

FILE: P:\2021\21140P\DRAWINGS\PLATS\FINAL\21140-COVER.DWG (KBAYER)

PLOTTED: May 17, 2022 - 9:04am

DEDICATION

STATE OF ARIZONA SS.
COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: THAT WOODSHIRE ON WEST OAK, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS 'GRANTOR' AND 'OWNER', HEREBY PUBLISHES THIS PLAT AS AND FOR WOODSHIRE ON OAK CONDOMINIUMS, A SUBDIVISION OF A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, 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 (UNITS), TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT (UNIT), TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

EACH UNIT SHOWN HEREON IS A SINGLE FAMILY, DETACHED CONDOMINIUM UNIT, WITH NO SHARED GARAGES, ANY OTHER ATTACHED BUILDINGS, ARCHWAYS OR BREEZEWAYS.

EACH UNIT IS ENCUMBERED BY, AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR THE WOODSHIRE ON OAK CONDOMINIUMS, AN ARIZONA NONPROFIT CORPORATION.

THE CONDOMINIUM UNIT CONSISTS OF THE ENTIRE AREA, INCLUDING SITE AND AIR SPACE, WITHIN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT, AND IS NOT CONSIDERED TO BE A COMMON ELEMENT OR LIMITED COMMON ELEMENT.

EACH CONDOMINIUM UNIT OWNER SHALL BE SOLELY RESPONSIBLE FOR INSURANCE, OPERATION, MAINTENANCE AND REPAIR OF EACH UNIT, EXCEPT AS PROVIDED IN THE CONDOMINIUM DECLARATION.

ANY COMMON ASSESSMENTS COLLECTED WILL BE FOR AMENITIES OUTSIDE OF THE FOOTPRINT OF THE INDIVIDUAL SITE.

GRANTOR HEREBY DEDICATES TO THE WOODSHIRE ON OAK CONDOMINIUMS HOME OWNERS ASSOCIATION (HOA) TRACT 'A' AS SHOWN HEREON FOR THE PURPOSES AS DESCRIBED IN THE CC&RS. TRACT 'A' IS HEREBY RESERVED BY WOODSHIRE ON WEST OAK, LLC AS A PRIVATE UTILITY EASEMENT FOR UTILITY SERVICES TO THE UNITS AND LANDSCAPE AND IRRIGATION INSTALLATION. OTHER UTILITIES SHALL HAVE THE RIGHT TO LOCATE, OPERATE, REPAIR, REPLACE, ALTER AND MAINTAIN UNDERGROUND UTILITY SERVICES OF ALL TYPES, AND SHALL HAVE THE RIGHT TO INGRESS AND EGRESS ACROSS SAID TRACT FOR SUCH WORK, AND MAY REMOVE, ALTER OR MAINTAIN VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS WITHIN THE LIMITS OF THE REAL PROPERTY SUBJECT TO THIS TRACT THAT CONFLICT WITH THE UTILITY USES.

GRANTOR HEREBY DEDICATED TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC. ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED TRACT 'A' AND THE PROPERTY DESIGNATED AS "COMMON AREA OR AREAS" AS A UTILITY EASEMENT TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

EASEMENTS 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:

- A. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
B. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED; AND
C. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
D. IN THE EVENT THE CITY OF FLAGSTAFF HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, CITY OF FLAGSTAFF MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE CITY'S ACTUAL, REASONABLE MAINTENANCE COSTS AND RECORD IT AS A LIEN AGAINST GRANTOR'S PROPERTY UNTIL THE ASSESSMENT AND ANY STATUTORY INTEREST IS PAID;
E. 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.

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").

INTERIM LIABILITY

WOODSHIRE ON WEST OAK, LLC, DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY AS DEPICTED ON THIS PLAT UNTIL THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND FORMALLY ACCEPTED BY THE CITY ENGINEER ("ACCEPTANCE DATE"). GRANTOR SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

IN WITNESS WHEREOF, GRANTOR(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED THIS DAY OF 20__.

