

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...

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...

GRANTOR HEREBY DEDICATES TO APN 110-06-042D THE 30' INGRESS/EGRESS EASEMENT AS SHOWN HEREON FOR THE PURPOSES OF INGRESS, EGRESS, AND PARKING.

GRANTOR HEREBY DEDICATES 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...

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...

- 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...

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...

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...

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...

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...

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

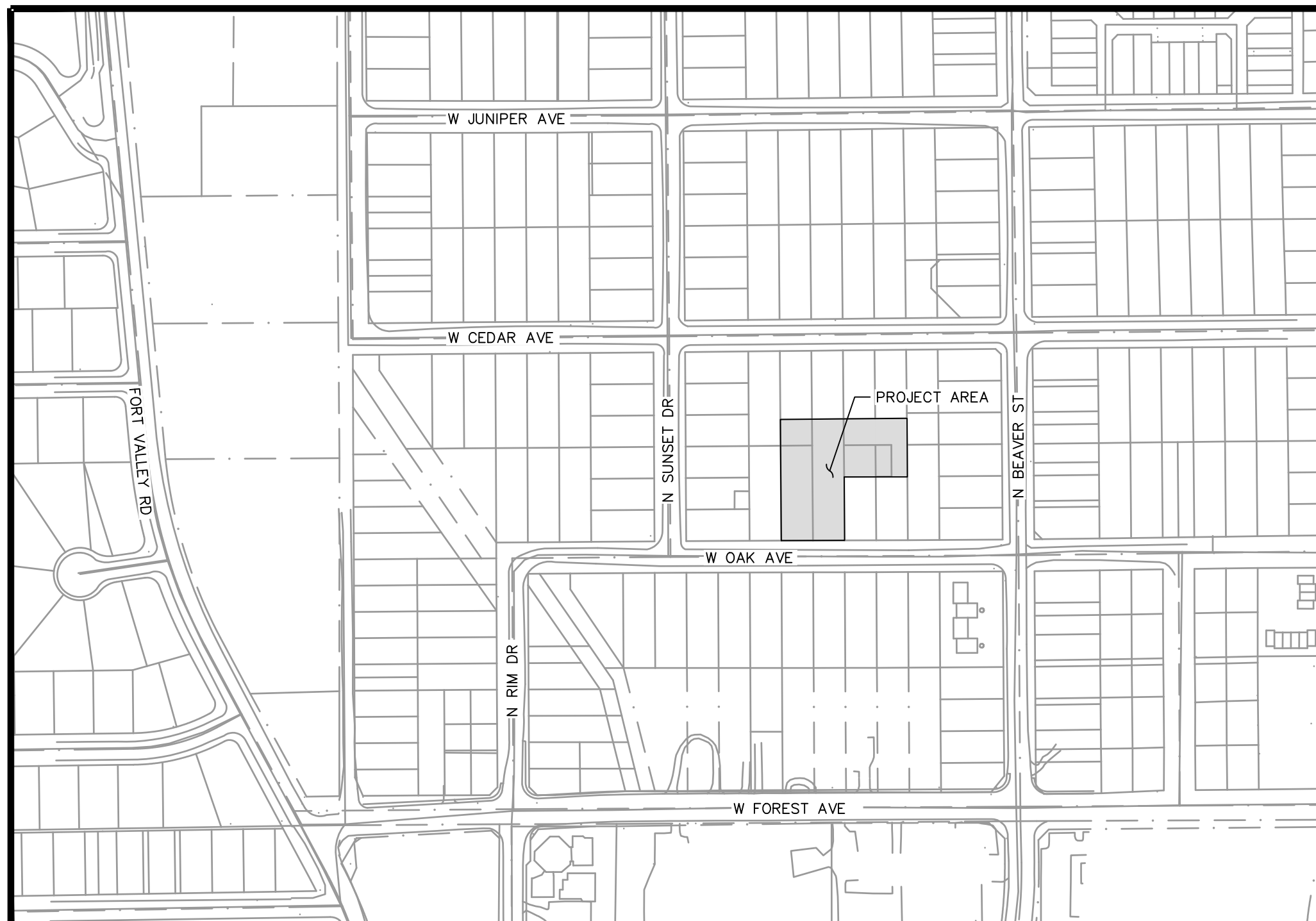
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE DAY OF 20__

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

Table with 3 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

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

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...

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...

