

31/86

A FINAL PLAT OF PIÑON WOODS UNIT III

A PORTION OF THE NORTH HALF OF SECTION 18, T16N, R6E, G&SRB&M, YAVAPAI COUNTY ARIZONA

NOTE: THE AREA SHOWN HEREON WITHIN THE 100 YEAR FLOOD LIMITS REPRESENTS AN AREA DEDICATED TO FLOODING FROM THE REGULATORY EVENT. ALL DEVELOPMENT AND USES WITHIN THIS AREA ARE SUBJECT TO THE REQUIREMENTS OF THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT.

DEDICATION

STATE OF ARIZONA
COUNTY OF YAVAPAI
KNOW ALL MEN BY THESE PRESENTS THAT THE INVESTORS, I.E. SUBDIVIDOR UNDER THE NAME OF PINON WOODS UNIT 3, A PORTION OF THE NORTH HALF OF SECTION 18, T16N, R6E, G&SRB&M, YAVAPAI COUNTY ARIZONA, HEREBY DEDICATES TO THE PUBLIC FOR THE USE AS SUCH PINON WOODS UNIT 3, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE MEASUREMENTS AND DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID UNIT, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR THE USE AS SUCH PINON WOODS UNIT 3, DRIVE, DRIVE, DRIVE, DRIVE, DRIVE, DRIVE, DRIVE, DRIVE, DRIVE AND FOR THE TRAIL COOP INCLUDED IN THE SAID DEDICATED PREMISES. EASEMENTS ARE HEREBY RESERVE FOR THE PURPOSES SHOWN HEREON.

AGENT: Stephen J. Patterson

SURVEYORS/ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND RELATED HEREON WERE MADE UNDER MY DIRECTION. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MEASUREMENTS SHOWN ACTUALLY MADE OR WILL BE MADE; AND DRAWING THAT SHOW POSITIONS AND CORRECTLY SHOWN AND THAT END MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

Stephen J. Patterson
STEPHEN J. PATTERSON #11206
STATE OF ARIZONA
COUNTY OF YAVAPAI

ACKNOWLEDGEMENT

ON THIS 21 DAY OF MARCH 1994, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Stephen J. Patterson WHO ALLEGEDLY KNOWN TO ME, AND REQUESTED THE INSTRUMENT FOR THE PURPOSES CONTAINED BY SAID INSTRUMENT. THE WAYS OF THE CORPORATION BY HIMSELF OR SUCH AGENT, OR BY HIS SUCCESSORS, HERETOFORE SET BY HIM.

MY COMMISSION EXPIRES: JAN. 25, 1995
Notary Public

DRAINAGE EASEMENTS, CLASS II

EASEMENTS ARE HEREBY GRANTED TO THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT AND THE PROPERTY OWNERS OF THIS SUBDIVISION FOR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT IN THE AREAS MARKED DRAINAGE EASEMENTS CLASS II. THE INDIVIDUAL OWNERS OF THE PARCELS SHOWN WITHIN THIS DRAINAGE EASEMENT IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS CONFORM TO THE SUBDIVISION AND APPROVED DRAINAGE EASEMENTS. THIS DRAINAGE EASEMENT IS TO BE MAINTAINED AS SHOWN ON THIS PLAT FROM THE LOCATION EXISTING AT THE TIME OF APPROVAL OF THE SUBDIVISION CLASSIFIED APPROVED BY THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT.

IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED TO CONVEY ON-SITE OR OFF-SITE DISCHARGES, PERMITS MAINTENANCE WILL CONSIDER IF THE REMOVAL OF EARTH AND/OR SEDIMENT MATERIAL HAS BEEN BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT OF THIS SUBDIVISION.

ASSURANCES

SATISFACTORY ASSURANCE IN THE FORM OF AN IRREVOCABLE LETTER OF CREDIT FROM Chubb IN THE AMOUNT OF 120,000.00 HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF ELECTRIC, WATER, SEWER AND ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION. THE LETTER OF CREDIT IS TO BE MAINTAINED BY THE PROPERTY OWNERS OF THIS SUBDIVISION.

BY: Chubb DATE: 4-3-95
ADDRESS: Chubb
CLERK OF THE BOARD

THE BASIS OF BEARINGS OF PINON WOODS UNIT 3 IS THE EAST LINE OF LOT 21, PINON WOODS UNIT 1 AS RECORDED ON PAGES 20 & 21 OF BOOK 24 OF VOLUME 28 BEARING BEARING IN 20°05'00" E THE EAST LINE OF SAID LOT 21 BEING THE WEST LINE OF LOT 62 OF PINON WOODS UNIT 1.

APPROVALS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE YAVAPAI COUNTY SUBDIVISION REGULATIONS, AND TO ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

APPROVED BY: John Stewart DATE: 3-27-95
YAVAPAI COUNTY ENGINEER

APPROVED BY: Michael Ruppel DATE: 4-3-95
YAVAPAI COUNTY PLANNING DIRECTOR

APPROVED BY: Dennis Ayer DATE: 4/1/95
YAVAPAI COUNTY ENVIRONMENTAL SERVICES DIRECTOR

APPROVED BY: [Signature] DATE: 4/1/95
YAVAPAI COUNTY FLOOD CONTROL DISTRICT ADMINISTRATOR

L. Paul Fisher, CLERK OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, HEREBY CERTIFY THAT SAID BOARD APPROVED THE WITHIN PLAT ON THE DATE OF APRIL 1, 1994, AND ACCEPTED IN BEHALF OF THE PUBLIC ALL PARCELS OR TRACTS OF LAND OFFERED FOR DESIGNATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE OFFICE OF DEDICATION.

