

PLOTTED: Dec 22, 2021 10:45am

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 G, 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 G 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, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY OF FLAGSTAFF IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.
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.
SEWER LINE EASEMENT (SLE), FOR PUBLIC SEWER SYSTEMS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF UNDERGROUND SEWER PIPELINES, MONITORING DEVICES, PIPES, MANHOLES, VALVES, AND ACCESS VAULTS.
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 HOMEOWNERS ASSOCIATION:
1. TRACT A IS DEDICATED FOR PRESERVATION OF FOREST AND SLOPE RESOURCES, AND OPEN SPACE AS SHOWN HEREON.
2. TRACT B IS DEDICATED FOR PRESERVATION OF FOREST RESOURCES AND OPEN SPACE AS SHOWN HEREON.
3. TRACT C IS DEDICATED FOR PRESERVATION OF FOREST RESOURCES AND OPEN SPACE 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
COUNTY OF COCONINO SS.

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

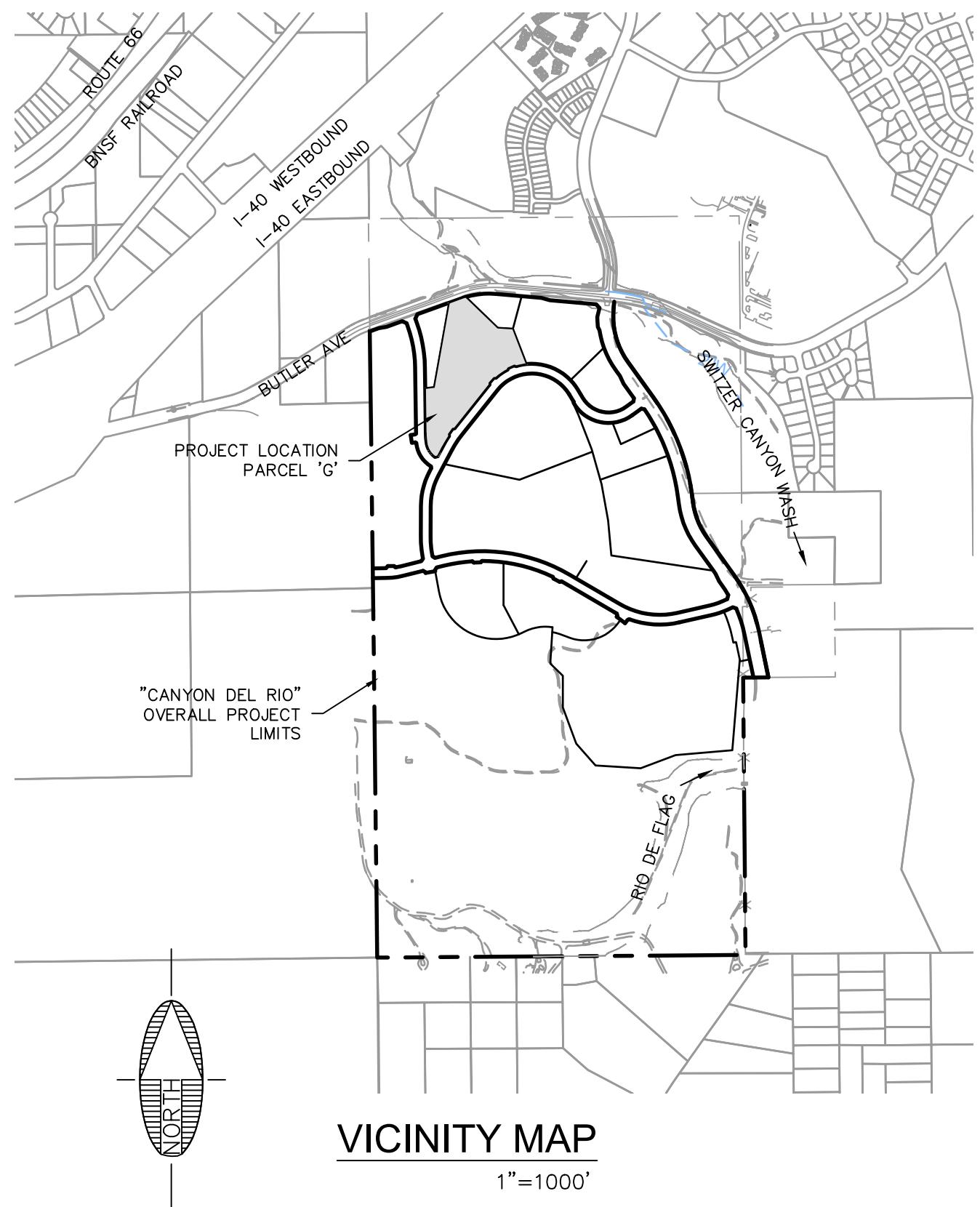
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ____ DAY OF _____, 202__.