PROJECT DEVELOPMENT INFORMATION

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

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

GROSS/NET ACREAGE: 0.94 ACRES
TRACT 'A' ACREAGE: 0.68 ACRES
TOTAL AREA OF UNITS: 0.26 ACRES

ZONING: 0.79 AC MEDIUM DENSITY RESIDENTIAL (MR)
0.15 AC HIGH DENSITY RESIDENTIAL (HD)

MAX. ALLOWABLE DENSITY PER ZONE:
MR: 14 UNITS/AC = 0.79 AC x 14 UNITS/AC = 11 UNITS
HR: 1 UNIT PER 2,500 SF = 6,519 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...
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.

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...

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 #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRE ACCESS

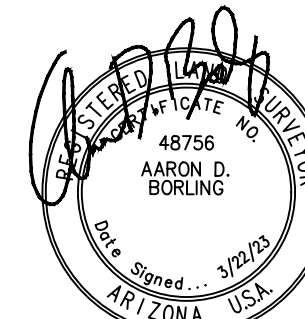
ALTERNATIVE HAMMERHEAD TURNAROUND PROVIDED PER IFC 2018 SECTION D103.1 WITH MODIFICATION TO CURB RETURN RADIUS.

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



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

Vertical sidebar containing: FLAGSTAFF ARIZONA, WOODSHIRE ON OAK, COVER, JOB NO., DATE, SCALE, DRAWN, DESIGN, CHECKED, JOB ADDRESS, SWI logo, Shephard Wesnitzer, Inc., REVISIONS table, DRAWING NO. FP01, SHT NO. 1 OF 3.

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:

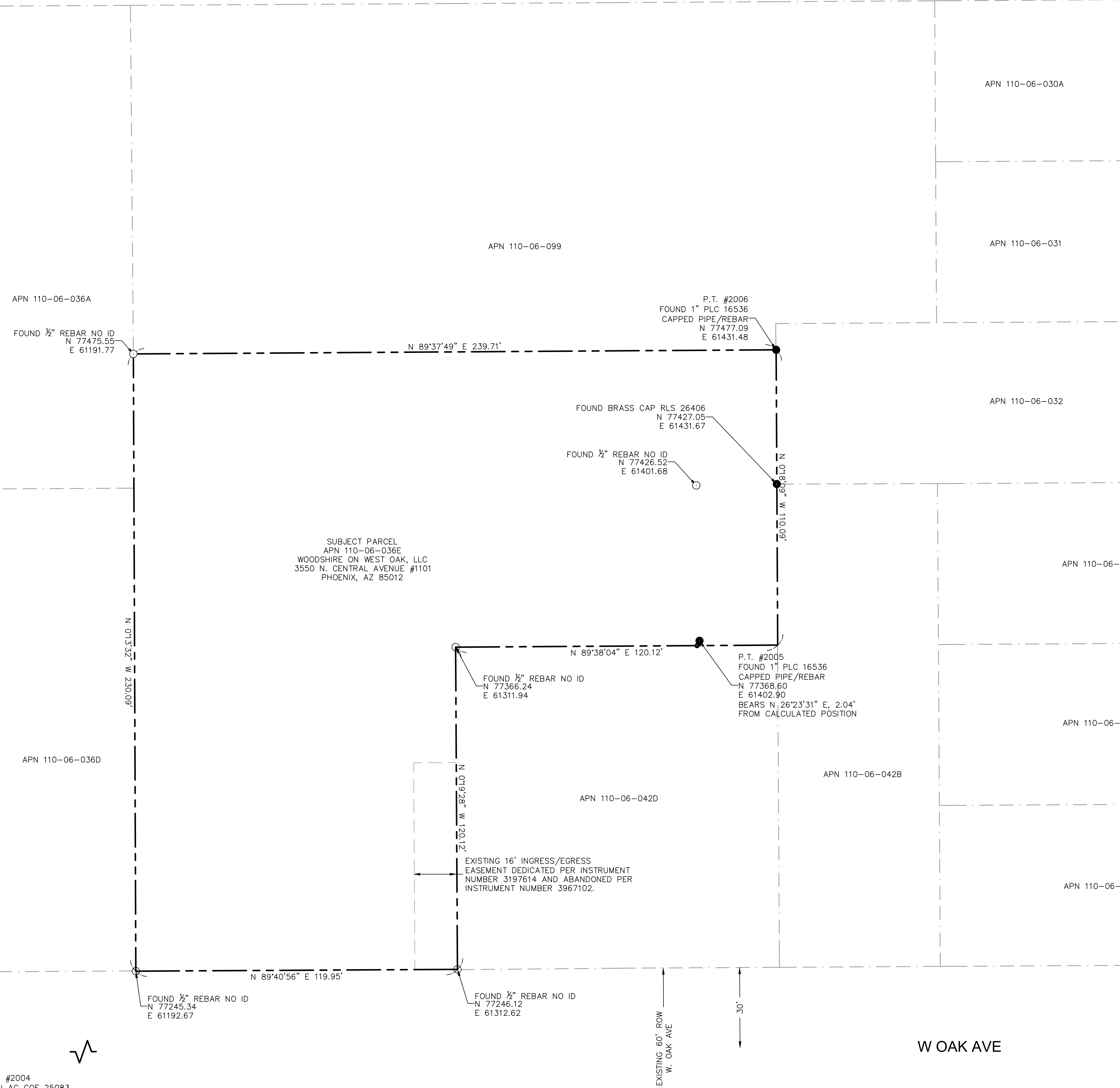
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 35° 00' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
NORTHING AT GRID ORIGIN: 0 FT
EASTING AT CENTRAL MERIDIAN: 70,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