BY: WOODSHIRE ON WEST OAK, LLC

BY: PHILIP V. PETERSEN
ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA SS.
COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED _____ THE _____ AN _____ FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTION EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

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 _____, 20__.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

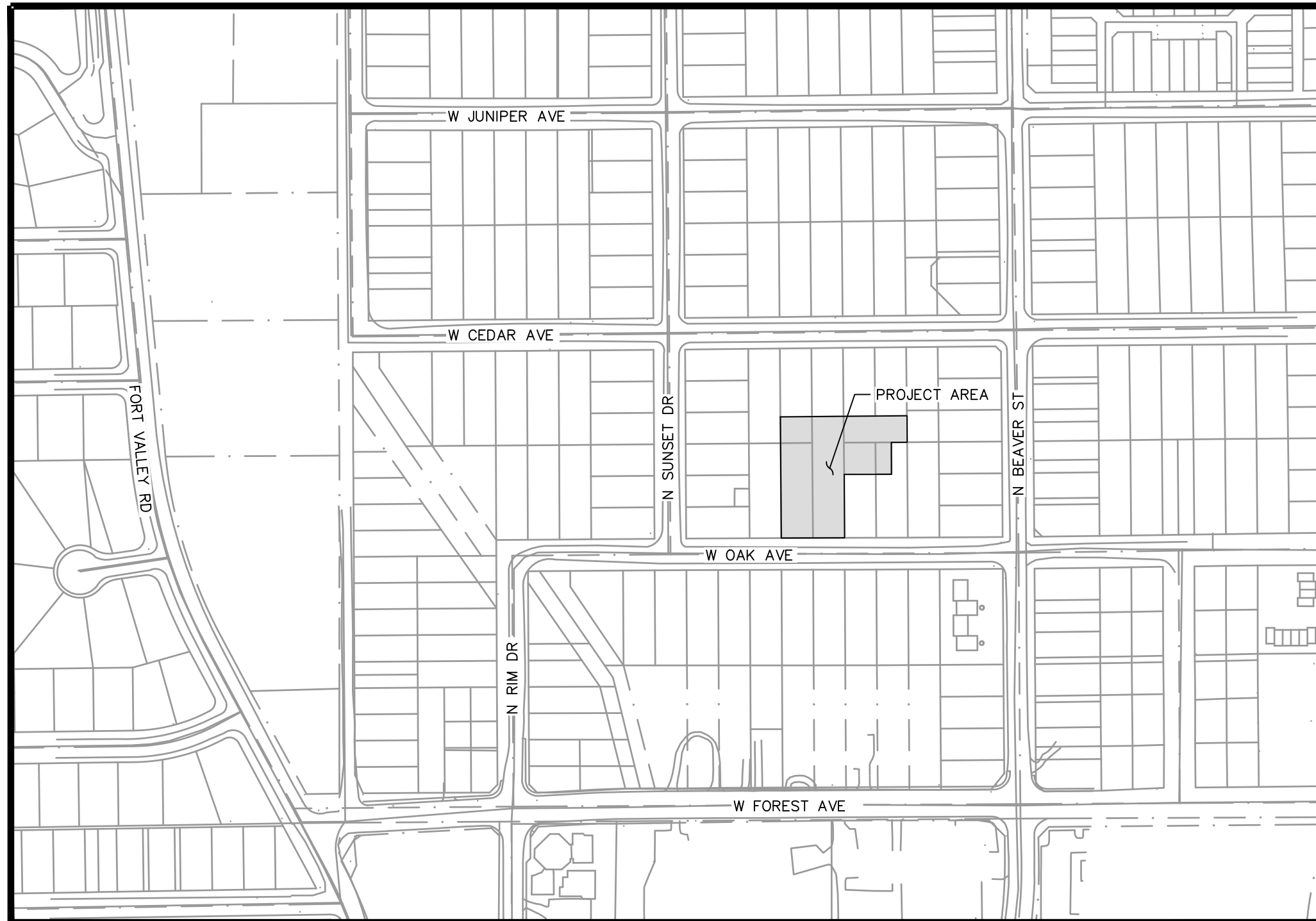
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ___ DAY OF _____, 20__.

BY: _____
PLANNING DIRECTOR

BY: _____
CITY ENGINEER

FINAL PLAT FOR WOODSHIRE ON OAK CONDOMINIUMS FLAGSTAFF, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

PROJECT OWNER/DEVELOPER:

WOODSHIRE ON WEST OAK, LLC
CONTACT: PHILIP V. PETERSEN
3550 N. CENTRAL AVENUE #1101
PHOENIX, AZ 85012
(602) 265-4400

PROJECT SURVEYOR:

SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
GUILLERMO E. CORTES, PE #33983
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

Sheet List Table with columns: Sheet Number, Drawing Number, Sheet Title. Rows include 1 (FP01 COVER), 2 (FP02 EXISTING BOUNDARY & EASEMENTS), 3 (FP03 FINAL PLAT).

