, AZ 86301  
(928) 776-1750

SCALE: 1"=300'



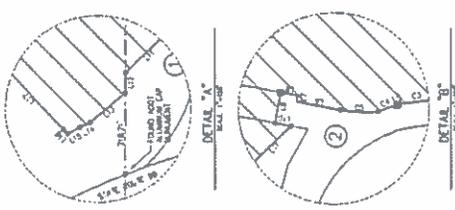
**ZONING NOTE**

ZONING LAMC IS R1-18, R1-24, R1-34, R1-34A, R1-34B, R1-34C, R1-34D, R1-34E, R1-34F, R1-34G, R1-34H, R1-34I, R1-34J, R1-34K, R1-34L, R1-34M, R1-34N, R1-34O, R1-34P, R1-34Q, R1-34R, R1-34S, R1-34T, R1-34U, R1-34V, R1-34W, R1-34X, R1-34Y, R1-34Z, R1-34AA, R1-34AB, R1-34AC, R1-34AD, R1-34AE, R1-34AF, R1-34AG, R1-34AH, R1-34AI, R1-34AJ, R1-34AK, R1-34AL, R1-34AM, R1-34AN, R1-34AO, R1-34AP, R1-34AQ, R1-34AR, R1-34AS, R1-34AT, R1-34AU, R1-34AV, R1-34AW, R1-34AX, R1-34AY, R1-34AZ, R1-34BA, R1-34BB, R1-34BC, R1-34BD, R1-34BE, R1-34BF, R1-34BG, R1-34BH, R1-34BI, R1-34BJ, R1-34BK, R1-34BL, R1-34BM, R1-34BN, R1-34BO, R1-34BP, R1-34BQ, R1-34BR, R1-34BS, R1-34BT, R1-34BU, R1-34BV, R1-34BW, R1-34BX, R1-34BY, R1-34BZ, R1-34CA, R1-34CB, R1-34CC, R1-34CD, R1-34CE, R1-34CF, R1-34CG, R1-34CH, R1-34CI, R1-34CJ, R1-34CK, R1-34CL, R1-34CM, R1-34CN, R1-34CO, R1-34CP, R1-34CQ, R1-34CR, R1-34CS, R1-34CT, R1-34CU, R1-34CV, R1-34CW, R1-34CX, R1-34CY, R1-34CZ, R1-34DA, R1-34DB, R1-34DC, R1-34DD, R1-34DE, R1-34DF, R1-34DG, R1-34DH, R1-34DI, R1-34DJ, R1-34DK, R1-34DL, R1-34DM, R1-34DN, R1-34DO, R1-34DP, R1-34DQ, R1-34DR, R1-34DS, R1-34DT, R1-34DU, R1-34DV, R1-34DW, R1-34DX, R1-34DY, R1-34DZ, R1-34EA, R1-34EB, R1-34EC, R1-34ED, R1-34EE, R1-34EF, R1-34EG, R1-34EH, R1-34EI, R1-34EJ, R1-34EK, R1-34EL, R1-34EM, R1-34EN, R1-34EO, R1-34EP, R1-34EQ, R1-34ER, R1-34ES, R1-34ET, R1-34EU, R1-34EV, R1-34EW, R1-34EX, R1-34EY, R1-34EZ, R1-34FA, R1-34FB, R1-34FC, R1-34FD, R1-34FE, R1-34FF, R1-34FG, R1-34FH, R1-34FI, R1-34FJ, R1-34FK, R1-34FL, R1-34FM, R1-34FN, R1-34FO, R1-34FP, R1-34FQ, R1-34FR, R1-34FS, R1-34FT, R1-34FU, R1-34FV, R1-34FW, R1-34FX, R1-34FY, R1-34FZ, R1-34GA, R1-34GB, R1-34GC, R1-34GD, R1-34GE, R1-34GF, R1-34GG, R1-34GH, R1-34GI, R1-34GJ, R1-34GK, R1-34GL, R1-34GM, R1-34GN, R1-34GO, R1-34GP, R1-34GQ, R1-34GR, R1-34GS, R1-34GT, R1-34GU, R1-34GV, R1-34GW, R1-34GX, R1-34GY, R1-34GZ, R1-34HA, R1-34HB, R1-34HC, R1-34HD, R1-34HE, R1-34HF, R1-34HG, R1-34HH, R1-34HI, R1-34HJ, R1-34HK, R1-34HL, R1-34HM, R1-34HN, R1-34HO, R1-34HP, R1-34HQ, R1-34