CLERK OF THE BOARD: 4-3-95

SEE REQUIREMENTS RECORDED IN GENERAL RECORDS BOOK 216 YAVAPAI COUNTY RECORDERS OFFICE.

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WILDFIRE MANAGEMENT AREA. A STATEMENT CONCERNING WILDFIRE RISK HAS BEEN PROVIDED FROM THE WILDFIRE DEPARTMENT OF HEALTH SERVICES (FORMS 10-100-100) STATING THE WILDFIRE RISK IS ADEQUATE FOR THIS SUBDIVISION.

TOTAL AREA - 28.02 ACRES
TOTAL NUMBER OF LOTS - 70

COCONINO NATIONAL FOREST

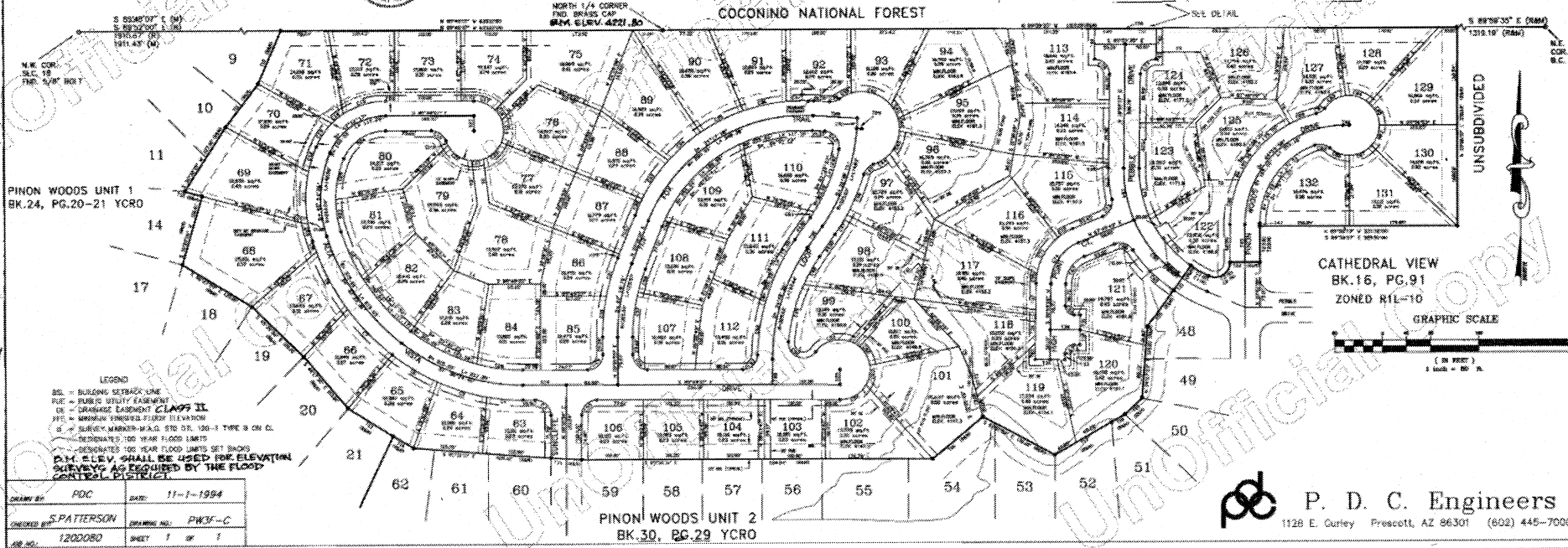
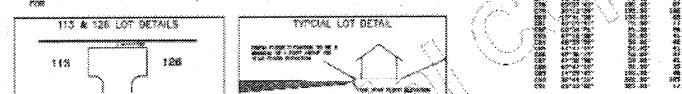
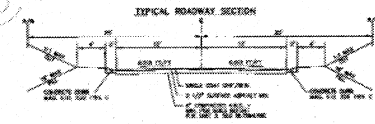
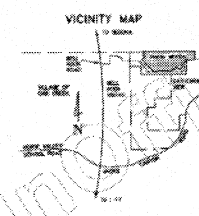


Table with columns: TANGENT TABLE, CURVE TABLE, NAME, BEARING, DISTANCE, NUMBER, BEARING, DISTANCE, BEARING, DISTANCE. Contains detailed survey data for various points and curves.



FILE # 9510267
DATE OF RECORDATION BY RECORDS OF
M.P.C. RECORDERS
APRIL 4, 1994
BY: [Signatures]

LEGEND
BL - BUILDING SETBACK ONE
FL - PUBLIC UTILITY EASEMENT
DE - DRAINAGE EASEMENT CLASS II
SFL - SURFACE FLOOD FLOOD CONTROL DISTRICT
100 - DESIGNATED 100 YEAR FLOOD LIMITS
100 - DESIGNATED 100 YEAR FLOOD LIMITS SET BACK
P.M.E.L.V. SHALL BE USED FOR ELEVATION SURVEYS AS REQUIRED BY THE FLOOD CONTROL DISTRICT

DRAWN BY: PDC DATE: 11-1-1994
CHECKED BY: S. PATTERSON DRAWING NO.: PW3F-C
JOB NO.: 1200080 SHEET: 1 OF 1

P. D. C. Engineers
1126 E. Curley Prescott, AZ 86301 (602) 445-7000