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) 1/11/2022 DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 1/5/2022 DATE:

CENTURYLINK

KEVIN WAGNER FOR MANUEL HERNANDEZ (BY LETTER) 1/11/2022 DATE:

ALTICE U.S.A.

SANFORD YAZZIE (BY LETTER) 2/11/2022 DATE:

UTILITY COMPANY CONTACTS

APS CONTACT: CHAD BROOKS 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 RYAN.WIESNER@APS.COM PHONE: (928) 773-6440
CENTURYLINK CONTACT: MANUEL HERNANDEZ 112 NORTH BEAVER STREET FLAGSTAFF, AZ 86001 MANUEL.HERNANDEZ4@CENTURYLINK.COM PHONE: (928) 779-4935

UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269
ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672

ADEQUATE WATER SUPPLY NOTE

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. 41-900002.0002.

A.R.S. 33-1212. UNIT BOUNDARIES EXCEPT AS PROVIDED BY THE DECLARANT

- 1. IF WALLS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALL PAPER, PAINT, AND ANY OTHER MATERIALS CONSTITUTING AS PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS ARE PART OF THE COMMON ELEMENT.
2. IF ANY DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITH IN THE AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.
3. ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENT WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT.
4. ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNITS BOUNDARIES ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

PROJECT DEVELOPMENT INFORMATION

WOODSHIRE ON OAK CONDOMINIUMS
302 W. OAK
FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NO. 110-06-036E

GROSS/NET ACREAGE: 0.895 ACRES
TRACT 'A' ACREAGE: 0.634 ACRES
TOTAL AREA OF UNITS: 0.261 ACRES

ZONING: 0.78 AC MEDIUM DENSITY RESIDENTIAL (MR)
0.11 AC HIGH DENSITY RESIDENTIAL (HD)

MAX. ALLOWABLE DENSITY PER ZONE:
MR: 14 UNITS/AC = 0.78 AC x 14 UNITS/AC = 11 UNITS
HR: 1 UNIT PER 2,500 SF = 4,791 SF x 1 UNIT/2,500 SF = 2 UNITS
TOTAL MAX. ALLOWABLE UNIT COUNT = 13 UNITS
NUMBER OF UNITS PROVIDED = 13 UNITS

FRONT SETBACKS: 10'
SIDE SETBACKS: 5'
REAR SETBACK: 15'

TRACT 'A' SHALL CONTAIN ALL PORTIONS OF THE SUBJECT PARCEL OTHER THAN THE CONDOMINIUM UNITS AND IS DEDICATED HEREON TO THE OWNER'S ASSOCIATION AS COMMON AREA/OPEN SPACE, LIMITED COMMON ELEMENTS, COMMON ELEMENTS, AND FOR THE PURPOSES AS DESCRIBED IN THE CC&RS.

- 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, AND RESERVATIONS FOR 'WOODSHIRE ON OAK CONDOMINIUMS' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT, RECORDED UNDER INSTRUMENT #
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 SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., DATED NOVEMBER 2021.

LEGAL DESCRIPTION

LOTS 8-11, INCLUSIVE, BLOCK 13, MOUNT ELDEN ADDITION TO THE CITY OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 43, RECORDS OF COCONINO COUNTY, ARIZONA. EXCEPT THE NORTH 130.00 FEET THEREOF.
AND
ALL OF LOTS 20 AND 21, AND THE NORTH 60.00 FEET OF LOT 22 AND THE WEST 30.00 FEET OF THE NORTH 60.00 FEET OF LOT 23, BLOCK 13, MOUNT ELDEN ADDITION TO THE CITY OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 43, RECORDS OF COCONINO COUNTY, ARIZONA.

RESOURCE PRESERVATION

THE PROJECT DOES NOT FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE, THEREFORE NATURAL RESOURCE PROTECTION PLAN IS NOT PROVIDED.

FEMA ZONE CLASSIFICATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #040056809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRE ACCESS

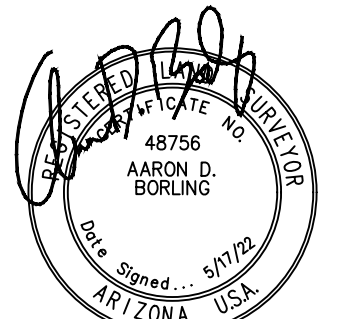
ALTERNATIVE HAMMERHEAD TURNAROUND PROVIDED PER IFC 2018 SECTION D103.1 WITH MODIFICATION TO CURB RETURN RADIUS.

