

PLOTTED: Oct 12, 2022 - 8:22am

FILE: P:\2019\19025\DRAWINGS\PLATS\REFLAT_2\CONDO PLAT\FINAL PLAT\19025 - COVER SHEETING KBATER

DEDICATION

STATE OF ARIZONA }
COUNTY OF COCONINO } SS.

KNOW ALL PERSONS BY THESE PRESENTS: THAT RP4V, LLC AND RP4O, LLC AS ("OWNER" AND/OR "GRANTOR") HAS RE-PLATTED THAT PARCEL OF LAND KNOWN AS 'UNIT 4' OF THE RIO HOMES SUBDIVISION, ACCORDING TO CASE 9, MAP 44, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA, LOCATED IN SOUTH HALF OF SECTION 22, 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 'FINAL CONDOMINIUM PLAT FOR RIO HOMES UNIT 4 MULTI-FAMILY' 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 RIO HOMES UNIT 4 HOME OWNERS ASSOCIATION (HOA) TRACT 'B' AND TRACT 'C' AS SHOWN HEREON FOR THE PURPOSES AS DESCRIBED IN THE CC&RS AND AS DESCRIBED ON THIS PLAT.

GRANTOR HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS, INC., AND ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED "PUE", TRACT 'A', TRACT 'B', TRACT 'C', 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 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.

EASEMENT GENERAL CONDITIONS: ALL EASEMENTS GRANTED HEREIN ARE 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 GRANTEE HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, GRANTEE MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE GRANTEE'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

GRANTOR 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: RP4V, LLC

BY: MICHAEL CUNNINGHAM
ITS: MANAGING MEMBER

BY: RP4O, LLC

BY: MICHAEL CUNNINGHAM
ITS: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF COCONINO } SS.

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT RP4V, LLC. AND RP4O, LLC 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, 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 INTER-DIVISION STAFF REVIEW OF THE CITY OF FLAGSTAFF, ARIZONA ON THE _____ DAY OF _____ 20____.

BY: _____
CITY ENGINEER

BY: _____
PLANNING DIRECTOR

LEGAL DESCRIPTION

TRACTS B AND C OF RIO HOMES UNIT 4, ACCORDING TO THE CITY OF FLAGSTAFF FINAL PLAT FOR RIO HOMES UNIT 4, NO. 3925263, OFFICIAL RECORDS OF COCONINO COUNTY, LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

FEMA FLOODPLAIN

THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6816G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

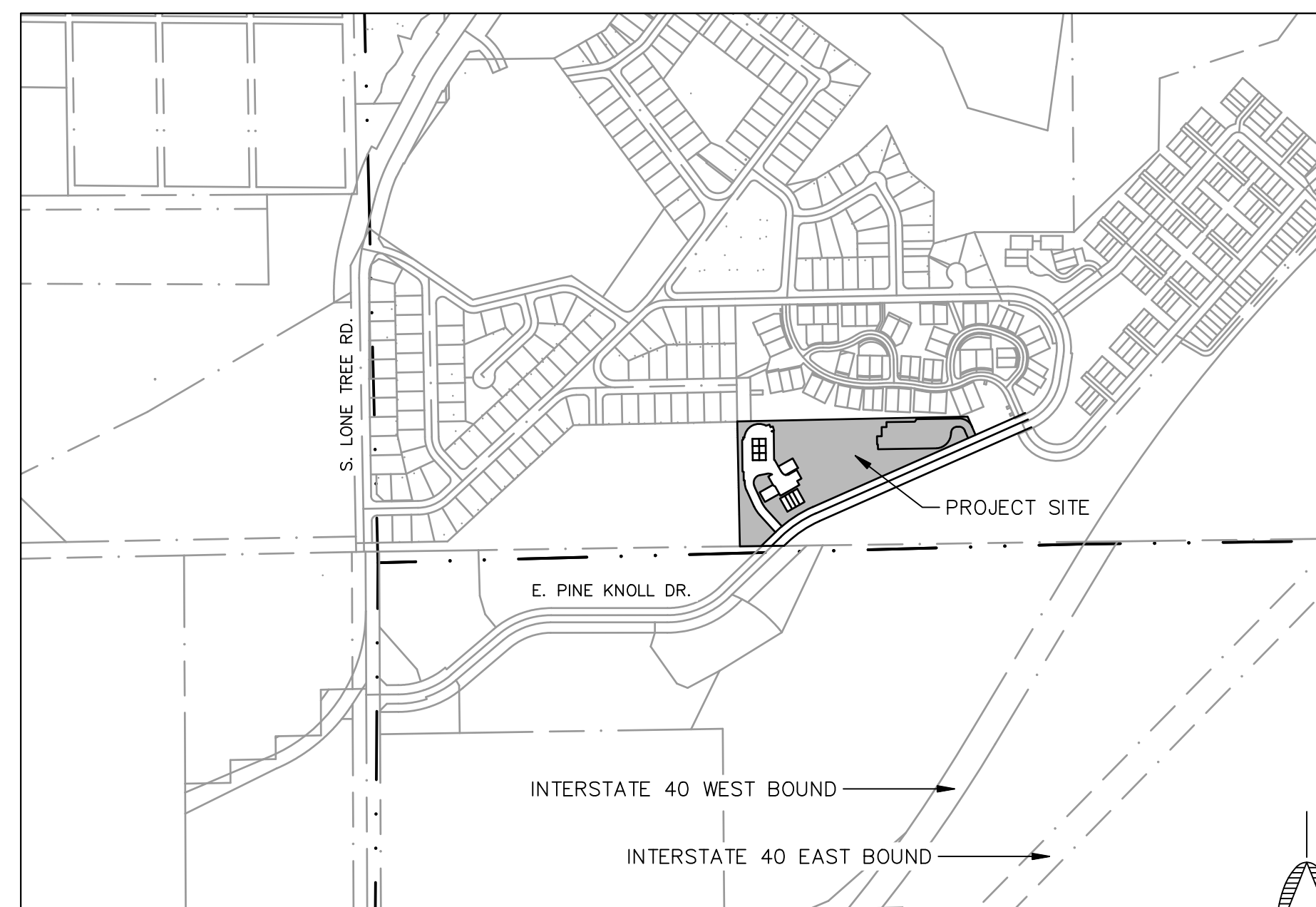
RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. BASED ON THE APPROVED RIO HOMES NATURAL RESOURCE PROTECTION PLAN FOR UNIT 4, DATED FEBRUARY 18, 2021, AND THE PROPOSED DEVELOPMENT, THERE ARE RESOURCES THAT REQUIRE PRESERVATION.

