

# OAK CREEK PLATEAU

±133.22 ACRES CORNVILLE, AZ 86325

CONTACT FOR MORE INFORMATION

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928.445.4457



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# EXECUTIVE SUMMARY



**LOCATION** 10800 E Plateau Dr., Cornville, AZ 86325

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**SIZE** ±133.22 Acres

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**PRICE** \$3,500,000

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**PARCELS** 407-19-002P, 407-19-003D, 407-19-003A, 407-19-002M, 407-19-004, 407-19-002G, 407-19-002R, 407-19-002V

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**ZONING** R1L-70

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**UTILITIES**

Electric: Arizona Public Service (APS)

Water: Private Wells

- Two Existing Wells on the Property
- When last tested in 2004, one of the Wells produced in excess of 415 gallons per minute

Sewer: Individual On-site Septic Systems

Phone: CenturyLink

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**PROPERTY TAXES** \$5,412.56 (2023)

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**COMMENTS** The Property has approximately 1/2 mile of frontage on Oak Creek on the north and the west and borders National Forest on the east side. The property could be a private estate or a potential development. Included with the property is a proposed plat that was prepared in 2008 and allowed for 35 residential lots that conformed with the R1L-70 zoning. There is an existing ranch house on the property that was built in 1947. It is approximately 3800 sq. ft. and has three levels, including a large basement. The house is currently occupied and included in this offering at no additional value. The home is habitable but would require significant updating. The ranch house is being sold "AS IS".

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**VIDEO TOUR OF PROPERTY** [Please Click Here to Access Video Tour of Property](#)

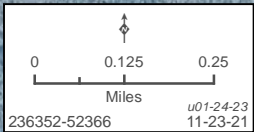
# AREA MAP | PLATEAU DR., CORNVILLE, AZ

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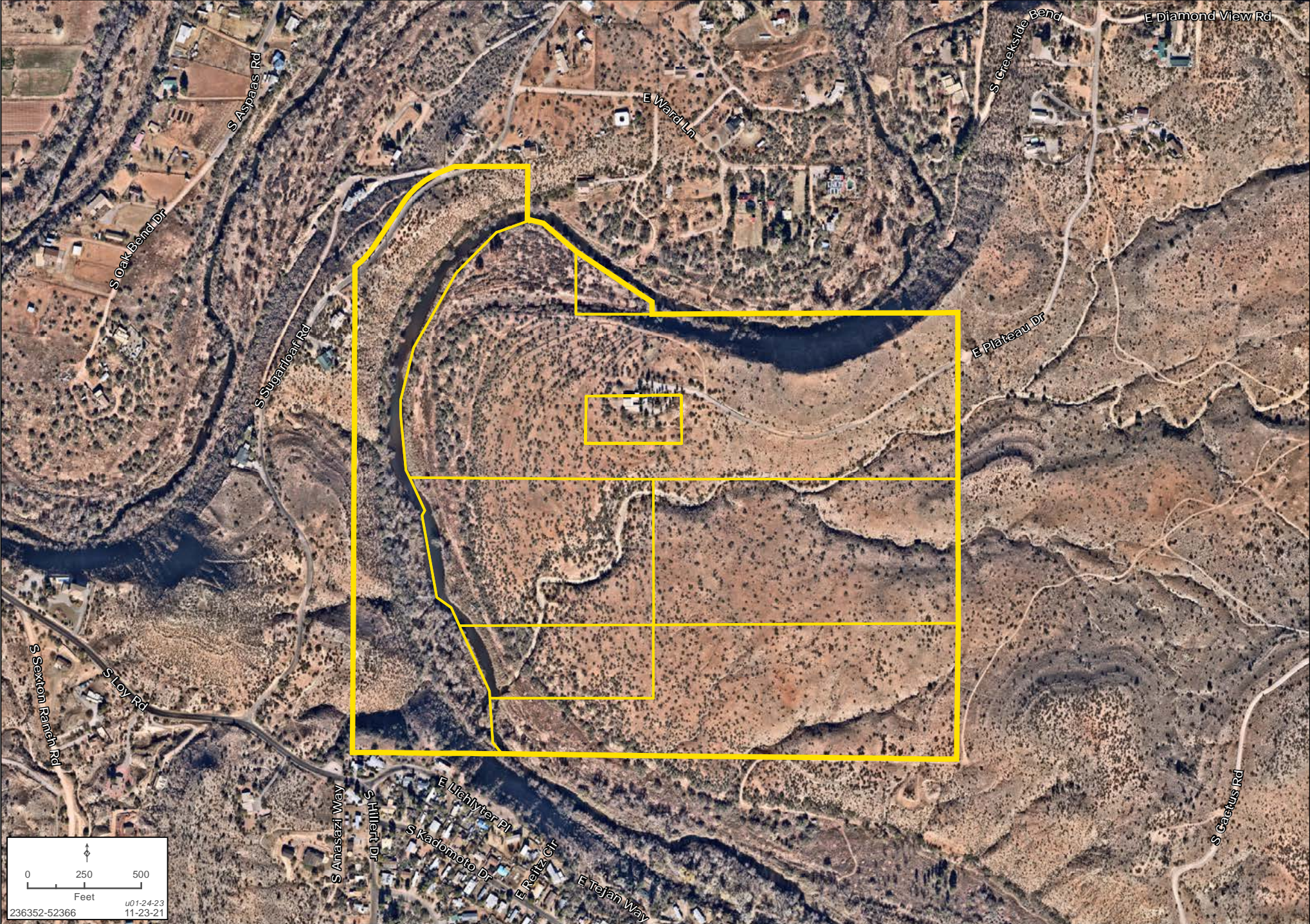
# ACCESS MAP | PLATEAU DR., CORNVILLE, AZ