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

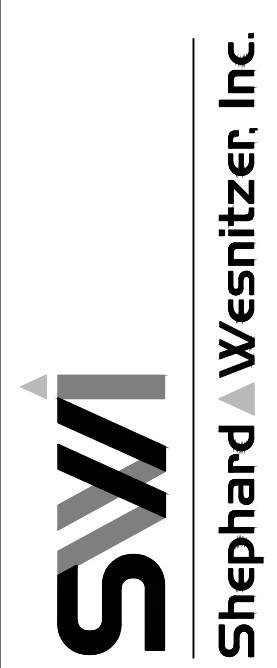
Date _____



FLAGSTAFF ARIZONA
WOODSHIRE ON OAK
COVER

Job information table with columns: JOB NO., DATE, SCALE, DRAWN, DESIGN, CHECKED.

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



Revisions table with columns: NO., DESCRIPTION, DATE, BY.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
800 84-1111 or 1-800-574-6111 (828-6538)

DRAWING NO.
FP01

Sheet number table with columns: SHT NO., OF.

C.O.F. #PZ-21-00236-02

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (CONUS)
VERTICAL DATUM: NAVD 88, REFERENCED FROM NGS CONTROL POINT "AZFL"
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2015)

PROJECTION:

TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 35° 00' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
NORTHING AT GRID ORIGIN: 0 FT
EASTING AT CENTRAL MERIDIAN: 70,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" USING GPS WITH NGS GEOID MODEL "GEOID18". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

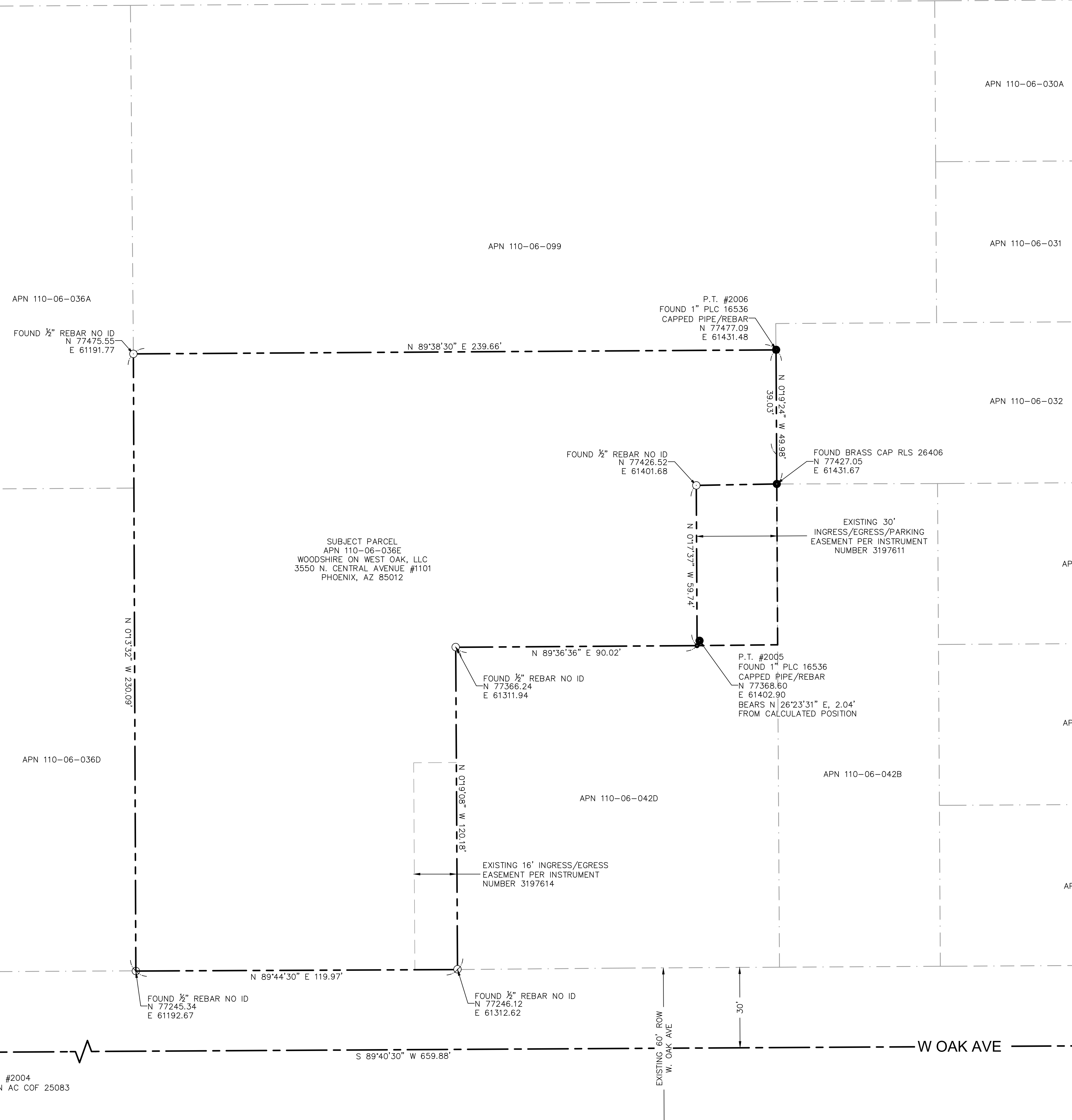
THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON A LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #2003 = 2" ALUMINUM CAP IN CENTERLINE OF W OAK AVE
NORTHING = 77218.1040 FT
EASTING = 61642.5880 FT
ELEVATION = 7015.638 FT