FINAL CONDOMINIUM PLAT FOR RIO HOMES UNIT 4 MULTI-FAMILY FLAGSTAFF, ARIZONA

A CONDOMINIUM SUBDIVISION OF TRACTS B AND C OF THE AMENDED PLAT FOR RIO HOMES UNIT 4, ACCORDING TO THE FINAL PLAT FOR RIO HOMES UNIT 4, INST. NO. 3925263, OFFICIAL RECORDS COCONINO COUNTY, ARIZONA.

LOCATED IN SOUTH HALF OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
1"=500'

PROJECT OWNER/DEVELOPER:

RP4O, LLC & RP4V, LLC
THOMAS BREWSTER, MANAGER
2410 E. ROUTE 66
FLAGSTAFF, AZ 86004
(928) 774-6637

CIVIL ENGINEER:

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

SURVEYOR:

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

UTILITY COMPANY CONTACTS

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

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

CHAD BROOKS (BY LETTER) 7/19/2022
BY: CHAD BROOKS DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 7/19/2022
BY: MARTIN CONBOY DATE:

CENTURYLINK

KEVIN WAGNER (FOR MANNY HERNANDEZ - BY LETTER)
BY: MANUEL HERNANDEZ DATE:
8/10/2022

ALTICE USA

SANFORD YAZZIE (BY LETTER) 7/21/2022
BY: SANFORD YAZZIE DATE:

LEGEND

- ROW BOUNDARY
- - - - - EX. EASEMENT
- ROAD CENTERLINE
- LOT LINE
- - - - - EASEMENT
- SECTION LINE
- ⊙ FOUND MONUMENTS
- ⊙ SECTION CORNER AS NOTED
- CALCULATED POINT

Sheet List Table

Sheet Number	Drawing Number	Sheet Title
1	FP01	COVER SHEET
2	FP02	CONDO FINAL PLAT OVERVIEW
3	FP03	FINAL PLAT (1)
4	FP04	FINAL PLAT (2)
5	FP05	FINAL PLAT (3)
6	FP06	FINAL PLAT (4)

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

- IF WALLS ARE DESIGNATED AS BOUNDARIES OF A UNIT. ALL LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TIES, 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.
- IF ANY DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITHIN THE UNIT 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 ELEMENT.
- ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT.
- ANY SHUTTERS, AWININGS, 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 EXCLUSIVE TO THAT UNIT.

PROJECT INFORMATION

RIO HOMES UNIT 4
EMMA DRIVE & JEN DRIVE
FLAGSTAFF, AZ 86001

NUMBER OF PROPOSED UNITS: 40
GROSS/NET AREA: 3.71 ACRES
EXISTING ZONING: MR (MEDIUM DENSITY RESIDENTIAL)

SUMMARY OF TRACTS

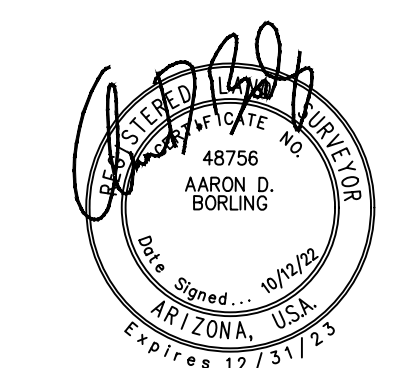
TRACT B: 132,380 SF, 3.04 ACRES
TRACT C: 29,160 SF, 0.67 ACRES

TRACT 'B' SHALL CONTAIN ALL PORTIONS OF THE SUBJECT PARCEL OTHER THAN THE CONDOMINIUM UNITS AND TRACT 'C' AND IS DEDICATED HEREON TO THE HOME OWNERS ASSOCIATION AS COMMON AREA/OPEN SPACE, LIMITED COMMON ELEMENTS, COMMON ELEMENTS, RESOURCE PROTECTION, DRAINAGE MAINTENANCE EASEMENT, AND FOR THE PURPOSES AS DESCRIBED IN THE CC&RS.

TRACT 'C' IS DEDICATED HEREON TO THE HOME OWNERS ASSOCIATION FOR THE PURPOSE OF COMMON AREA/OPEN SPACE, INGRESS/EGRESS, PARKING, COMMON ELEMENT, AND FOR THE PURPOSES AS DESCRIBED IN THE CC&RS.

- 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.
- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- THE HOA SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES; AND THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THE REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.
- THE HOA SHALL MAINTAIN THE ALL COMMON AREAS NOTED HEREON AS 'TRACTS'.
- RP4V, LLC SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE PRIVATE ONSITE SEWER MAIN WITHIN EMMA DRIVE AS ACKNOWLEDGED BY LETTER BY THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) BY FILE NO. 95451 (LTR), DATED 8/15/2022.
- ALL EXISTING EASEMENTS SHOWN HEREON WERE DEDICATED PER THE FINAL PLAT FOR RIO HOMES, INST. NO. 3925263
- THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS FOR 'FINAL CONDOMINIUM PLAT FOR RIO HOMES UNIT 4 MULTI-FAMILY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT, RECORDED UNDER INSTRUMENT # _____
- 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.
- TOPOGRAPHIC, BOUNDARY, EASEMENTS, AND EXISTING IMPROVEMENTS WERE PROVIDED BY THE CITY OF FLAGSTAFF AND ARE FROM A RECORD OF SURVEY, RECORDED IN BOOK 18, PAGES 3 AND 3A, PREPARED BY WFM, INC. ENGINEERS AND SURVEYORS AND SEALED BY JAMES A. FOLKERS ON 9-7-2001. A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS PERFORMED BY SHEPARD-WESNITZER, INC., DATED 8-13-2019.

