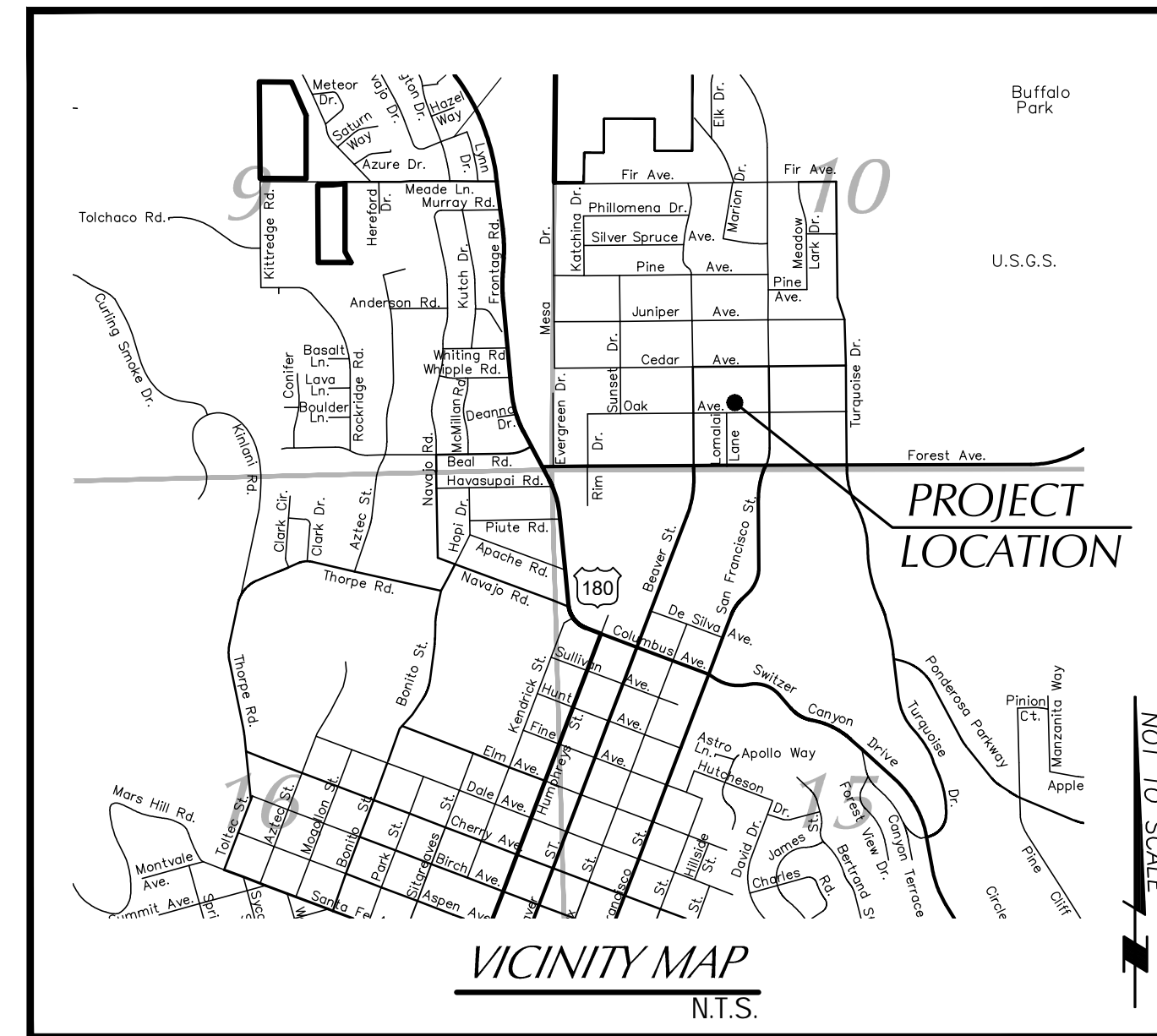


# CITY OF FLAGSTAFF FINAL PLAT FOR OAK 24

LOCATED IN THE SW1/4 OF SECTION 10,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA



**DEDICATION:**

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: JONATHAN W. GAULD, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF OAK 24, A SUBDIVISION OF LOT 22 & THE EAST HALF OF LOT 21 OF BLOCK 12, THE MT. ELDEN ADDITION BOOK 1, PAGE 43, RECORDS OF COCONINO COUNTY. LOCATED IN THE SW1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M., FLAGSTAFF, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES EASEMENTS AS SHOWN ON SAID PLAT FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF: JONATHAN W. GAULD, HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT \_\_\_\_\_, ARIZONA, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BY: \_\_\_\_\_  
JONATHAN W. GAULD

**ACKNOWLEDGMENT:**

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, JONATHAN W. GAULD, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF FLAGSTAFF:**

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE PLANNING DIRECTOR AND CITY ENGINEER, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

BY: \_\_\_\_\_  
CITY ENGINEER

**NOTES:**

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:

- A. REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING
- B. CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.



I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WAS PERFORMED AND PREPARED BY ME AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**INDEX TO SHEETS**

- 1 COVER SHEET & PROJECT INFORMATION
- 2 FINAL PLAT

**UTILITY COMPANY ACKNOWLEDGMENT**

UNISOURCE ENERGY	DATE
CENTURYLINK	DATE
ARIZONA PUBLIC SERVICE	DATE
SUDDENLINK	DATE

**PROJECT INFORMATION**

SUBDIVISION NAME:	MT. ELDEN ADDITION
ADDRESS:	24 W. OAK AVE. FLAGSTAFF, AZ. 86001
LOT NO.:	22 & THE EAST 1/2 OF 21
ASSESSORS PARCEL NUMBER:	110-07-071
TOTAL SQ. FT.:	16,210
TOTAL ACREAGE:	0.37213±
PARCEL "A" SQ. FT.:	6,392
PARCEL "A" ACREAGE:	0.14674±
PARCEL "A" BUILDING SQ. FT.:	920
PARCEL "A" LOT COVERAGE:	14.4%
PARCEL "A" LOT DENSITY:	13.6 UNITS / ACRE
PARCEL "B" SQ. FT.:	9,818
PARCEL "B" ACREAGE:	0.22539±
PARCEL "B" BUILDING SQ. FT.:	2,462
PARCEL "B" LOT COVERAGE:	25.1%
PARCEL "B" LOT DENSITY:	17.7 UNITS / ACRE
ZONING DISTRICT:	HR
FEMA DESIGNATION:	ZONE X
LOCATED WITHIN A R.P.O.:	NO
SETBACKS:	SIDE YARDS: 5' FRONT and REAR: 15'
OWNER/DEVELOPER:	JON GAULD 24 W. OAK AVE. FLAGSTAFF, AZ. 86001 (928) 814-8008

**PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING**

**Mogollon** ENGINEERING & SURVEYING  
 411 N. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214

PROJECT NO. 20348  
 P/N SHEET-01  
 DATE: 9/14/20  
 DESIGNED BY: MHE  
 DRAWN BY: MHE  
 CHECKED BY: KVH  
 REVISIONS: COF 8/20/20  
 COF 9/10/20  
 VERT SCALE: N/A  
 HOR SCALE: 1"=10'

**PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING**

OAK 24  
 FINAL PLAT  
 COVER SHEET & PROJECT INFORMATION  
 9/14/20  
 MES# 20348