HR, R1-34HS, R1-34HT, R1-34HU, R1-34HV, R1-34HW, R1-34HX, R1-34HY, R1-34HZ, R1-34IA, R1-34IB, R1-34IC, R1-34ID, R1-34IE, R1-34IF, R1-34IG, R1-34IH, R1-34II, R1-34IJ, R1-34IK, R1-34IL, R1-34IM, R1-34IN, R1-34IO, R1-34IP, R1-34IQ, R1-34IR, R1-34IS, R1-34IT, R1-34IU, R1-34IV, R1-34IW, R1-34IX, R1-34IY, R1-34IZ, R1-34JA, R1-34JB, R1-34JC, R1-34JD, R1-34JE, R1-34JF, R1-34JG, R1-34JH, R1-34JI, R1-34JJ, R1-34JK, R1-34JL, R1-34JM, R1-34JN, R1-34JO, R1-34JP, R1-34JQ, R1-34JR, R1-34JS, R1-34JT, R1-34JU, R1-34JV, R1-34JW, R1-34JX, R1-34JY, R1-34JZ, R1-34KA, R1-34KB, R1-34KC, R1-34KD, R1-34KE, R1-34KF, R1-34KG, R1-34KH, R1-34KI, R1-34KJ, R1-34KK, R1-34KL, R1-34KM, R1-34KN, R1-34KO, R1-34KP, R1-34KQ, R1-34KR, R1-34KS, R1-34KT, R1-34KU, R1-34KV, R1-34KW, R1-34KX, R1-34KY, R1-34KZ, R1-34LA, R1-34LB, R1-34LC, R1-34LD, R1-34LE, R1-34LF, R1-34LG, R1-34LH, R1-34LI, R1-34LJ, R1-34LK, R1-34LL, R1-34LM, R1-34LN, R1-34LO, R1-34LP, R1-34LQ, R1-34LR, R1-34LS, R1-34LT, R1-34LU, R1-34LV, R1-34LW, R1-34LX, R1-34LY, R1-34LZ, R1-34MA, R1-34MB, R1-34MC, R1-34MD, R1-34ME, R1-34MF, R1-34MG, R1-34MH, R1-34MI, R1-34MJ, R1-34MK, R1-34ML, R1-34MM, R1-34MN, R1-34MO, R1-34MP, R1-34MQ, R1-34MR, R1-34MS, R1-34MT, R1-34MU, R1-34MV, R1-34MW, R1-34MX, R1-34MY, R1-34MZ, R1-34NA, R1-34NB, R1-34NC, R1-34ND, R1-34NE, R1-34NF, R1-34NG, R1-34NH, R1-34NI, R1-34NJ, R1-34NK, R1-34NL, R1-34NM, R1-34NN, R1-34NO, R1-34NP, R1-34NQ, R1-34NR, R1-34NS, R1-34NT, R1-34NU, R1-34NV, R1-34NW, R1-34NX, R1-34NY, R1-34NZ, R1-34OA, R1-34OB, R1-34OC, R1-34OD, R1-34OE, R1-34OF, R1-34OG, R1-34OH, R1-34OI, R1-34OJ, R1-34OK, R1-34OL, R1-34OM, R1-34ON, R1-34OO, R1-34OP, R1-34OQ, R1-34OR, R1-34OS, R1-34OT, R1-34OU, R1-34OV, R1-34OW, R1-34OX, R1-34OY, R1-34OZ, R1-34PA, R1-34PB, R1-34PC, R1-34PD, R1-34PE, R1-34PF, R1-34PG, R1-34PH, R1-34PI, R1-34PJ, R1-34PK, R1-34PL, R1-34PM, R1-34PN, R1-34PO, R1-34PP, R1-34PQ, R1-34PR, R1-34PS, R1-34PT, R1-34PU, R1-34PV, R1-34PW, R1-34PX, R1-34PY, R1-34PZ, R1-34QA, R1-34QB, R1-34QC, R1-34QD, R1-34QE, R1-34QF, R1-34QG, R1-34QH, R1-34QI, R1-34QJ, R1-34QK, R1-34QL, R1-34QM, R1-34QN, R1-34QO, R1-34QP, R1-34QQ, R1-34QR, R1-34QS, R1-34QT, R1-34QU, R1-34QV