BY: _____
PLANNING DIRECTOR

BY: _____
CITY ENGINEER

CANYON DEL RIO - BLOCK G FINAL PLAT FLAGSTAFF, ARIZONA

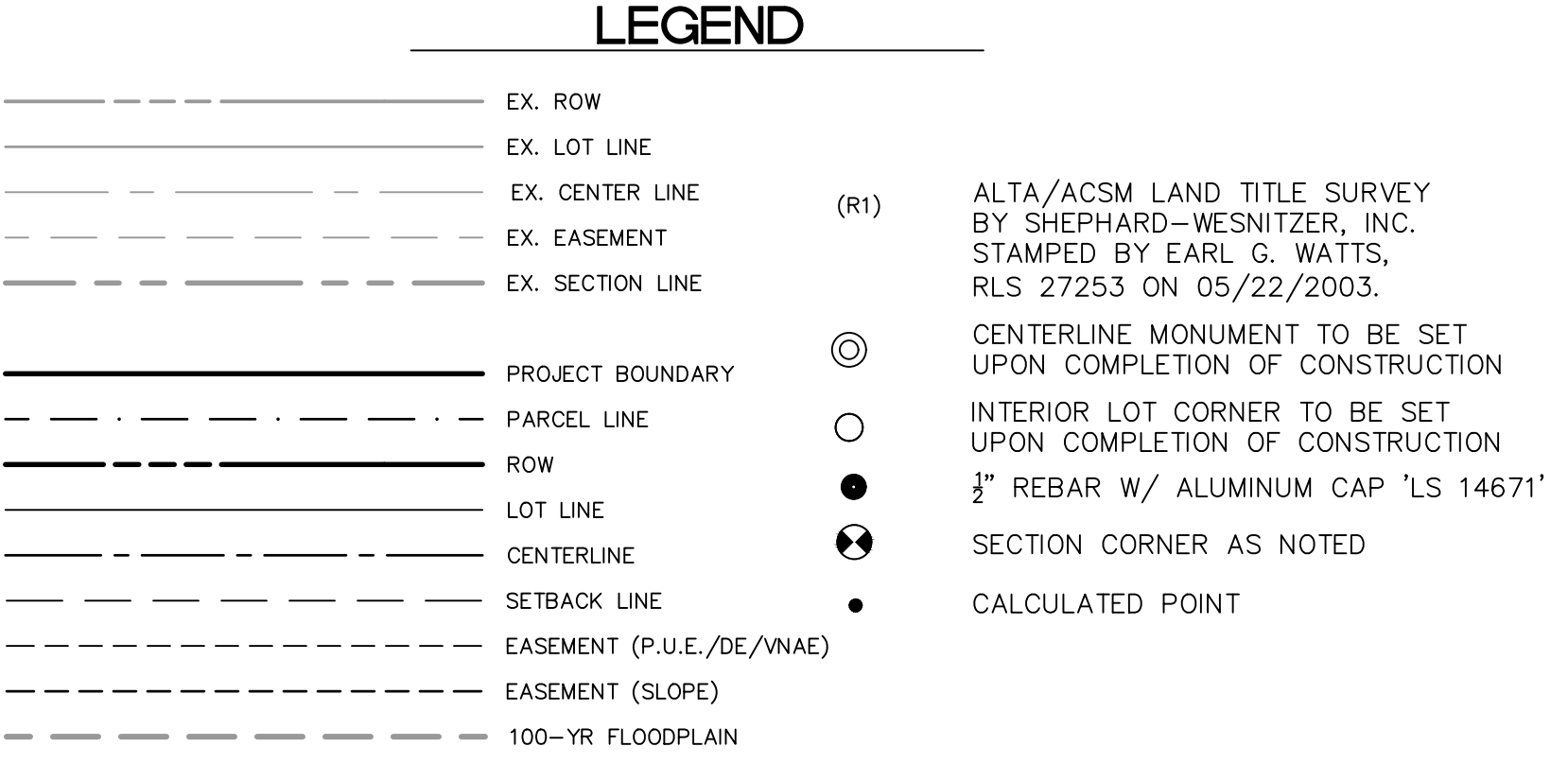
LOCATED IN THE WEST HALF OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF ARIZONA.



PROPERTY OWNER: CDR DEVCORP, LTD. 3101 N. CENTRAL AVE., NO. 1600 PHOENIX, AZ 85012 CONTACT: CLINTON 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 LIST TABLE

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



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 106-08-005M ACCORDING TO INSTRUMENT NUMBER 37176454, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

PROJECT INFORMATION

CANYON DEL RIO - BLOCK G
FLAGSTAFF, AZ 86005

APN# _____ (± _____ AC)
ZONING: MEDIUM DENSITY (MR) - PRD (T4N.2)

NUMBER OF UNITS/LOTS: 50
TOTAL ACREAGE OF LOTS: ± 4.04 AC
NUMBER OF TRACTS: 3
TOTAL ACREAGE OF TRACTS: ± 3.29 AC
BUILDING TYPE: TOWNHOUSE
FRONTAGE TYPE: PORCH
GROSS AREA: 9.03 ACRES
GROSS DENSITY: 5.54 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): 7.33 ACRES
NET DENSITY (EXCLUDING ROADWAY): 6.82 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. 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 MR ZONING DISTRICT. THE DEVELOPMENT SHALL BE DEVELOPED USING THE T4N.2 STANDARDS AND THE UNIQUE BUILDING TYPES OF CANYON DEL RIO TOWNHOME AND CANYON DEL RIO SINGLE FAMILY COTTAGE.

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 COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

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 15% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 3.31 ACRES OF OPEN SPACE (~36.5% OF THE SITE). A MAJORITY OF THE ONSITE OPEN SPACE WILL BE "GREEN" SPACE - TO BE 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.

