

PLOTTED: Dec 08, 2021 - 8:53am

FILE: P:\2019\19146\DRAWINGS\PLATS\FINAL\CVR-19146.DWG KBAYER

DEDICATION
STATE OF ARIZONA
COUNTY OF COCONINO SS.

KNOW ALL PERSONS BY THESE PRESENTS: THAT CDR DEVCORP, LTD. (AN ARIZONA CORPORATION), AS 'OWNER' AND 'GRANTOR,' HAS SUBDIVIDED UNDER THE NAME CANYON DEL RIO - BLOCK I 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 - BLOCK I 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.

RIGHT-OF-WAYS DEDICATED
PUBLIC RIGHT-OF-WAY (ROW). GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY 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 DEDICATED
GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, 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 AS FOLLOWS:

PUBLIC UTILITY EASEMENT (P.U.E.), 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.

DRAINAGE EASEMENT (DE), FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, LEVEES, DIKES, DAMS, 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.

DRAINAGE MAINTENANCE EASEMENT (DME), 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.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

VEHICULAR NON-ACCESS EASEMENT (VNAE) FOR TRAFFIC CONTROL PURPOSES. VEHICLE ACCESS AND DRIVEWAYS ARE PROHIBITED IN THE EASEMENT AREA.

THE OWNER HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS: ASSIGNS ALL AREAS ON THIS PLAT MARKED P.U.E. OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE HOME OWNER'S ASSOCIATION:

- 1. TRACT A IS DEDICATED FOR THE PURPOSE OF OPEN SPACE AND PRESERVATION OF TREE AND SLOPE RESOURCES AS SHOWN HEREON.
- 2. TRACT B IS DEDICATED FOR THE PURPOSE OF OPEN SPACE, PRESERVATION OF TREE RESOURCES, AND A POCKET PARK AS SHOWN HEREON.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE CDR PROPERTY OWNER'S ASSOCIATION:

PRIVATE DRAINAGE EASEMENT (PDE), FOR OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, AND STORM DRAINS. FENCING SHALL BE ALLOWED. CDR POA IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

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, PER THE FLAGSTAFF CITY CODE AS AMENDED;
- 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. THIS LIMITED, TEMPORARY RIGHT OF ACCESS AUTOMATICALLY EXPIRES WHEN THE GRANTOR'S ADJACENT PROPERTY HAS BEEN DEVELOPED.

BINDING EFFECT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

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").

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 202__.

BY: CDR DEVCORP, LTD.

BY: _____
CLINTON WHITING
PRESIDENT

STATE OF ARIZONA SS.
COUNTY OF COCONINO

ON THIS ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT CDR DEVCORP, LTD., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY OF FLAGSTAFF CERTIFICATION

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 _____, 202__.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

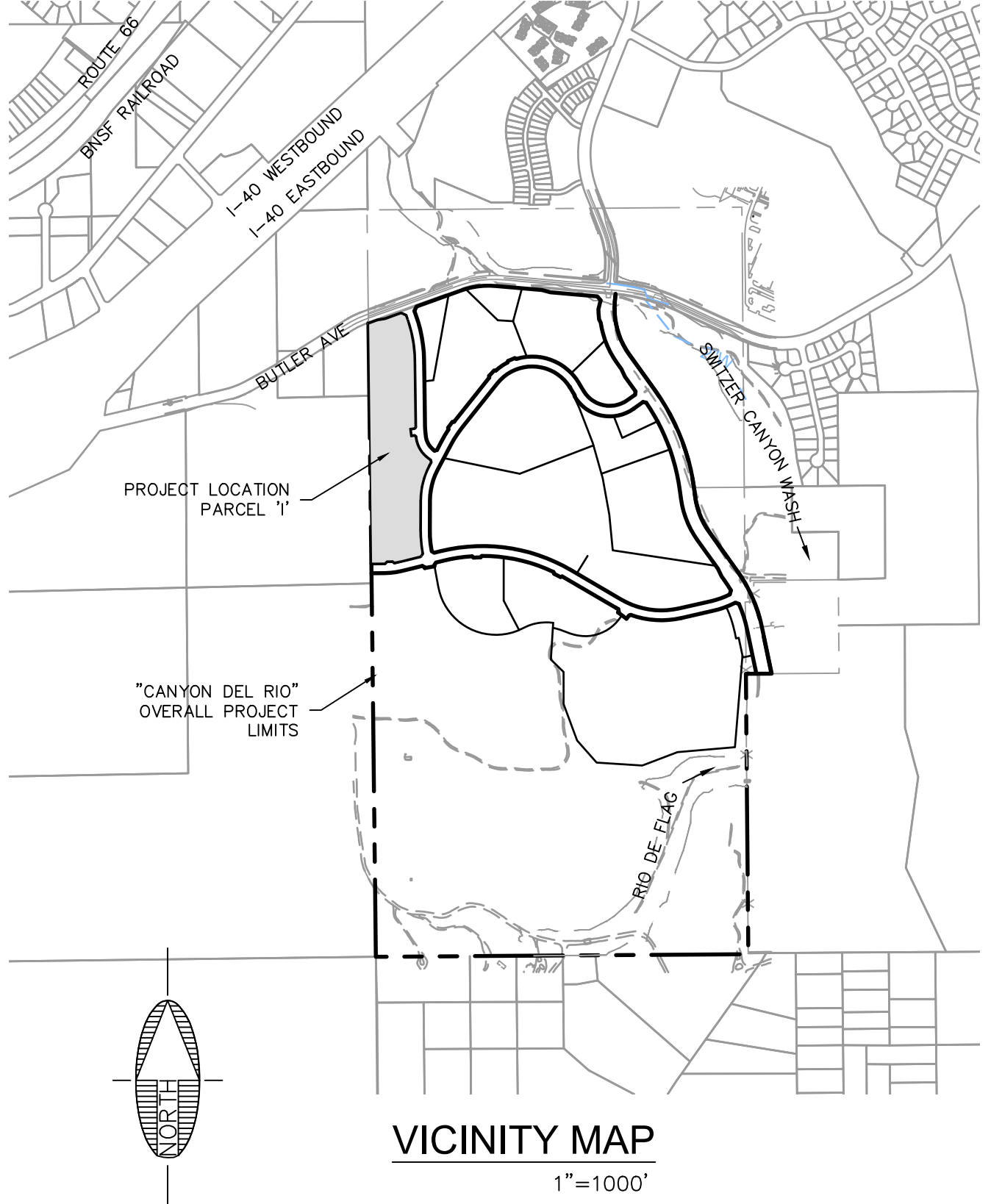
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ____ DAY OF _____, 202__.

