

APPROVALS:

COCONINO COUNTY PLANNING AND ZONING COMMISSION SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

COCONINO COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COCONINO COUNTY HEALTH AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

COCONINO COUNTY BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

COCONINO COUNTY CLERK OF THE BOARD \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATE:

I, MARTIN H. MARTIN, ARIZONA LAND SURVEYOR NUMBER 18548, HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN H. MARTIN, LS18548 \_\_\_\_\_ DATE \_\_\_\_\_

DEDICATION:

STATE OF ARIZONA )  
 ) SS  
COUNTY OF COCONINO )

KNOW ALL MEN BY THESE PRESENTS:

THAT SPRING FLOWER RANCH JH, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, HAS SUBDIVIDED UNDER THE NAME "SPRING FLOWER RANCH", A PORTION OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE SAID PLAT OF "SPRING FLOWER RANCH", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS AND MEASUREMENTS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE SHOWN BY THE NUMBER, NAME, OR OTHER DESIGNATION THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

SPRING FLOWER RANCH, LLC, ALSO DECLARES THAT ALL ROADS AND STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE OWNERS OF LOTS WITHIN "SPRING FLOWER RANCH" AS PRIVATE RIGHTS OF WAY AND THE UTILITY EASEMENTS IDENTIFIED ON THIS PLAT ARE FOR THE USE BY ALL AUTHORIZED PUBLIC UTILITIES SERVING "SPRING FLOWER RANCH", AND ARE HEREBY DEDICATED AS SUCH.

NAME: JONATHAN HARTSOOK

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF ARIZONA )  
 ) SS  
COUNTY OF COCONINO )

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME PERSONALLY APPEARED JONATHAN HARTSOOK, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ SEAL \_\_\_\_\_

NOTES:

BASIS OF BEARINGS IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.

THIS PLAT CONSISTS OF THREE SHEETS, ALL OF WHICH ARE MADE A PART OF THIS SUBDIVISION PLAT.

THE FOLLOWING DOCUMENTS WERE UTILIZED DURING THE COURSE OF THIS SURVEY, AND ALL REFERENCED RECORDED DOCUMENTS ARE MADE A PART HEREOF BY THIS REFERENCE, ALL OF RECORD IN THE OFFICE OF THE COCONINO COUNTY RECORDER.

BASE DEEDS: 3328930 AND 3368540

MAPS SECTION 24: 10/54, 10/81, 26/50, 3494269, 3502056

MAPS SECTION 25: 6/67, 24/94,

MAPS SECTION 26: 4/53, 6/66, 12/59, 3453687

FINAL PLAT OF  
SPRING FLOWER RANCH  
A PORTION OF  
SEC. 24 T23N R2E  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY - ARIZONA