POINT #2004 = 2" ALUMINUM CAP IN CENTERLINE OF W OAK AVE
NORTHING = 77214.3620 FT
EASTING = 60982.7200 FT
ELEVATION = 7040.711 FT

POINT #2005 = 1" CAPPED PIPE/REBAR
NORTHING = 77368.6040 FT
EASTING = 61402.8960 FT
ELEVATION = 7034.057 FT

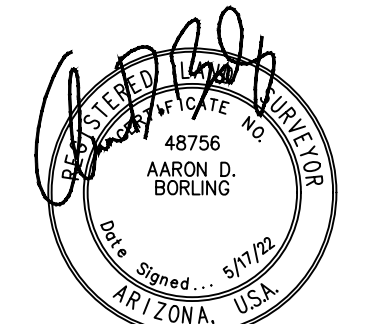
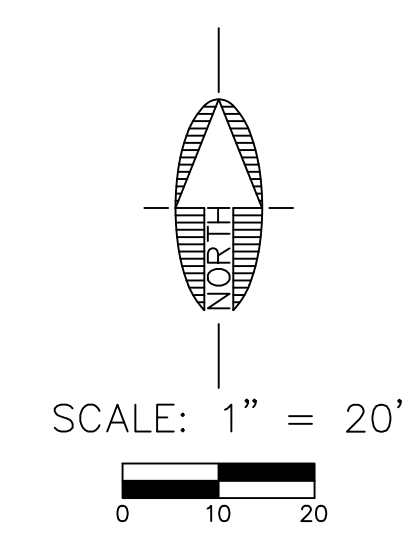
POINT #2006 = 1" CAPPED PIPE/REBAR
NORTHING = 77477.0900 FT
EASTING = 61431.4750 FT
ELEVATION = 7036.132 FT



SUBJECT PARCEL
APN 110-06-036E
WOODSHIRE ON WEST OAK, LLC
3550 N. CENTRAL AVENUE #1101
PHOENIX, AZ 85012

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING CENTERLINE
- - - ADJACENT PROPERTY BOUNDARY
- FOUND REBAR AS NOTED
- FOUND CAPPED REBAR AS NOTED



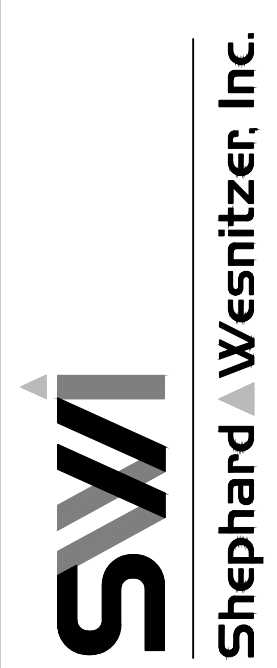
FLAGSTAFF
ARIZONA

WOODSHIRE ON OAK

EXISTING BOUNDARY & EASEMENTS

JOB NO:	21140
DATE:	MAY 22
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	AUB