BY: _____
PLANNING DIRECTOR

BY: _____
CITY ENGINEER

CANYON DEL RIO - BLOCK I FINAL PLAT FLAGSTAFF, ARIZONA

LOCATED IN THE WEST HALF OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF ARIZONA.



PROPERTY OWNER:
CDR DEVCORP, LTD.
3101 N. CENTRAL AVE., NO. 1600
PHOENIX, AZ 85012
CONTACT: CLUNTON WHITING

CIVIL ENGINEER:
SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN, PE #58405
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

SURVEYOR:
SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

SHEET INDEX		
SHT NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	FP01	FINAL PLAT - EXISTING BOUNDARY
3	FP02	FINAL PLAT
4	FP03	FINAL PLAT - DETAILS & TABLES

LEGEND	
---	EX. ROW
---	EX. LOT LINE
---	EX. CENTER LINE
---	EX. EASEMENT
---	EX. SECTION LINE
---	PROJECT BOUNDARY
---	PARCEL LINE
---	ROW
---	LOT LINE
---	CENTERLINE
---	SETBACK LINE
---	EASEMENT (P.U.E./DE/VNAE)
---	EASEMENT (SLOPE)
---	100-YR FLOODPLAIN
(R1)	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
●	½" REBAR W/ ALUMINUM CAP 'LS 14671"
⊗	SECTION CORNER AS NOTED
•	CALCULATED POINT

SOURCE OF PROJECT INFORMATION
BOUNDARY AND TOPOGRAPHIC INFORMATION ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

BASIS OF BEARING
NORTH 89-34-20 EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTIONS
ASSESSOR'S PARCEL NUMBER 106-08-005N ACCORDING TO INSTRUMENT NUMBER 37176454 AND 3717644 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

PROJECT INFORMATION

CANYON DEL RIO - BLOCK I
FLAGSTAFF, AZ 86005
APN# _____ (+ _____ AC)
ZONING: SINGLE FAMILY RESIDENTIAL (R1)

NUMBER OF UNITS/LOTS: 50
TOTAL ACREAGE OF LOTS: ±9.51 ACRES
NUMBER OF TRACTS: 2
TOTAL ACREAGE OF TRACTS: ±1.43 ACRES
BUILDING TYPE: SINGLE FAMILY RESIDENTIAL (R1)
FRONTAGE TYPE: COMMON YARD
GROSS ACREAGE: ±13.31 ACRES
GROSS DENSITY: ±3.75 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): ±10.94 ACRES
NET DENSITY (EXCLUDING ROADWAY): ±4.57 UNITS PER ACRE

- 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 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.
- 5. 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.
- 6. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN ALTA SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., JOB NO. 02194, DATED 05-22-2003.
- 7. CANYON DEL RIO (CDR) SUBDIVISION REZONING PER ORDINANCE NO. 2019-14 AND INSTRUMENT NO. 3846210.
- 8. 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.
- 9. RESOURCE PROTECTION. A BUILDING ENVELOPE FOR EACH LOT IS SHOWN AND PLATTED HEREON FOR THE PURPOSE OF MAINTAINING RESOURCES IN ACCORDANCE WITH THE ZONING CODE'S RESOURCE PROTECTION OVERLAY DESIGNATION. ALL DEVELOPMENT ON A LOT SHALL OCCUR WITHIN THE BUILDING ENVELOPE, EXCEPT THAT ACCESSORY STRUCTURES THAT COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE MAY BE DEVELOPED OUTSIDE OF THE BUILDING ENVELOPE, PROVIDED THAT NO RESOURCES ARE REMOVED OR ENCROACHED UPON. A MODIFICATION TO A LOT'S BUILDING ENVELOPE THAT COMPLIES WITH THE ZONING CODE MAY BE APPROVED BY THE CITY OF FLAGSTAFF'S PLANNING DIRECTOR AND RECORDED IN COCONINO COUNTY, ARIZONA. ALL APPLICABLE PROVISIONS OF THE ZONING CODE, AS AMENDED, SHALL APPLY.
- 10. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLAGSTAFF PULLIAM AIRPORT TRAFFIC PATTERN AIRSPACE AS DEFINED BY THE FEDERAL AVIATION ADMINISTRATION.

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S R1 ZONING DISTRICT. THE DEVELOPMENT IS USING THE SINGLE-FAMILY HOME BUILDING TYPE.

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHY@APS.COM
PHONE: (928) 773-6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION. THERE ARE NO APPARENT UTILITY CONFLICTS. REFER TO THE REVIEW AGENCY RESPONSE LETTERS FOR MORE INFORMATION.

FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM MAP #04005C6828G. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OPEN SPACE/CIVIC SPACE NOTE:

PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-30.60.90, THE SITE IS REQUIRED TO PROVIDE 5% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 1.43 ACRES OF OPEN SPACE (~15.2% OF THE SITE). A MAJORITY OF THE ONSITE OPEN SPACE WILL BE "GREEN" SPACE - DESIGNATED AS OPEN SPACE FOR UNSTRUCTURED RECREATION.