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# DETAIL MAP | PLATEAU DR., CORNVILLE, AZ

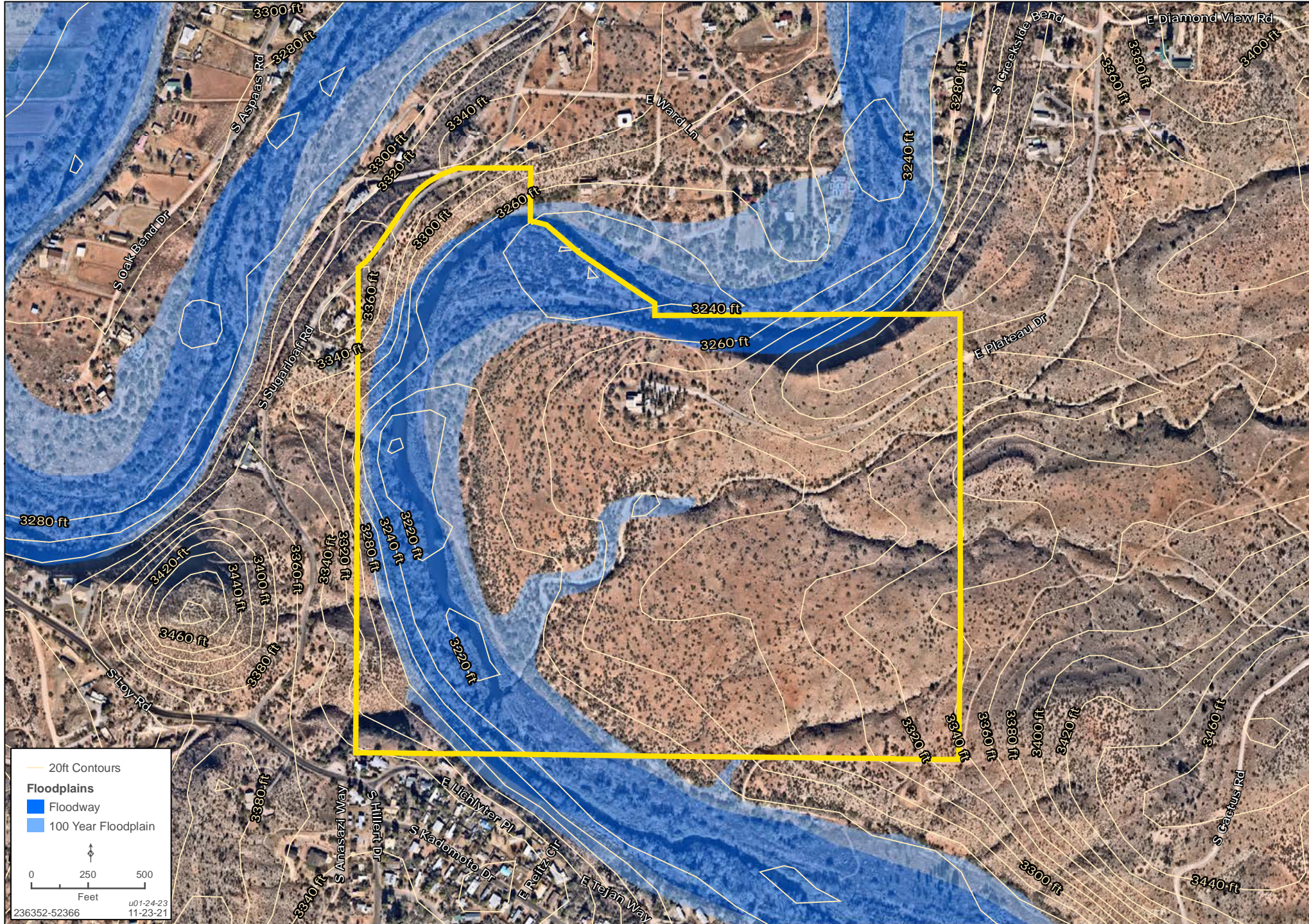
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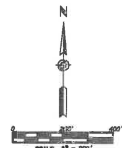
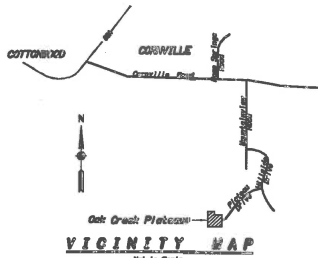
# CONTOUR & FLOODPLAIN MAP | PLATEAU DR., CORNVILLE, AZ