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

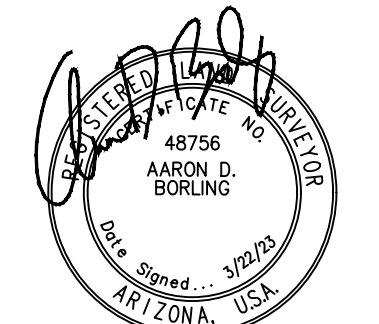
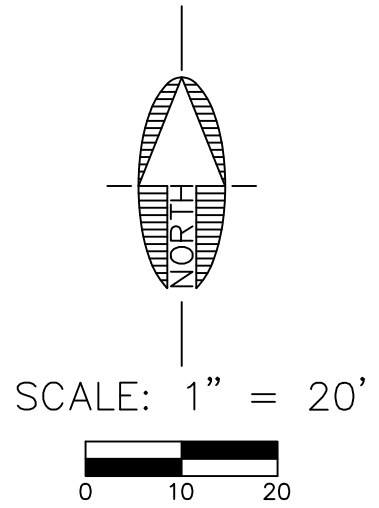


SUBJECT PARCEL
APN 110-06-036E
WOODSHIRE ON WEST OAK, LLC
3550 N. CENTRAL AVENUE #1101
PHOENIX, AZ 85012

EXISTING 16' INGRESS/EGRESS
EASEMENT DEDICATED PER INSTRUMENT
NUMBER 3197614 AND ABANDONED PER
INSTRUMENT NUMBER 3967102.

LEGEND

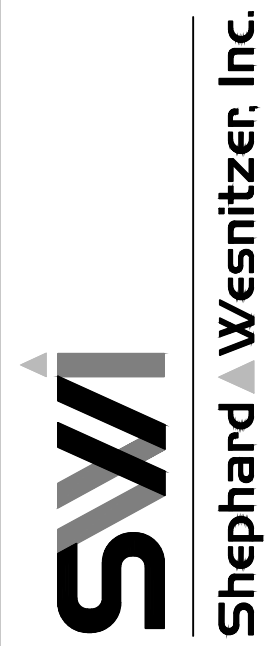
---	PROPERTY BOUNDARY
---	EXISTING CENTERLINE
---	ADJACENT PROPERTY BOUNDARY
○	FOUND REBAR AS NOTED
●	FOUND CAPPED REBAR AS NOTED



FLAGSTAFF
ARIZONA
WOODSHIRE ON OAK

JOB NO.:	21140
DATE:	MAR 23
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	AUB