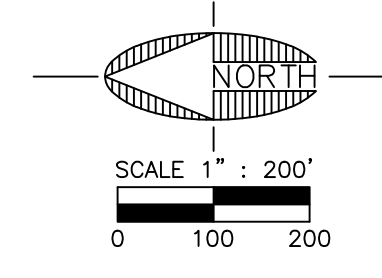
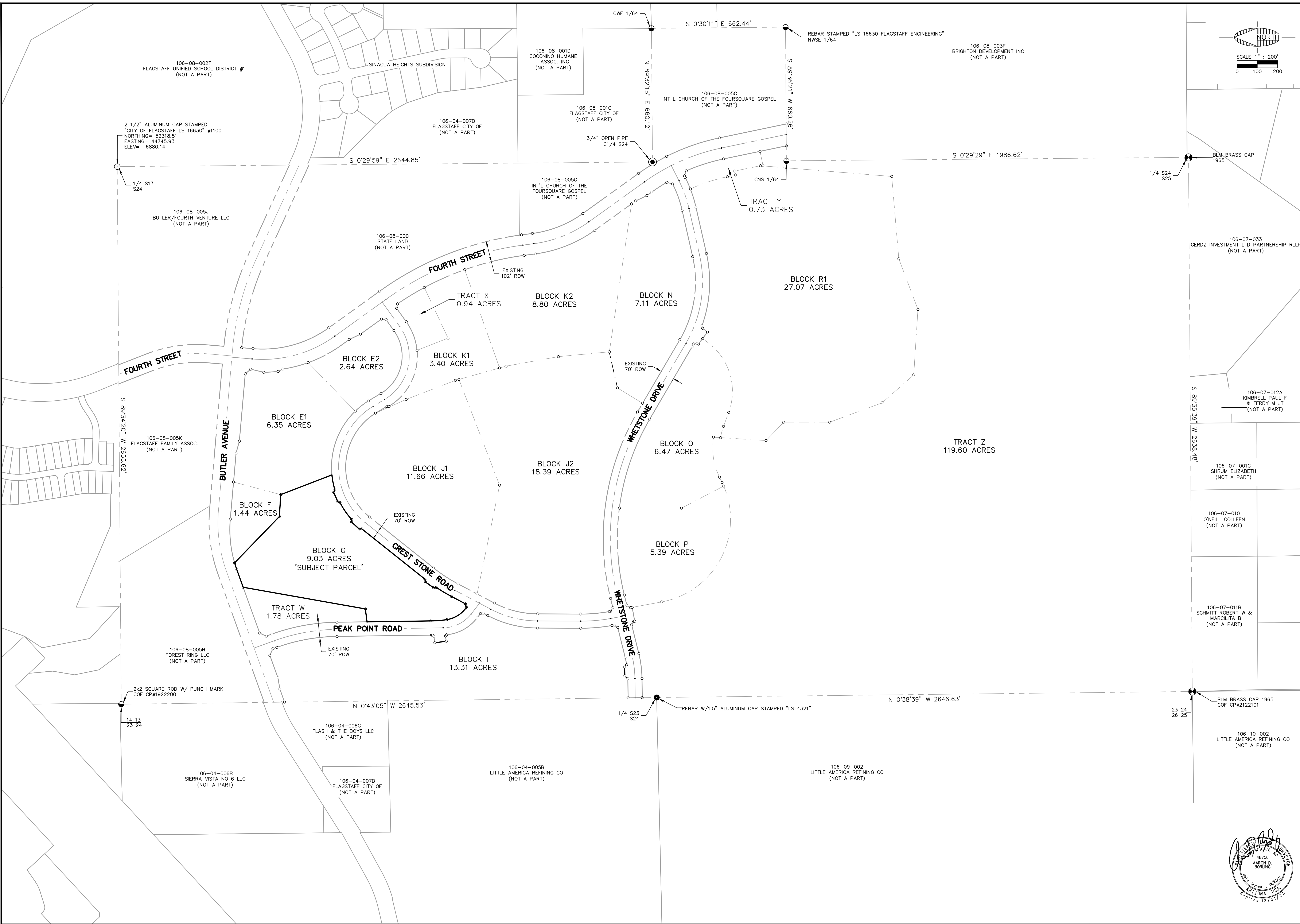
I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor

Date _____

FLAGSTAFF ARIZONA
CANYON DEL RIO BLOCK G FINAL PLAT
COVER SHEET
JOB NO: 19147
DATE: DEC 21
SCALE: N/A
DRAWN: BH
DESIGN: BH
CHECKED: KMF/AOB
110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.0354
928.774.8934 fax
www.swi.coz.com
SWI Shephard Wesnitzer, Inc.
REVISIONS
NO. DESCRIPTION
DATE
BY
DRAWING NO. CVR
SHT NO. OF 1 4
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
DOB 8-1-11 or 1-800-514-6111 (928-5348)
48756
AARON D. BORLING
I am signed: 12/21/21
ARIZONA, USA
Expires 12/31/23

FILE: P:\2019\19147\DRAWINGS\PLATS\FINAL\CVR-19147.DWG KBAYER



FLAGSTAFF ARIZONA

CANYON DEL RIO BLOCK G FINAL PLAT

FINAL PLAT-EXISTING BOUNDARY

JOB NO:	19147
DATE:	DEC 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

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

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

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

ARIZONA 811
Arizona Blue Stake, Inc. (928-5348)
888-8-1-1 or 1-800-514-1111 (928-5348)