75 Kellie Pluse
Geomatics
928.282.2058 fox
www.swi.ioz.com



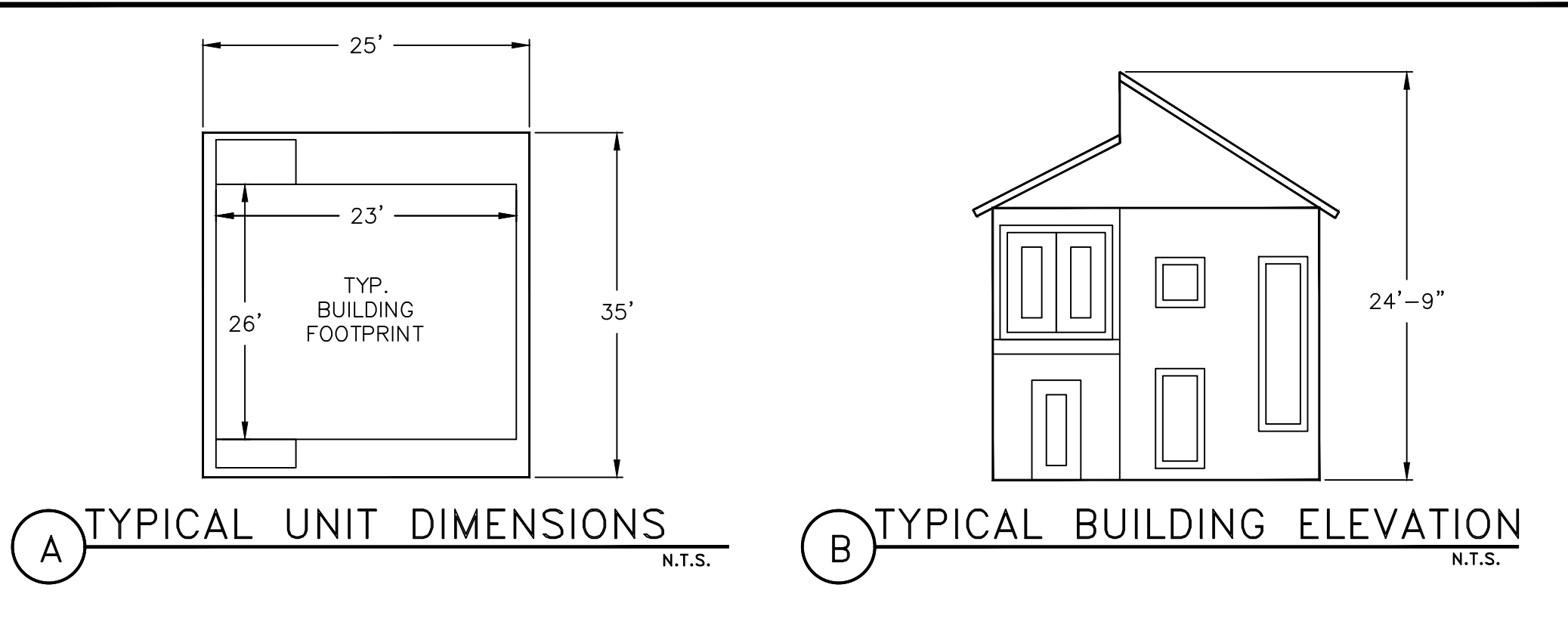
REVISIONS	NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

