

# FINAL PLAT FOR PONDEROSA TRAILS UNIT 6

PORTION OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST,  
GILA AND SALT RIVER MERIDIAN,  
CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

## DEDICATED TRACTS

- TRACT A (21,319.10 SQ FT)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
  2. TRAILS (DEDICATED TO THE HOME OWNER'S ASSOCIATION, OPEN TO THE PUBLIC)
  3. PRIVATE DRAINAGE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
- TRACT B (12,630.28 SQ. FT)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
  2. TRAILS (DEDICATED TO THE HOME OWNER'S ASSOCIATION, OPEN TO THE PUBLIC)
  3. PRIVATE DRAINAGE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
- TRACT C (3,531.00 SQ FT)
1. PUBLIC DRAINAGE (DEDICATED TO THE CITY OF FLAGSTAFF)
- TRACT D (3,484.48 SQ FT)
1. BUFFERYARD (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
- TRACT E (74,911.24 SQ FT)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
  2. BUFFERYARD (DEDICATED TO THE HOME OWNER'S ASSOCIATION)

## PRIVATE DETENTION AND DRAINAGEWAYS

1. THE HOME OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.
2. THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

## LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 1458, PAGE 874, RECORDS OF COCONINO COUNTY, ARIZONA, LYING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 32, BEING A 3 1/4 INCH BUREAU OF LAND MANAGEMENT SPAS... ON 2 3/8 INCH PIPE, THE TRUE POINT OF BEGINNING;

THENCE NORTH 83°01'27" EAST, ALONG SAID SOUTHWEST QUARTER 538.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PULKUM DRIVE, 706.87 FEET;

THENCE SOUTH 32°01'56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 225.87 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 630.00 FEET WITH A RADIAL BEARING OF SOUTH 57°58'47" EAST;

THENCE ALONG SAID CURVE 257.91 FEET, THROUGH A CENTRAL ANGLE OF 23°27'22";

THENCE NORTH 08°42'17" EAST, 220.17 FEET, TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 570.00 FEET WITH A RADIAL BEARING OF NORTH 81°27'23" WEST;

THENCE ALONG SAID CURVE 241.59 FEET, THROUGH A CENTRAL ANGLE OF 24°17'04";

THENCE NORTH 32°49'28" EAST, 100.00 FEET, TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 630.00 FEET WITH A RADIAL BEARING OF SOUTH 57°08'52" EAST;

THENCE ALONG SAID CURVE 280.47 FEET, THROUGH A CENTRAL ANGLE OF 23°41'21";

THENCE NORTH 09°07'40" EAST, 145.77 FEET;

THENCE NORTH 52°40'18" EAST, 17.35 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH COUNTRY TRAIL, BEING 30 FEET SOUTH OF THE CENTERLINE, AS SHOWN AND DEEDED ON THE PLAT OF PONDEROSA TRAILS UNIT 1, CASE 7, MAP 65, RECORD OF COCONINO COUNTY, ARIZONA;

THENCE SOUTH 88°10'27" EAST, 22.96 FEET;

THENCE SOUTH 01°58'03" WEST, 42.96 FEET;

THENCE SOUTH 88°10'27" EAST, 22.96 FEET, TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 328.00 FEET;

THENCE ALONG SAID CURVE 81.01 FEET, THROUGH A CENTRAL ANGLE OF 14°14'13";

THENCE NORTH 88°01'57" EAST, 93.80 FEET;

THENCE SOUTH 02°53'48" WEST, 52.94 FEET;

THENCE SOUTH 10°17'23" WEST, 154.28 FEET;

THENCE SOUTH 15°46'54" WEST, 206.71 FEET;

THENCE SOUTH 14°06'13" WEST, 126.89 FEET;

THENCE SOUTH 18°47'16" WEST, 152.06 FEET;

THENCE SOUTH 69°54'42" EAST, 100.03 FEET;

THENCE SOUTH 14°43'59" WEST, 31.56 FEET;

THENCE SOUTH 09°15'59" EAST, 103.12 FEET;

THENCE SOUTH 23°33'54" WEST, 80.83 FEET;

THENCE SOUTH 31°28'47" WEST, 52.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH-EAST, HAVING A RADIAL BEARING OF SOUTH 31°28'47" WEST, AND A RADIUS OF 176.00 FEET;