48756
AARON D. BURLING
Exp. 12/31/23

DRAWING NO.
FP01

SHT NO. OF
2 4

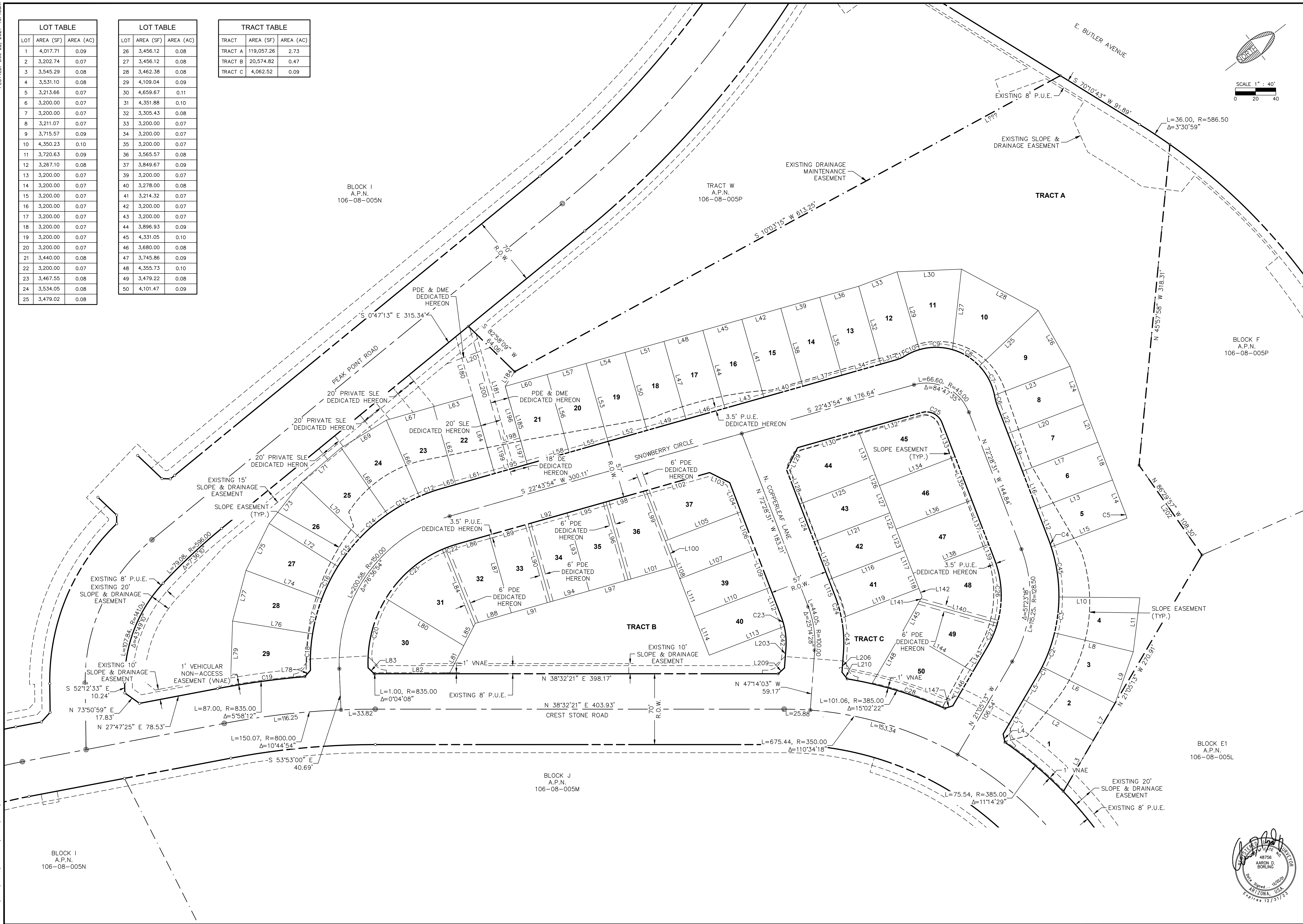
PLOTTED: Dec 22, 2021 10:45am

FILE: P:\2019\19147\DRAWINGS\PLATS\FINAL\19147.DWG KBAYER

LOT	AREA (SF)	AREA (AC)
1	4,017.71	0.09
2	3,202.74	0.07
3	3,545.29	0.08
4	3,531.10	0.08
5	3,213.66	0.07
6	3,200.00	0.07
7	3,200.00	0.07
8	3,211.07	0.07
9	3,715.57	0.09
10	4,350.23	0.10
11	3,720.63	0.09
12	3,267.10	0.08
13	3,200.00	0.07
14	3,200.00	0.07
15	3,200.00	0.07
16	3,200.00	0.07
17	3,200.00	0.07
18	3,200.00	0.07
19	3,200.00	0.07
20	3,200.00	0.07
21	3,440.00	0.08
22	3,200.00	0.07
23	3,467.55	0.08
24	3,534.05	0.08
25	3,479.02	0.08

LOT	AREA (SF)	AREA (AC)
26	3,456.12	0.08
27	3,456.12	0.08
28	3,462.38	0.08
29	4,109.04	0.09
30	4,659.67	0.11
31	4,351.88	0.10
32	3,305.43	0.08
33	3,200.00	0.07
34	3,200.00	0.07
35	3,200.00	0.07
36	3,565.57	0.08
37	3,849.67	0.09
39	3,200.00	0.07
40	3,278.00	0.08
41	3,214.32	0.07
42	3,200.00	0.07
43	3,200.00	0.07
44	3,896.93	0.09
45	4,331.05	0.10
46	3,680.00	0.08
47	3,745.86	0.09
48	4,355.73	0.10
49	3,479.22	0.08
50	4,101.47	0.09

