

DEDICATION

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT CANYON DEL RIO INVESTORS, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS OWNER, HAS SUBDIVIDED UNDER THE NAME CANYON DEL RIO, A SUBDIVISION LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF CANYON DEL RIO AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

GRANTOR HEREBY DEDICATES TO THE CANYON DEL RIO PROPERTY OWNERS ASSOCIATION (POA) PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON, TRACTS W, X, AND Y AS SHOWN HEREON FOR PURPOSES OF DRAINAGE, AND TRACT Z AS SHOWN HEREON FOR PURPOSES OF PHASE 2 FUTURE DEVELOPMENT.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF CLEAR VIEW ZONE EASEMENTS (CVZE) AS SHOWN HEREON FOR TRAFFIC SAFETY AND VISIBILITY PURPOSES. VEGETATION AND IMPROVEMENTS ARE PROHIBITED WITHIN THE EASEMENT AREA, EXCEPT AS PERMITTED BY THE FLAGSTAFF CITY CODE.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF DRAINAGE MAINTENANCE EASEMENTS (DME) AS SHOWN HEREON FOR CITY ACCESS TO MAINTAIN PRIVATE DRAINAGE WAYS AND DRAINAGE FEATURES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES, IN THE EVENT GRANTOR HAS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF PUBLIC TRANSIT EASEMENTS (PTE) AS SHOWN HEREON FOR PUBLIC TRANSIT PURPOSES, INCLUDING WITHOUT LIMITATION, THE CONSTRUCTION, OPERATION, MAINTENANCE, REPLACEMENT AND REPAIR OF PUBLIC TRANSIT RELATED IMPROVEMENTS, TRANSIT SHELTERS, TRANSIT BAYS (OR TURNOUT), LIGHTING, AND ANCILLARY PUBLIC ART AND LANDSCAPING; AND FOR EMERGENCY, POLICE, FIRE, PUBLIC SAFETY, AND GOVERNMENTAL MOTORIZED VEHICLES ACCESS PURPOSES. NOTWITHSTANDING THE FOREGOING, THE CITY OF FLAGSTAFF MAY REQUIRE A LICENSE OR OTHER PERMISSION TO USE THE PTE AND A REGIONAL TRANSPORTATION AUTHORITY SHALL HAVE PRIORITY USE EXCEPT IN CASE OF EMERGENCIES.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN HEREON FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY (ROW) SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS AND GENERAL CONDITIONS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT, AND SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- 1. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
2. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
3. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
4. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS.

IMPROVEMENTS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

IN WITNESS WHEREOF: THE DECLARANT HAS CAUSED THIS DECLARATION TO BE DULY EXECUTED THIS DAY OF 2021,

BY: CANYON DEL RIO INVESTORS, LLC

BRIAN RHOTON
ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF

ON THIS DAY OF 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, WHO ACKNOWLEDGED BY SELF TO THE REPRESENT CANYON DEL RIO INVESTORS, LLC, AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONSTRAINED.

IN WITNESS WHEREOF I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CITY OF FLAGSTAFF CERTIFICATION

CITY OF FLAGSTAFF
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE DAY OF 2021.

BY: MAYOR

ATTEST: CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE DAY OF 2021.

BY: PLANNING DIRECTOR

UTILITY APPROVALS

ALTICE USA
BY: DATE:

ARIZONA PUBLIC SERVICE
BY: DATE:

UNISOURCE ENERGY SERVICES
BY: DATE:

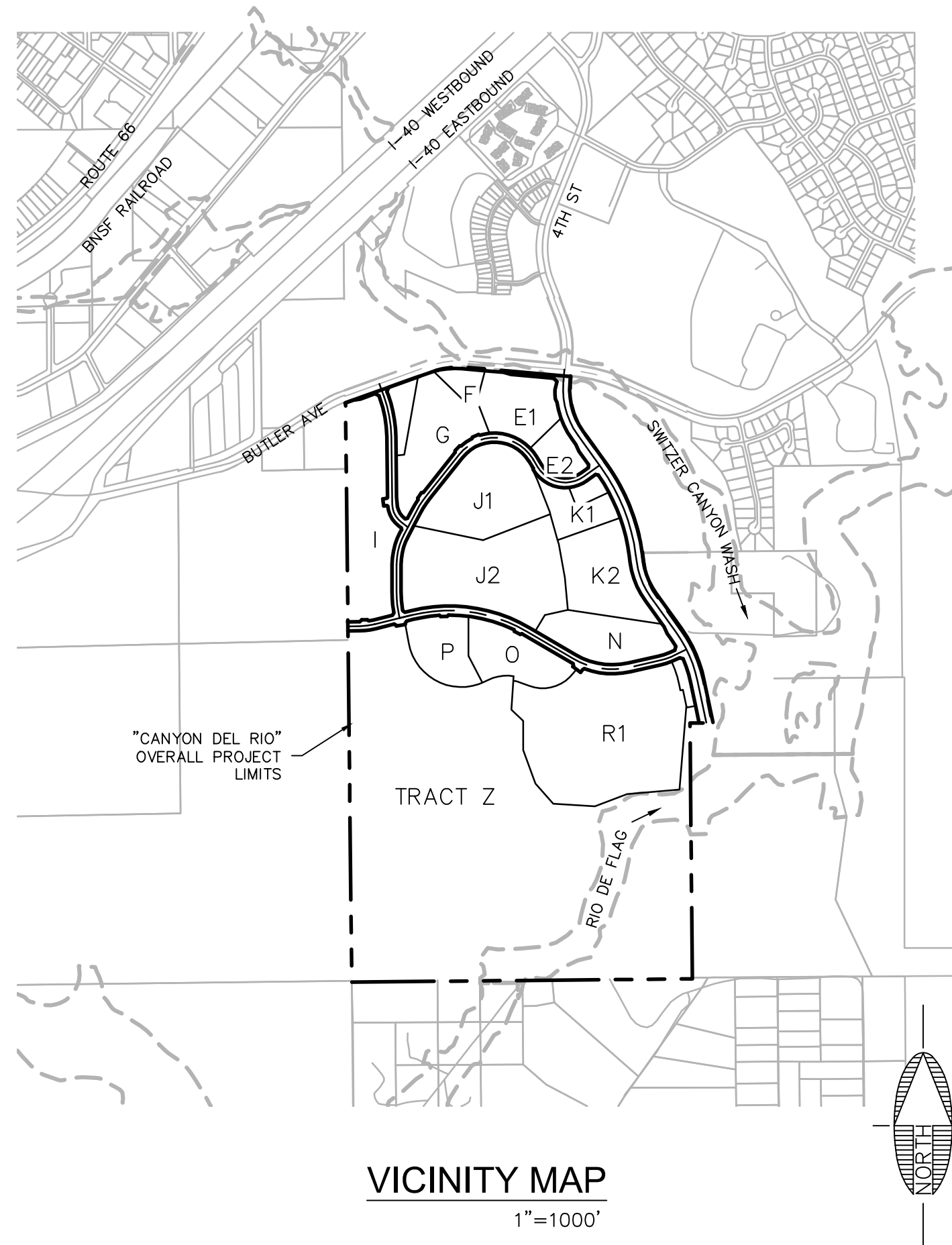
CENTURYLINK
BY: DATE:

UTILITY COMPANY CONTACTS

ALTICE USA CONTACT: SANFORD YAZZIE
UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY
ARIZONA PUBLIC SERVICE CONTACT: MEGAN MCCARTHY
CENTURYLINK CONTACT: MANUEL HERNANDEZ

CANYON DEL RIO PHASE 1 FINAL BLOCK PLAT FLAGSTAFF, ARIZONA

LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 07 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY.



VICINITY MAP 1"=1000'

Table with 7 columns: Block, Zoning, Use, Gross Acreage, Net Acreage, Development Units, 0.20 FAR SF. Lists details for blocks E-1 through R1.

Table with 4 columns: Tract, Use, Net Acreage, Provided Detention/LID Volume (CF). Lists details for tracts W through Z.

PROPERTY OWNER:

CANYON DEL RIO INVESTORS, LLC (CDRI)
BRIAN RHOTON
2700 N. CENTRAL AVE., NINTH FLOOR
PHOENIX, AZ 85004

CIVIL ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN, PE #58405
110 W. DALE AVE.
FLAGSTAFF, AZ 86001

SURVEYOR:

SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001

PROJECT INFORMATION

CANYON DEL RIO
3200 E. BUTLER AVENUE
FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NO. 106-08-005N
106-08-005M
106-08-005L
106-08-005P

SHEET INDEX

Table with 3 columns: SHT NO., DWG. NO., DESCRIPTION. Lists sheets 1 through 5.

