

B9 Pg 46 (103)

DEDICATION

STATE OF ARIZONA
COUNTY OF APACHE

KNOW ALL MEN BY THESE PRESENTS: THAT ARIZONA RANCH SALES, LLC AS OWNER/DEVELOPER HAS SUBDIVIDED, UNDER THE NAME "WINDSOR VALLEY RANCH PHASE II, UNIT 1 AMENDED", THAT PORTION OF SECTIONS 25, 26 AND 27, T. 12 N., R. 25 E., G.&S.R.B.&M., APACHE COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "WINDSOR VALLEY RANCH PHASE II, UNIT 1 AMENDED", AND HEREBY DECLARES THAT SAID PLAT SHEETS SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, ROADWAYS, AND EASEMENTS CONSTITUTING SAME. EACH LOT, TRACT, AND ROADWAY SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT SHEETS. ARIZONA RANCH SALES, LLC (HEREINAFTER, "DEVELOPER") DOES HEREBY DEDICATE AND GRANT THE ROADWAYS AND EASEMENTS DESCRIBED IN NOTES "A", "B", "C", AND "D" TO THE PARTIES FOR THE PURPOSES REFERRED TO AND IDENTIFIED BELOW:

NOTE "A"

50' (FIFTY FOOT) WIDE PERPETUAL PUBLIC ROADWAY EASEMENTS FOR INGRESS AND EGRESS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO APACHE COUNTY FOR THE BENEFIT OF THE PUBLIC FOR PURPOSES OF INGRESS, EGRESS, UTILITIES, MAINTENANCE AND REPAIRS. ALL ROADWAYS SHALL BE KNOWN BY THE NAME GIVEN ON THIS PLAT OF WINDSOR VALLEY RANCH PHASE II.

NOTE "B"

10' (TEN FOOT) WIDE UTILITY EASEMENTS ALONG AND ADJACENT TO ALL ROADWAYS AND CONCURRENT WITH ANY OTHER APPLICABLE EASEMENTS WHETHER SHOWN HEREON OR NOT, ARE HEREBY DEDICATED AND GRANTED TO ALL APPLICABLE UTILITY PROVIDERS* FOR PURPOSES OF UTILITY LINE CONSTRUCTION, MAINTENANCE, AND REPAIR.

NOTE "C"

20' (TWENTY FOOT) WIDE EQUESTRIAN EASEMENTS ALONG AND ADJACENT TO EACH SIDE OF ALL ROADWAYS; ALONG THE PERIMETER BOUNDARIES OF EACH PHASE OF THE WINDSOR VALLEY RANCH SUBDIVISION WHETHER SHOWN HEREON OR NOT; AND AS MAY BE SHOWN SEPARATELY HEREON, ARE HEREBY DEDICATED AND GRANTED TO THE WINDSOR VALLEY PROPERTY OWNERS ASSOCIATION* FOR THE USE AND BENEFIT OF ITS MEMBERS AND FOR MAINTENANCE AND REPAIR.

NOTE "D"

15' (FIFTEEN FOOT) WIDE UTILITY EASEMENTS ALONG EACH PARCEL'S SIDE AND REAR BOUNDARY LINES, WHETHER SHOWN HEREON OR NOT, ARE HEREBY DEDICATED TO ANY APPLICABLE UTILITY PROVIDERS* FOR PURPOSES OF UTILITY LINE CONSTRUCTION, MAINTENANCE AND REPAIR.

RESERVATIONS

ARIZONA RANCH SALES, LLC (DEVELOPER), ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE GRAZING RIGHTS TO THE PROPERTY SHOWN HEREON UNDER THE TERMS AND CONDITIONS STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS (DECLARATION) AND ANY GRAZING LEASE DEVELOPER RECORDS AGAINST THE PROPERTY (LEASE). SAID RIGHTS SHALL TERMINATE AT SUCH TIME AS LIVESTOCK IS FENCED OUT IN ACCORDANCE WITH THE TERMS OF THE DECLARATION AND ANY CURRENT GRAZING LEASE, DEVELOPER RESERVES THE RIGHT TO SELL OR LEASE SAID GRAZING RIGHTS TO OTHER PERSONS OR ENTITIES (OWNER/LESSEE) AT ITS ABSOLUTE AND SOLE DISCRETION.