, R1-34QW, R1-34QX, R1-34QY, R1-34QZ, R1-34RA, R1-34RB, R1-34RC, R1-34RD, R1-34RE, R1-34RF, R1-34RG, R1-34RH, R1-34RI, R1-34RJ, R1-34RK, R1-34RL, R1-34RM, R1-34RN, R1-34RO, R1-34RP, R1-34RQ, R1-34RR, R1-34RS, R1-34RT, R1-34RU, R1-34RV, R1-34RW, R1-34RX, R1-34RY, R1-34RZ, R1-34SA, R1-34SB, R1-34SC, R1-34SD, R1-34SE, R1-34SF, R1-34SG, R1-34SH, R1-34SI, R1-34SJ, R1-34SK, R1-34SL, R1-34SM, R1-34SN, R1-34SO, R1-34SP, R1-34SQ, R1-34SR, R1-34SS, R1-34ST, R1-34SU, R1-34SV, R1-34SW, R1-34SX, R1-34SY, R1-34SZ, R1-34TA, R1-34TB, R1-34TC, R1-34TD, R1-34TE, R1-34TF, R1-34TG, R1-34TH, R1-34TI, R1-34TJ, R1-34TK, R1-34TL, R1-34TM, R1-34TN, R1-34TO, R1-34TP, R1-34TQ, R1-34TR, R1-34TS, R1-34TT, R1-34TU, R1-34TV, R1-34TW, R1-34TX, R1-34TY, R1-34TZ, R1-34UA, R1-34UB, R1-34UC, R1-34UD, R1-34UE, R1-34UF, R1-34UG, R1-34UH, R1-34UI, R1-34UJ, R1-34UK, R1-34UL, R1-34UM, R1-34UN, R1-34UO, R1-34UP, R1-34UQ, R1-34UR, R1-34US, R1-34UT, R1-34UU, R1-34UV, R1-34UW, R1-34UX, R1-34UY, R1-34UZ, R1-34VA, R1-34VB, R1-34VC, R1-34VD, R1-34VE, R1-34VF, R1-34VG, R1-34VH, R1-34VI, R1-34VJ, R1-34VK, R1-34VL, R1-34VM, R1-34VN, R1-34VO, R1-34VP, R1-34VQ, R1-34VR, R1-34VS, R1-34VT, R1-34VU, R1-34VV, R1-34VW, R1-34VX, R1-34VY, R1-34VZ, R1-34WA, R1-34WB, R1-34WC, R1-34WD, R1-34WE, R1-34WF, R1-34WG, R1-34WH, R1-34WI, R1-34WJ, R1-34WK, R1-34WL, R1-34WM, R1-34WN, R1-34WO, R1-34WP, R1-34WQ, R1-34WR, R1-34WS, R1-34WT, R1-34WU, R1-34WV, R1-34WW, R1-34WX, R1-34WY, R1-34WZ, R1-34XA, R1-34XB, R1-34XC, R1-34XD, R1-34XE, R1-34XF, R1-34XG, R1-34XH, R1-34XI, R1-34XJ, R1-34XK, R1-34XL, R1-34XM, R1-34XN, R1-34XO, R1-34XP, R1-34XQ, R1-34XR, R1-34XS, R1-34XT, R1-34XU, R1-34XV, R1-34XW, R1-34XX, R1-34XY, R1-34XZ, R1-34YA, R1-34YB, R1-34YC, R1-34YD, R1-34YE, R1-34YF, R1-34YG, R1-34YH, R1-34YI, R1-34YJ, R1-34YK, R1-34YL, R1-34YM, R1-34YN, R1-34YO, R1-34YP, R1-34YQ, R1-34YR, R1-34YS, R1-34YT, R1-34YU, R1-34YV, R1-34YW, R1-34YX, R1-34YY, R1-34YZ, R1-34ZA, R1-34ZB, R1-34ZC, R1-34ZD, R1-34ZE, R1-34ZF, R1-34ZG, R1-34ZH, R1-34ZI, R1-34ZJ, R1-34ZK, R1-34ZL, R1-34ZM, R1-34ZN, R1-34ZO, R1-34ZP, R1-34ZQ, R1-34ZR, R1-34ZS, R1-34ZT, R1-34ZU, R1-34ZV, R1-34ZW, R1-34ZX, R1-34ZY, R1-34ZZ