- 1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE CANYON DEL RIO PROPERTY OWNERS ASSOCIATION (POA) IS RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN TRACTS' INTEGRITY AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS WITHIN THE PLAT BOUNDARIES.
5. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DETENTION BASIN TRACTS.
6. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'CANYON DEL RIO' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
7. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
8. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN ALTA SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., JOB NO. 02194, DATED 05-22-2003.
9. CANYON DEL RIO (CDR) SUBDIVISION REZONING PER ORDINANCE NO. 2019-14 AND INSTRUMENT NO. 3846210.
10. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES C OF O FOR THE LOT OR PARCEL.
11. THE EASEMENT FOR EACH SEGMENT OF THE "SPINE" FUTS ALIGNMENT SHALL BE PROVIDED IN CONJUNCTION WITH THE DEVELOPMENT OF THE ADJACENT PARCEL (SUBDIVISION OR SITE PLAN). THE FULL TRAIL WIDTH SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT AND HALF TRAIL SEGMENTS WILL NOT BE ACCEPTED. WHERE THE FUTS SPINE ALIGNMENT IS SHOWN ALONG THE SHARED BOUNDARY OF TWO BLOCKS, THE FIRST BLOCK TO DEVELOP WILL BE RESPONSIBLE TO CONSTRUCT THE FULL WIDTH OF THE FUTS ALONG THAT FRONTAGE AND TO PROVIDE THE NECESSARY EASEMENT(S) FOR THE FULL CONSTRUCTION OF AN SHARED-BOUNDARY SEGMENT.
12. THE CITY OF FLAGSTAFF WILL ACCEPT THE "SPINE" FUTS ONCE THE ENTIRE PHASE 1 ALIGNMENT HAS BEEN COMPLETED (FROM WHETSTONE DRIVE TO BUTLER/4TH STREET). AT THIS TIME THE AREA DEDICATED FOR FUTS EASEMENT MAY BE REMOVED FROM THE TOTAL RESOURCE PROTECTION OVERLAY (RPR) CALCULATION FOR CANYON DEL RIO.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLAGSTAFF PULLIAM AIRPORT TRAFFIC PATTERN AIRSPACE AS DEFINED BY THE FEDERAL AVIATION ADMINISTRATION.

LEGEND

- EX. LOT LINE
EX. EASEMENT
EX. SECTION LINE
PROJECT BOUNDARY
PARCEL LINE
ROW
CENTERLINE
EASEMENT
100-YR FLOODPLAIN

- ALTA/ACSM LAND TITLE SURVEY BY SHEPHARD-WESNITZER, INC. STAMPED BY EARL G. WATTS, RLS 27253 ON 05/22/2003.
CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
INTERIOR LOT CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION
1/2" REBAR W/ ALUMINUM CAP 'LS 14671'
SECTION CORNER AS NOTED
CALCULATED POINT

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 106-08-005M ACCORDING TO INSTRUMENT NUMBERS 3717645 AND 3499971, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

ASSESSOR'S PARCEL NUMBER 106-08-005N ACCORDING TO INSTRUMENT NUMBERS 3717643 AND 3717644, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

ASSESSOR'S PARCEL NUMBERS 106-08-005L AND 106-005M ACCORDING TO INSTRUMENT NUMBERS 37176454, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

ASSESSOR'S PARCEL NUMBER 106-08-005P ACCORDING TO INSTRUMENT NUMBERS 3717643 AND 3499970, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat. I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

