

PLOTTED: Oct 10, 2022 - 3:12pm

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 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 'A', 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

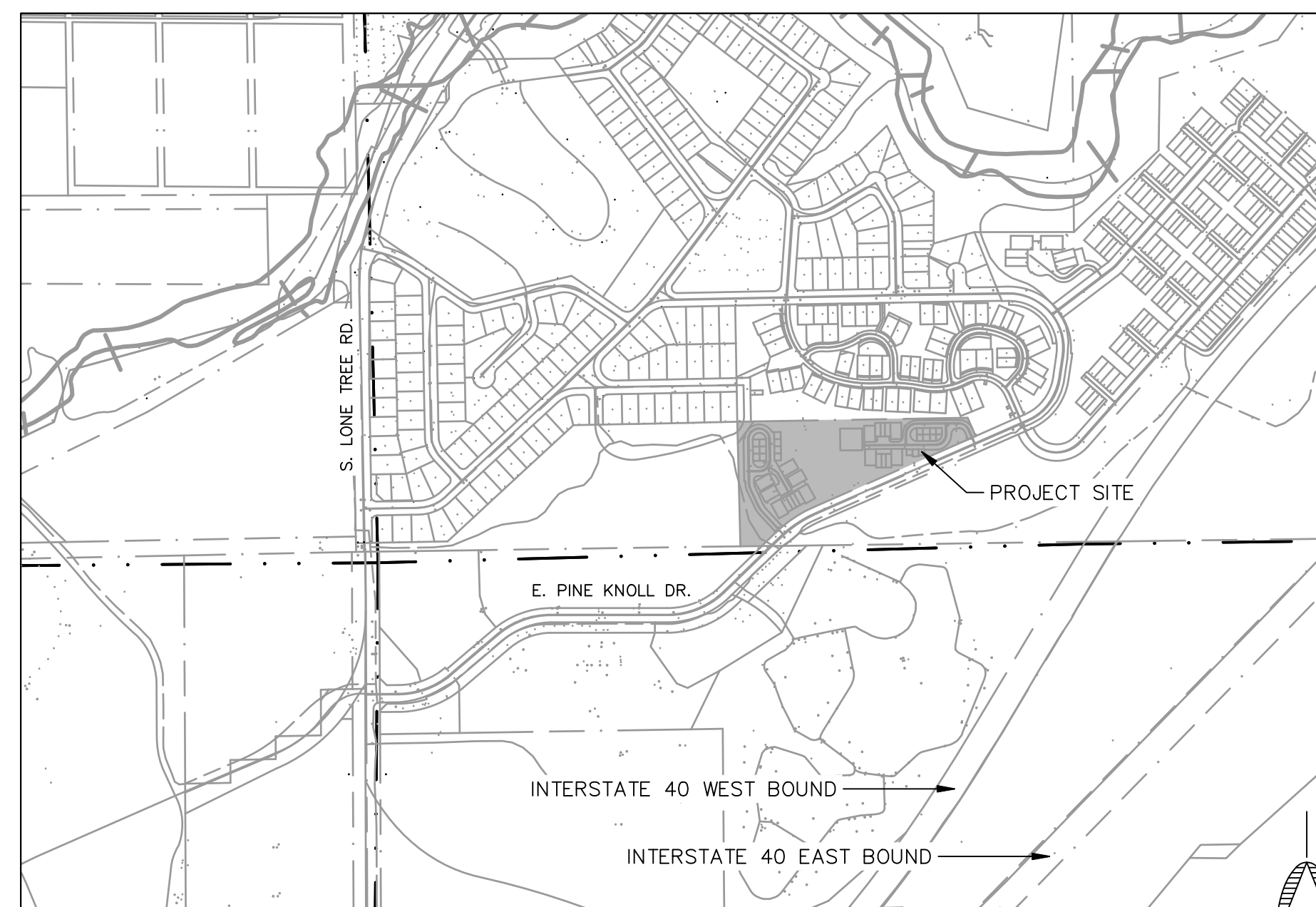
BY: _____
PLANNING DIRECTOR

FILE: P:\2019\19025\DRAWINGS\PLATS\REPLAT_2\AMENDED PLAT\FINAL PLAT\19025 - COVER SHEETING KBAYER

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

AN AMENDED PLAT FOR RIO HOMES UNIT 4, ACCORDING TO THE FINAL PLAT FOR RIO HOMES UNIT 4, INSTRUMENT #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