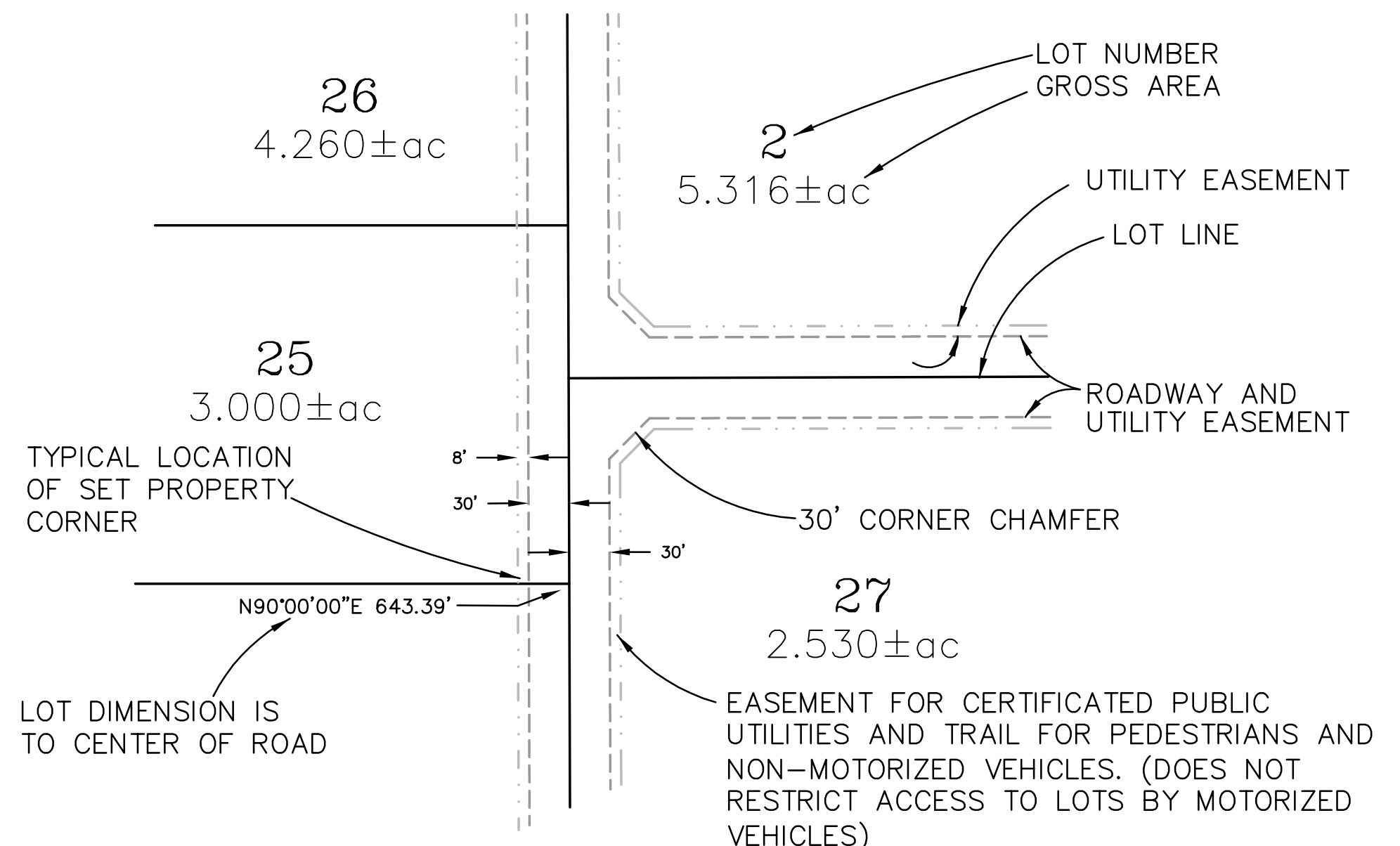
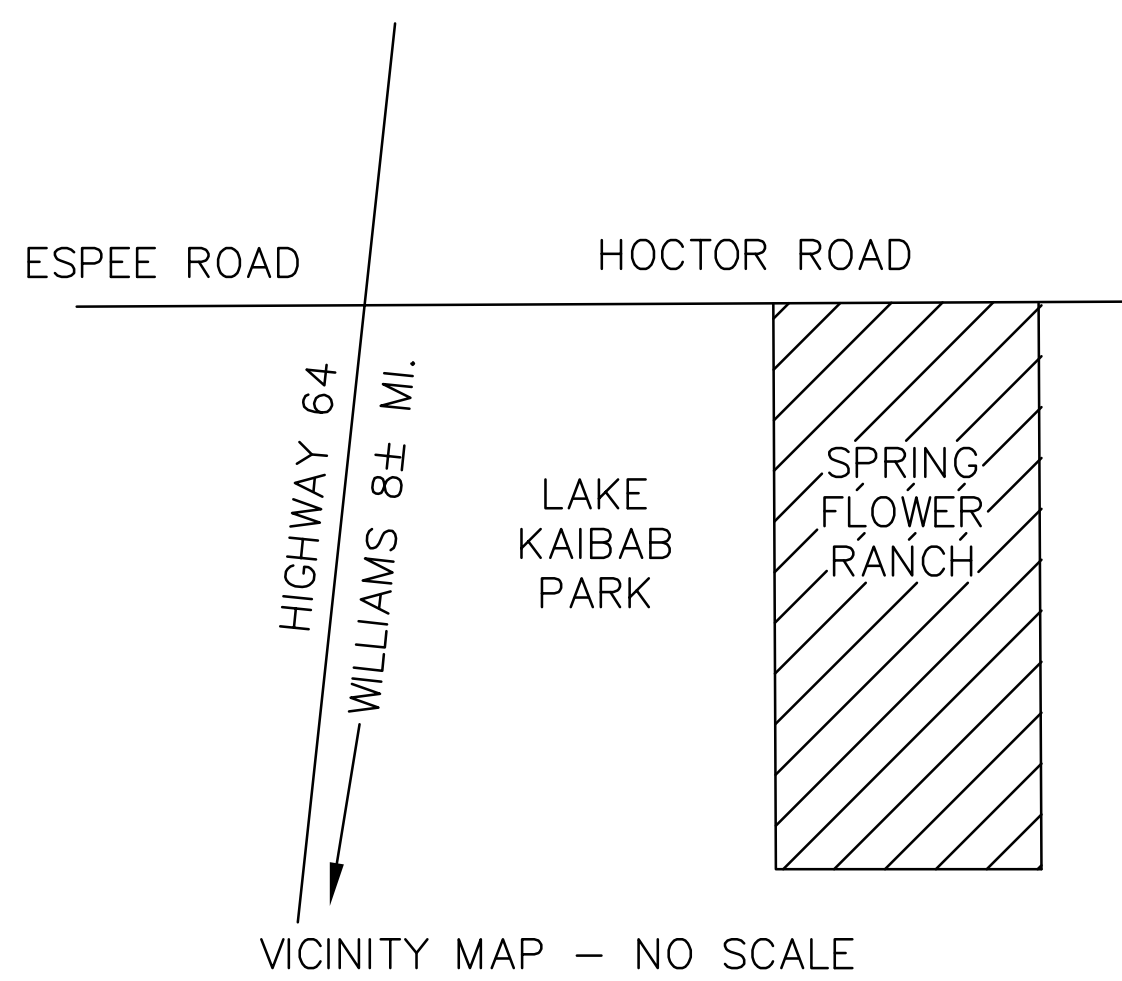
NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISIONS AS OF THE DATE OF RECORDATION OF THIS MAP.