SEE SHEET 2 OF 2

# PLAT OF AID SOUTH ANNEXATION

TO THE CITY OF PRESCOTT  
A PORTION OF SECTIONS 1 AND 12, T14N, R27W AND A PORTION OF SECTIONS 6 AND 7, T14N, R18W GARIBOLDI, YAVAPAI COUNTY, ARIZONA



LINE	LENGTH	BEARING
1	28.89	S 88° 13' 33" E
2	14.89	S 88° 13' 33" E
3	14.89	S 88° 13' 33" E
4	14.89	S 88° 13' 33" E
5	14.89	S 88° 13' 33" E
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10	14.89	S 88° 13' 33" E
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43	14.89	S 88° 13' 33" E
44	14.89	S 88° 13' 33" E
45	14.89	S 88° 13' 33" E
46	14.89	S 88° 13' 33" E
47	14.89	S 88° 13' 33" E
48	14.89	S 88° 13' 33" E
49	14.89	S 88° 13' 33" E
50	14.89	S 88° 13' 33" E
51	14.89	S 88° 13' 33" E
52	14.89	S 88° 13' 33" E
53	14.89	S 88° 13' 33" E
54	14.89	S 88° 13' 33" E
55	14.89	S 88° 13' 33" E
56	14.89	S 88° 13' 33" E
57	14.89	S 88° 13' 33" E
58	14.89	S 88° 13' 33" E
59	14.89	S 88° 13' 33" E
60	14.89	S 88° 13' 33" E
61	14.89	S 88° 13' 33" E
62	14.89	S 88° 13' 33" E
63	14.89	S 88° 13' 33" E
64	14.89	S 88° 13' 33" E
65	14.89	S 88° 13' 33" E
66	14.89	S 88° 13' 33" E
67	14.89	S 88° 13' 33" E
68	14.89	S 88° 13' 33" E
69	14.89	S 88° 13' 33" E
70	14.89	S 88° 13' 33" E
71	14.89	S 88° 13' 33" E
72	14.89	S 88° 13' 33" E
73	14.89	S 88° 13' 33" E
74	14.89	S 88° 13' 33" E
75	14.89	S 88° 13' 33" E
76	14.89	S 88° 13' 33" E
77	14.89	S 88° 13' 33" E
78	14.89	S 88° 13' 33" E
79	14.89	S 88° 13' 33" E
80	14.89	S 88° 13' 33" E
81	14.89	S 88° 13' 33" E
82	14.89	S 88° 13' 33" E
83	14.89	S 88° 13' 33" E
84	14.89	S 88° 13' 33" E
85	14.89	S 88° 13' 33" E
86	14.89	S 88° 13' 33" E
87	14.89	S 88° 13' 33" E
88	14.89	S 88° 13' 33" E
89	14.89	S 88° 13' 33" E
90	14.89	S 88° 13' 33" E
91	14.89	S 88° 13' 33" E
92	14.89	S 88° 13' 33" E
93	14.89	S 88° 13' 33" E
94	14.89	S 88° 13' 33" E
95	14.89	S 88° 13' 33" E
96	14.89	S 88° 13' 33" E
97	14.89	S 88° 13' 33" E
98	14.89	S 88° 13' 33" E
99	14.89	S 88° 13' 33" E
100	14.89	S 88° 13' 33" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
1	103.17	259.72	18.98	36.23	107.25
2	103.17	259.72	18.98	36.23	107.25
3	103.17	259.72	18.98	36.23	107.25
4	103.17	259.72	18.98	36.23	107.25
5	103.17	259.72	18.98	36.23	107.25
6	103.17	259.72	18.98	36.23	107.25
7	103.17	259.72	18.98	36.23	107.25
8	103.17	259.72	18.98	36.23	107.25
9	103.17	259.72	18.98	36.23	107.25
10	103.17	259.72	18.98	36.23	107.25
11	103.17	259.72	18.98	36.23	107.25
12	103.17	259.72	18.98	36.23	107.25
13	103.17	259.72	18.98	36.23	107.25
14	103.17	259.72	18.98	36.23	107.25
15	103.17	259.72	18.98	36.23	107.25
16	103.17	259.72	18.98	36.23	107.25
17	103.17	259.72	18.98	36.23	107.25
18	103.17	259.72	18.98	36.23	107.25
19	103.17	259.72	18.98	36.23	107.25
20	103.17	259.72	18.98	36.23	107.25
21	103.17	259.72	18.98	36.23	107.25
22	103.17	259.72	18.98	36.23	107.25
23	103.17	259.72	18.98	36.23	107.25