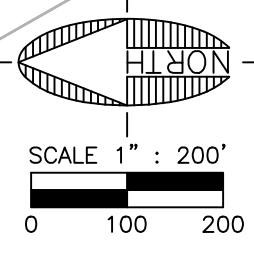
Registered Land Surveyor

Date

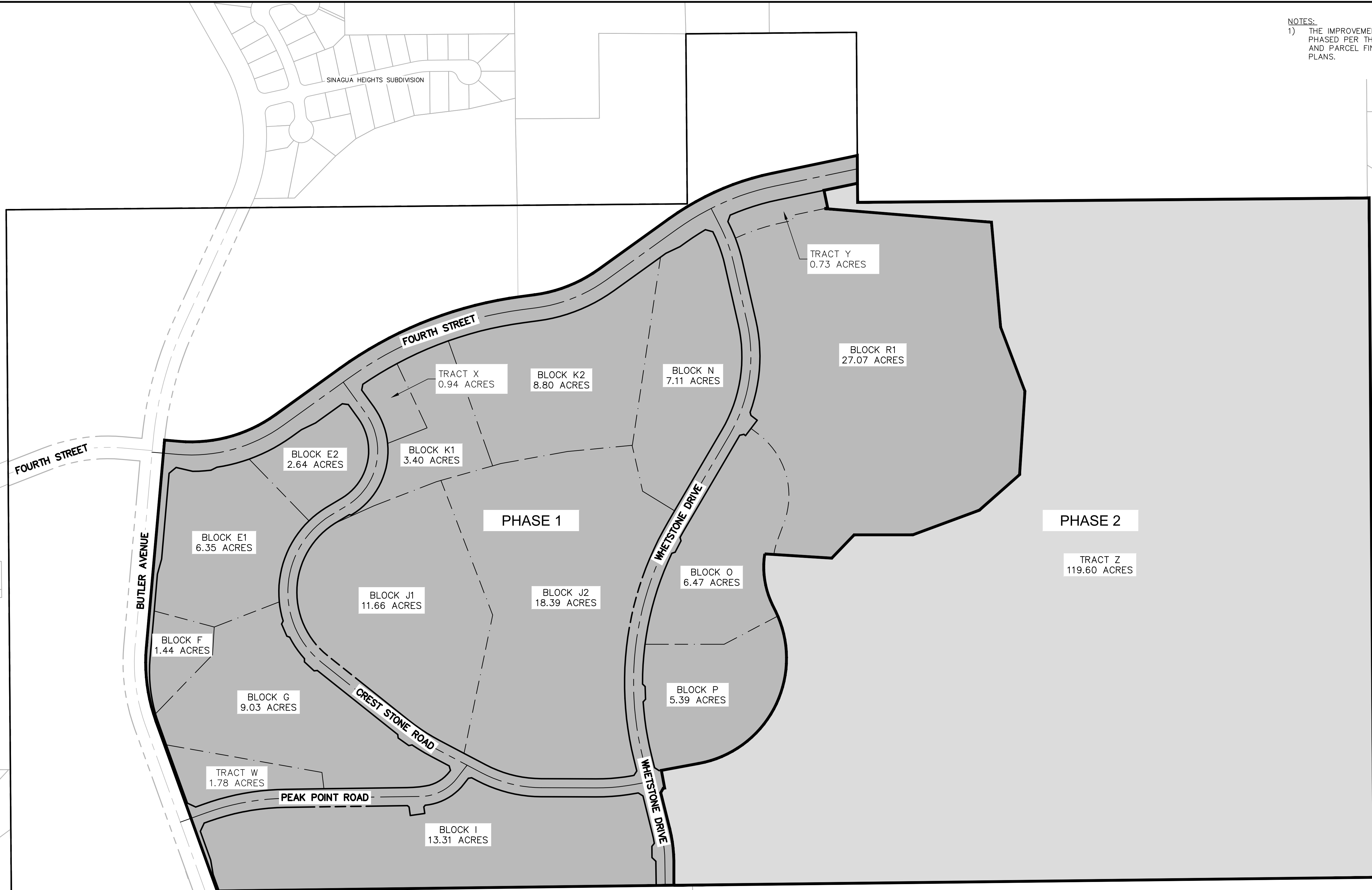


Vertical sidebar containing project title 'CANYON DEL RIO PHASE 1 FINAL BLOCK PLAT', 'COVER SHEET', job details, and logos for SWI and Shephard Wesnitzer, Inc.

PLOTTED: Apr 29, 2021 - 10:42am



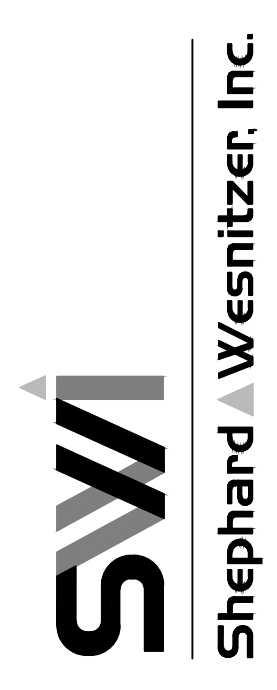
NOTES:
1) THE IMPROVEMENTS WITHIN PHASE 1 WILL BE PHASED PER THE CIVIL CONSTRUCTION PLANS AND PARCEL FINAL PLATS OR PARCEL SITE PLANS.