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# PLAT MAP

## FINAL PLAT for OAK CREEK PLATEAUS A 35 LOT RESIDENTIAL SUBDIVISION A Portion of the NE 1/4 Section 15, T15N, R4E, G & SRB & M, Yavapai County, Arizona



### UTILITY DATA

Water: Private Wells (ADWR Letter of 100 yr Supply Adequacy, Dated 12/01/2003)  
Sewer: Individual On-site, Septic or approved Alternates Systems.  
Electric: Arizona Public Service  
Telephone: Qwest  
Refuse Removal: Private Companies  
Fire Protection: Verde Valley Fire Department

### BASIS OF BEARING

The East Line of the NE 1/4 of Sec 15, T15N, R4E, G & SRB & M. Bearing = S00°04'01"E

### ZONING

Existing RIL-70 to remain. See sheet 2 for building setbacks.

### GENERAL NOTES

- This platted area has been designated as having an assured water supply. (As Dept of Water Resources' Letter of 100 year Water Supply Adequacy, dated 12/01/2003).
- Private Wells and Septic Systems to be provided by individual lot owners.
- Construction with public utility easements, except by public agencies and utility companies, shall be limited to road, wire or reasonable section-type fencing & must conform to the applicable easement, conditions and restrictions, and design guidelines.
- Electric lines are to be constructed underground as required by Arizona Corporation Commission General Order U-6.
- No Platted Lot within this subdivision may be split. This prohibition shall not apply to the conveyance of other portions of a lot to the owner of a contiguous lot for attachment to that lot.
- See Sheet 2 for Tract designations and maintenance responsibility.
- See Sheet 3 for "Township Notes".
- The Lot & Tract corners have not as yet been set, but will be set by "No Later Than" 90 days from Final Plat recording date.

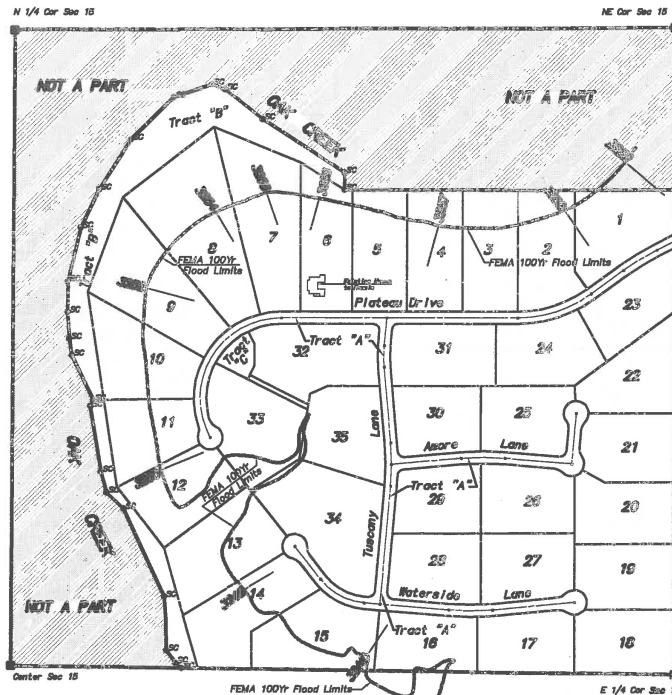
### CERTIFICATIONS

This is to certify that the survey of the premises (property) and platted hereon were made under my direction and supervision and are accurately represented on this Plat.  
I also certify that the Plat is in substantial conformance to the approved Sketch Plan and that this Plat is correct and accurate as shown.

Donna D. Husted RLS No. 16840 Date \_\_\_\_\_



Donna D. Husted RPE No. 8558 Date \_\_\_\_\_



### LEGEND

- |                         |                                 |
|-------------------------|---------------------------------|
| Subdivision Boundary    | Section Corner                  |
| Property (Lot) Line     | Subdivision Corner              |
| Street Tract Line       | *Lot or Tract Corner            |
| Easement Line           | 2.39 Ac Lot/Tract Area in Acres |
| FEMA 100Yr Flood Limits | Building Set Back Line          |
| 3096                    | FEMA 100Yr Flood Elevation      |

\* The Lot & Tract corners have not as yet been set, but will be set by "No Later Than" 90 days from Final Plat recording date.