ALL ROADS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.

LINE AND CURVE TABLE FOR SHEET 2 OF 3

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	300.00'	201.14'	38°24'57"	N19°13'47"E	197.40'
C2	500.00'	337.06'	38°37'26"	S19°07'32"W	330.71'
C3	500.00'	226.42'	25°56'44"	S25°27'53"W	224.49'
C4	500.00'	110.64'	12°40'42"	S06°09'10"W	110.41'
C5	508.00'	292.33'	32°58'17"	N73°42'02"W	288.32'
C6	508.00'	155.84'	17°34'38"	N81°23'52"W	155.23'
C7	508.00'	136.49'	15°23'39"	N64°54'43"W	136.08'
C8	500.00'	249.75'	28°37'10"	N42°54'18"W	247.16'
C9	500.00'	249.75'	28°37'10"	N14°17'09"W	247.16'
C10	500.00'	449.93'	51°33'31"	N31°26'08"W	434.91'
C11	500.00'	49.57'	05°40'49"	N02°48'58"W	49.55'
C12	300.00'	235.62'	45°00'00"	S22°28'34"E	229.61'
C13	300.00'	117.43'	22°25'39"	S11°11'23"E	116.68'
C14	300.00'	118.19'	22°34'21"	S33°41'23"E	117.43'
C15	300.00'	235.62'	45°00'00"	N22°28'34"W	229.61'
C16	500.00'	587.82'	67°21'35"	S56°19'13"E	554.55'
C17	500.00'	195.95'	22°27'14"	S11°24'48"E	194.70'
C18	300.00'	171.54'	32°45'40"	S16°24'16"W	169.21'
C19	300.00'	82.03'	15°39'56"	S24°57'09"W	81.77'
C20	300.00'	89.51'	17°05'44"	S08°34'18"W	89.18'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N59°59'53"W	23.39'
L2	N36°48'12"W	78.08'
L3	N61°59'52"W	24.71'
L4	N82°35'52"W	38.24'
L5	N44°33'22"W	84.64'
L6	N73°26'15"W	75.89'
L7	N29°09'27"W	45.85'
L8	N45°29'06"W	32.19'
L9	N78°50'27"W	34.62'
L10	S67°50'25"W	66.60'
L11	N76°34'07"W	30.65'
L12	N61°38'42"W	38.32'
L13	N85°46'11"W	27.58'
L14	S70°24'14"W	40.78'
L15	N81°01'49"W	53.05'
L16	S75°49'53"W	52.25'
L17	N73°58'58"W	27.41'
L18	N64°45'12"W	38.57'
L19	S82°37'39"W	60.78'
L20	S70°05'31"W	39.94'
L21	N81°35'36"W	49.39'
L22	N67°21'35"E	30.00'
L23	N67°21'35"E	30.00'
L24	N36°01'53"E	333.94'
L25	N57°55'31"E	86.27'
L26	N21°25'38"E	186.86'
L27	N70°39'52"E	60.04'
L28	N45°03'36"E	191.62'
L29	S32°47'07"W	120.51'
L30	S00°00'00"W	30.00'
L31	S00°00'00"W	30.00'
L32	N87°49'02"W	203.18'
L33	N87°49'02"W	104.71'
L34	N02°10'58"E	33.00'



TOTAL ACREAGE IS 320.88± AC.

TOTAL LOTS = 64

SUBDIVIDER:  
SPRING FLOWER RANCH JH, LLC  
JONATHAN HARTSOOK, MANAGING MEMBER  
16209 N. 33rd. LANE  
PHOENIX, AZ 85023  
928-774-0614