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	EXISTING BOUNDARIES & EASEMENTS
3	FP03	FINAL PLAT

PROJECT INFORMATION

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

NUMBER OF LOTS/TRACTS: 9
GROSS/NET AREA: 5.1 ACRES
EXISTING ZONING: MR (MEDIUM DENSITY RESIDENTIAL)

SUMMARY OF TRACTS

TRACT A: 31,057 SF, 0.71 ACRES
TRACT B: 149,890 SF, 3.44 ACRES
TRACT C: 29,160 SF, 0.67 ACRES

THE OWNER HEREBY DEDICATES THE FOLLOWING TRACTS TO THE HOME OWNERS ASSOCIATION:

TRACT 'A' FOR THE PURPOSES OF INGRESS/EGRESS, PARKING, COMMON AREA/OPEN SPACE, AND FOR THE PURPOSES AS DESCRIBED IN THE CC&RS.

TRACT 'B' FOR THE PURPOSES OF COMMON AREA/OPEN SPACE, RESOURCE PROTECTION, DRAINAGE MAINTENANCE EASEMENT, FUTURE DEVELOPMENT AND FOR THE PURPOSES AS DESCRIBED IN THE CC&RS.

TRACT 'C' FOR THE PURPOSE OF COMMON AREA/OPEN SPACE, INGRESS/EGRESS, PARKING, 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 (LTF), 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 (CC&RS) FOR "FINAL 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.

LEGAL DESCRIPTION

RIO HOMES UNIT 4, ACCORDING TO THE CITY OF FLAGSTAFF FINAL PLAT FOR RIO HOMES UNIT 4, INSTRUMENT #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.

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

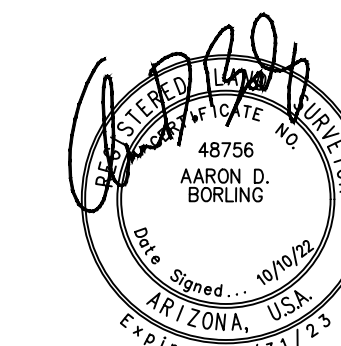
KEVIN WAGNER (FOR MANNY HERNANDEZ - BY LETTER)
BY: MANUEL HERNANDEZ DATE:
8/10/2022

ALTICE USA

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

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.