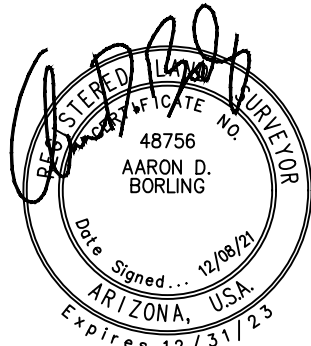
CERTIFICATE OF LAND SURVEYOR

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 _____



FLAGSTAFF ARIZONA
CANYON DEL RIO BLOCK I FINAL PLAT
COVER SHEET

JOB NO: 19146
DATE: DEC 21
SCALE: N/A
DRAWN: BH
DESIGN: BH
CHECKED: KMF/AOB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS	BY	DATE	DESCRIPTION
NO.			

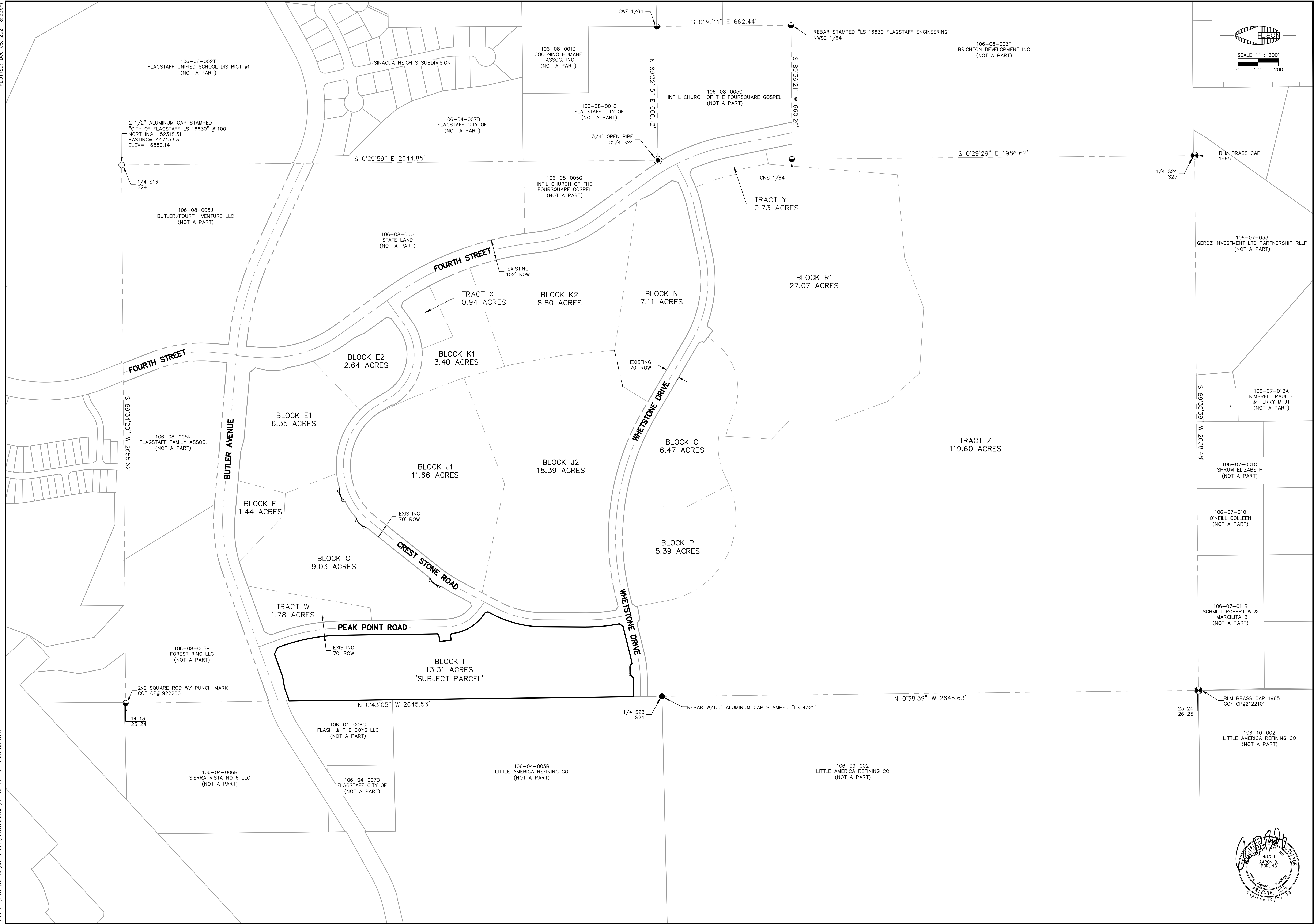
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona One Strike, Inc. (928-5348)
Dial 811 or 1-800-514-6111

DRAWING NO.
CVR

SHT NO.	OF
1	4

PLOTTED: Dec 08, 2021 - 8:53am

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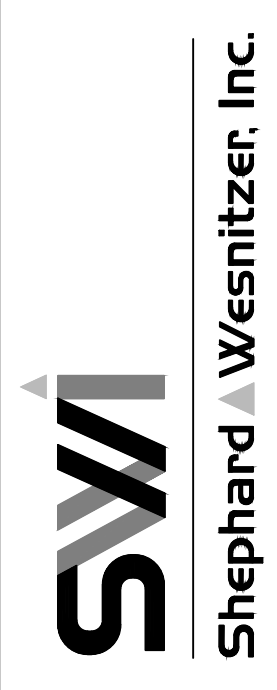
FLAGSTAFF
ARIZONA

CANYON DEL RIO BLOCK I FINAL PLAT

FINAL PLAT - EXISTING BOUNDARY

JOB NO:	19146
DATE:	DEC 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8354
928.774.8334 fax
www.swi.com



NO.	DESCRIPTION	DATE	BY

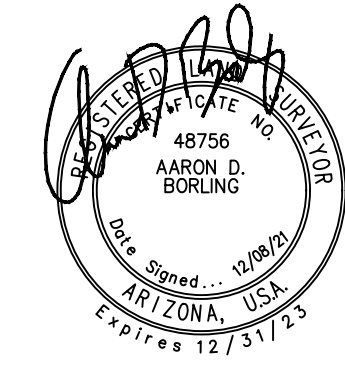
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