DEVELOPER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES THE PERPETUAL RIGHT TO USE AND TO GRANT USE TO FURTHER PERSONS OR ENTITIES, ALL EASEMENTS SHOWN OR DESCRIBED HEREON FOR ANY PURPOSE IT DEEMS NECESSARY OR REASONABLE, AT ITS ABSOLUTE AND SOLE DISCRETION.

DEVELOPER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES THE PERPETUAL RIGHT TO USE AND TO GRANT USE TO FURTHER PERSONS OR ENTITIES, ALL EASEMENTS SHOWN OR DESCRIBED HEREON WHICH DOES NOT PROVIDE PHYSICAL OR NECESSARY UTILITY ACCESS TO ANY PARCEL, PROVIDING ALL PARCELS ARE PROVIDED REASONABLE, ALTERNATIVE LEGAL AND UTILITY ACCESS THROUGH OTHER EXISTING OR NEW EASEMENTS THAT DEVELOPER OR OTHER THIRD PARTY MAY LAWFULLY CREATE AND PROVIDING UTILITIES HAVE NOT BEEN CONSTRUCTED WITHIN THE SUBJECT EASEMENT. SAID REVOCATION SHALL BE CARRIED OUT BY DEVELOPER RECORDING A UNILATERAL "DECLARATION OF EASEMENT REVOCATION" EXECUTED BY DEVELOPER AND SHALL BE BINDING ON PARCEL OWNERS, LENDERS, UTILITY PROVIDERS AND GRAZING LEASE HOLDERS WITHOUT NOTICE TO SUCH.

DEVELOPER, ITS SUCCESSORS AND ASSIGNS FURTHER RESERVES, AT ITS SOLE AND UNFETTERED DISCRETION, THE PERPETUAL RIGHT TO UNILATERALLY REVOKE ANY EASEMENT (OTHER THAN PUBLIC ROADWAY EASEMENTS) CREATED HEREON WHICH DOES NOT PROVIDE PHYSICAL OR NECESSARY UTILITY ACCESS TO ANY PARCEL, PROVIDING ALL PARCELS ARE PROVIDED REASONABLE, ALTERNATIVE LEGAL AND UTILITY ACCESS THROUGH OTHER EXISTING OR NEW EASEMENTS THAT DEVELOPER OR OTHER THIRD PARTY MAY LAWFULLY CREATE AND PROVIDING UTILITIES HAVE NOT BEEN CONSTRUCTED WITHIN THE SUBJECT EASEMENT. SAID REVOCATION SHALL BE CARRIED OUT BY DEVELOPER RECORDING A UNILATERAL "DECLARATION OF EASEMENT REVOCATION" EXECUTED BY DEVELOPER AND SHALL BE BINDING ON PARCEL OWNERS, LENDERS, UTILITY PROVIDERS AND GRAZING LEASE HOLDERS WITHOUT NOTICE TO SUCH.

ADDITIONAL RESTRICTIONS AND RESERVATION ARE SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED AGAINST THE PROPERTY SHOWN HEREON AND LISTED IN THE TITLE COMMITMENT.

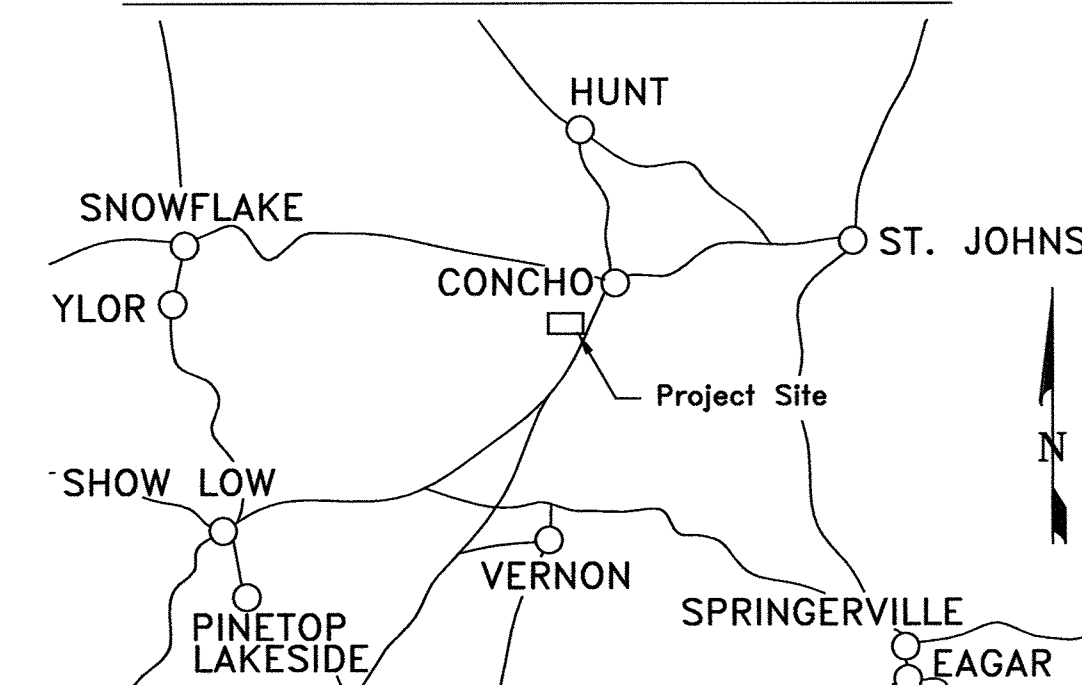
GENERAL NOTES:

- SUBJECT PROPERTY IS ZONE A-G, PER APACHE COUNTY OFFICIAL ZONE MAP AND ZONING ORDINANCE.
- ALL NON-FOUND EXTERIOR SUBDIVISION CORNERS WILL BE SET WITH A #5 REBAR WITH ALUMINUM CAP MARKED LS#15928 PRIOR TO FILING THE FINAL PLAT.
- ALL INTERIOR LOT CORNERS WILL BE SET WITH A #5 REBAR WITH YELLOW CAP MARKED LS #15928 PRIOR TO FILING THE FINAL PLAT.
- ALL LOTS MAY BE SUBJECT TO AN ANCHOR AND DOWN GUY EASEMENT THAT MAY EXTEND OUTSIDE OF EXISTING EASEMENTS.
- ALL ROADWAYS ARE EXISTING AND HAVE BEEN ACCEPTED INTO THE APACHE COUNTY ROADWAY SYSTEM.

WINDSOR VALLEY RANCH PHASE II - UNIT 1 AMENDED FINAL SUBDIVISION PLAT **B9 Pg 44** IN A PORTION OF SECTIONS 25, 26, AND 27, T. 12 N., R. 25 E., G.&S.R.B.&M., APACHE COUNTY, ARIZONA

STATE OF ARIZONA
COUNTY OF APACHE) SS.
Fee No. **2009-005994**
I hereby Certify that the within instrument
was filed and recorded.
September 17, 2009, at 8:26 A.M.
in Book No. **B9**, Page **46 (103)**
Lehman Johnson, Recorder
By Janella Castle Deputy

VICINITY MAP



ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF **Apache**
ON THIS THE **15th** DAY OF **September**, 2009, BEFORE ME, THE UNDERSIGNED OWNERS,
ARIZONA RANCH SALES, LLC **Renée Howes**
BY **Renée Howes**
AUTHORIZED SIGNER
WHO ACKNOWLEDGED THEMSELVES TO BE AN AUTHORIZED SIGNER AND FURTHER ACKNOWLEDGE THAT THEY, AS SUCH AUTHORIZED SIGNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREON CONTAINED, BY SIGNING THEIR NAMES, AS AN AUTHORIZED SIGNER, BY THEMSELVES, AS SUCH AUTHORIZED SIGNER.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: **4-4-2010**

APPROVAL

APPROVED THIS **15** DAY OF **September**, 2009 BY THE COUNTY BOARD OF SUPERVISORS.
BY **Chairman** ATTEST **Clerk**

PLANNING & ZONING

APPROVED **PLANNING & ZONING DIRECTOR** DATE **9-15-09**
APPROVED **COUNTY ENGINEER** DATE **9-15-09**
APPROVED **CHAIRPERSON OF PLANNING & ZONING COMMISSION** DATE **9-16-09**
APPROVED **COUNTY MANAGER** DATE

NAMES & ADDRESS OF OWNERS

ARIZONA RANCH SALES, LLC
RENEE HOWES - MEMBER
1570 PLAZA WEST DR.
PRESCOTT, AZ. 86303
PHONE: 928-771-1003

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kenneth K. Isaacson, RLS 15928, PE 13487