MAP PREPARED BY:  
MARTIN H. MARTIN, LS  
3528 N. WALKER  
FLAGSTAFF, AZ 86004  
928-526-0270

N.A.E. NO-ACCESS EASEMENT

CENTERLINE CONTROL MONUMENT  
SET ALUMINUM CAP -LS18548

FOUND MONUMENT AS NOTED ON SHEET 2

SET 1/2" REBAR/CAP - LS18548

202-67-001B ASSESSOR PARCEL NUMBER

5 LOT NUMBER

31.834±ac LOT AREA

SHEET INDEX

SHEET 1 - DEDICATION AND NOTE SHEET

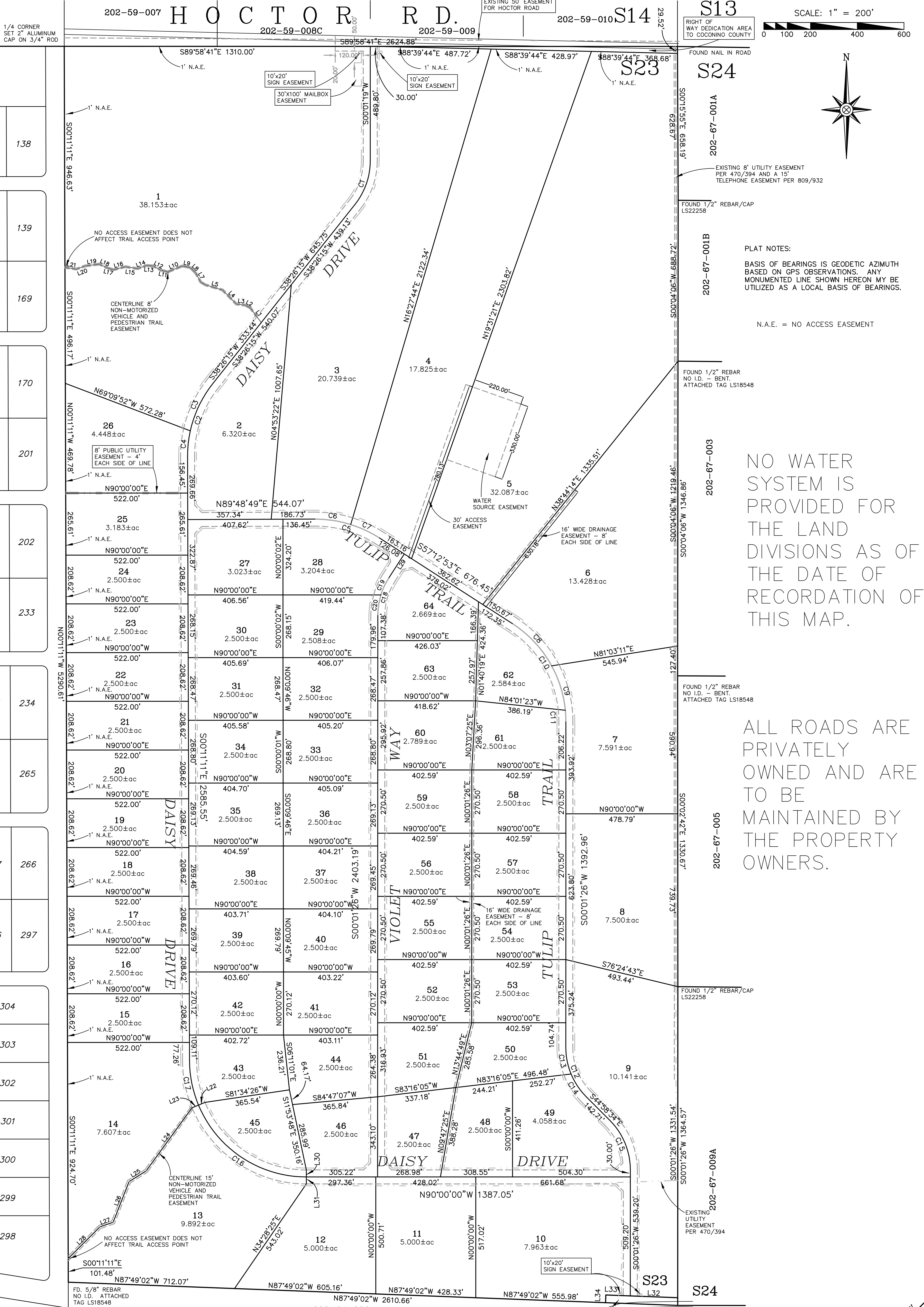
SHEET 2 - LOT LAYOUT AND DIMENSIONS

SHEET 3 - PARK AND OPEN SPACE DESIGNATION

SHEET 1 OF 3

PRELIMINARY - NOT FOR RECORDING  
MARTIN LAND SURVEYS  
2108 N. 4th St. B-3  
928-526-0270 Main  
Date: June 03, 2010  
Flagstaff, AZ 86004  
928-526-0277 Fax  
Job No. 05015

DWG: FP\_sht1.dwg



**LAKELAKE PARK (C2 M306)**

137	138
140	139
168	169
171	170
200	201
203	202
232	233
235	234
264	265
267	266
296	297
305	304
306	303
307	302
308	301
309	300
310	299
	298

**FINAL PLAT OF**  
**SPRING FLOWER RANCH**  
**A PORTION OF**  
**SEC. 24 T23N R2E**  
**GILA AND SALT RIVER MERIDIAN**  
**COCONINO COUNTY - ARIZONA**