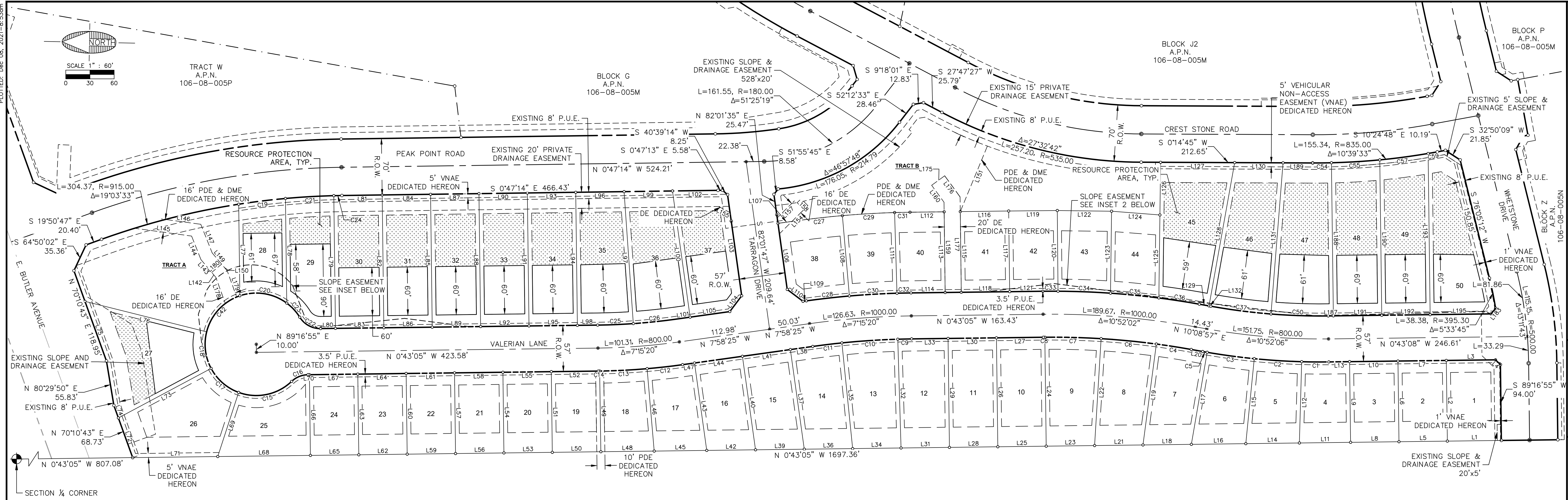
ARIZONA 811
Arizona Blue Stake, Inc. (928-5348)
088 8-1-1 or 1-800-514-1111 (928-5348)