TRACT	AREA (SF)	AREA (AC)
TRACT A	119,057.26	2.73
TRACT B	20,574.82	0.47
TRACT C	4,062.52	0.09



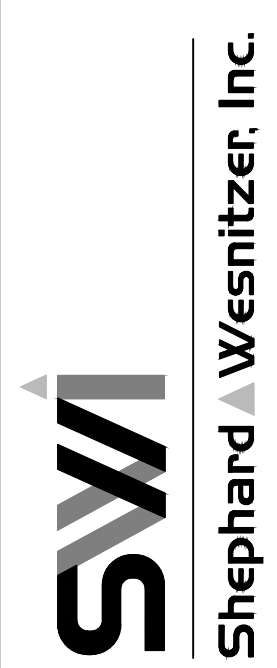
FLAGSTAFF
ARIZONA

CANYON DEL RIO BLOCK G FINAL PLAT

FINAL PLAT

JOB NO:	19147
DATE:	DEC 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

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



NO.	DESCRIPTION	DATE	BY

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

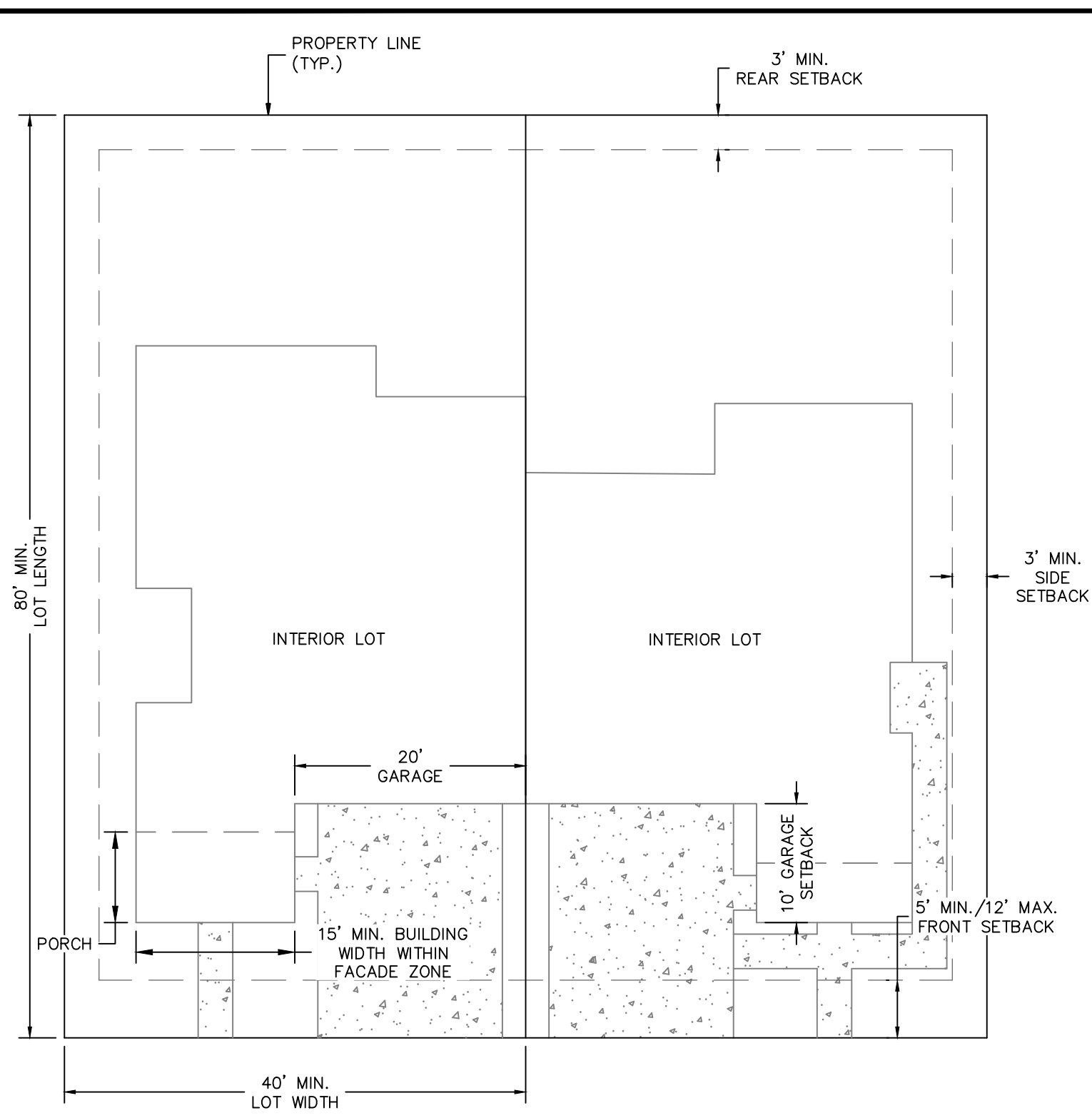
ARIZONA 811
Arizona Blue Stakes, Inc.

008 84-1 or 1-800-514-1111 (Toll-Free)