FLAGSTAFF ARIZONA
RIO HOMES UNIT 4 CONDO FINAL PLAT
COVER SHEET
JOB NO: 19025
DATE: OCT 22
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: KMF
CHECKED: AUB
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swioz.com
SWI Shephard Wesnitzer, Inc.
REVISIONS
NO. DESCRIPTION
DATE
BY
DRAWING NO.
FP01
SHT NO. OF
1 6

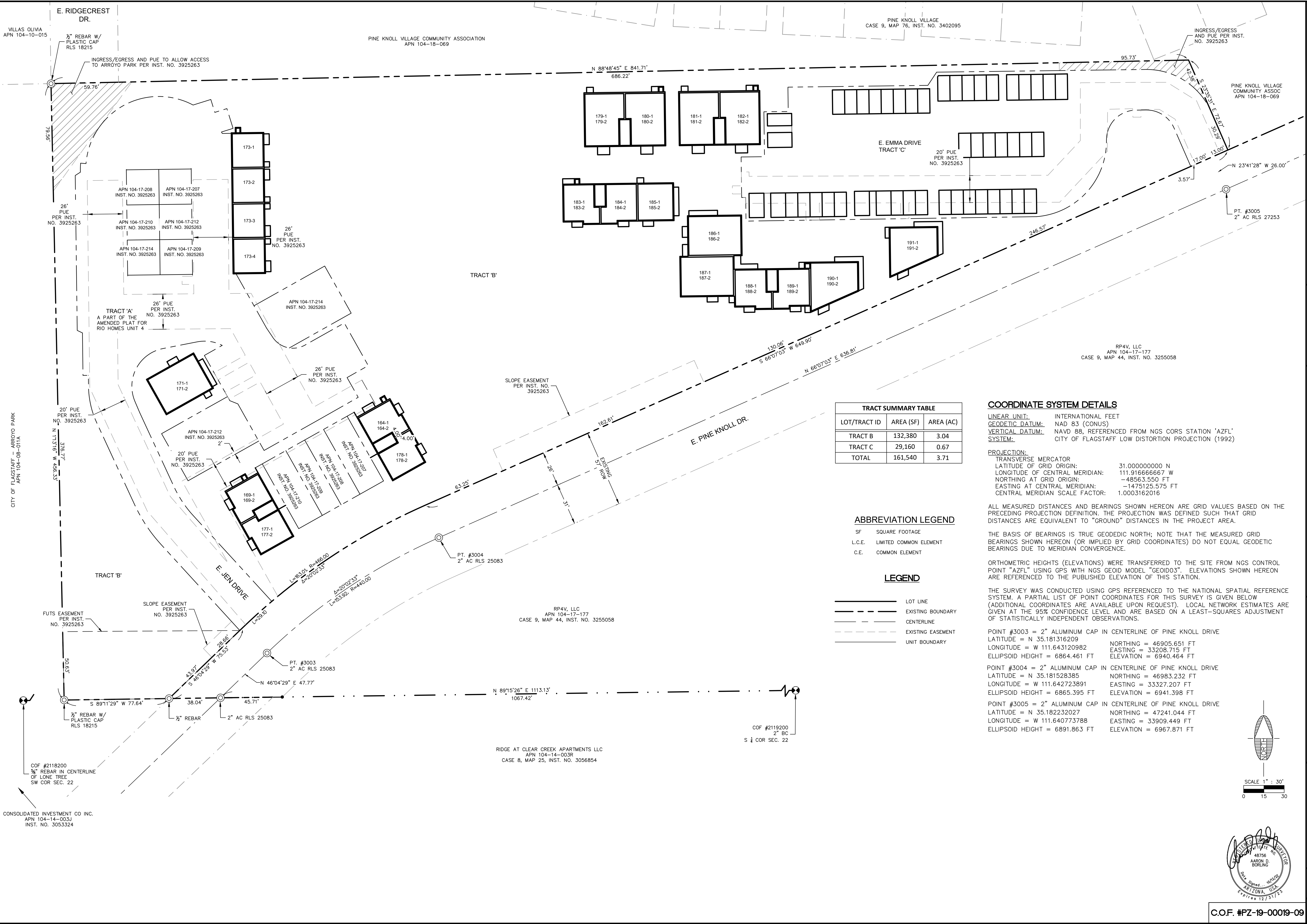


CERTIFICATE OF LAND SURVEYOR
THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756

C.O.F. #PZ-19-00019-09

FILE: P:\2019\19025\DRAWINGS\PLATS\REPLAT_2\CONDO PLAT\FINAL PLAT\19025 - CONDO PLAT.DWG RBAYER
 PLOTTED: Oct 12, 2022 - 8:22am



TRACT SUMMARY TABLE		
LOT/TRACT ID	AREA (SF)	AREA (AC)
TRACT B	132,380	3.04
TRACT C	29,160	0.67
TOTAL	161,540	3.71

ABBREVIATION LEGEND

SF SQUARE FOOTAGE
 L.C.E. LIMITED COMMON ELEMENT
 C.E. COMMON ELEMENT

LEGEND

— LOT LINE
 - - - EXISTING BOUNDARY
 - - - CENTERLINE
 - - - EXISTING EASEMENT
 - - - UNIT BOUNDARY

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
 GEODETIC DATUM: NAD 83 (CONUS)
 VERTICAL DATUM: NAVD 88, REFERENCED FROM NGS CORS STATION 'AZFL'
 SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (1992)

PROJECTION:
 TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN: 31.000000000 N
 LONGITUDE OF CENTRAL MERIDIAN: 111.916666667 W
 NORTHING AT GRID ORIGIN: -48563.550 FT
 EASTING AT CENTRAL MERIDIAN: -1475125.575 FT
 CENTRAL MERIDIAN SCALE FACTOR: 1.0003162016

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.

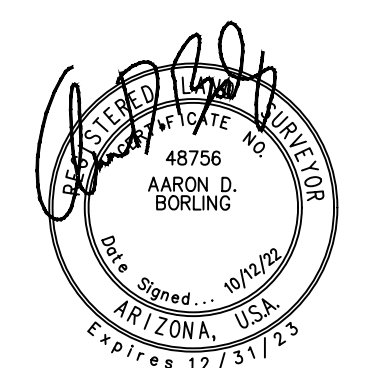
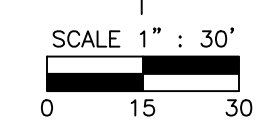
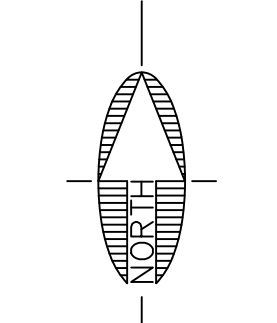
ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" USING GPS WITH NGS GEOID MODEL "GEOID03". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

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 #3003 = 2" ALUMINUM CAP IN CENTERLINE OF PINE KNOLL DRIVE
 LATITUDE = N 35.181316209 NORTHING = 46905.651 FT
 LONGITUDE = W 111.643120982 EASTING = 33208.715 FT
 ELLIPSOID HEIGHT = 6864.461 FT ELEVATION = 6940.464 FT

POINT #3004 = 2" ALUMINUM CAP IN CENTERLINE OF PINE KNOLL DRIVE
 LATITUDE = N 35.181528385 NORTHING = 46983.232 FT
 LONGITUDE = W 111.642723891 EASTING = 33327.207 FT
 ELLIPSOID HEIGHT = 6865.395 FT ELEVATION = 6941.398 FT