DRAWING NO.
FP01

SHT NO. OF
2 4



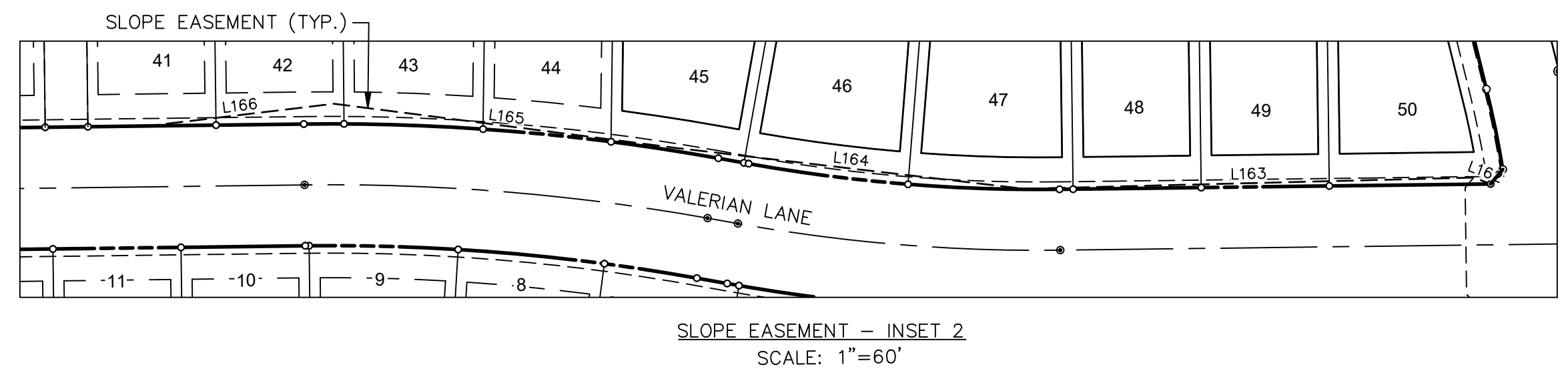
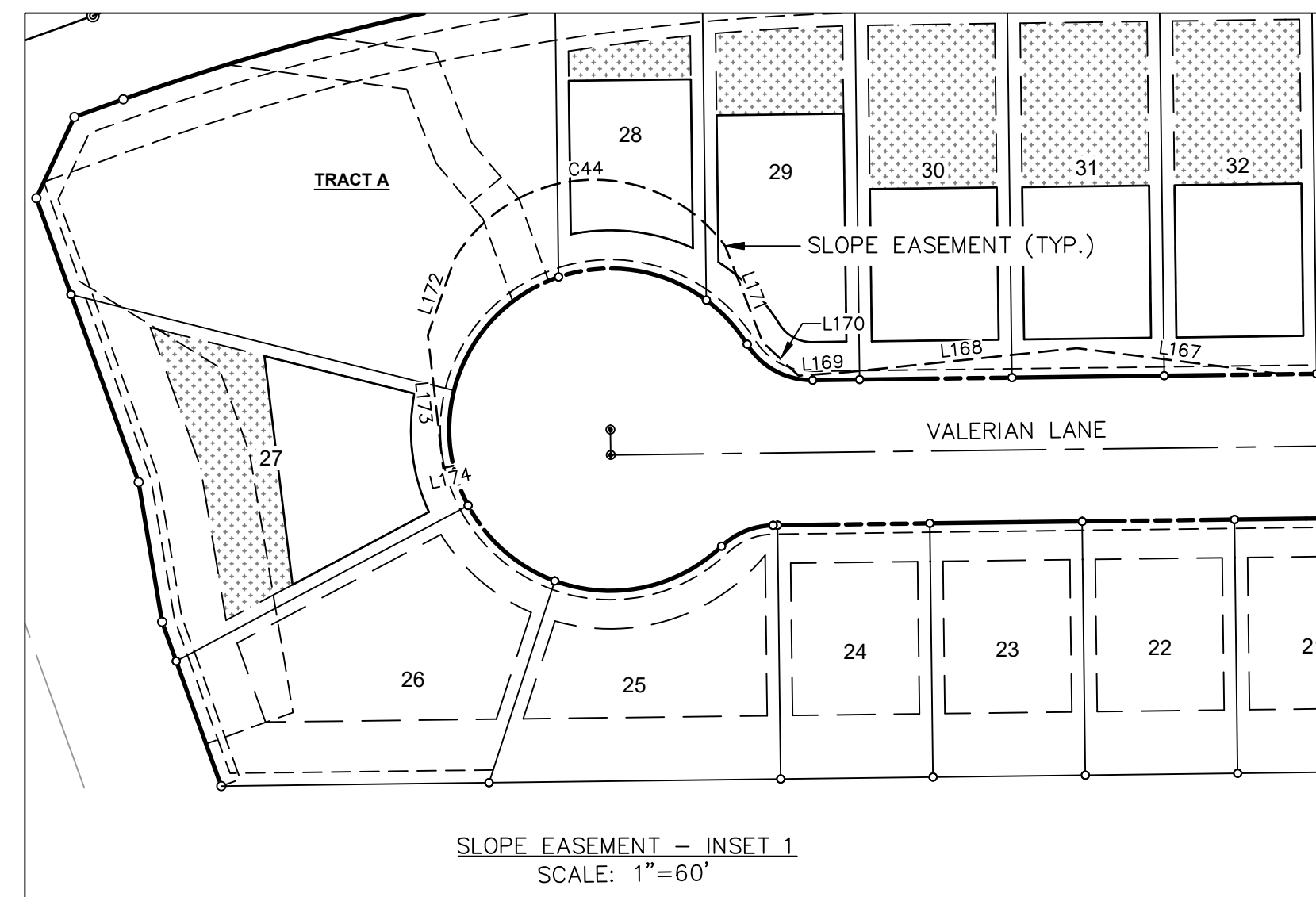
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LOT AREA		
LOT #	AREA (SF)	AREA (AC)
1	6,682.10	0.15
2	6,000.00	0.14
3	6,000.00	0.14
4	6,151.73	0.14
5	6,440.97	0.15
6	6,938.29	0.16
7	7,457.65	0.17
8	8,337.48	0.19
9	8,708.70	0.20
10	8,100.00	0.19
11	8,100.00	0.19
12	8,259.71	0.19
13	8,642.71	0.20
14	7,966.28	0.18
15	7,251.48	0.17
16	6,793.15	0.16
17	6,550.37	0.15
18	6,305.53	0.14
19	6,007.38	0.14
20	6,000.00	0.14
21	6,000.00	0.14
22	6,000.00	0.14
23	6,000.00	0.14
24	6,000.00	0.14
25	8,428.53	0.19

LOT AREA		
LOT #	AREA (SF)	AREA (AC)
26	10,754.29	0.25
27	12,452.21	0.29
28	6,790.77	0.16
29	9,311.55	0.21
30	9,873.51	0.23
31	9,878.04	0.23
32	9,882.38	0.23
33	9,886.72	0.23
34	9,891.06	0.23
35	10,657.97	0.24
36	10,539.85	0.24
37	10,131.90	0.23
38	7,632.57	0.18
39	6,201.25	0.14
40	6,059.27	0.14
41	6,000.00	0.14
42	6,008.83	0.14
43	6,651.31	0.15
44	6,115.92	0.14
45	13,386.66	0.31
46	12,656.80	0.29
47	12,994.19	0.30
48	11,447.38	0.26
49	11,747.18	0.27
50	12,150.46	0.28

TRACT TABLE		
TRACT	AREA (SF)	AREA (AC)
TRACT A	22,493	0.52
TRACT B	39,722	0.91



FLAGSTAFF ARIZONA
 CANYON DEL RIO BLOCK I FINAL PLAT
 FINAL PLAT

JOB NO:	19146
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110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8934 fax
 928.774.8934
 www.swi.com