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

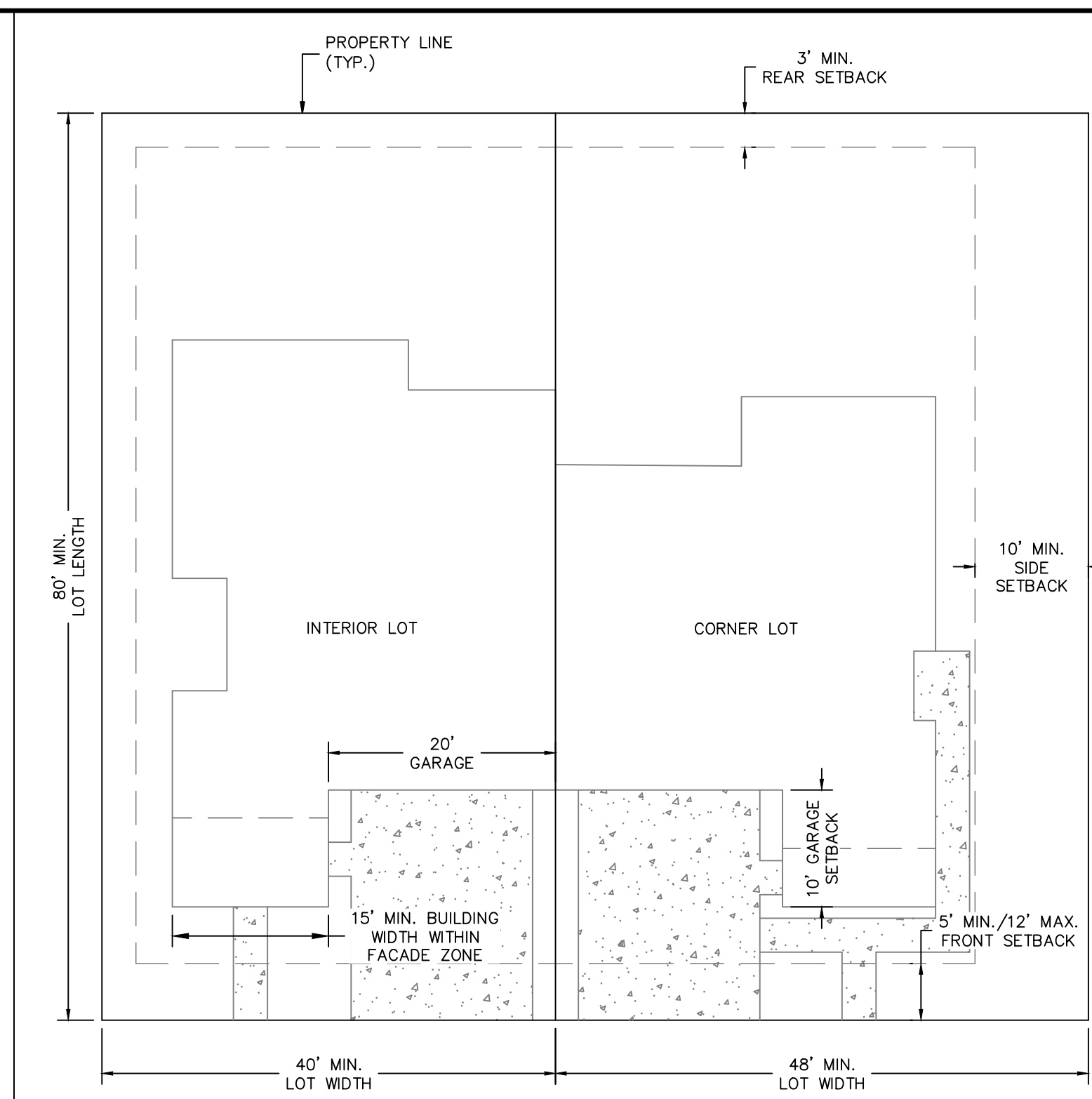
DRAWING NO.
FP02

SHT NO. OF
3 4



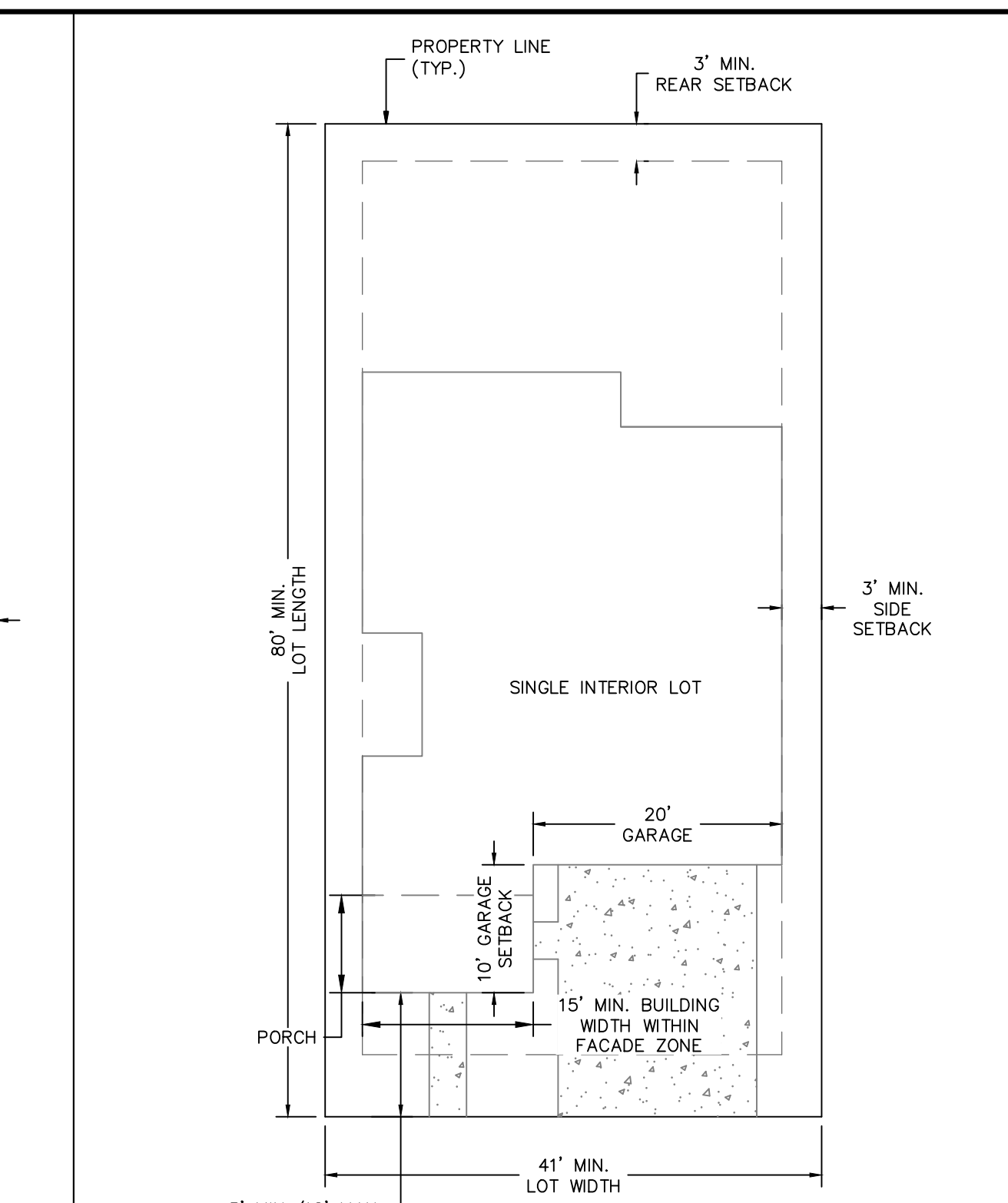
- INTERIOR LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF, TYPICAL 40'X80' LOTS.
 2. LOT WIDTH FOR INTERIOR LOTS IS 40 FT AT FRONT OR REAR SETBACK LINE.
 3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
 4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
 5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
 6. PORCH FRONTAGE PROVIDED FOR THE UNIT.
 7. NO SIDE SETBACK ALONG SHARED PROPERTY LINE.

TYPICAL INTERIOR LOT LAYOUT FOR CANYON DEL RIO TOWNHOME
N.T.S.