24	103.17	259.72	18.98	36.23	107.25
25	103.17	259.72	18.98	36.23	107.25
26	103.17	259.72	18.98	36.23	107.25
27	103.17	259.72	18.98	36.23	107.25
28	103.17	259.72	18.98	36.23	107.25
29	103.17	259.72	18.98	36.23	107.25
30	103.17	259.72	18.98	36.23	107.25
31	103.17	259.72	18.98	36.23	107.25
32	103.17	259.72	18.98	36.23	107.25
33	103.17	259.72	18.98	36.23	107.25
34	103.17	259.72	18.98	36.23	107.25
35	103.17	259.72	18.98	36.23	107.25
36	103.17	259.72	18.98	36.23	107.25
37	103.17	259.72	18.98	36.23	107.25
38	103.17	259.72	18.98	36.23	107.25
39	103.17	259.72	18.98	36.23	107.25
40	103.17	259.72	18.98	36.23	107.25
41	103.17	259.72	18.98	36.23	107.25
42	103.17	259.72	18.98	36.23	107.25
43	103.17	259.72	18.98	36.23	107.25
44	103.17	259.72	18.98	36.23	107.25
45	103.17	259.72	18.98	36.23	107.25
46	103.17	259.72	18.98	36.23	107.25
47	103.17	259.72	18.98	36.23	107.25
48	103.17	259.72	18.98	36.23	107.25
49	103.17	259.72	18.98	36.23	107.25
50	103.17	259.72	18.98	36.23	107.25
51	103.17	259.72	18.98	36.23	107.25
52	103.17	259.72	18.98	36.23	107.25
53	103.17	259.72	18.98	36.23	107.25
54	103.17	259.72	18.98	36.23	107.25
55	103.17	259.72	18.98	36.23	107.25
56	103.17	259.72	18.98	36.23	107.25
57	103.17	259.72	18.98	36.23	107.25
58	103.17	259.72	18.98	36.23	107.25
59	103.17	259.72	18.98	36.23	107.25
60	103.17	259.72	18.98	36.23	107.25
61	103.17	259.72	18.98	36.23	107.25
62	103.17	259.72	18.98	36.23	107.25
63	103.17	259.72	18.98	36.23	107.25
64	103.17	259.72	18.98	36.23	107.25
65	103.17	259.72	18.98	36.23	107.25
66	103.17	259.72	18.98	36.23	107.25
67	103.17	259.72	18.98	36.23	107.25
68	103.17	259.72	18.98	36.23	107.25
69	103.17	259.72	18.98	36.23	107.25
70	103.17	259.72	18.98	36.23	107.25
71	103.17	259.72	18.98	36.23	107.25
72	103.17	259.72	18.98	36.23	107.25
73	103.17	259.72	18.98	36.23	107.25
74	103.17	259.72	18.98	36.23	107.25
75	103.17	259.72	18.98	36.23	107.25
76	103.17	259.72	18.98	36.23	107.25
77	103.17	259.72	18.98	36.23	107.25
78	103.17	259.72	18.98	36.23	107.25
79	103.17	259.72	18.98	36.23	107.25
80	103.17	259.72	18.98	36.23	107.25
81	103.17	259.72	18.98	36.23	107.25
82	103.17	259.72	18.98	36.23	107.25
83	103.17	259.72	18.98	36.23	107.25
84	103.17	259.72	18.98	36.23	107.25
85	103.17	259.72	18.98	36.23	107.25
86	103.17	259.72	18.98	36.23	107.25
87	103.17	259.72	18.98	36.23	107.25
88	103.17	259.72	18.98	36.23	107.25
89	103.17	259.72	18.98	36.23	107.25
90	103.17	259.72	18.98	36.23	107.25
91	103.17	259.72	18.98	36.23	107.25
92	103.17	259.72	18.98	36.23	107.25
93	103.17	259.72	18.98	36.23	107.25
94	103.17	259.72	18.98	36.23	107.25
95	103.17	259.72	18.98	36.23	107.25
96	103.17	259.72	18.98	36.23	107.25
97	103.17	259.72	18.98	36.23	107.25
98	103.17	259.72	18.98	36.23	107.25
99	103.17	259.72	18.98	36.23	107.25
100	103.17	259.72	18.98	36.23	107.25