SWI
 Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

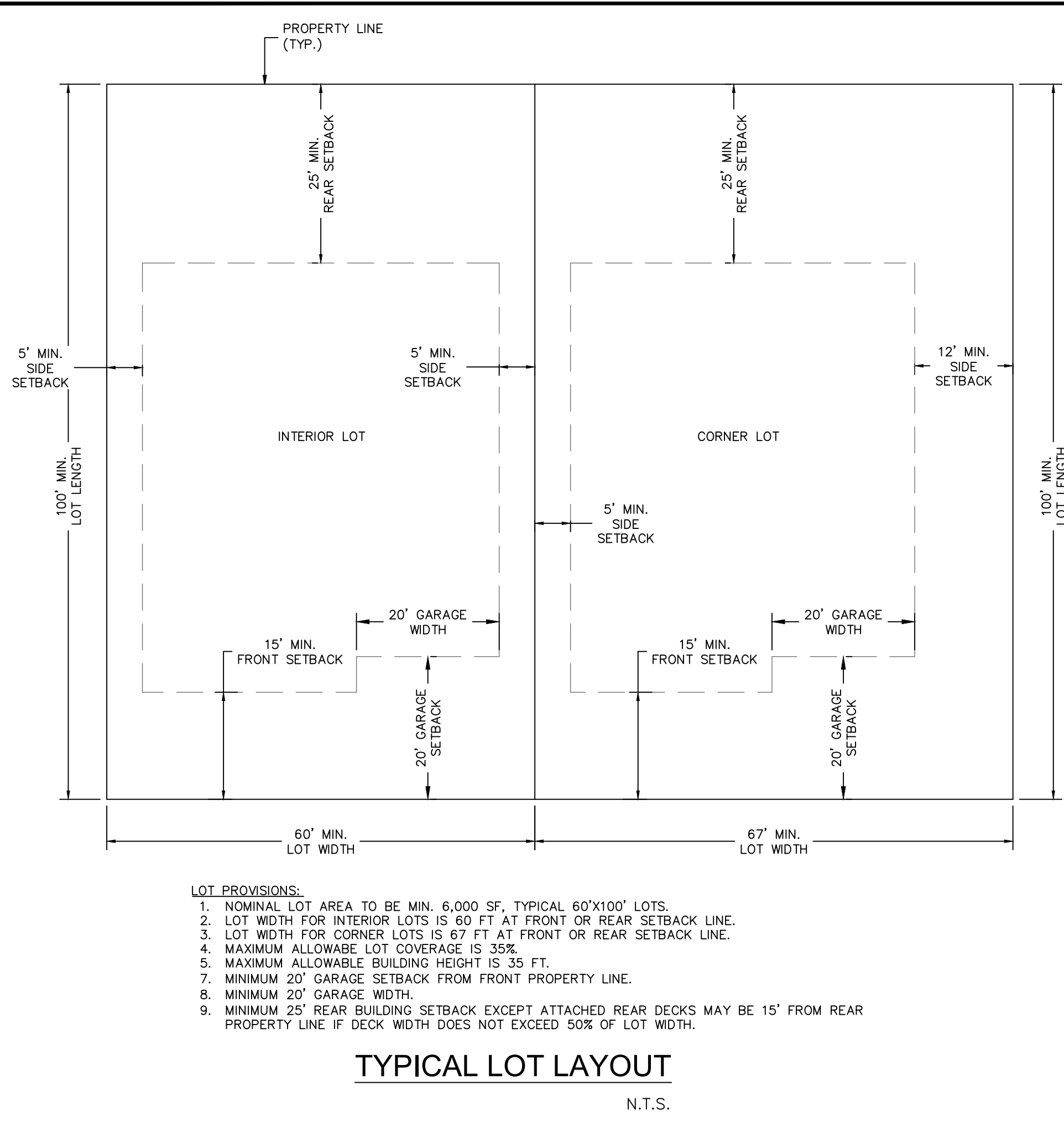
REVISIONS

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ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 808 8-1-1 or 1-800-514-1111 (928-5348)

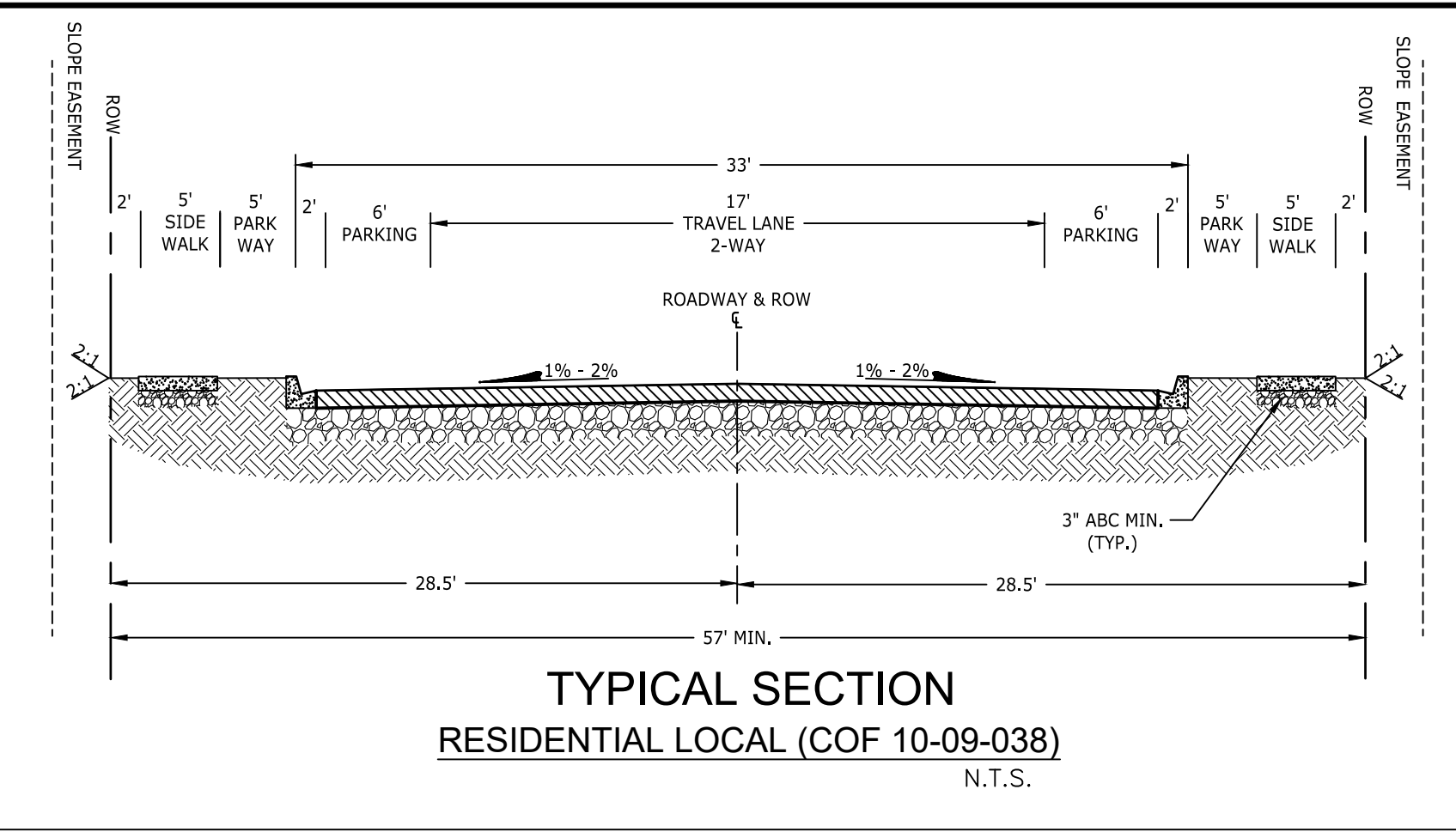
48756
 AARON D. BURLING
 State Signed: 12/27/21
 ARIZONA, USA
 Expires 12/31/23