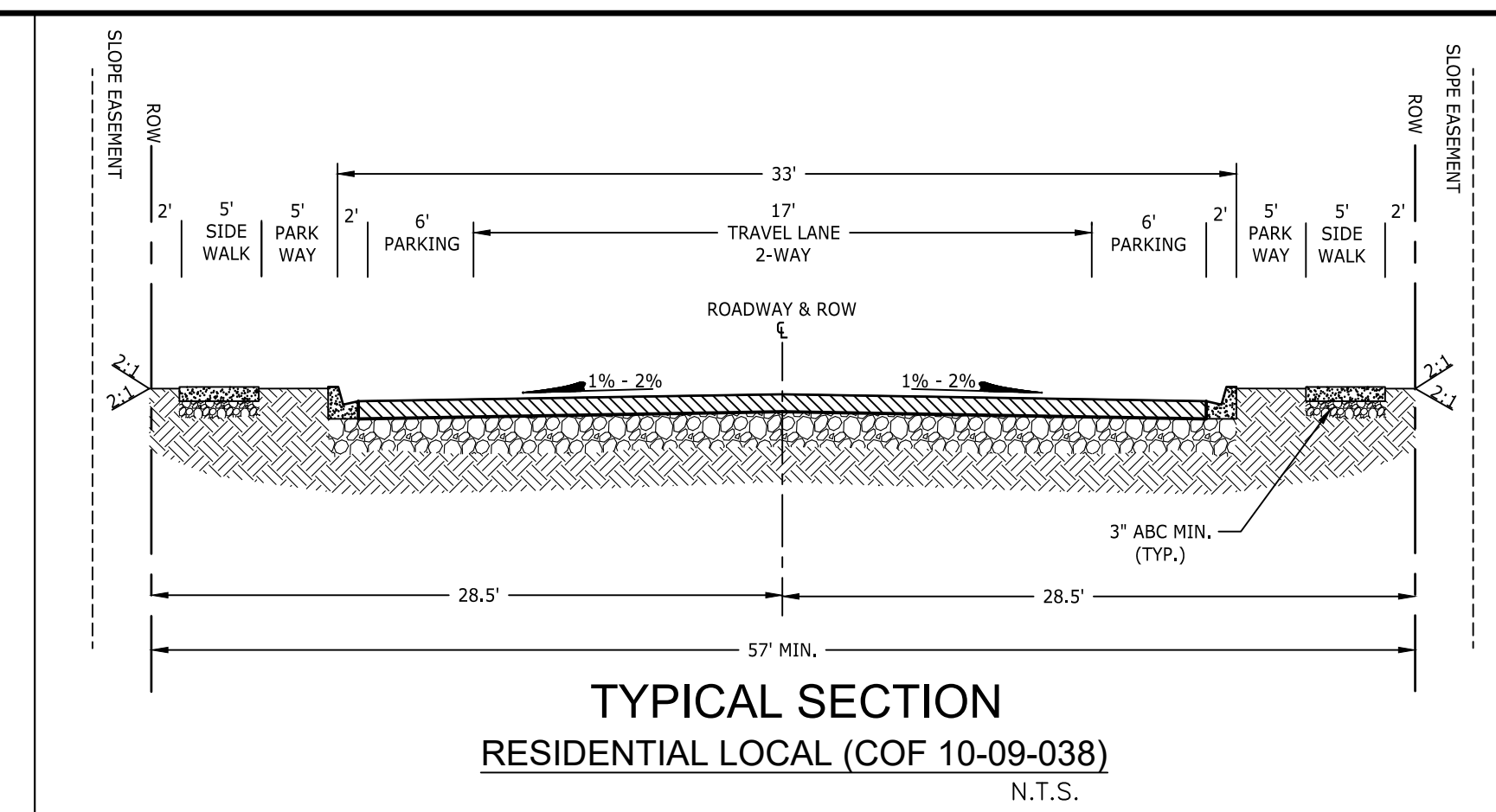
- CORNER LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF.
 2. LOT WIDTH FOR LOTS ON STREET CORNER IS 48' AT FRONT OR REAR BUILDING SETBACK LINE.
 3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
 4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
 5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
 6. PORCH FRONTAGE PROVIDED FOR THE UNIT.
 7. NO SIDE SETBACK ALONG SHARED PROPERTY LINE.

TYPICAL CORNER LOT LAYOUT FOR CANYON DEL RIO TOWNHOME
N.T.S.



- SINGLE INTERIOR LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF.
 2. LOT WIDTH FOR INTERIOR SINGLE LOTS IS 41 FT AT FRONT OR REAR SETBACK LINE.
 3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
 4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
 5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
 6. PORCH FRONTAGE PROVIDED FOR THE UNIT.

TYPICAL INTERIOR LOT LAYOUT FOR CANYON DEL RIO SINGLE FAMILY COTTAGE
N.T.S.



TYPICAL SECTION RESIDENTIAL LOCAL (COF 10-09-038)
N.T.S.

LINE #	LENGTH	DIRECTION
L???	613.25	S 10'03'15" W
L1	39.55	S 21'05'13" E
L2	80.00	S 68'54'47" W
L3	270.91	N 21'05'13" W
L4	13.39	S 63'57'31" E
L5	26.83	S 21'05'13" E
L6	80.53	S 65'04'58" W
L7	270.91	N 21'05'13" W
L8	80.00	S 52'02'43" W
L9	53.87	N 31'59'48" W
L10	80.00	S 39'00'29" W
L11	53.81	N 44'28'24" W
L12	31.50	S 72'28'31" E
L13	80.00	S 17'31'29" W
L14	31.50	N 72'28'31" W
L15	79.98	N 17'46'29" E
L16	40.00	S 72'28'31" E
L17	80.00	S 17'31'29" W
L18	40.00	N 72'28'31" W
L19	40.00	S 72'28'31" E
L20	80.00	S 17'31'29" W
L21	40.00	N 72'28'31" W
L22	28.20	S 72'28'31" E
L23	80.00	S 17'31'29" W
L24	39.92	N 70'48'45" W
L25	80.00	S 4'50'34" E
L26	63.56	N 81'10'40" W
L27	80.00	S 45'07'30" E
L28	86.08	S 66'46'29" W
L29	80.00	S 67'29'37" E
L30	63.63	S 36'11'32" W
L31	16.45	N 22'43'54" E
L32	80.00	S 67'16'06" E
L33	40.52	S 17'52'42" W
L34	40.00	N 22'43'54" E

LINE #	LENGTH	DIRECTION
L35	80.00	S 67'16'06" E
L36	40.00	S 22'43'54" W
L37	40.00	N 22'43'54" E
L38	80.00	S 67'16'06" E
L39	40.00	S 22'43'54" W
L40	40.00	N 22'43'54" E
L41	80.00	S 67'16'06" E
L42	40.00	S 22'43'54" W
L43	40.00	N 22'43'54" E
L44	80.00	S 67'16'06" E
L45	40.00	S 22'43'54" W
L46	40.00	N 22'43'54" E
L47	80.00	S 67'16'06" E
L48	40.00	S 22'43'54" W
L49	40.00	N 22'43'54" E
L50	80.00	S 67'16'06" E
L51	40.00	S 22'43'54" W
L52	40.00	N 22'43'54" E
L53	80.00	S 67'16'06" E
L54	40.00	S 22'43'54" W
L55	40.00	N 22'43'54" E
L56	80.00	S 67'16'06" E
L57	40.00	S 22'43'54" W
L58	43.00	N 22'43'54" E
L59	43.00	S 22'43'54" W
L60	40.00	N 22'43'54" E
L61	40.00	S 22'43'54" W
L62	80.00	S 67'16'06" E
L63	40.00	S 22'43'54" W
L64	80.00	N 67'16'06" W
L65	14.23	N 22'43'54" E
L66	82.09	S 74'51'04" E
L67	48.55	S 22'31'16" W
L68	80.00	S 86'23'19" E
L69	52.29	S 7'06'26" W
L70	80.00	N 82'03'30" E