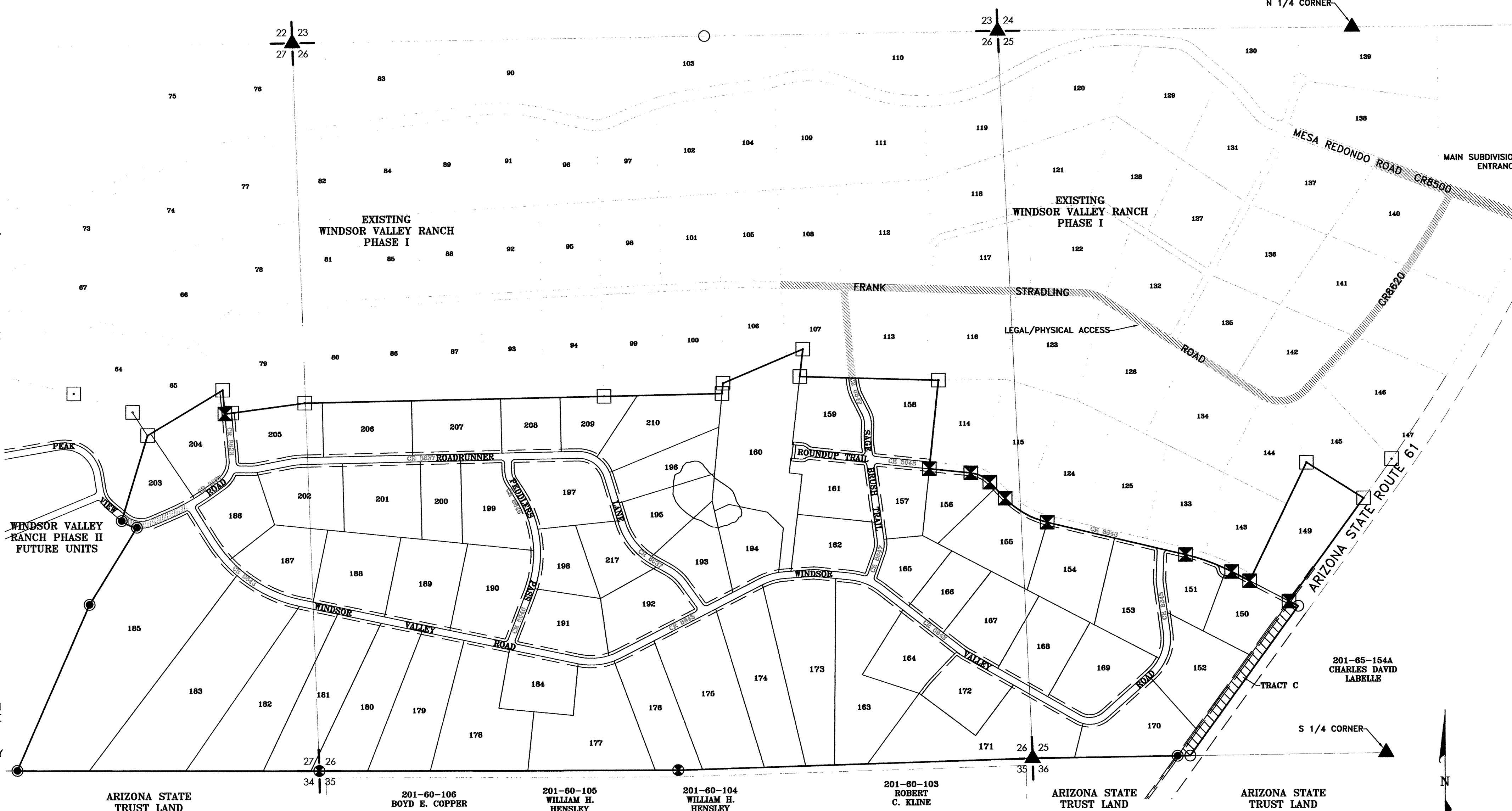


ISAACSON ENGINEERING

P.O. Box 2924
ST. JOHNS, ARIZONA 85936
PHONE: (928)337-9910 FAX: (928)337-9905

WINDSOR VALLEY RANCH PHASE II UNIT 1 AMENDED FINAL SUBDIVISION PLAT DEDICATION

RECORD CREATED AT THE REQUEST OF: ARIZONA RANCH SALES, LLC
DATE: 08/10/09 FILE: Windsor Valley Phase 2 - Unit 1.dwg SHEET NO.
REV. DATE: Drawn By: D.SJR Reviewed By: K.I. 1 OF 3