**CERTIFICATION**  
THIS ANNEXATION PLAT IS BASED ON RECORD AND SURVEYED INFORMATION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WITH CAREFUL AND ALSO REASONABLE DILIGENCE.

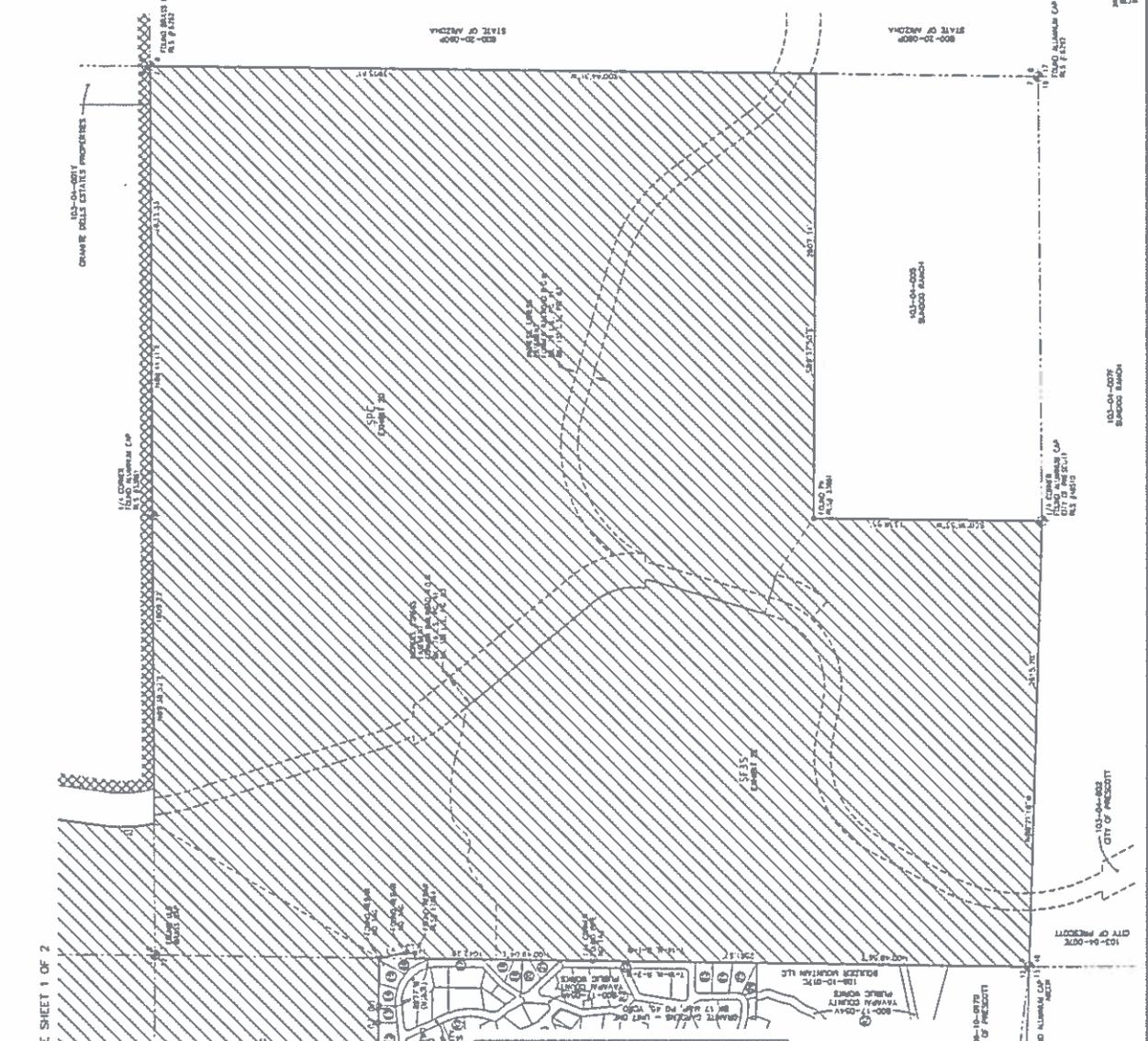
**Law Engineering**  
1650 W. UNIVERSITY BLVD  
PRESCOTT, AZ 86301  
(928) 776-1750