LINE #	LENGTH	DIRECTION
L71	52.03	S 2'09'55" E
L72	80.00	N 70'35'01" E
L73	51.68	S 13'40'44" E
L74	80.00	N 59'06'32" E
L75	51.68	S 25'09'13" E
L76	80.00	N 47'36'46" E
L77	51.78	S 36'38'21" E
L78	12.76	N 9'59'40" W
L79	64.44	S 49'32'03" E
L80	90.02	S 69'48'07" W
L81	31.06	N 24'12'35" W
L82	398.17	N 38'32'21" E
L83	13.44	N 82'35'54" E
L84	80.00	N 17'31'29" W
L85	24.93	N 24'12'35" W
L86	32.58	S 22'43'54" W
L87	80.00	N 67'16'06" W
L88	36.99	N 22'22'00" E
L89	40.00	S 22'43'54" W
L90	80.00	N 67'16'06" W
L91	40.00	N 22'43'54" E
L92	40.00	S 22'43'54" W
L93	80.00	N 67'16'06" W
L94	40.00	N 22'43'54" E
L95	40.00	S 22'43'54" W
L96	80.00	N 67'16'06" W
L97	40.00	N 22'43'54" E
L98	41.05	S 22'43'54" W
L99	53.19	N 72'26'26" W
L100	26.81	N 72'28'31" W
L101	48.27	N 22'20'30" E
L102	65.23	S 22'43'54" W
L103	22.25	S 65'07'41" W
L104	30.83	N 72'28'31" W
L105	80.00	N 17'31'29" E

LINE #	LENGTH	DIRECTION
L106	40.00	N 72'28'31" W
L107	80.00	N 17'31'29" E
L108	13.19	S 72'28'31" E
L109	40.00	N 72'28'31" W
L110	80.00	N 17'31'29" E
L111	40.00	S 72'28'31" E
L112	32.88	N 72'28'31" W
L113	79.35	N 17'31'29" E
L114	41.00	S 72'28'31" E
L115	19.75	S 72'28'31" E
L116	80.00	S 17'31'29" W
L117	24.10	N 72'28'31" W
L118	15.90	N 72'28'31" W
L119	81.95	N 17'31'29" E
L120	40.00	S 72'28'31" E
L121	80.00	S 17'31'29" W
L122	17.27	N 72'28'31" W
L123	22.73	N 72'28'31" W
L124	40.00	S 72'28'31" E
L125	80.00	S 17'31'29" W
L126	11.27	N 72'28'31" W
L127	28.73	N 72'28'31" W
L128	36.32	S 72'28'31" E
L129	24.37	S 24'52'19" E
L130	62.26	S 22'43'54" W
L131	47.10	N 72'28'31" W
L132	65.27	S 22'43'54" W
L133	36.02	N 72'28'31" W
L134	80.00	N 17'31'29" E
L135	46.00	N 72'28'31" W
L136	80.00	N 17'31'29" E
L137	46.82	N 72'28'31" W
L138	80.00	N 17'31'29" E
L139	16.00	N 72'28'31" W
L140	80.00	N 54'20'30" E

LINE #	LENGTH	DIRECTION
L141	5.19	S 22'11'56" E
L142	8.77	S 72'28'31" E
L143	28.11	N 21'05'13" W
L144	80.00	N 68'54'47" E
L145	33.15	S 22'11'56" E
L146	39.34	N 21'05'13" W
L147	11.92	N 20'50'52" E
L148	60.91	S 21'05'13" E
L180	60.56	N 67'16'06" W
L181	137.81	S 67'16'26" E
L184	17.28	N 18'25'47" W
L185	80.00	S 67'16'06" E
L195	33.54	S 22'43'54" W
L196	53.04	S 67'16'06" E
L197	26.96	S 67'16'06" E
L198	18.00	N 22'43'54" E
L199	26.96	N 67'16'06" W
L200	118.65	N 67'16'06" W
L201	46.30	S 17'49'30" W
L202	108.30	N 86'29'57" W
L203	19.58	N 47'14'03" W
L206	19.59	S 47'14'03" E
L209	8.34	S 4'18'40" E
L210	8.33	S 89'39'56" E

CURVE #	LENGTH	RADIUS	DELTA
C1	10.50	157.00	3'49'49"
C2	35.72	157.00	13'02'15"
C3	35.72	157.00	13'02'15"
C4	8.50	157.00	3'06'02"
C5	8.85	152.30	3'19'39"
C6	10.88	59.00	10'33'50"
C7	33.01	59.00	32'03'23"
C8	31.43	59.00	30'31'26"
C9	33.08	59.00	32'07'37"
C10	16.20	59.00	15'43'54"
C11	8.36	30.00	15'57'25"
C12	23.55	178.50	7'33'38"
C13	36.01	178.50	11'33'35"
C14	35.99	178.50	11'33'10"
C15	35.75	178.50	11'28'29"
C16	35.75	178.50	11'28'29"
C17	35.82	178.50	11'29'46"
C18	36.16	178.50	11'36'23"
C19	87.00	835.00	5'58'12"
C20	71.73	121.50	33'49'31"

CURVE #	LENGTH	RADIUS	DELTA
C21	78.08	121.50	36'49'11"
C22	12.96	121.50	6'06'35"
C23	8.15	71.50	6'31'59"
C24	20.37	128.50	9'04'58"
C25	24.42	16.50	84'47'35"
C26	64.26	100.00	36'49'01"
C27	25.43	100.00	14'34'17"
C28	101.06	385.00	15'02'22"
C42	21.72	71.50	17'24'30"
C43	34.06	128.50	15'11'20"
C45	50.37	157.00	18'22'58"
C46	12.83	835.00	0'52'50"

JOB NO: 19147 DATE: DEC 21 SCALE: N/A DRAWN: BH DESIGN: BH CHECKED: KMF/ADB

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

SWI Shephard Wesnitzer, Inc.

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. 808 84-1111 or 1-800-514-1111 (AZ-5348)

48756 AARON D. BURLING
SIGNED: 12/22/21
ARIZONA, USA
Expires 12/31/23

DRAWING NO. **FP03**

SHT NO. 4 OF 4