THENCE ALONG SAID CURVE 21.26 FEET, THROUGH A CENTRAL ANGLE OF 6°55'13";

THENCE SOUTH 25°55'37" WEST, 172.13 FEET, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

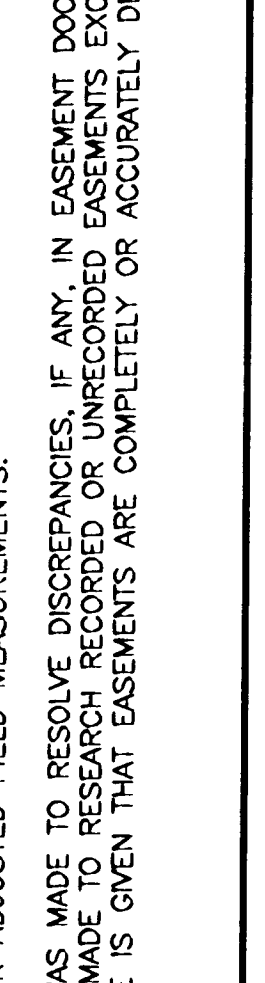
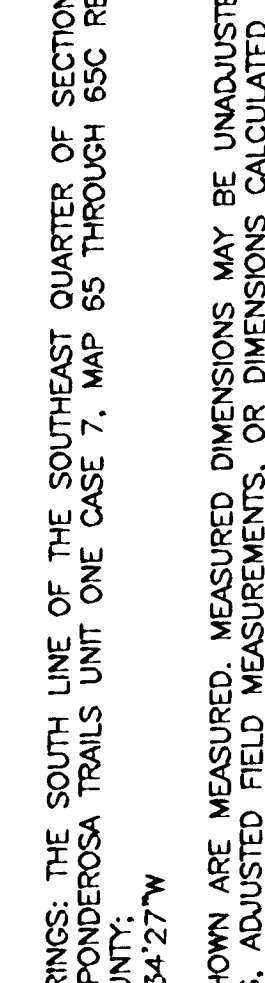
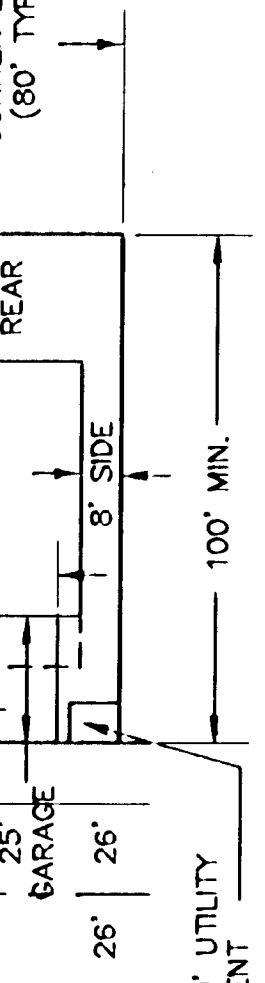