### Subdivision Area:

Area of Lots 1 thru 35 82,8013 Acres  
Area of Tracts A, B & C 16,8601 Acres  
Total Area of Subdivision 100,6914 Acres

### Sheet Index

Site Map & Dedication.....1  
Lot & Tract Data.....2  
Setbacks & Easement Data.....3

### DEDICATION

State of Arizona  
County of Yavapai

Know all men by these presents:

That KAHNEN INVESTMENTS, LLC, a Limited Liability Company in the State of Arizona, as owner, has subdivided under the name of "Oak Creek Plateaus" a portion of the Northwest 1/4 of Section 15, Township 15 North, Range 4 East, 6th & Salt River Basins & Meridian, Yavapai County, Arizona as shown platted hereon and hereby dedicates this plat as and for the plat of said "Oak Creek Plateaus", and hereby declares that this plat sets forth the location and gives the dimensions of the streets, lots and tracts constituting same and that each street, lot and tract shall be known by its name, number, or letter given each respectively on this plat and that Tracts A, B & C, as more specifically described herein under "Tract Notes", are hereby dedicated to the Oak Creek Homeowners Association. Easements, as shown hereon, are hereby designated to and for the purposes more specifically described herein under "Easement Notes".

The "Declaration of Covenants, Conditions and Restrictions" relating to the use and maintenance of all areas within this property, platted hereon, will be recorded hereafter, under separate instrument, with the Yavapai County Recorder's office as "Oak Creek Plateaus Covenants, Conditions and Restrictions".

Kahnen Investments, LLC warrants and represents itself to be the sole owner of the property covered hereby.

In Witness Whereof:

The undersigned representative of Kahnen Investments, LLC, as owner, has hereby caused his name and signature to be affixed and the seal to be attested by the undersigned officer thereto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

By: \_\_\_\_\_  
Robert E. Kahnen (Owner)

### ACKNOWLEDGEMENT

State of Arizona  
County of Final

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by Robert E. Kahnen, as the owner of, Kahnen Investments, LLC, a Arizona Limited Liability Company.

In Witness Whereof, I have set my hand and official seal

By: \_\_\_\_\_ Notary Public By: \_\_\_\_\_ Commission Expires \_\_\_\_\_

### YAVAPAI COUNTY CERTIFICATIONS

I, \_\_\_\_\_, Clerk of the Board of Supervisors of Yavapai County, hereby certify that said Board approved the within Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, and accepted on behalf of the Public all parcels or tracts of land offered for dedication for public use in conformity with the terms of the offer of dedication.

Clerk of the Board \_\_\_\_\_

Satisfactory Assurance in the form of \_\_\_\_\_ from \_\_\_\_\_ in the amount of \$\_\_\_\_\_ has been provided in the full amount necessary to guarantee the installation of streets, drainage structures and all required improvements in this subdivision. All other utility services have been assured by letter from the appropriate utility company.

By: \_\_\_\_\_ Chairman Date \_\_\_\_\_

Clerk of the Board \_\_\_\_\_

This Subdivision is not within a designated Active Water Management Area. A statement concerning water adequacy has been received from the Arizona Department of Water Resources (pursuant to A.R.S. 45-106) stating the water resources are adequate for this Subdivision.

By: \_\_\_\_\_ Development Services Director Date \_\_\_\_\_

### APPROVALS

This Plat has been checked for conformance to the approved Sketch Plan and any special conditions attached thereto, to the requirements of the Yavapai County Subdivision Regulations, and to any other applicable regulations, and appears to comply with all requirements within my jurisdiction to check and evaluate.

By: \_\_\_\_\_ Yavapai County Engineer Date \_\_\_\_\_

By: \_\_\_\_\_ Yavapai County Development Services Director Date \_\_\_\_\_

By: \_\_\_\_\_ Yavapai County Environmental Unit Manager Date \_\_\_\_\_

By: \_\_\_\_\_ Yavapai County Flood Control District Date \_\_\_\_\_

APPROVED & ASSOCIATES  
Site Development, General Plans  
1000 E. Palo Verde Dr., Suite 200  
Flagstaff, AZ 86001

CONTRACT DEVELOPMENT LLC  
1000 E. Palo Verde Dr., Suite 200  
Flagstaff, AZ 86001

Scale: 1" = 200'  
Drawn: S.H. 12/15/07  
Checked: J.H. 12/15/07  
Date: 12/15/07

OAK CREEK PLATEAUS FINAL PLAT  
Site Map & Dedication

SHEET  
1 of 3

# PHOTO





# PHOTO



# PHOTO



# PHOTO



# PHOTO



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