DRAWING NO.
FP02

SHT NO. OF
2 OF
3

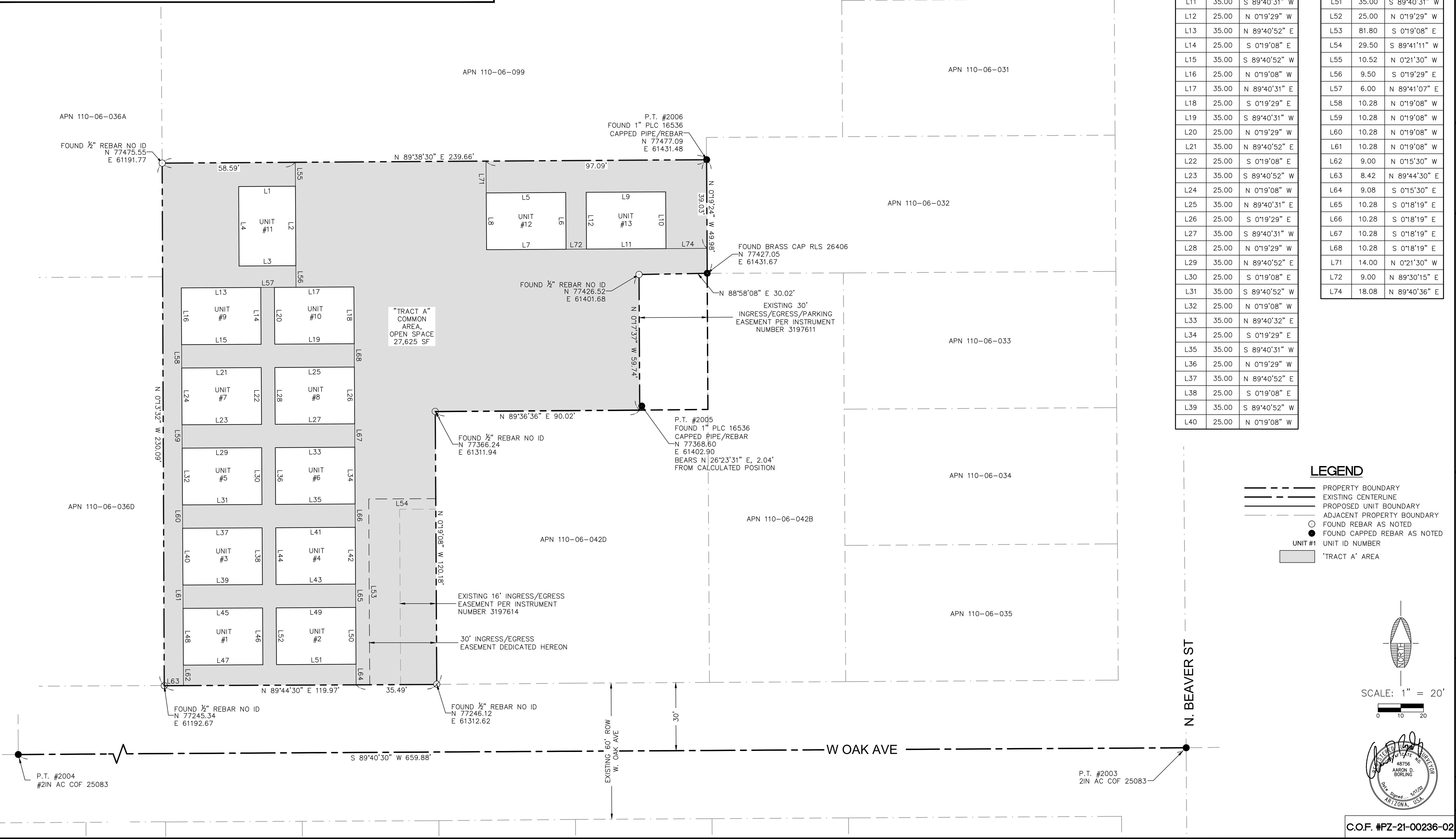
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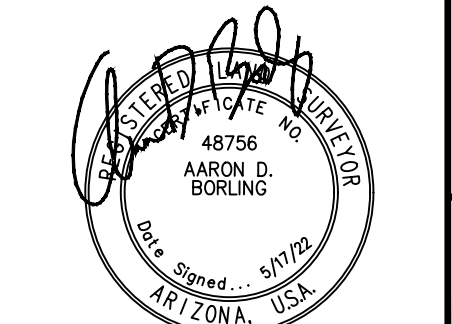
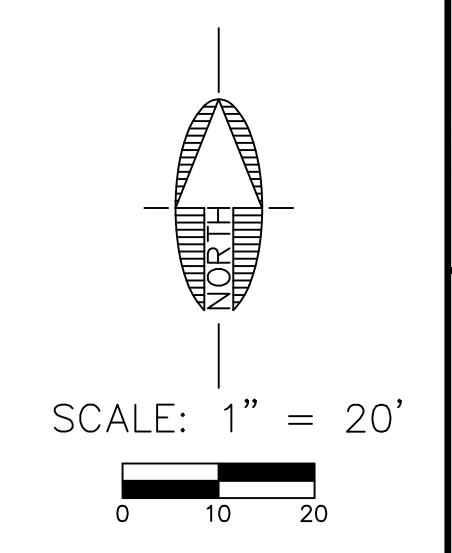
- NOTES:**
1. THE TYPICAL SIZE OF EACH INDIVIDUAL UNIT IS 875 SF. SEE DETAILS A AND B ON THIS SHEET. EACH UNIT SHALL INCLUDE THE LAND AND AIR SPACE BETWEEN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT.
 2. "TRACT A" TO BE DEDICATED AS COMMON AREA AND OPEN SPACE PER FUTURE CONDOMINIUM DECLARATION.
 3. PARKING SPACES SHOWN ARE TO BE ALLOCATED THROUGH THE SUBDIVISION CC&RS.