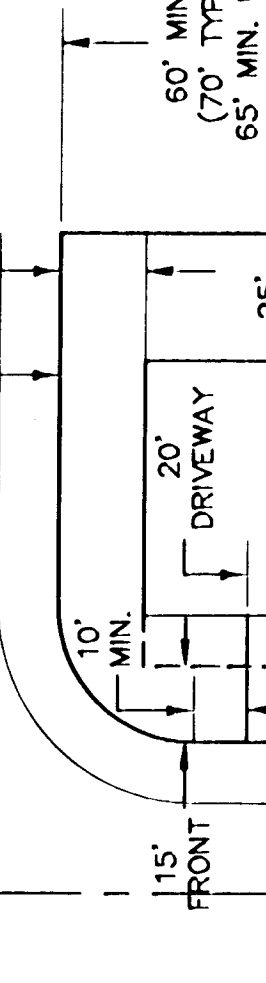
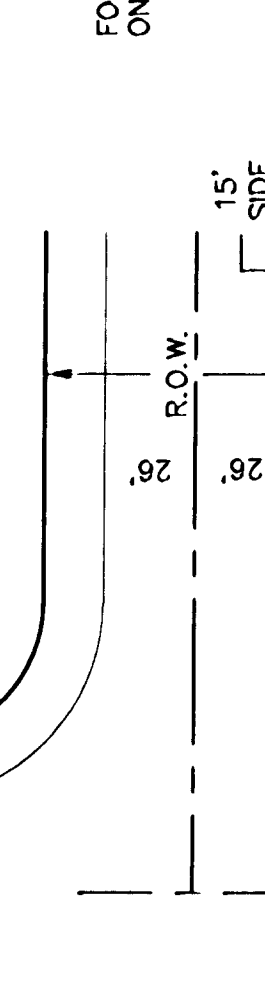
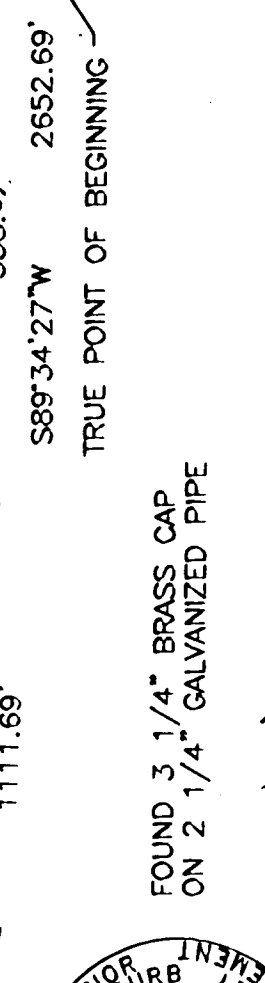
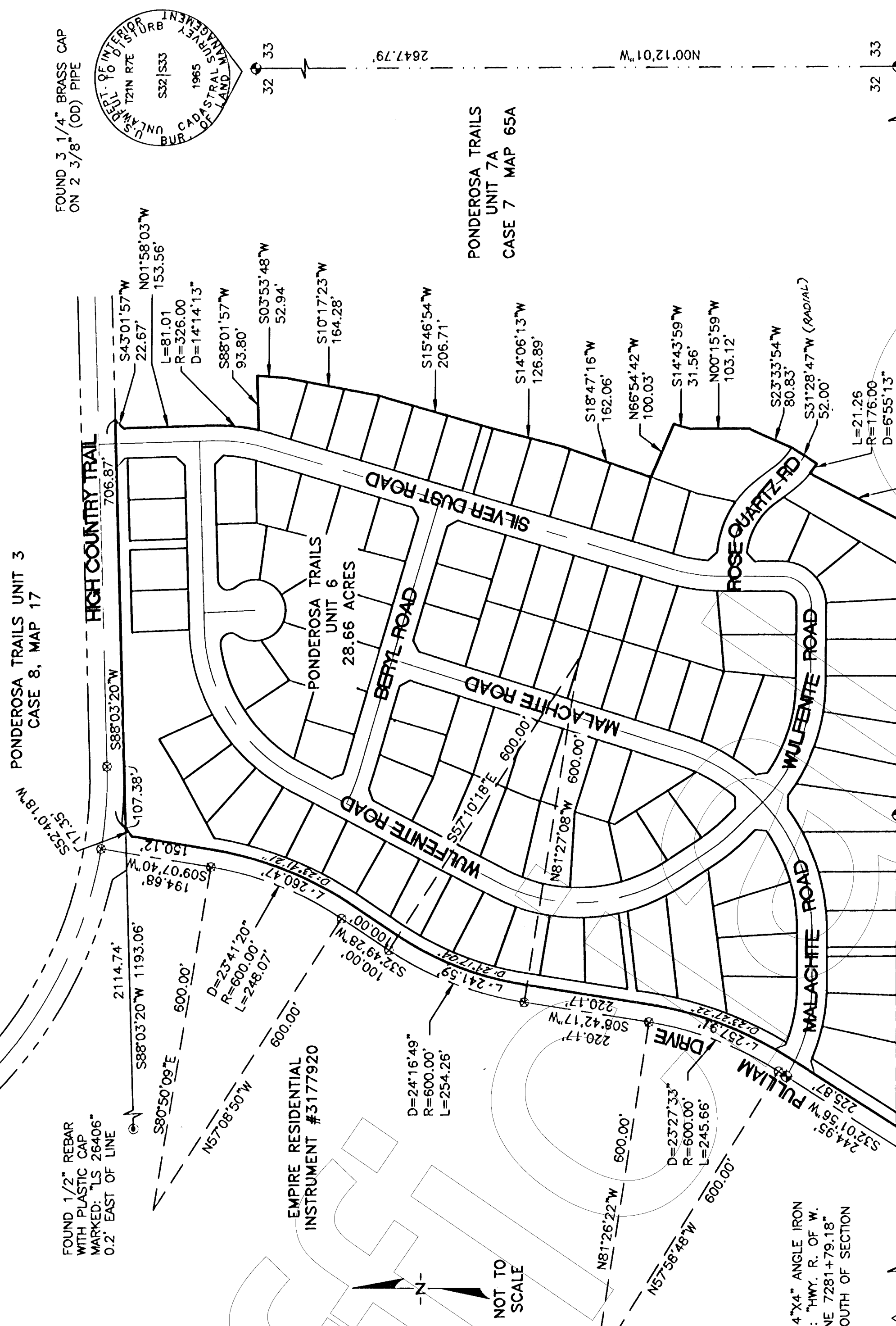
THENCE SOUTH 89°34'27" WEST, 512.56 FEET, ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