DRAWING NO.
FP02

SHT NO. OF
 3 4



- LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 6,000 SF, TYPICAL 60'X100' LOTS.
 2. LOT WIDTH FOR INTERIOR LOTS IS 60 FT AT FRONT OR REAR SETBACK LINE.
 3. LOT WIDTH FOR CORNER LOTS IS 67 FT AT FRONT OR REAR SETBACK LINE.
 4. MAXIMUM ALLOWABLE LOT COVERAGE IS 35%.
 5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35 FT.
 6. MINIMUM 20' GARAGE SETBACK FROM FRONT PROPERTY LINE.
 7. MINIMUM 20' GARAGE WIDTH.
 8. MINIMUM 25' REAR BUILDING SETBACK EXCEPT ATTACHED REAR DECKS MAY BE 15' FROM REAR PROPERTY LINE IF DECK WIDTH DOES NOT EXCEED 50% OF LOT WIDTH.



LINE #	LENGTH	DIRECTION
L1	67.00	N 0°43'05" W
L2	100.00	N 89°16'55" E
L3	60.99	S 0°43'16" E
L4	8.49	N 44°14'46" E
L5	60.00	N 0°43'05" W
L6	100.00	N 89°16'55" E
L7	60.00	S 0°43'05" E
L8	60.00	N 0°43'05" W
L9	100.00	N 89°16'55" E
L10	60.00	S 0°43'05" E
L11	63.47	N 0°43'05" W
L12	100.77	S 88°23'31" E
L13	25.73	S 0°43'05" E
L14	66.46	N 0°43'05" W
L15	105.83	S 84°18'54" E
L16	67.53	N 0°43'05" W
L17	115.75	S 80°14'22" E
L18	60.00	N 0°43'05" W
L19	126.18	S 82°26'31" E
L20	14.43	S 10°08'57" W
L21	60.00	N 0°43'05" W
L22	132.72	S 86°30'05" E
L23	60.00	N 0°43'05" W
L24	135.00	N 89°16'55" E
L25	60.00	N 0°43'05" W
L26	135.00	N 89°16'55" E
L27	58.20	S 0°43'05" E
L28	60.00	N 0°43'05" W
L29	135.00	N 89°16'55" E
L30	60.00	S 0°43'05" E
L31	60.00	N 0°43'05" W
L32	134.87	N 88°16'21" E
L33	45.23	S 0°43'05" E

LINE #	LENGTH	DIRECTION
L34	60.00	N 0°43'05" W
L35	131.67	N 84°10'34" E
L36	60.00	N 0°43'05" W
L37	124.68	N 82°01'35" E
L38	28.04	S 7°58'25" E
L39	60.48	N 0°43'05" W
L40	117.04	N 82°01'35" E
L41	60.00	S 7°58'25" E
L42	60.48	N 0°43'05" W
L43	109.40	N 82°01'35" E
L44	60.00	S 7°58'25" E
L45	65.17	N 0°43'05" W
L46	102.50	N 85°05'08" E
L47	14.96	S 7°58'25" E
L48	66.17	N 0°43'05" W
L49	100.00	N 89°09'40" E
L50	60.18	N 0°43'05" W
L51	100.00	N 89°16'55" E
L52	58.22	S 0°43'05" E
L53	60.00	N 0°43'05" W
L54	100.00	N 89°16'55" E
L55	60.00	S 0°43'05" E
L56	60.00	N 0°43'05" W
L57	100.00	N 89°16'55" E
L58	60.00	S 0°43'05" E
L59	60.00	N 0°43'05" W
L60	100.00	N 89°16'55" E
L61	60.00	S 0°43'05" E
L62	60.00	N 0°43'05" W
L63	100.00	N 89°16'55" E
L64	60.00	S 0°43'05" E
L65	60.00	N 0°43'05" W
L66	100.00	N 89°16'55" E

LINE #	LENGTH	DIRECTION
L67	60.00	S 0°43'05" E
L68	114.89	N 0°43'05" W
L69	83.62	S 71°58'20" E
L70	1.72	S 0°43'05" E
L71	105.51	N 0°43'05" W
L72	52.30	N 70°10'43" E
L73	130.35	S 28°04'36" E
L74	16.43	N 70°10'43" E
L75	78.61	N 70°10'43" E
L76	155.55	S 14°04'05" W
L77	113.49	N 89°16'55" E
L78	129.70	S 89°16'55" W
L79	164.47	S 89°16'55" W
L80	18.47	N 0°43'05" W
L81	49.97	S 0°47'14" E
L82	164.60	S 89°16'55" W
L83	60.00	N 0°43'05" W
L84	60.00	N 0°47'14" W
L85	164.67	S 89°16'55" W
L86	60.00	N 0°43'05" W
L87	60.00	S 0°47'14" E
L88	164.74	S 89°16'55" W
L89	60.00	N 0°43'05" W
L90	60.00	S 0°47'14" E
L91	164.81	S 89°16'55" W
L92	60.00	N 0°43'05" W
L93	60.00	S 0°47'14" E
L94	164.89	S 89°16'55" W
L95	60.00	N 0°43'05" W
L96	60.00	S 0°47'14" E
L97	163.96	S 85°59'43" W
L98	25.17	N 0°43'05" W
L99	60.00	S 0°47'14" E