POINT #3005 = 2" ALUMINUM CAP IN CENTERLINE OF PINE KNOLL DRIVE
 LATITUDE = N 35.182232027 NORTHING = 47241.044 FT
 LONGITUDE = W 111.640773788 EASTING = 33909.449 FT
 ELLIPSOID HEIGHT = 6891.863 FT ELEVATION = 6967.871 FT



FLAGSTAFF ARIZONA

RIO HOMES UNIT 4 CONDO FINAL PLAT

CONDO FINAL PLAT OVERVIEW

JOB NO: 19025
 DATE: OCT 22
 SCALE: 1"=30'
 DRAWN: JEE
 DESIGN: KMF
 CHECKED: AUB

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

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
 ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 808 84-1 or 1-800-514-6111 (928-5348)

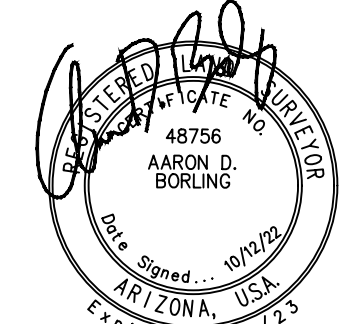
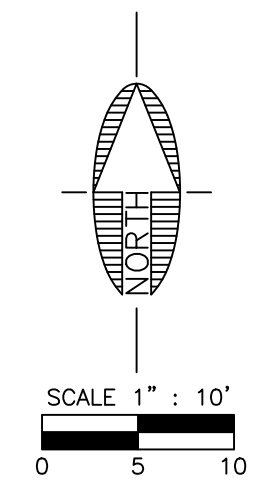
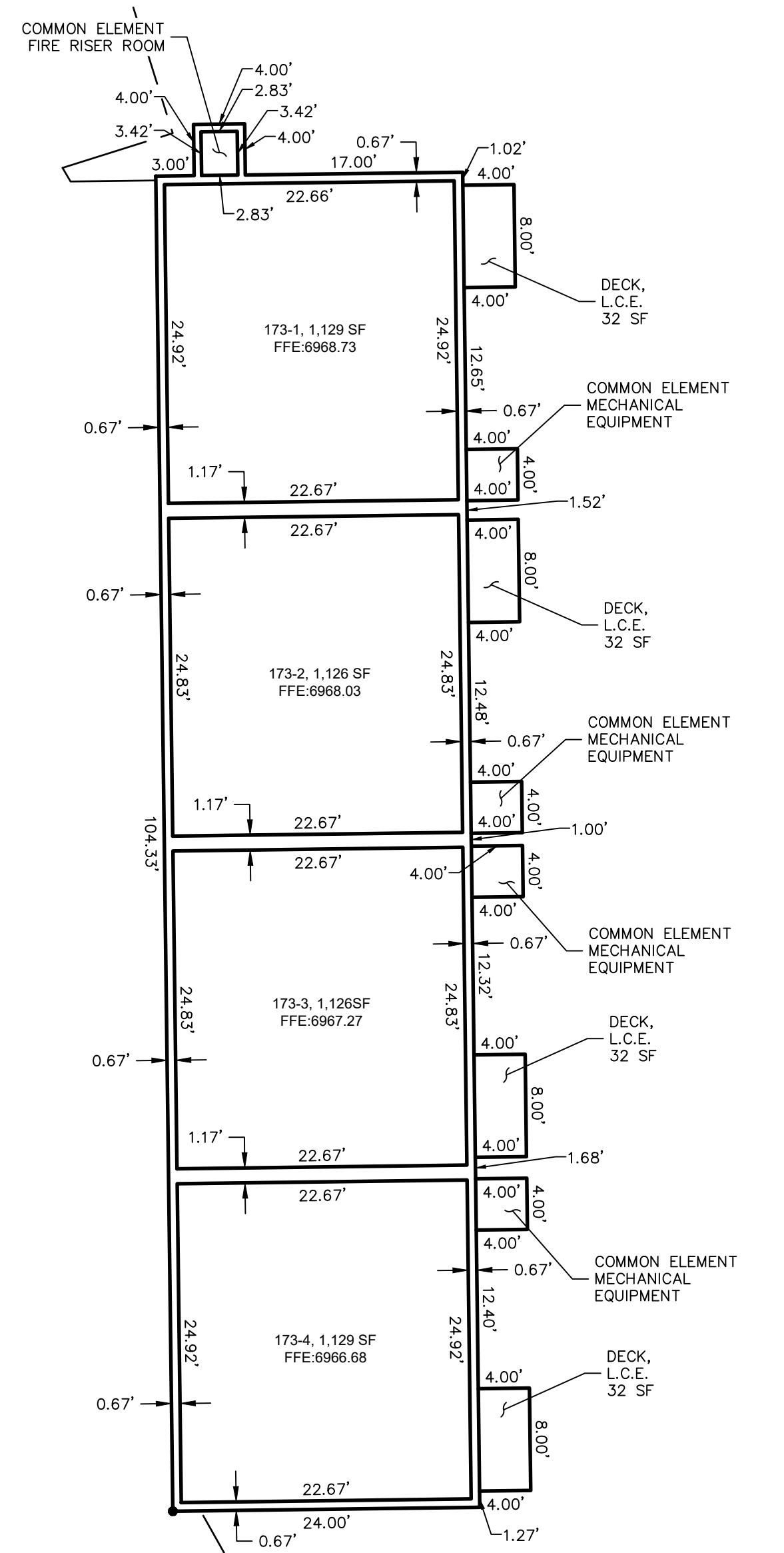
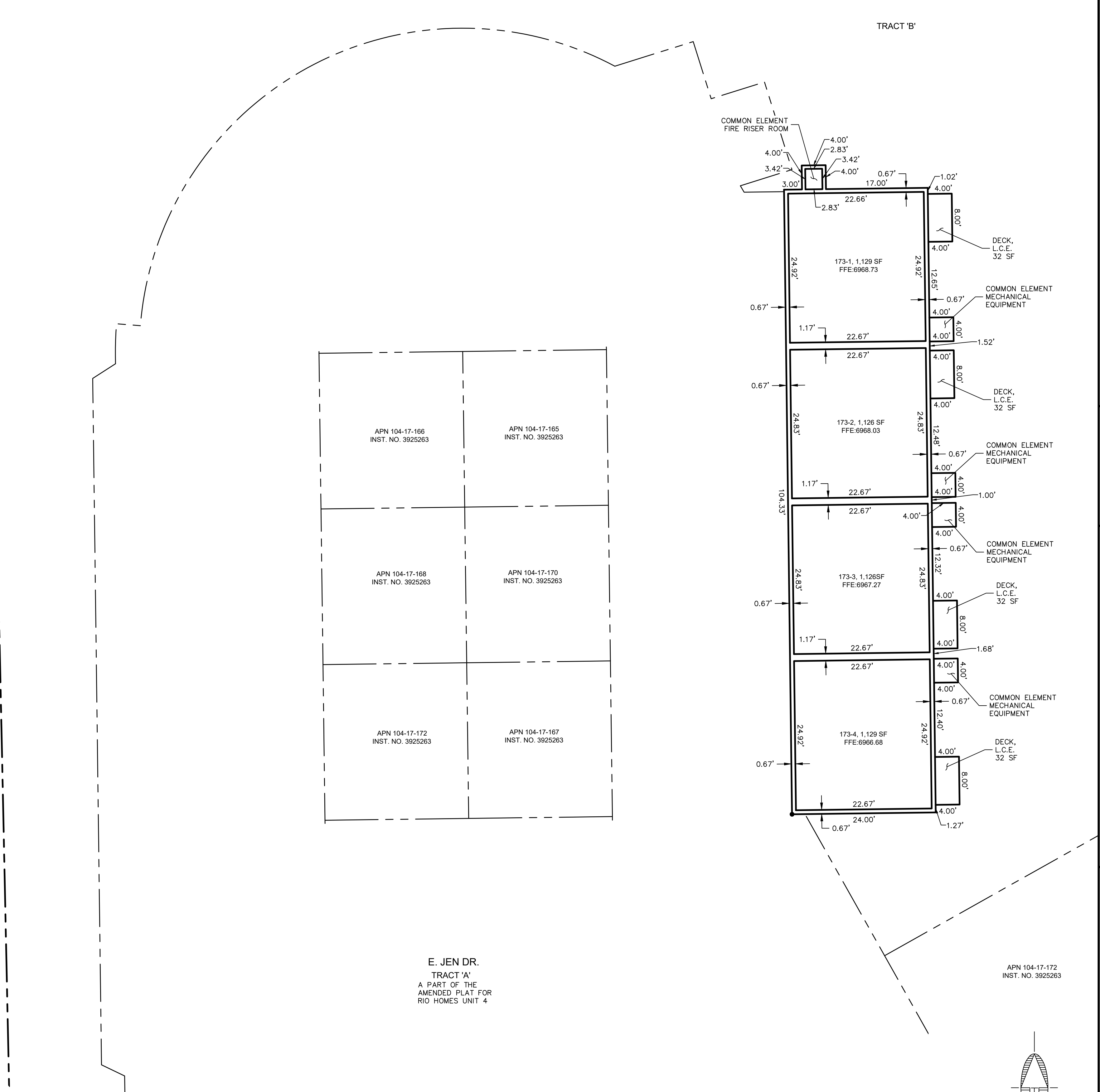
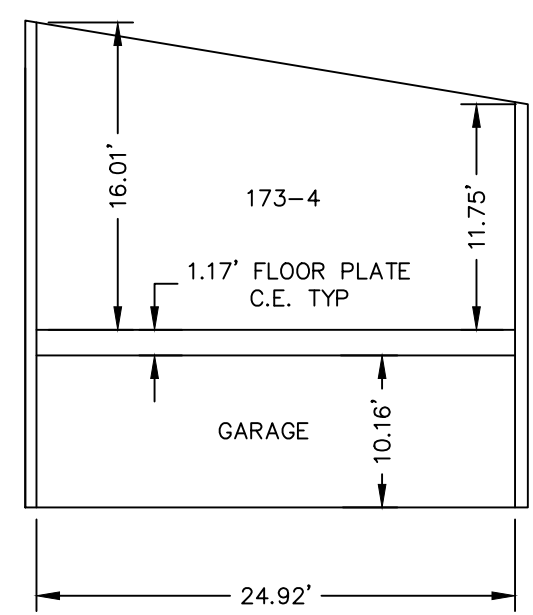
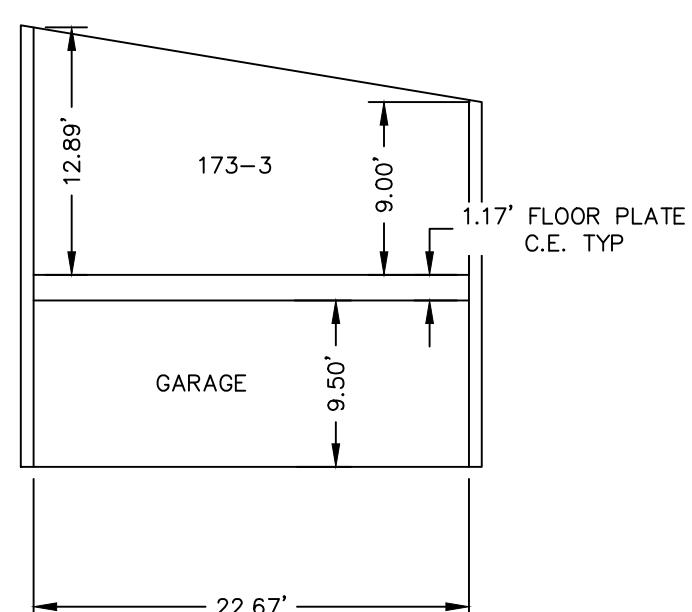
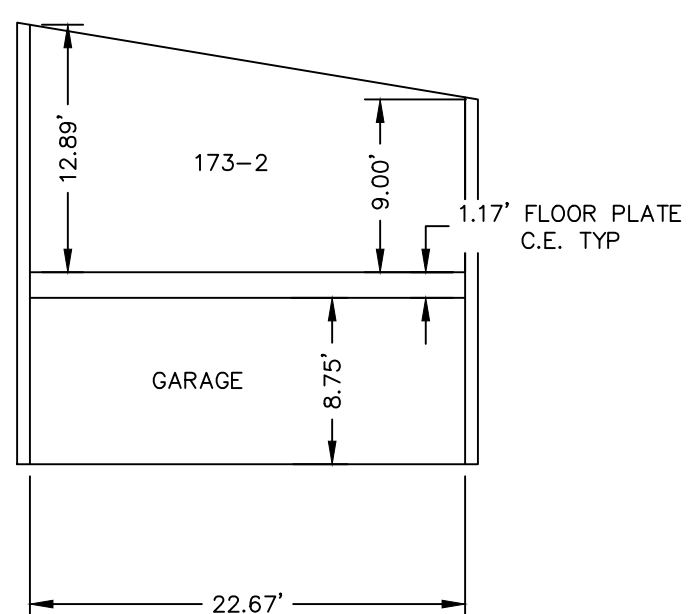
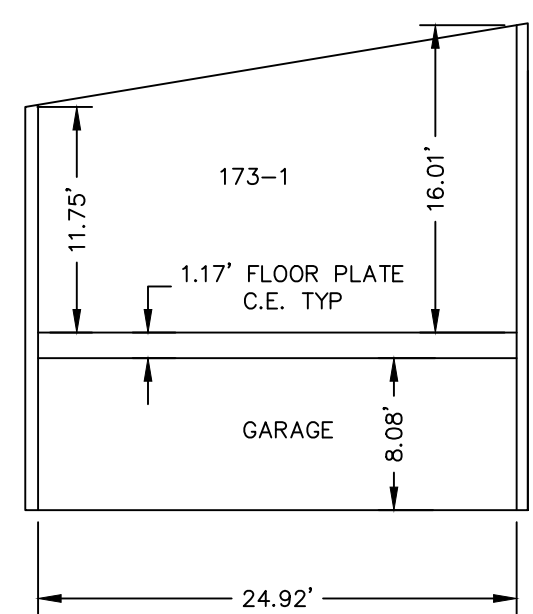
DRAWING NO. **FP02**