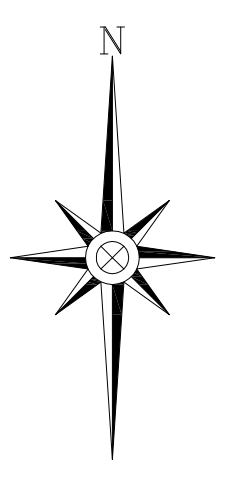
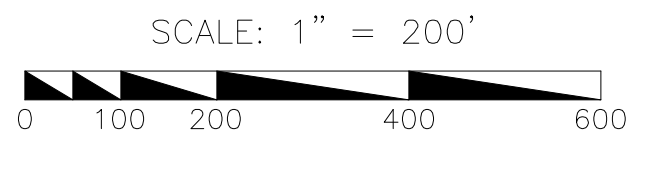
CENTERLINE CONTROL MONUMENT  
 SET ALUMINUM CAP - LS18548  
 FOUND MONUMENT AS NOTED  
 SET 1/2" REBAR/CAP - LS18548  
 202-67-001B ASSESSOR PARCEL NUMBER  
 5 LOT NUMBER  
 31.834±ac LOT AREA

**PRELIMINARY - NOT FOR RECORDING**  
**MARTIN LAND SURVEYS**  
 2108 N. 4th St. B-3 Flagstaff, AZ 86004  
 928-526-0270 Main 928-526-0277 Fax  
 Date: June 03, 2010 Job No. 05015

PLAT NOTES:  
 BASIS OF BEARINGS IS GEODETIC AZIMUTH  
 BASED ON GPS OBSERVATIONS. ANY  
 MONUMENTED LINE SHOWN HEREON MAY BE  
 UTILIZED AS A LOCAL BASIS OF BEARINGS.  
 N.A.E. = NO ACCESS EASEMENT  
  
 NO WATER  
 SYSTEM IS  
 PROVIDED FOR  
 THE LAND  
 DIVISIONS AS OF  
 THE DATE OF  
 RECORDATION OF  
 THIS MAP.  
  
 ALL ROADS ARE  
 PRIVATELY  
 OWNED AND ARE  
 TO BE  
 MAINTAINED BY  
 THE PROPERTY  
 OWNERS.

202-59-007 H O C T O R R D. 202-59-008C 202-59-009 202-59-010 S14

S13



L A K E K A I B A B P A R K (C2 M306)

137	138
140	139
168	169
171	170
200	201
203	202
232	233
235	234
264	265
267	266
296	297
305	304
306	303
307	302
308	301
309	300
310	299
	298



LINE	DIRECTION	DISTANCE
L1	N54°58'06"W	57.94'
L2	S54°52'42"W	80.71'
L3	N32°50'27"W	270.52'
L4	N50°23'52"W	60.88'
L5	S57°11'34"W	242.93'
L6	S88°44'54"W	37.85'
L7	S88°44'54"W	185.92'
L8	N77°44'36"W	233.10'
L9	N21°30'22"W	149.45'
L10	N21°30'22"W	197.02'
L11	N40°53'10"W	147.67'
L12	S76°29'26"W	75.11'
L13	S76°29'26"W	88.86'
L14	N62°38'59"W	385.31'
L15	N62°38'59"W	184.42'
L16	N51°55'32"W	343.26'
L17	N51°54'21"E	168.99'
L18	N59°00'31"W	187.44'
L19	N52°07'36"W	91.92'
L20	N61°22'25"W	359.68'
L21	N83°45'26"W	124.27'
L22	S51°33'45"E	70.96'
L23	N38°26'15"E	120.00'
L24	S51°33'45"E	345.78'
L25	S51°33'45"E	32.91'
L26	N89°59'38"E	337.10'
L27	N89°59'38"E	272.81'
L28	S03°09'51"W	516.95'
L29	N89°59'38"E	297.35'
L30	N89°59'38"E	206.40'

NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISIONS AS OF THE DATE OF RECORDATION OF THIS MAP.

ALL ROADS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.

FINAL PLAT OF  
SPRING FLOWER RANCH  
A PORTION OF  
SEC. 24 T23N R2E  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY - ARIZONA

PRELIMINARY  
NOT FOR RECORDING

SHEET 3 OF 3

I STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION  
MARTIN LAND SURVEYS  
2708 N. 4th St. B-3 Flagstaff, AZ 86004  
928-526-0270 Main 928-526-0271 Fax  
Date: June 03, 2010 Job No. 05015

DWG: FP\_sht3.dwg