FLAGSTAFF ARIZONA
CANYON DEL RIO PHASE 1 FINAL BLOCK PLAT
PHASING PLAN

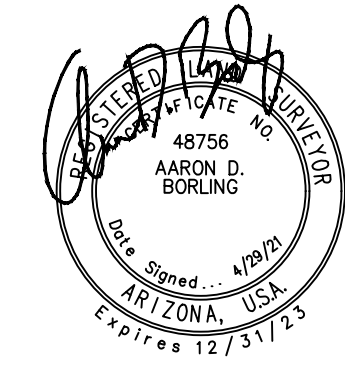
JOB NO:	20076
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	AOB

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.0354
928.774.8934 fax
www.swi-gz.com



NO.	DESCRIPTION	DATE	BY

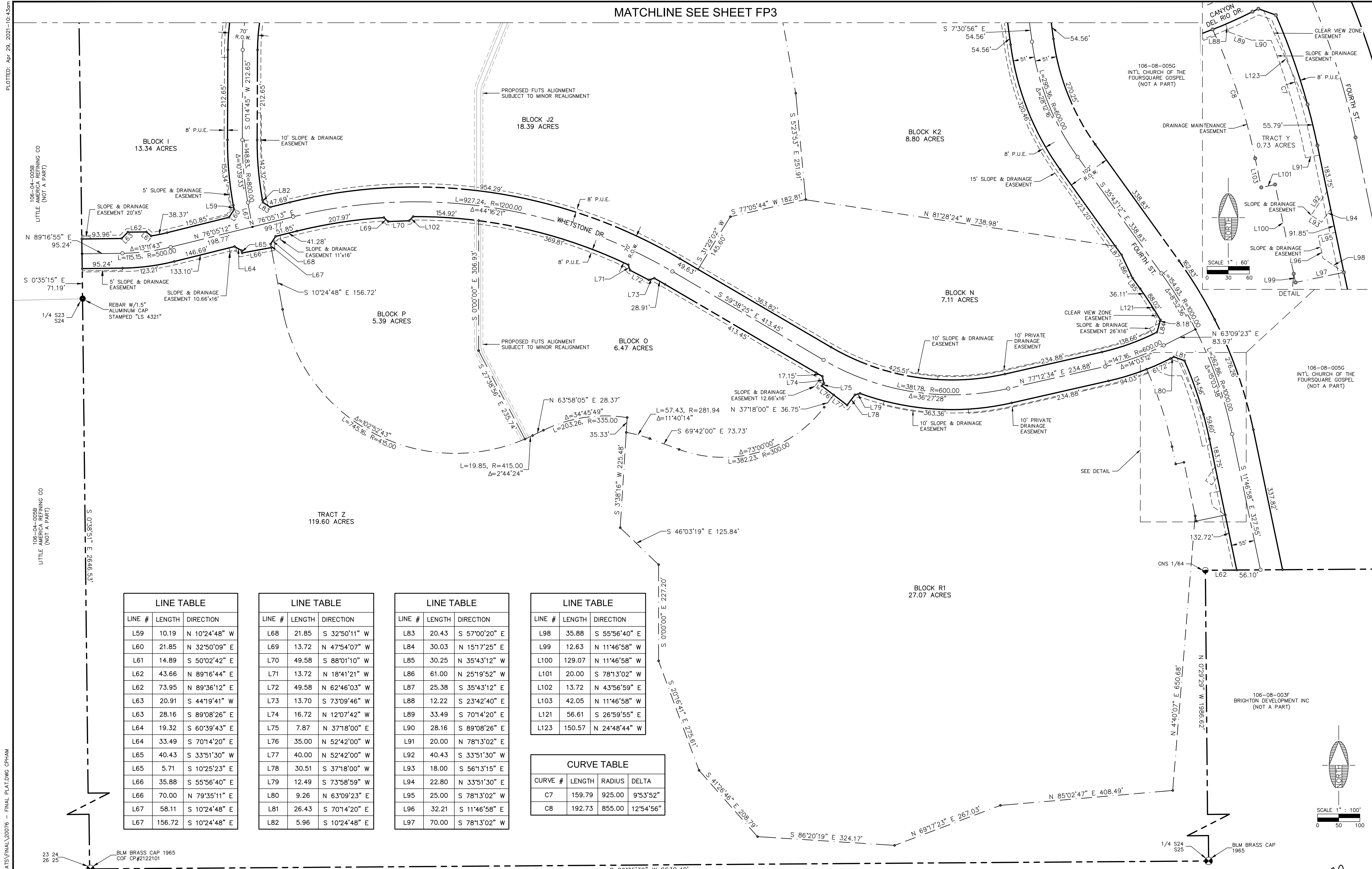
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
008 8-1-1 or 1-800-STATE-11 (928-5348)