PLAT OF AID SOUTH  
TO THE CITY OF PRESCOTT

DATE: 08-02-18 DRAWN BY: JMB  
JOB NO: 870-11 CHECKED BY: JMB

SCALE: 1" = 300'

SHEET 2 OF 2



ADJACENT PROPERTY OWNERSHIP
1. 103-04-007 CHAMBERLAIN ESTATES PROPERTIES
2. 103-04-007 SANDOZ BLANCH
3. 103-04-007 CITY OF PRESCOTT
4. 103-04-007 SANDOZ BLANCH
5. 103-04-007 CITY OF PRESCOTT
6. 103-04-007 SANDOZ BLANCH
7. 103-04-007 CITY OF PRESCOTT
8. 103-04-007 SANDOZ BLANCH
9. 103-04-007 CITY OF PRESCOTT
10. 103-04-007 SANDOZ BLANCH
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23. 103-04-007 CITY OF PRESCOTT
24. 103-04-007 SANDOZ BLANCH
25. 103-04-007 CITY OF PRESCOTT
26. 103-04-007 SANDOZ BLANCH
27. 103-04-007 CITY OF PRESCOTT
28. 103-04-007 SANDOZ BLANCH
29. 103-04-007 CITY OF PRESCOTT



The Homestead				
Parcel	Lot Size	Acreage	Density	Unit #
A	65 x 125	24	3.5	83
B	60 x 125	36	3.4	123
C	6pack	12	7.5	90
D	50 x 120	19	3.9	74
E	55 x 120	19	3.1	59
F	60 x 125	26	2.6	67
G	65 x 125	50	2.9	144
H	60 x 125	20	3.4	68
I	70 x 125	38	1.4	54
J	65 x 125	21	2.4	51
<b>Subtotal</b>		<b>265</b>	<b>3.1</b>	<b>813</b>

Point of Rocks				
Parcel	Lot Size	Acreage	Density	Unit #
L	80 x 130	35	2.9	100
M	90 x 130	45	1.4	63
N	65 x 125	20	2.3	45
N	70 x 135	19	1.7	32
O	Resort	45		
P	1 Ac	25	0.6	16
Q	65 x 125	13	2.8	37
R	1 Ac	47	0.7	34
S	1 Ac	19	0.5	9
T	1 Ac	67	0.5	36
<b>Subtotal</b>		<b>335</b>	<b>1.1</b>	<b>372</b>