## SCHEDULE B

SUBJECT TO ALL CONDITIONS AS NOTED ON TITLE REPORT AS PROVIDED BY TRANSMATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER, 1228579, DATED APRIL 11, 2003.

## NOTES

- TOTAL LOTS: 103
- TOTAL ACRES: 28.63
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED 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;
- THE TEMPORARY TURNAROUND EASEMENT ON ROSE QUARTZ ROAD SHALL BE ABANDONED WITH THE RECORDING OF THIS PLAT.



Case 9 map 47

**ENGINEER**  
WOODSON ENGINEERING & SURVEYING, INC.  
RICHARD L. SCHULLER  
ARIZONA REGISTERED NO. 34537  
124 N. ELDEN ST., SUITE 100,  
FLAGSTAFF, AZ. 86001  
(928) 774-4636

**OWNER/DEVELOPER**  
JRF RENO VILLAS, L.L.C.  
301 EAST BETHANY HOME ROAD  
SUITE C191  
PHOENIX, ARIZONA 85012

**DEDICATION**  
STATE OF ARIZONA } SS  
COUNTY OF COCONINO }

KNOW ALL MEN BY THESE PRESENTS:  
THAT JRF RENO VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS DEVELOPER,  
HAS SUBDIVIDED UNDER THE NAME OF PONDEROSA TRAILS UNIT 6, A PORTION OF SECTION  
32, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO  
COUNTY, ARIZONA, AS PLATTED HEREON. THIS PLAT IS MADE AND RECORDED IN  
STREET AND TRACT SHALL BE KNOWN BY THE NUMBER AND PERCENTAGE OF EACH LOT,  
RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE CITY OF FLAGSTAFF THE  
STREETS, SLOPES, ROAD RIGHT OF WAY, PUBLIC UTILITY EASEMENTS, AND DRAINAGE  
EASEMENTS AS SHOWN.

JRF RENO VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY PUBLISHES THIS  
PLAT, CONSISTING OF TWO SHEETS, AS AND FOR THE PLAT OF PONDEROSA TRAILS UNIT 6,  
HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS  
OF THE LOTS, BLOCKS, STREETS, SLOPES, ROAD RIGHT OF WAY, PUBLIC UTILITY EASEMENTS,  
STREET AND TRACT SHALL BE KNOWN BY THE NUMBER AND PERCENTAGE OF EACH LOT,  
RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE CITY OF FLAGSTAFF THE  
STREETS, SLOPES, ROAD RIGHT OF WAY, PUBLIC UTILITY EASEMENTS, AND DRAINAGE  
EASEMENTS AS SHOWN.

THE TRACTS ARE HEREBY DEDICATED TO THE HOME OWNER'S ASSOCIATION FOR SLOPES,  
BUFFERYARDS, OPEN SPACE, FLOODPLAINS, CROSSWALKS, BIKE PATHS & PEDESTRIAN WAYS  
AS SHOWN.