SHT NO. 2 OF 6

C.O.F. #PZ-19-00019-09

UNIT SECTIONS

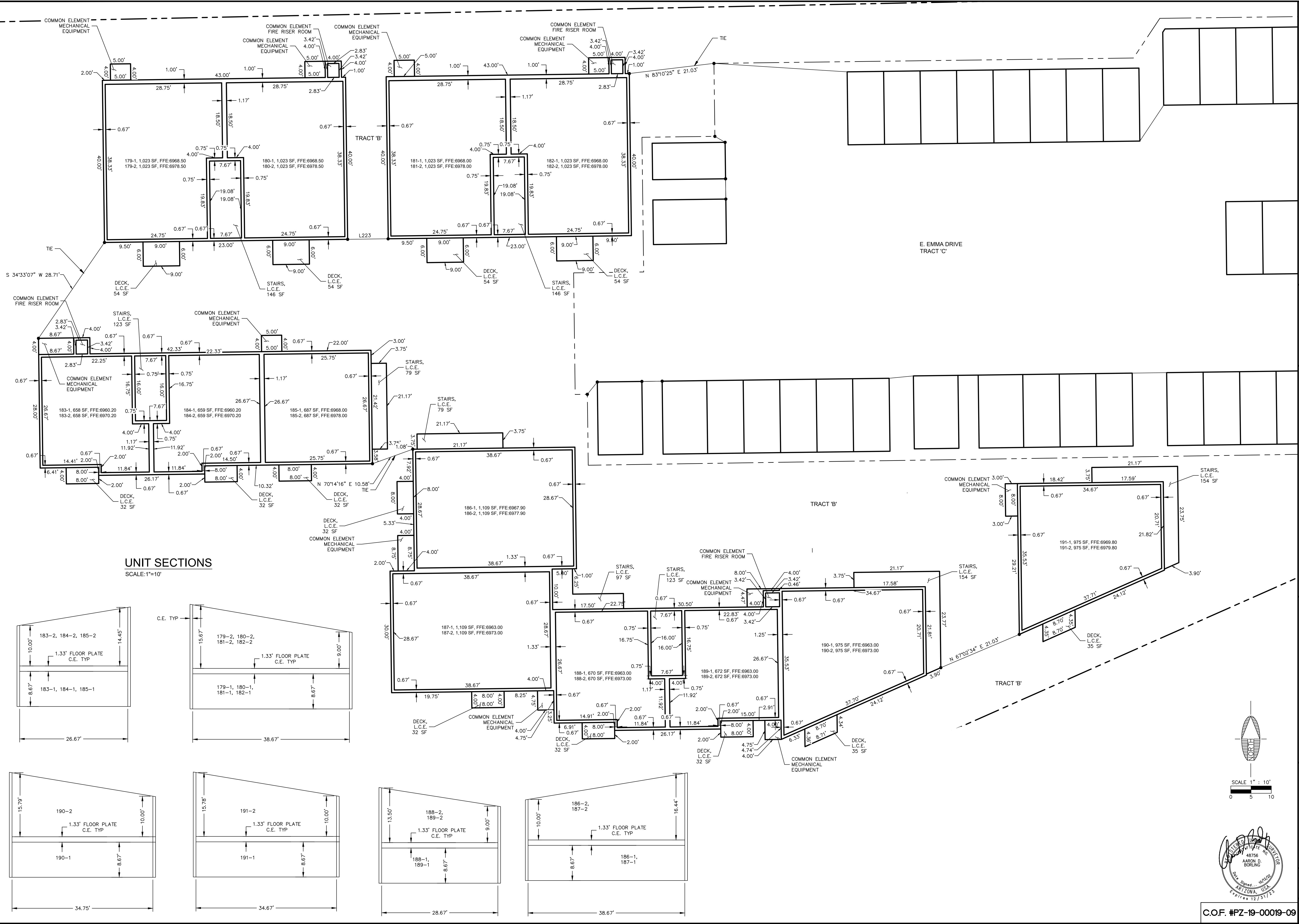
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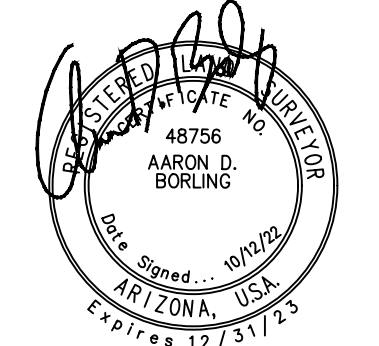
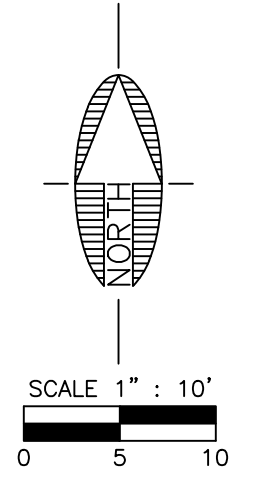
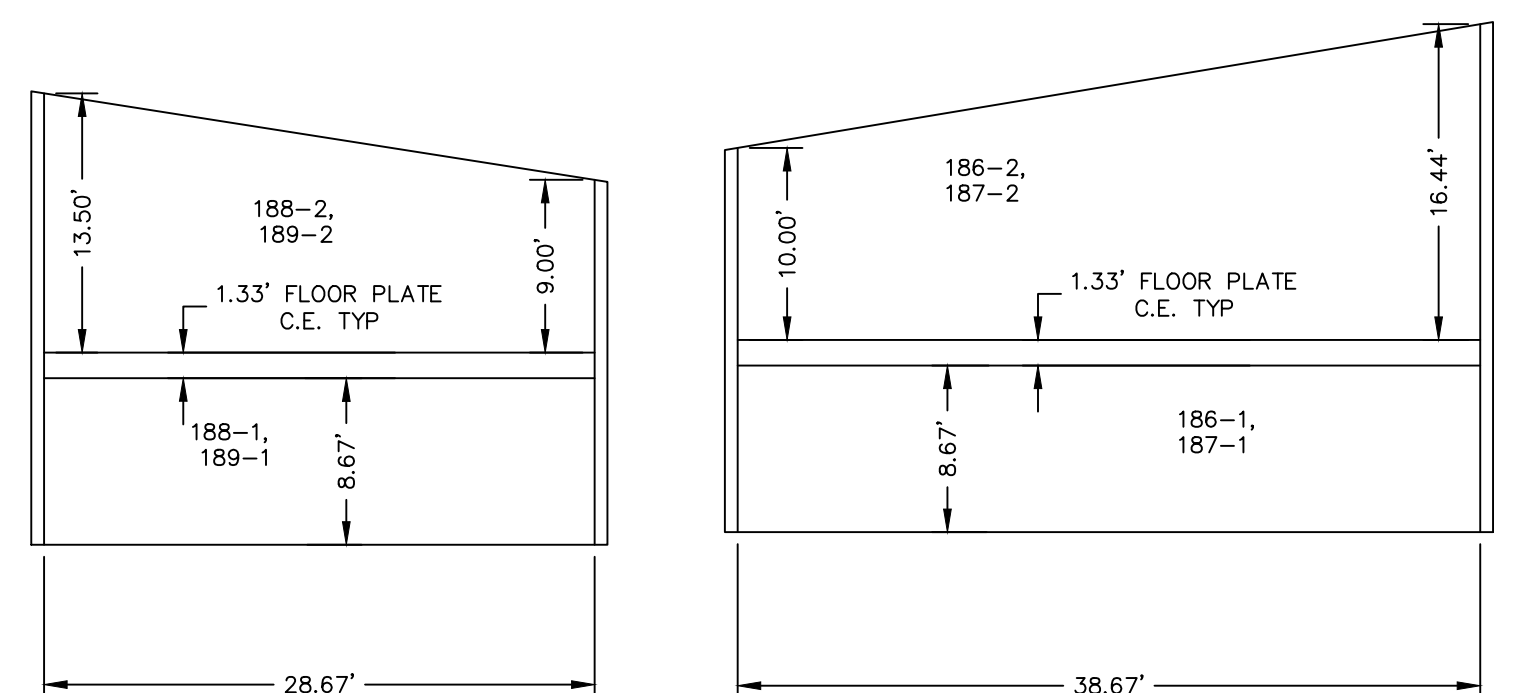
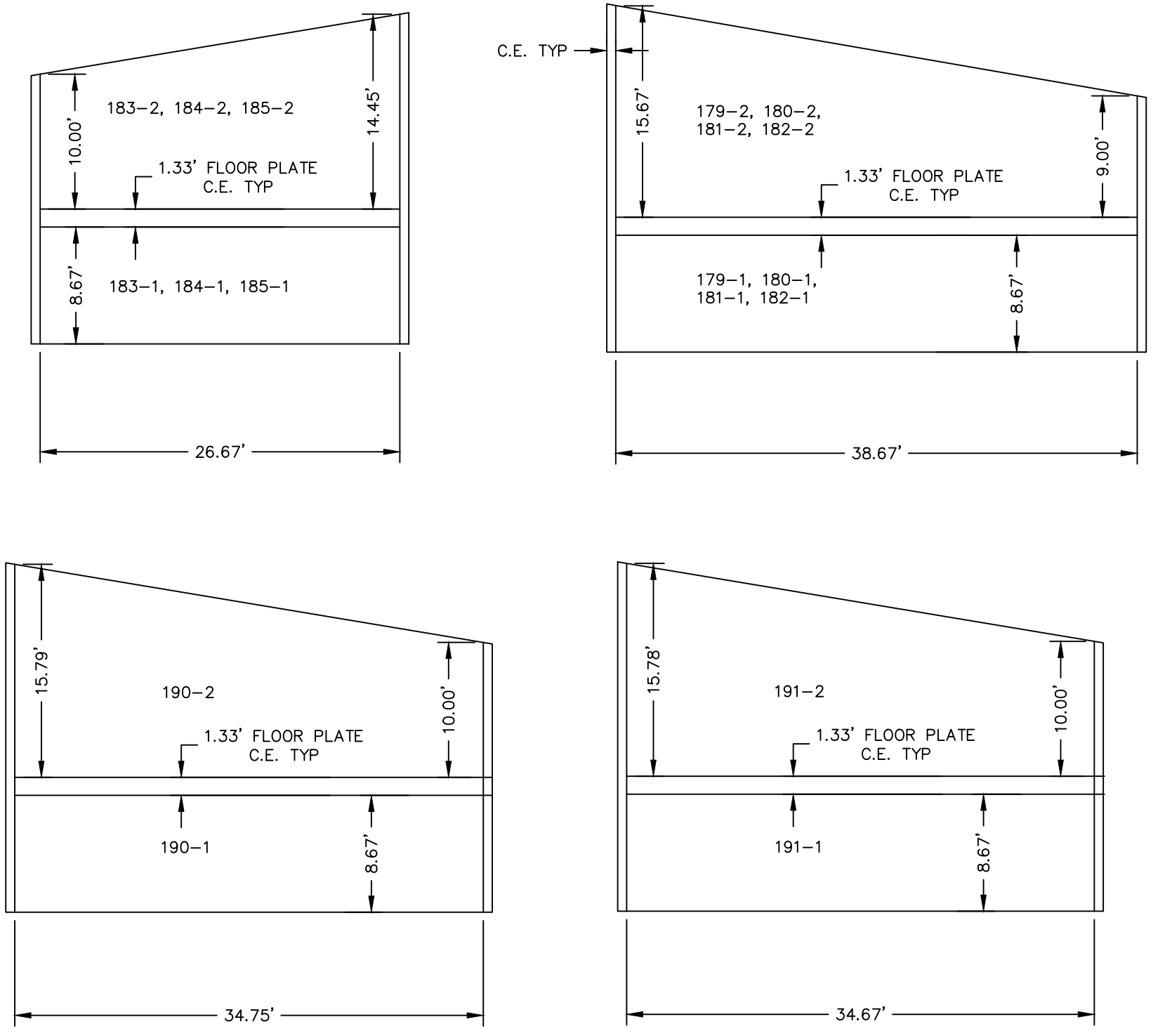
JOB NO: 19025		DATE: OCT 22		SCALE: 1"=10'		DRAWN: JEE		DESIGN: KMF		CHECKED: AUB	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swi@az.com											
SWI Shephard Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
					DRAWING NO. FP03						
					SHT NO. 3 OF 6						
C.O.F. #PZ-19-00019-09											