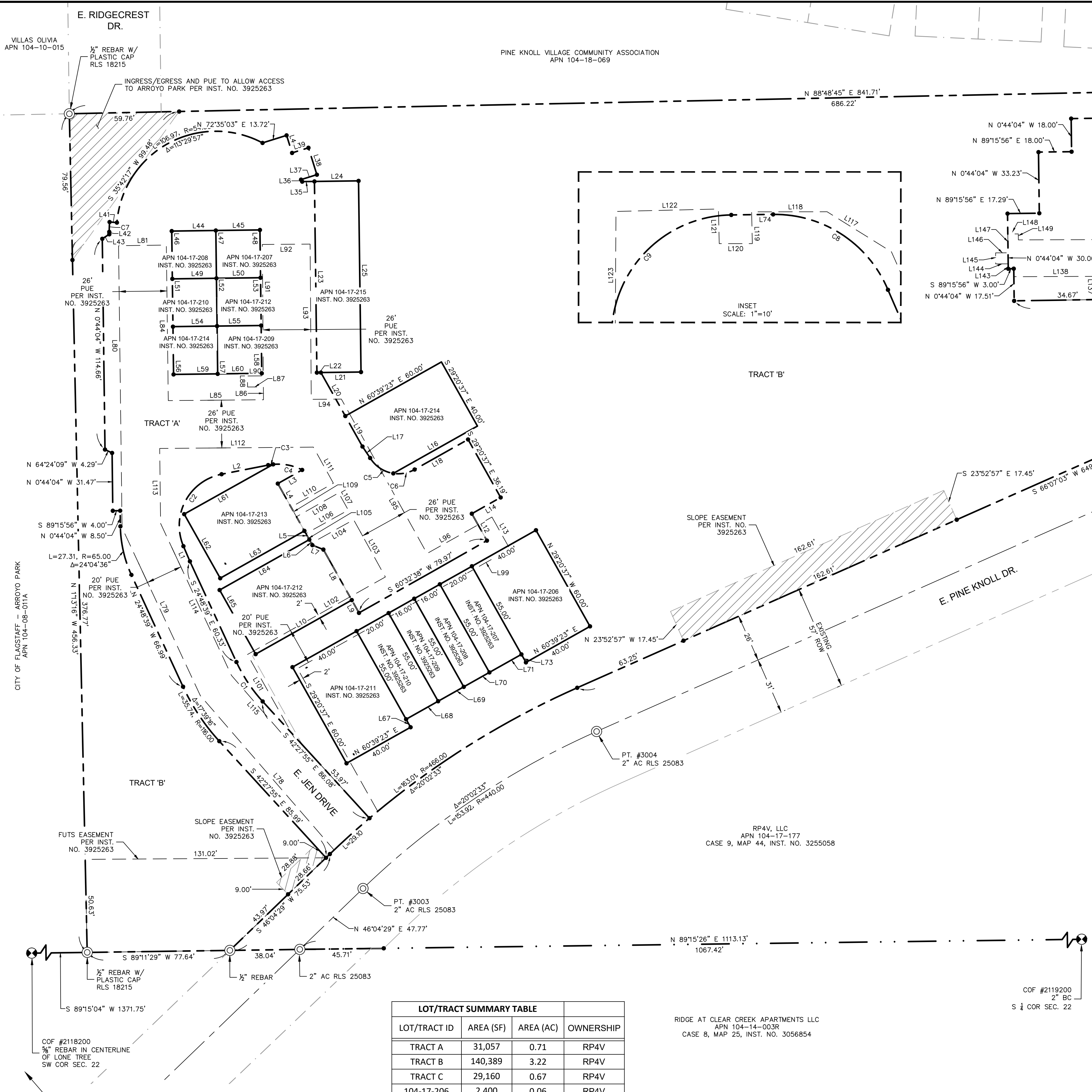


Aaron D. Borling, RLS 48756

C.O.F. #PZ-19-00019-08

FLAGSTAFF ARIZONA
RIO HOMES UNIT 4 AMENDED FINAL PLAT
COVER SHEET
JOB NO: 19025
DATE: OCT 22
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: KMF/AEE
CHECKED: AUB
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi/az.com
SWI Shephard Wesnitzer, Inc.
REVISIONS
NO. DESCRIPTION
DATE
BY
DRAWING NO.
FP01
SHT NO. OF
1 3

FILE: P:\2019\19025\DRAWINGS\PLATS\REPLAT 2\AMENDED PLAT\19025 - EXISTING PLATING REBAR



LOT/TRACT SUMMARY TABLE			
LOT/TRACT ID	AREA (SF)	AREA (AC)	OWNERSHIP
TRACT A	31,057	0.71	RP4V
TRACT B	140,389	3.22	RP4V
TRACT C	29,160	0.67	RP4V
104-17-206	2,400	0.06	RP4V
104-17-207	1,724	0.04	RP4O
104-17-208	1,504	0.03	RP4O
104-17-209	1,504	0.03	RP4O
104-17-210	1,724	0.04	RP4O
104-17-211	2,400	0.06	RP4V
104-17-212	3,000	0.07	RP4O
104-17-213	2,205	0.05	RP4V
104-17-214	2,984	0.07	RP4O
104-17-215	2,496	0.06	RP4V