JRF RENO VILLAS, L.L.C.  
BY JIM FREEMAN

**ACKNOWLEDGMENT**  
STATE OF ARIZONA } SS  
COUNTY OF COCONINO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2004, BY JIM FREEMAN, AS MEMBER OF JRF RENO VILLAS,  
L.L.C. ON BEHALF THEREOF OF THE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_

Notary Public

**CITY APPROVALS**  
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 \_\_\_\_\_, 2003.

BY: \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: \_\_\_\_\_ CHAIRPERSON  
BY: \_\_\_\_\_ CITY ENGINEER

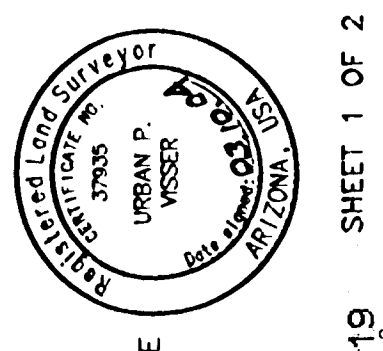
**UTILITY COMPANY APPROVALS**  
ARIZONA PUBLIC SERVICE  
ARIZONA ELECTRIC POWER AND LIGHT COMPANY  
ARIZONA WATER SERVICES

**NOTES**  
UNIT SIX:  
TOTAL ACRES: 28.63  
TOTAL - SLOPE: 0.37  
NET BUILDABLE SITE AREA: 14.13

**RECORDED AT THE REQUEST OF:**  
City of Flagstaff  
DATE: MAY 3, 2004  
TIME: 2:27 PM  
Records of Coconino County, Arizona

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS  
BASED WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS, TO THE  
BEST OF MY KNOWLEDGE, AN ACCURATE REPRESENTATION THEREOF.

URBAN P. VISSER R.L.S. 37935





# FINAL PLAT FOR PONDEROSA TRAILS UNIT 6

PORTION OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST,  
GILA AND SALT RIVER MERIDIAN,  
CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

CASE 9 MAP 474

EXISTING DRAINAGE AND SLOPE EASEMENT PER DOCKET 2093, PAGE 243 AND PAGE 275

EMPIRE RESIDENTIAL  
INSTRUMENT #S177920

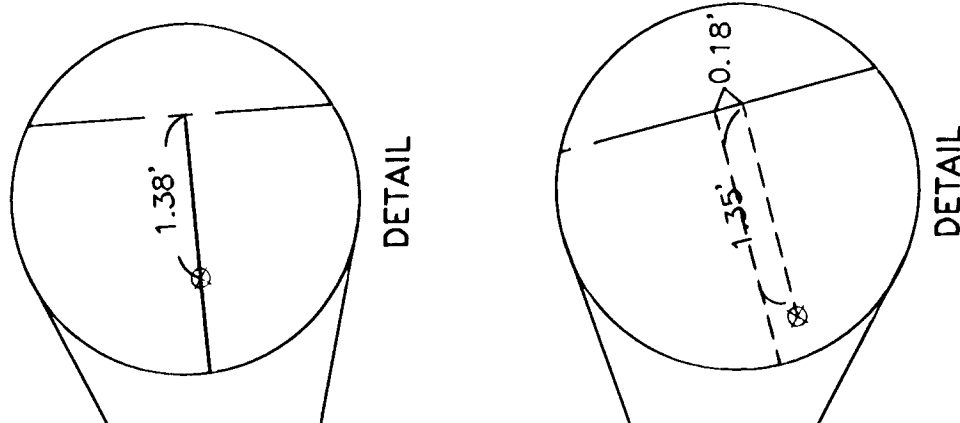
RECORDED AT REQUEST OF  
CITY OF FLAGSTAFF  
DATE: MON 3 2004 @ 2:27 PM  
CASE 9 MAP 474  
Records of Coconino County, Arizona  
LAND ACQUISITION



FOUND 1/2" REBAR  
WITH PLASTIC CAP  
RIGHT OF WAY, EXISTING  
EASEMENT AS NOTED  
SECTIONAL LINE  
SPECIAL SETBACK

FOUND SECTION MONUMENTS AS NOTED  
FOUND CITY OF FLAGSTAFF MONUMENT  
FOUND RIGHT-OF-WAY MONUMENT AS NOTED  
CALCULATED CORNERS  
PONDEROSA TRAILS UNIT 1, CASE 7, PAGE 65A

LEGEND  
UNIT 6 BOUNDARY  
LOT BOUNDARY  
ROAD CENTERLINE  
RIGHT OF WAY, PROPOSED  
RIGHT OF WAY, EXISTING  
EASEMENT AS NOTED  
SECTIONAL LINE  
SPECIAL SETBACK