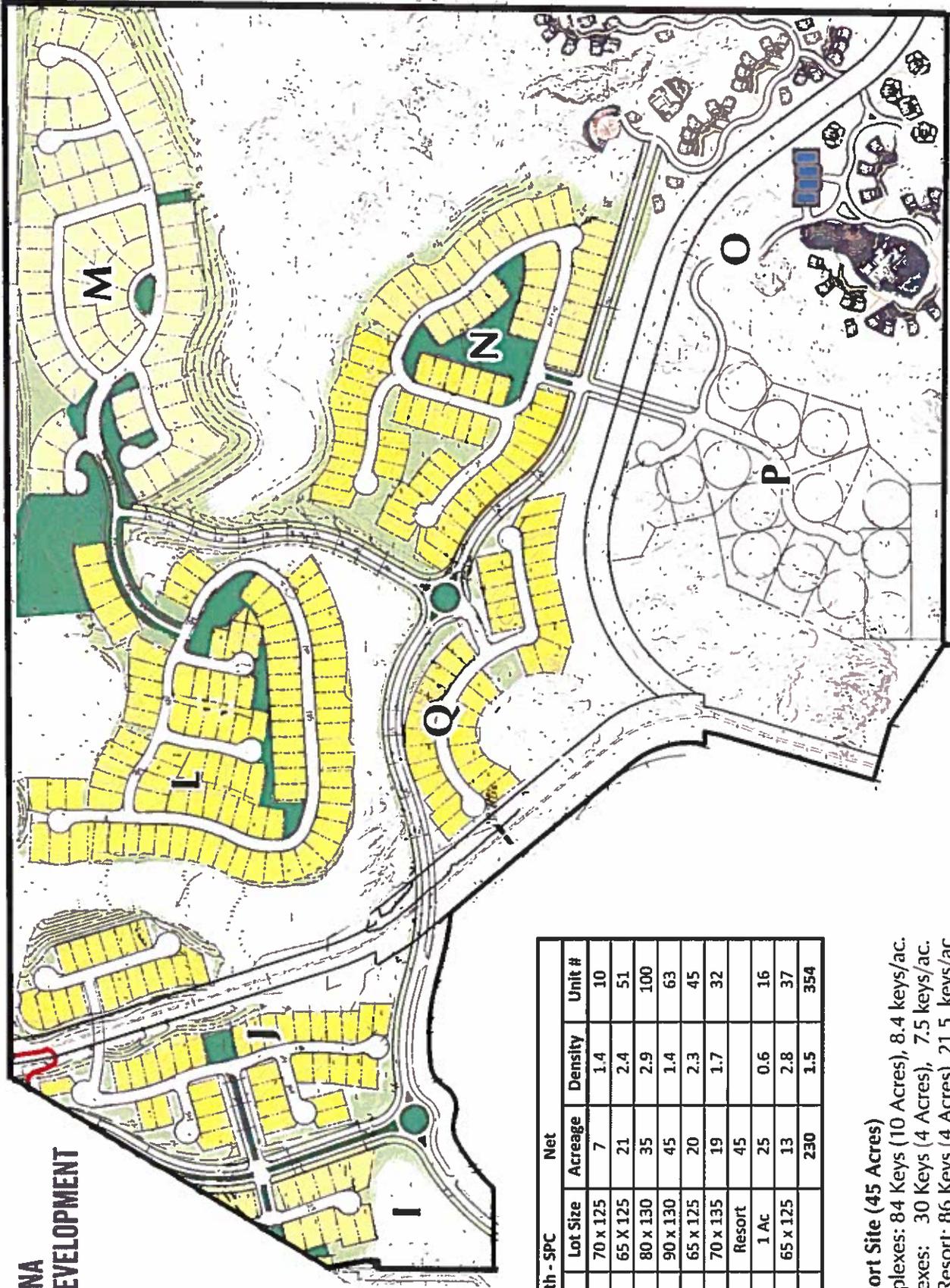
Total	Acreage	Density	Unit #
	<b>600</b>	<b>1.98</b>	<b>1,185</b>



- O: Resort Site (45 Acres)**
- 42 Duplexes: 84 Keys (10 Acres), 8.4 keys/ac.
- 5: 6 plexes: 30 Keys (4 Acres), 7.5 keys/ac.
- Hotel Resort: 86 Keys (4 Acres), 21.5 keys/ac.
- Total: 200 Keys**
- Amenities: 4 Acres
- Open Space: 23 Acres

AED Homestead: 866 Acres  
 Total Developable Acreage: 600 Acres  
 Total Open Space Acreage: 266 Acres

**ARIZONA  
ECO DEVELOPMENT**



AED South - SPC					Net	
Parcel	Lot Size	Acreage	Density	Unit #		
I	70 x 125	7	1.4	10		
J	65 X 125	21	2.4	51		
L	80 x 130	35	2.9	100		
M	90 x 130	45	1.4	63		
N	65 x 125	20	2.3	45		
N	70 x 135	19	1.7	32		
O	Resort	45				
P	1 AC	25	0.6	16		
Q	65 x 125	13	2.8	37		
<b>Total</b>		<b>230</b>	<b>1.5</b>	<b>354</b>		

**O: Resort Site (45 Acres)**  
 42 Duplexes: 84 Keys (10 Acres), 8.4 keys/ac.  
 5: 6 plexes: 30 Keys (4 Acres), 7.5 keys/ac.  
 Hotel Resort: 86 Keys (4 Acres), 21.5 keys/ac.  
**Total: 200 Keys**  
 Amenities: 4 Acres  
 Open Space: 23 Acres

**AED South - SPC Master Plan (357 Acres)**