LINE #	LENGTH	DIRECTION
L100	157.91	S 82°01'35" W
L101	17.48	N 7°58'25" W
L102	56.46	S 0°47'14" E
L103	126.63	S 82°01'35" W
L104	24.51	N 52°58'25" W
L105	49.67	N 7°58'25" W
L106	82.67	N 82°01'35" E
L107	21.53	S 7°58'25" E
L108	100.00	S 85°01'02" W
L109	4.20	N 7°58'25" W
L110	24.51	N 37°01'35" E
L111	100.00	S 88°18'42" W
L112	42.33	S 0°43'05" E
L113	100.00	S 89°16'55" W
L114	42.33	N 0°43'05" W
L115	100.00	N 89°16'55" E
L116	42.90	S 0°43'05" E
L117	100.00	S 89°16'55" W
L118	60.00	N 0°43'05" W
L119	60.32	S 0°33'12" E
L120	100.00	S 89°29'42" W
L121	41.10	N 0°43'05" W
L122	67.31	S 0°44'18" W
L123	101.58	N 89°15'42" W
L124	60.12	S 4°24'30" W
L125	102.88	N 89°15'42" W
L126	65.26	N 89°15'42" W
L127	91.86	S 0°14'45" W
L128	180.41	N 79°51'03" W
L129	12.19	N 10°08'57" E
L130	60.00	S 0°14'45" W
L131	187.95	N 85°26'36" W
L132	2.24	N 10°08'57" E

LINE #	LENGTH	DIRECTION
L142	8.00	S 49°57'17" W
L143	20.71	S 49°57'17" W
L144	31.46	S 68°15'07" W
L145	71.39	S 7°48'09" W
L146	44.26	S 7°48'09" W
L147	38.20	S 68°15'07" W
L149	18.13	S 49°57'17" W
L150	10.86	S 49°57'17" W
L151	87.87	N 67°30'31" W
L154	49.59	N 44°40'40" W
L155	16.07	N 28°23'08" E
L157	25.28	N 44°40'40" W
L158	7.70	N 45°19'20" E
L159	111.82	N 89°16'55" E
L160	26.03	N 53°54'02" E
L162	8.39	S 20°50'27" W
L163	210.76	S 1°25'53" E
L164	163.60	S 6°41'36" W
L165	161.87	S 7°21'46" W
L166	87.82	S 6°48'30" E
L167	80.97	S 7°12'45" W
L168	90.42	S 5°58'11" E
L169	19.72	S 4°17'34" E
L170	19.48	S 42°58'29" W
L171	40.64	S 68°43'37" W
L172	31.95	S 70°43'28" E
L173	52.62	N 83°25'24" E
L174	4.07	N 12°54'35" W
L175	20.00	N 36°05'58" W
L176	32.41	N 53°54'02" E
L177	118.20	S 89°16'55" W
L178	34.44	N 70°11'57" E
L179	34.44	N 70°11'57" E

LINE #	LENGTH	DIRECTION
L180	16.00	S 40°02'43" E
L183	8.84	S 50°02'42" E
L187	6.35	S 0°43'05" E
L188	189.74	S 89°16'55" W
L189	36.76	N 0°14'45" E
L190	192.56	S 89°16'55" W
L191	60.00	S 0°43'05" E
L192	60.00	S 0°43'05" E
L193	199.75	N 89°16'55" E
L195	75.55	S 0°43'13" E

CURVE #	LENGTH	RADIUS	DELTA
C1	33.66	828.50	2°19'39"
C2	58.93	828.50	4°04'32"
C3	58.93	828.50	4°04'32"
C4	43.81	971.50	2°35'02"
C5	5.62	828.50	0°23'19"
C6	68.83	971.50	4°03'33"
C7	69.82	971.50	4°07'05"
C8	1.80	971.50	0°06'22"
C9	17.15	971.50	1°00'40"
C10	69.45	971.50	4°05'46"
C11	36.42	971.50	2°08'53"
C12	44.24	828.50	3°03'33"
C13	58.93	828.50	4°04'32"
C14	1.75	828.50	0°07'15"
C15	70.71	63.50	63°48'16"
C16	22.46	30.00	42°53'37"
C17	46.25	63.50	41°43'50"
C18	46.71	63.50	42°08'40"
C19	58.42	915.00	3°39'30"
C20	61.23	63.50	55°14'56"
C21	60.07	915.00	3°45'42"
C22	30.76	30.00	58°45'14"
C23	23.87	63.50	21°32'00"
C24	10.03	915.00	0°37'41"
C25	44.26	771.50	3°17'12"
C26	53.44	771.50	3°58'08"
C27	58.91	1128.50	2°59'27"
C28	53.69	1028.50	2°59'27"
C29	64.89	1128.50	3°17'40"
C30	59.14	1028.50	3°17'40"
C31	19.11	1128.50	0°58'13"
C32	17.42	1028.50	0°58'13"
C33	18.84	1028.50	1°02'59"

CURVE #	LENGTH	RADIUS	DELTA
C34	65.17	1046.80	3°34'02"
C35	60.23	1028.50	3°21'19"
C36	50.83	1043.20	2°47'31"
C37	75.30	771.50	5°35'33"
C42	63.38	63.50	57°11'07"
C44	126.02	64.06	112°43'08"
C50	71.03	771.50	5°16'29"
C54	23.25	835.00	1°35'44"
C55	60.08	835.00	4°07'21"
C57	60.44	835.00	4°08'51"
C59	11.57	835.00	0°47'37"

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CHECKED: KMF/ADB

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