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UNIT SECTIONS
SCALE: 1"=10'



FLAGSTAFF ARIZONA

RIO HOMES UNIT 4 CONDO FINAL PLAT

CONDO PLAT (3)

JOB NO: 19025
DATE: OCT 22
SCALE: 1"=10'
DRAWN: JEE
DESIGN: KMF
CHECKED: AUB

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

SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-538-8888)
DBR 8-1-1 or 1-800-526-4111 (928-538-8888)

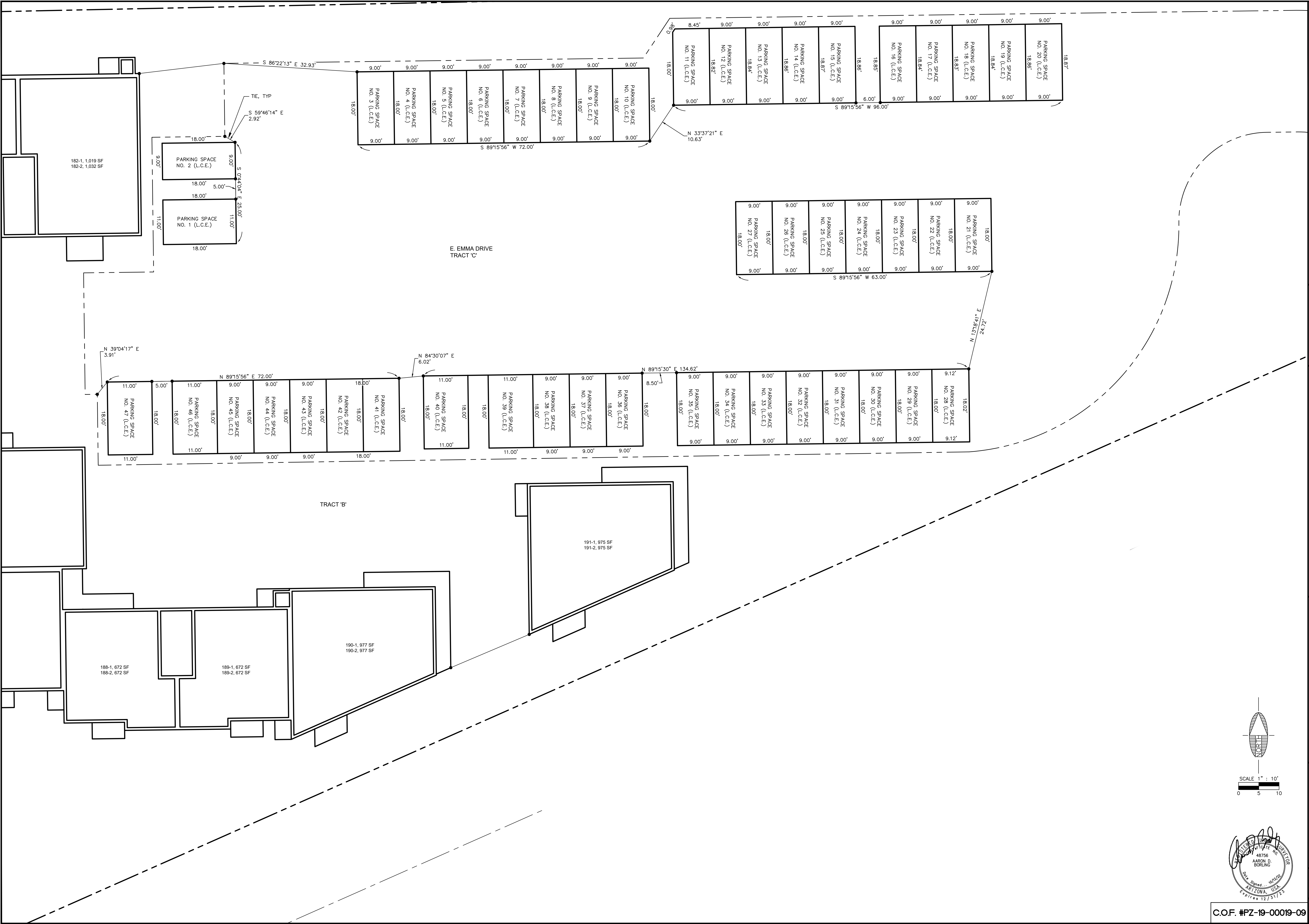
DRAWING NO. **FP05**

SHT NO. 5 OF 6

C.O.F. #PZ-19-00019-09

PLOTTED: Oct. 12, 2022--8:22am

FILE: P:\2019\19025\DRAWINGS\PLATS\REFLAT_2\CONDO PLAT\FINAL PLAT\19025 - CONDO PLAT.DWG RBAYER



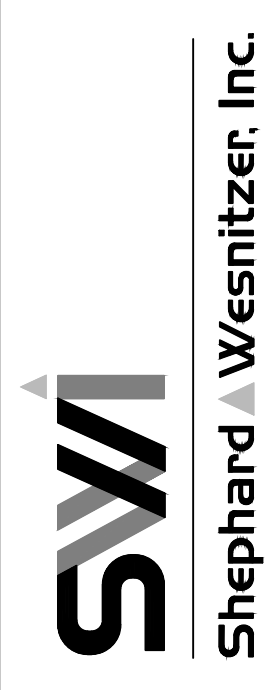
FLAGSTAFF
ARIZONA

RIO HOMES UNIT 4 CONDO FINAL PLAT

CONDO PLAT (4)

JOB NO: 19025
DATE: OCT 22
SCALE: 1"=10'
DRAWN: JEE
DESIGN: KMF
CHECKED: AUB

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DRAWING NO.
FP06

SHT NO. OF
6 OF 6

C.O.F. #PZ-19-00019-09