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.97	N 23°05'52" W
L2	25.85	N 78°56'33" E
L3	15.19	S 60°39'23" W
L4	29.51	N 29°20'37" W
L5	5.44	N 29°20'37" W
L6	3.45	N 29°20'37" W
L7	6.44	S 68°00'12" E
L8	31.52	N 29°20'37" W
L9	8.00	N 29°20'37" W
L10	60.00	S 60°39'23" W
L11	16.80	S 29°20'37" E
L12	20.00	N 29°20'37" W
L13	18.00	S 60°39'23" W
L14	16.80	S 29°20'37" E
L15	27.13	N 29°20'37" E
L16	21.84	N 89°15'56" E
L17	2.16	N 89°15'56" E
L18	104.00	S 0°44'04" E
L19	24.00	N 89°15'56" E
L20	104.00	S 0°44'04" E
L21	6.67	N 89°15'56" E
L22	1.24	S 30°10'20" E
L23	9.03	S 72°35'03" W
L24	15.33	S 17°24'57" E
L25	9.33	N 72°35'03" E
L26	10.00	S 17°24'57" E
L27	4.00	S 85°25'45" E
L28	1.31	N 0°44'04" W
L29	4.53	N 57°16'29" E
L30	24.00	N 89°15'56" E
L31	24.00	N 89°15'56" E
L32	24.00	N 89°15'56" E
L33	26.00	S 0°44'04" E
L34	26.00	S 0°44'04" E
L35	26.00	S 0°44'04" E
L36	26.00	S 0°44'04" E
L37	26.00	S 0°44'04" E
L38	26.00	S 0°44'04" E
L39	26.00	S 0°44'04" E
L40	26.00	S 0°44'04" E
L41	26.00	S 0°44'04" E
L42	26.00	S 0°44'04" E
L43	26.00	S 0°44'04" E
L44	26.00	S 0°44'04" E
L45	26.00	S 0°44'04" E
L46	26.00	S 0°44'04" E
L47	26.00	S 0°44'04" E
L48	26.00	S 0°44'04" E
L49	26.00	S 0°44'04" E
L50	26.00	S 0°44'04" E
L51	26.00	S 0°44'04" E