75 Kellie Plise
Surveyor
928.282.2058 fox
www.swi/az.com



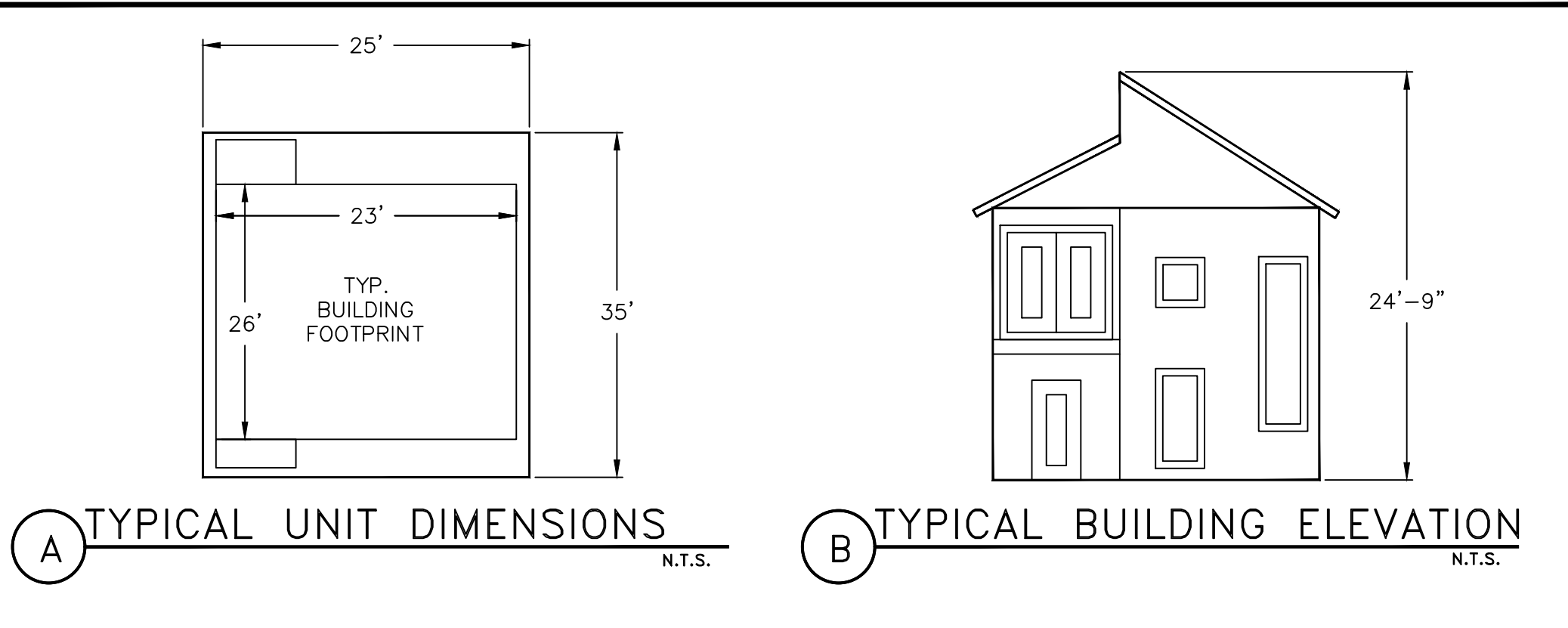
REVISIONS	NO.	DESCRIPTION	DATE	BY

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

DRAWING NO.
FP02

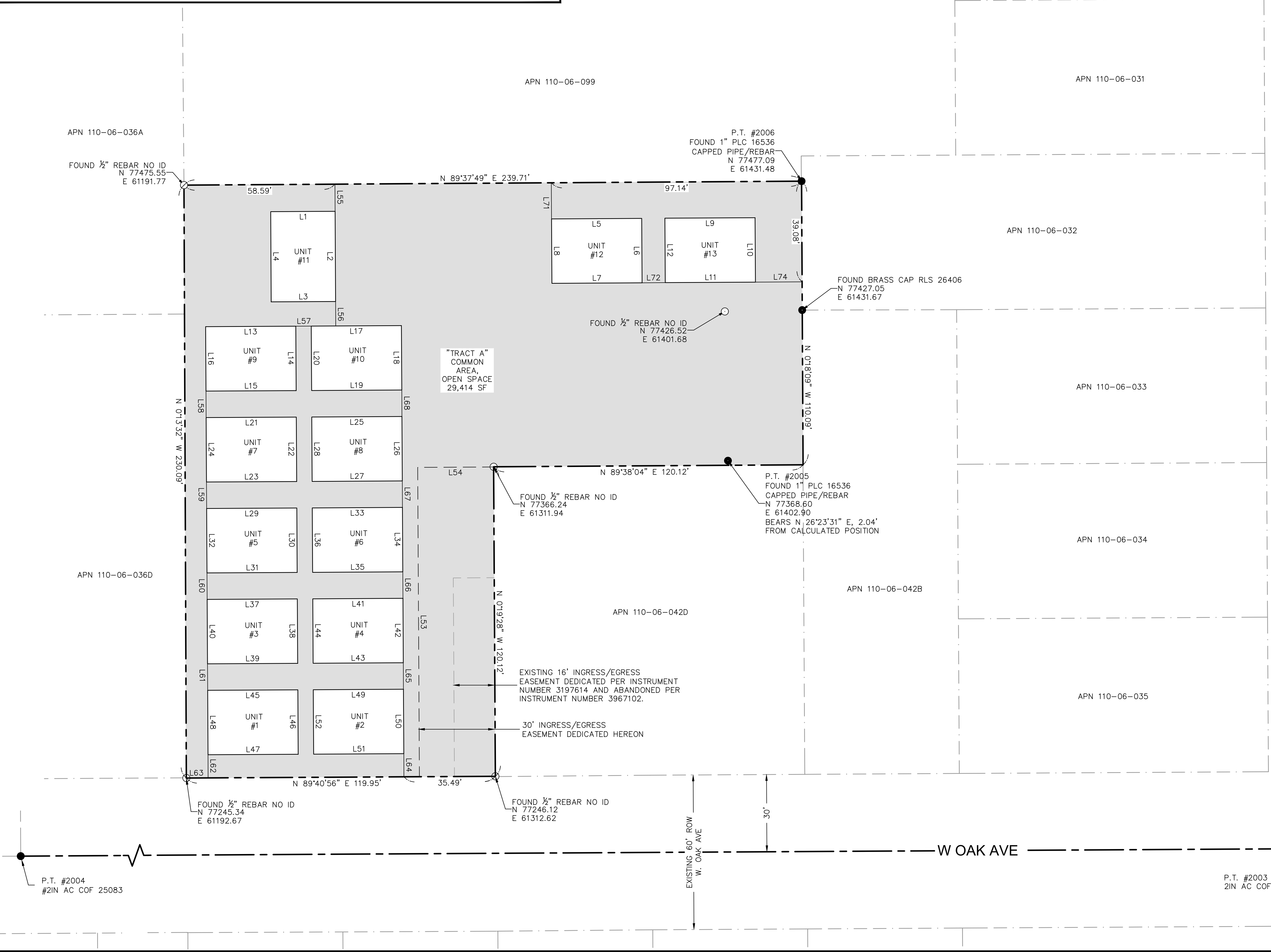
SHT NO.	OF
2	3

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



NOTES:

- 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.
- "TRACT A" TO BE DEDICATED AS COMMON AREA AND OPEN SPACE PER FUTURE CONDOMINIUM DECLARATION.

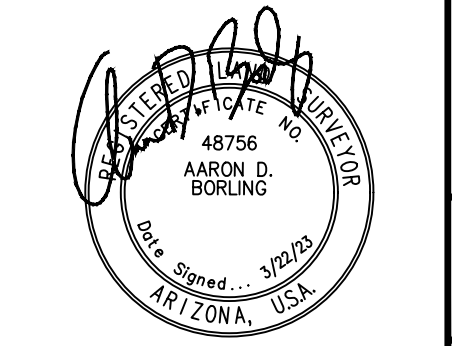
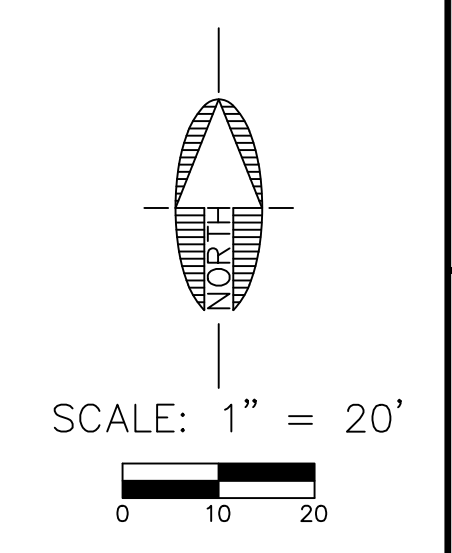


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00	S 89°40'52" W
L2	35.00	N 0°19'08" W
L3	25.00	N 89°40'52" E
L4	35.00	S 0°19'08" E
L5	35.00	N 89°40'52" E
L6	25.00	S 0°19'08" E
L7	35.00	S 89°40'52" W
L8	25.00	N 0°19'08" W
L9	35.00	N 89°40'31" E
L10	25.00	S 0°19'29" E
L11	35.00	S 89°40'31" W
L12	25.00	N 0°19'29" 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 TABLE		
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	120.14	S 0°19'08" E
L54	29.50	S 89°40'52" W
L55	10.53	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	8.99	N 0°15'30" W
L63	8.46	N 89°40'56" E
L64	9.00	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	14.03	N 0°21'30" W
L72	9.00	N 89°30'15" E
L74	18.12	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: MAR 23
SCALE: AS SHOWN
DRAWN: KMF
DESIGN: KMF
CHECKED: AUB

75 Killo's Place
Scottsdale, AZ 85256
928.282.2058 fax
www.swi/az.com

SWI
Shephard Westnizer, Inc.

REVISIONS	NO.	DESCRIPTION	DATE	BY

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

DRAWING NO. **FP03**

SHT NO. 3 OF 3

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