LINE #	LENGTH	DIRECTION
L1	25.00	S 89°40'52" W
L2	35.00	N 0°19'08" W
L3	25.00	N 89°40'52" E
L4	35.00	S 0°19'08" E
L5	35.00	N 89°40'52" E
L6	25.00	S 0°19'08" E
L7	35.00	S 89°40'52" W
L8	25.00	N 0°19'08" W
L9	35.00	N 89°40'31" E
L10	25.00	S 0°19'29" E
L11	35.00	S 89°40'31" W
L12	25.00	N 0°19'29" W
L13	35.00	N 89°40'52" E
L14	25.00	S 0°19'08" E
L15	35.00	S 89°40'52" W
L16	25.00	N 0°19'08" W
L17	35.00	N 89°40'31" E
L18	25.00	S 0°19'29" E
L19	35.00	S 89°40'31" W
L20	25.00	N 0°19'29" W
L21	35.00	N 89°40'52" E
L22	25.00	S 0°19'08" E
L23	35.00	S 89°40'52" W
L24	25.00	N 0°19'08" W
L25	35.00	N 89°40'31" E
L26	25.00	S 0°19'29" E
L27	35.00	S 89°40'31" W
L28	25.00	N 0°19'29" W
L29	35.00	N 89°40'52" E
L30	25.00	S 0°19'08" E
L31	35.00	S 89°40'52" W
L32	25.00	N 0°19'08" W
L33	35.00	N 89°40'32" E
L34	25.00	S 0°19'29" E
L35	35.00	S 89°40'31" W
L36	25.00	N 0°19'29" W
L37	35.00	N 89°40'52" E
L38	25.00	S 0°19'08" E
L39	35.00	S 89°40'52" W
L40	25.00	N 0°19'08" W

LINE #	LENGTH	DIRECTION
L41	35.00	N 89°40'31" E
L42	25.00	S 0°19'29" E
L43	35.00	S 89°40'31" W
L44	25.00	N 0°19'29" W
L45	35.00	N 89°40'52" E
L46	25.00	S 0°19'08" E
L47	35.00	S 89°40'52" W
L48	25.00	N 0°19'08" W
L49	35.00	N 89°40'31" E
L50	25.00	S 0°19'29" E
L51	35.00	S 89°40'31" W
L52	25.00	N 0°19'29" W
L53	81.80	S 0°19'08" E
L54	29.50	S 89°41'11" W
L55	10.52	N 0°21'30" W
L56	9.50	S 0°19'29" E
L57	6.00	N 89°41'07" E
L58	10.28	N 0°19'08" W
L59	10.28	N 0°19'08" W
L60	10.28	N 0°19'08" W
L61	10.28	N 0°19'08" W
L62	9.00	N 0°15'30" W
L63	8.42	N 89°44'30" E
L64	9.08	S 0°15'30" E
L65	10.28	S 0°18'19" E
L66	10.28	S 0°18'19" E
L67	10.28	S 0°18'19" E
L68	10.28	S 0°18'19" E
L71	14.00	N 0°21'30" W
L72	9.00	N 89°30'15" E
L74	18.08	N 89°40'36" E



- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING CENTERLINE
 - PROPOSED UNIT BOUNDARY
 - - - ADJACENT PROPERTY BOUNDARY
 - FOUND REBAR AS NOTED
 - FOUND CAPPED REBAR AS NOTED
 - UNIT #1 UNIT ID NUMBER
 - "TRACT A" AREA



FLAGSTAFF ARIZONA

WOODSHIRE ON OAK

FINAL PLAT

JOB NO: 21140

DATE: MAY 22

SCALE: AS SHOWN

DRAWN: KMF

DESIGN: KMF

CHECKED: AUB

75 Killion Place
Shepherd Wesnitzer, Inc.
928.282.2058 fax
www.swiwz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA 811

Call 811 or click Arizona811.com

DRAWING NO. **FP03**

SHT NO. 3 OF 3

C.O.F. #PZ-21-00236-02