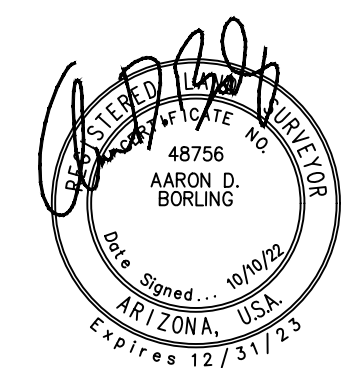
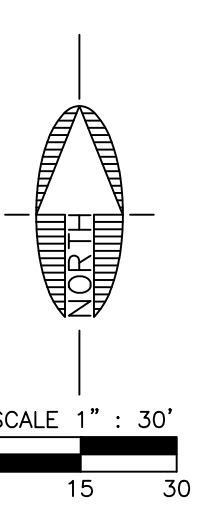
LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	26.00	N 0°44'04" E
L53	26.00	N 0°44'04" W
L54	24.00	N 89°15'56" E
L55	24.00	N 89°15'56" E
L56	26.00	S 0°44'04" E
L57	26.00	S 0°44'04" E
L58	26.00	N 0°44'04" W
L59	24.00	N 89°15'56" E
L60	24.00	N 89°15'56" E
L61	55.46	N 60°47'23" E
L62	40.00	N 29°20'37" W
L63	52.55	S 60°39'23" W
L64	55.97	N 60°39'23" E
L65	40.00	N 29°20'37" W
L66	5.00	N 29°20'37" W
L67	20.00	N 60°39'23" E
L68	16.00	N 60°39'23" E
L69	16.00	N 60°39'23" E
L70	16.00	N 60°39'23" E
L71	20.00	N 60°39'23" E
L72	5.00	S 29°20'37" E
L73	7.59	S 89°15'54" W
L74	111.10	N 40°55'08" W
L75	100.76	N 25°00'44" W
L76	153.49	N 0°42'54" W
L77	26.00	N 89°16'12" E
L78	84.59	S 0°42'54" E
L79	51.81	N 89°30'18" E
L80	7.00	N 0°25'01" W
L81	8.59	S 89°34'59" E
L82	6.00	S 0°25'01" E
L83	8.59	N 89°34'59" E
L84	71.49	S 0°25'01" E
L85	26.00	N 89°34'59" E
L86	5.75	N 89°49'48" E
L87	4.33	S 0°11'39" E
L88	25.63	S 58°07'53" E
L89	42.85	S 23°54'04" E
L90	42.78	N 0°00'25" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L103	35.60	S 29°00'39" E
L104	26.32	N 60°59'21" E
L105	6.00	S 29°20'37" E
L106	26.36	S 60°59'21" W
L107	10.73	S 29°00'39" E
L108	26.42	N 60°32'22" E
L109	6.00	S 29°20'37" E
L110	26.46	S 60°32'22" W
L111	22.44	S 29°00'39" E
L112	83.64	N 89°30'18" E
L113	40.83	N 0°42'54" W
L114	65.53	N 40°55'08" W
L115	36.69	S 23°54'04" E
L116	13.75	S 58°07'53" E
L117	13.69	N 89°55'31" E
L118	5.76	N 121°35" W
L119	50.76	28.50 102°02'24"
L120	6.00	N 90°00'00" E
L121	6.28	S 121°35" E
L122	18.58	N 88°38'25" E
L123	31.12	N 0°21'46" E
L124	51.60	N 43°05'16" E
L125	111.54	S 89°47'48" W
L126	11.72	S 0°10'54" W
L127	6.00	S 89°07'13" W
L128	11.79	N 0°10'54" W
L129	60.29	S 89°47'48" W
L130	12.50	S 0°44'04" E
L131	10.00	S 89°07'13" W
L132	12.62	N 0°44'04" W
L133	34.67	S 89°47'48" W
L134	2.66	N 0°44'04" W
L135	6.81	S 89°47'48" W
L136	5.75	N 89°49'48" E
L137	4.33	S 0°11'39" E
L138	25.63	S 58°07'53" E
L139	42.85	S 23°54'04" E
L140	42.78	N 0°00'25" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L153	35.15	N 43°05'16" E

NOTE: L26 TO L34 ARE NOT BEING USED

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	25.88	84.00	17°39'16"
C2	50.76	28.50	102°02'24"
C3	2.73	28.50	5°28'50"
C4	16.29	28.50	32°44'35"
C5	15.63	18.02	49°42'21"
C6	12.00	18.02	38°09'28"
C7	5.37	58.00	5°16'19"
C8	26.36	22.75	66°23'03"
C9	34.56	22.00	89°59'58"
C10	61.73	52.15	67°49'40"