DRAWING NO.
FP2
SHT NO. 3 OF 5

FILE: P:\2020\20076 DRAWINGS\PLATS\FINAL\20076 - OVERVIEW FINAL PLAT.DWG OPHAM

MATCHLINE SEE SHEET FP3



LINE #	LENGTH	DIRECTION
L59	10.19	N 10°24'48" W
L60	21.85	N 32°50'09" E
L61	14.89	S 50°02'42" E
L62	43.66	N 89°16'44" E
L62	73.95	N 89°36'12" E
L63	20.91	S 44°19'41" W
L63	28.16	S 89°08'26" E
L64	19.32	S 60°39'43" E
L64	33.49	S 70°14'20" E
L65	40.43	S 33°51'30" W
L65	5.71	S 10°25'23" E
L66	35.88	S 55°56'40" E
L66	70.00	N 79°35'11" E
L67	58.11	S 10°24'48" E
L67	156.72	S 10°24'48" E

LINE #	LENGTH	DIRECTION
L68	21.85	S 32°50'11" W
L69	13.72	N 47°54'07" W
L70	49.58	S 88°01'10" W
L71	13.72	N 18°41'21" W
L72	49.58	N 62°46'03" W
L73	13.70	S 73°09'46" W
L74	16.72	N 12°07'42" W
L75	7.87	N 37°18'00" E
L76	35.00	N 52°42'00" W
L77	40.00	N 52°42'00" W
L78	30.51	S 37°18'00" W
L79	12.49	S 73°58'59" W
L80	9.26	N 63°09'23" E
L81	26.43	S 70°14'20" E
L82	5.96	S 10°24'48" E

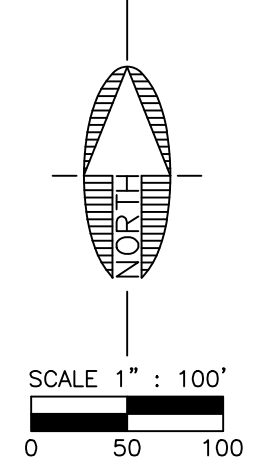
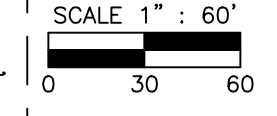
LINE #	LENGTH	DIRECTION
L83	20.43	S 57°00'20" E
L84	30.03	N 15°17'25" E
L85	30.25	N 35°43'12" W
L86	61.00	N 25°19'52" W
L87	25.38	S 35°43'12" E
L88	12.22	S 23°42'40" E
L89	33.49	S 70°14'20" E
L90	28.16	S 89°08'26" E
L91	20.00	N 78°13'02" E
L92	40.43	S 33°51'30" W
L93	18.00	S 56°13'15" E
L94	22.80	N 33°51'30" E
L95	25.00	S 78°13'02" W
L96	32.21	S 11°46'58" E
L97	70.00	S 78°13'02" W

LINE #	LENGTH	DIRECTION
L98	35.88	S 55°56'40" E
L99	12.63	N 11°46'58" W
L100	129.07	N 11°46'58" W
L101	20.00	S 78°13'02" W
L102	13.72	N 43°56'59" E
L103	42.05	N 11°46'58" W
L121	56.61	S 26°59'55" E
L123	150.57	N 24°48'44" W

CURVE #	LENGTH	RADIUS	DELTA
C7	159.79	925.00	9°53'52"
C8	192.73	855.00	12°54'56"

23 24
26 25
BLM BRASS CAP 1965
COF CP#2122101

1/4 S24
S25
BLM BRASS CAP 1965



FLAGSTAFF
ARIZONA
CANYON DEL RIO PHASE 1 FINAL BLOCK PLAT
FINAL PLAT 4

JOB NO: 20076
DATE: APR 21
SCALE: AS SHOWN
DRAWN: BH
DESIGN: BH
CHECKED: AOB

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiagz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
808 84-11 or 1-800-514-1111 (Toll-Free)

DRAWING NO.
FP4
SHT NO. OF
5 5

FILE: P:\2020\20076 DRAWINGS\PLATS\FINAL\20076 - FINAL PLATING CPHM PLOTTED: Apr 29, 2021 - 10:43am