FOUND 3 1/4" BRASS CAP  
ON 2 1/4" GALVANIZED PIPE

FOUND 4"x4" ANGLE IRON  
MARKED: "HY. R. OF W."  
SEC. LINE 7281+79.18"

FOUND 2"x2" BRASS CAP  
ON 2 1/4" GALVANIZED PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

FOUND 3 1/4" BRASS CAP  
ON 2 3/8" (OD) PIPE

**CULVERT TABLE**

LOT NUMBER	CULVERT SIZE
73	18"
74	18"
75	18"
76	18"
77	18"
78	18"
79	18"
80	18"

NUMBER	DIRECTION	DISTANCE	RADIUS	ARC LENGTH
L1	S73°02'20"W	22.94'	150.00'	83.53'
L2	N18°53'41"W	19.84'	124.00'	46.14'
L3	S89°58'07"W	24.27'	150.00'	83.53'
L4	S04°30'03"W	19.83'	124.00'	46.14'
L5	S87°58'51"W	20.36'	150.00'	83.53'
L6	N06°32'02"W	20.36'	124.00'	46.14'
L7	S45°42'20"W	20.63'	150.00'	83.53'
L8	N89°55'50"W	21.14'	124.00'	46.14'
L9	N37°12'00"W	36.95'	150.00'	83.53'
L10	N37°12'00"W	36.95'	124.00'	46.14'
L11	N37°12'00"W	36.95'	150.00'	83.53'
L12	N37°12'00"W	36.95'	124.00'	46.14'
L13	S47°56'23"W	6.00'	150.00'	83.53'
L14	S41°18'59"W	6.00'	124.00'	46.14'
L15	S16°33'02"W	7.12'	150.00'	83.53'
L16	N28°48'45"W	21.26'	124.00'	46.14'
L17	S61°31'15"W	21.17'	150.00'	83.53'
L18	S61°41'18"W	21.84'	124.00'	46.14'
L19	N28°18'42"W	21.16'	150.00'	83.53'
L20	S70°04'00"W	21.42'	124.00'	46.14'
L21	N20°23'48"W	20.82'	150.00'	83.53'
L22	N63°57'08"W	7.10'	124.00'	46.14'
L23	N45°54'33"W	20.83'	150.00'	83.53'
L24	S43°01'57"W	21.21'	124.00'	46.14'
L25	N46°58'03"W	22.72'	150.00'	83.53'
L26	S43°01'57"W	22.67'	124.00'	46.14'
L27	S52°40'18"W	17.35'	150.00'	83.53'
L28	S31°38'01"W	34.15'	124.00'	46.14'
L29	N58°22'18"W	17.90'	150.00'	83.53'
L30	S31°38'01"W	26.37'	124.00'	46.14'
L31	S31°38'01"W	13.57'	150.00'	83.53'
L32	N58°22'18"W	17.92'	124.00'	46.14'
L33	N59°35'58"W	4.25'	150.00'	83.53'
L34	N00°25'37"W	15.00'	124.00'	46.14'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	31°54'19"	150.00'	83.53'
C2	21°19'13"	124.00'	46.14'
C3	21°19'13"	150.00'	83.53'
C4	14°24'00"	124.00'	46.14'
C5	17°13'01"	150.00'	83.53'
C6	52°43'49"	150.00'	83.53'
C7	04°53'36"	150.00'	83.53'
C8	07°57'33"	150.00'	83.53'
C9	18°11'05"	150.00'	83.53'
C10	05°58'52"	124.00'	46.14'
C11	129°26'35"	150.00'	83.53'
C12	134°13'33"	150.00'	83.53'
C13	02°31'14"	124.00'	46.14'
C14	02°31'14"	150.00'	83.53'
C15	02°40'01"	124.00'	46.14'
C16	04°02'30"	150.00'	83.53'
C17	01°03'43"	124.00'	46.14'
C18	00°52'52"	124.00'	46.14'

\* LOTS 73, 74, 75 DRIVEWAY CULVERTS REQUIRED

SCALE: 1" = 60'

3260919  
START DATE: 5/23/03  
PROJ. NO.: 102304  
DWG. BY: JKL/CDL/RHB  
SHEET 2 OF 2

WOODSON ENGINEERING AND SURVEYING INC.  
124 N. EDEN ST., SUITE 100 • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 FAX: (928) 774-4646  
102304  
PONDEROSA TRAILS UNIT 6  
FINAL PLAT