FLAGSTAFF ARIZONA

RIO HOMES UNIT 4 AMENDED FINAL PLAT

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

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

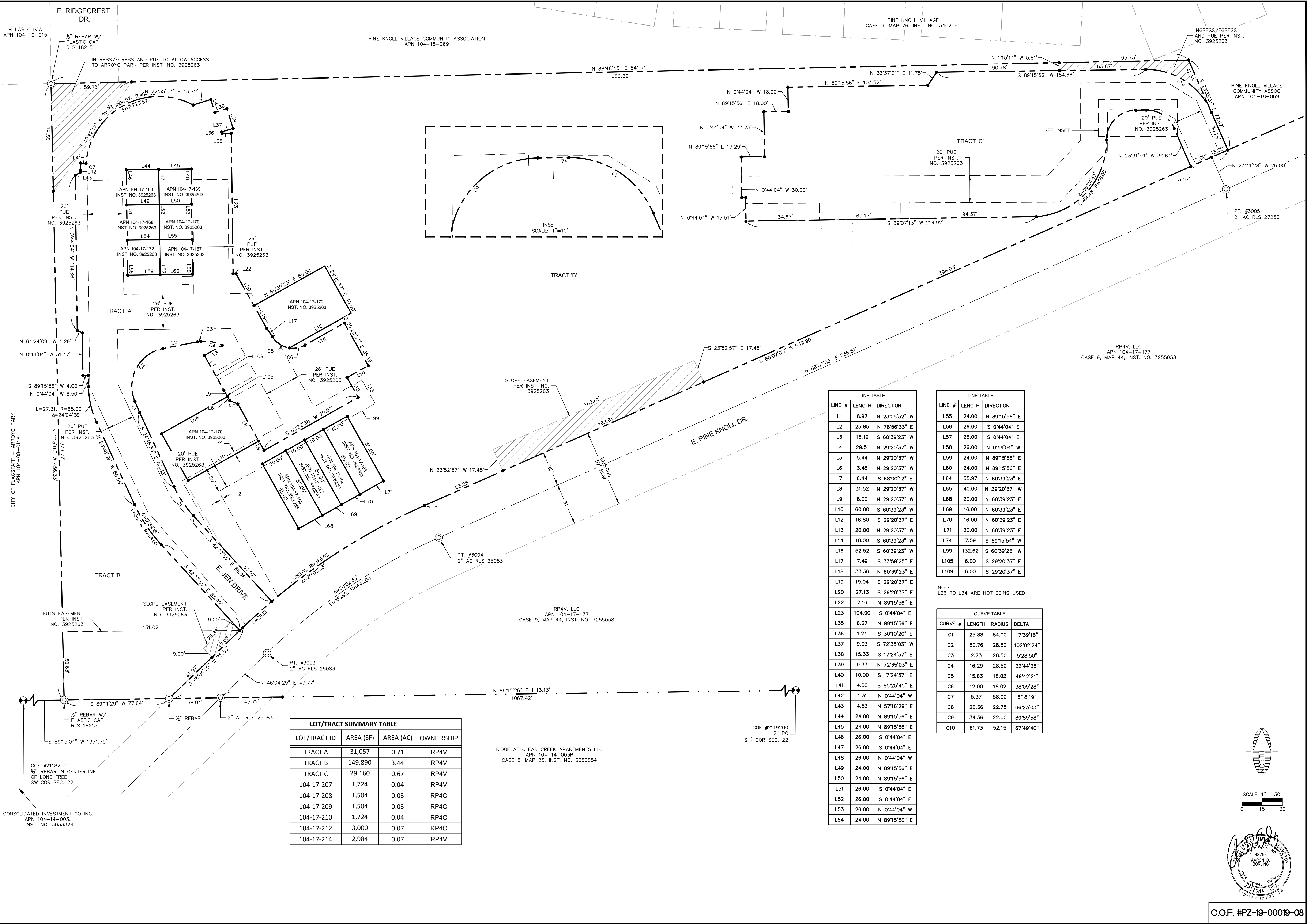
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-538-8111 or 1-800-538-8111)

DRAWING NO. **FP02**

SHT NO. 2 OF 3

C.O.F. #PZ-19-00019-08

FILE: P:\2019\19025\DRAWINGS\PLATS\REPLAT 2\AMENDED PLAT\19025 - PRELIMINARY PLAT.DWG KBAYER
 PLOTTED: Oct 10, 2022 - 3:13pm



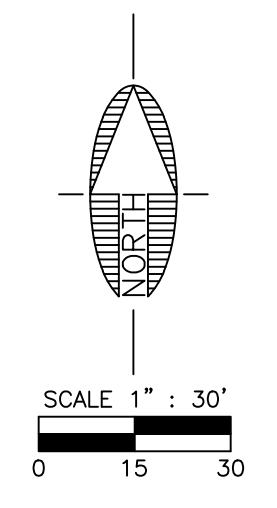
LOT/TRACT SUMMARY TABLE			
LOT/TRACT ID	AREA (SF)	AREA (AC)	OWNERSHIP
TRACT A	31,057	0.71	RP4V
TRACT B	149,890	3.44	RP4V
TRACT C	29,160	0.67	RP4V
104-17-207	1,724	0.04	RP4V
104-17-208	1,504	0.03	RP4O
104-17-209	1,504	0.03	RP4O
104-17-210	1,724	0.04	RP4O
104-17-212	3,000	0.07	RP4O
104-17-214	2,984	0.07	RP4V

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.97	N 23'05'52" W
L2	25.85	N 78'56'33" E
L3	15.19	S 60'39'23" W
L4	29.51	N 29'20'37" W
L5	5.44	N 29'20'37" W
L6	3.45	N 29'20'37" W
L7	6.44	S 68'00'12" E
L8	31.52	N 29'20'37" W
L9	8.00	N 29'20'37" W
L10	60.00	S 60'39'23" W
L12	16.80	S 29'20'37" E
L13	20.00	N 29'20'37" W
L14	18.00	S 60'39'23" W
L16	52.52	S 60'39'23" W
L17	7.49	S 33'58'25" E
L18	33.36	N 60'39'23" E
L19	19.04	S 29'20'37" E
L20	27.13	S 29'20'37" E
L22	2.16	N 89'15'56" E
L23	104.00	S 0'44'04" E
L35	6.67	N 89'15'56" E
L36	1.24	S 30'10'20" E
L37	9.03	S 72'35'03" W
L38	15.33	S 17'24'57" E
L39	9.33	N 72'35'03" E
L40	10.00	S 17'24'57" E
L41	4.00	S 85'25'45" E
L42	1.31	N 0'44'04" W
L43	4.53	N 57'16'29" E
L44	24.00	N 89'15'56" E
L45	24.00	N 89'15'56" E
L46	26.00	S 0'44'04" E
L47	26.00	S 0'44'04" E
L48	26.00	N 0'44'04" W
L49	24.00	N 89'15'56" E
L50	24.00	N 89'15'56" E
L51	26.00	S 0'44'04" E
L52	26.00	S 0'44'04" E
L53	26.00	N 0'44'04" W
L54	24.00	N 89'15'56" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	24.00	N 89'15'56" E
L56	26.00	S 0'44'04" E
L57	26.00	S 0'44'04" E
L58	26.00	N 0'44'04" W
L59	24.00	N 89'15'56" E
L60	24.00	N 89'15'56" E
L64	55.97	N 60'39'23" E
L65	40.00	N 29'20'37" W
L68	20.00	N 60'39'23" E
L69	16.00	N 60'39'23" E
L70	16.00	N 60'39'23" E
L71	20.00	N 60'39'23" E
L74	7.59	S 89'15'54" W
L99	132.62	S 60'39'23" W
L105	6.00	S 29'20'37" E
L109	6.00	S 29'20'37" E

NOTE:
L26 TO L34 ARE NOT BEING USED

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	25.88	84.00	173°16"
C2	50.76	28.50	102°02'24"
C3	2.73	28.50	5'28"50"
C4	16.29	28.50	32°44'35"
C5	15.63	18.02	49°42'21"
C6	12.00	18.02	38°09'28"
C7	5.37	58.00	5'18'19"
C8	26.36	22.75	66°23'03"
C9	34.56	22.00	89°59'58"
C10	61.73	52.15	67°49'40"



FLAGSTAFF ARIZONA

RIO HOMES UNIT 4 AMENDED FINAL PLAT

FINAL PLAT

JOB NO: 19025
 DATE: JUL 22
 SCALE: 1"=30'
 DRAWN: JEE
 DESIGN: KMF/AEE
 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.	DATE	DESCRIPTION

Call at least two full working days before you begin excavation.
 ARIZONA 811
 Arizona Blue Stakes, Inc.

Drawing No. **FP03**

SHT NO. 3 OF 3

C.O.F. #PZ-19-00019-08