LEGAL DESCRIPTION WINDSOR VALLEY RANCH PHASE 2 - UNIT 1 AMENDED

A PARCEL OF LAND FOUND IN A PORTION OF SECTIONS 25, 26, AND 27, T. 12 N., R. 25 E., G.&S.R.B.&M., APACHE COUNTY, ARIZONA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF SECTION 26, T.12 N., R.25 E. G. & S.R.M., APACHE COUNTY, ARIZONA:
THENCE SOUTH 88° 14' 55" WEST ALONG THE SOUTH BOUNDARY OF SECTION 26, A DISTANCE OF 2604.57 FEET;
THENCE NORTH 89° 59' 37" WEST A DISTANCE OF 2636.33 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SECTION 26;
THENCE NORTH 89° 49' 19" WEST A DISTANCE OF 2217.37 FEET;
THENCE NORTH 23° 35' 37" EAST A DISTANCE OF 1330.25 FEET;
THENCE NORTH 31° 46' 11" EAST A DISTANCE OF 691.37 FEET TO A POINT OF CURVATURE;
THENCE WESTERLY ALONG A CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET, THRU A CENTRAL ANGLE OF 35° 07' 08", AN ARC DISTANCE OF 122.59 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 67° 30' 59" WEST, 120.68 FEET;
THENCE NORTH 49° 57' 25" WEST A DISTANCE OF 8.48 FEET;
THENCE NORTH 16° 56' 40" EAST A DISTANCE OF 629.62 FEET TO A POINT ON THE SOUTH BOUNDARY OF WINDSOR VALLEY PHASE I;
THENCE NORTH 58° 58' 00" EAST AND CONTINUING ALONG SAID BOUNDARY A DISTANCE OF 643.78 FEET;
THENCE SOUTH 05° 21' 35" EAST ALONG SAID BOUNDARY, A DISTANCE OF 175.92 FEET;
THENCE NORTH 82° 25' 18" EAST ALONG SAID

BOUNDARY, A DISTANCE OF 591.44 FEET;
THENCE NORTH 88° 50' 50" EAST ALONG SAID BOUNDARY, A DISTANCE OF 2,200.03 FEET;
THENCE NORTH 88° 47' 13" EAST ALONG SAID BOUNDARY A DISTANCE OF 865.84 FEET;
THENCE NORTH 05° 23' 29" EAST ALONG SAID BOUNDARY A DISTANCE OF 76.44 FEET;
THENCE NORTH 66° 59' 32" EAST ALONG SAID BOUNDARY A DISTANCE OF 637.47 FEET;
THENCE SOUTH 06° 20' 56" WEST ALONG SAID BOUNDARY A DISTANCE OF 202.62 FEET;
THENCE SOUTH 88° 19' 09" EAST ALONG SAID BOUNDARY A DISTANCE OF 1,019.09 FEET;
THENCE SOUTH 05° 59' 06" WEST ALONG SAID BOUNDARY A DISTANCE OF 654.04 FEET;
THENCE SOUTH 84° 01' 04" EAST ALONG SAID BOUNDARY A DISTANCE OF 306.35 FEET TO A POINT OF CURVATURE;
THENCE EASTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 225.00 FEET, THRU A CENTRAL ANGLE OF 40° 23' 02", AN ARC DISTANCE OF 158.59 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 63° 49' 33" EAST, 155.32 FEET;
THENCE SOUTH 43° 38' 03" EAST AND CONTINUING ALONG THE SOUTH BOUNDARY OF WINDSOR VALLEY PHASE I, A DISTANCE OF 163.37 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG SAID BOUNDARY AND ALONG A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 33° 01' 56", AN ARC DISTANCE OF 360.33 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 60° 09' 01" EAST, 355.36 FEET;
THENCE SOUTH 76° 39' 59" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1,042.83 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID BOUNDARY AND ALONG A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,475.00 FEET, THRU A CENTRAL ANGLE OF 14° 04' 13", AN ARC DISTANCE OF 362.22 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 37' 53" EAST, 361.31 FEET;
THENCE SOUTH 62° 35' 46" EAST AND CONTINUING ALONG THE SOUTH BOUNDARY OF WINDSOR VALLEY PHASE I, A DISTANCE OF 147.61 FEET;
THENCE NORTH 25° 46' 33" EAST AND CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 965.77 FEET;
THENCE SOUTH 57° 56' 12" EAST AND CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 493.72 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF ARIZONA STATE ROUTE 61;
THENCE SOUTH 35° 54' 49" WEST ALONG SAID BOUNDARY, A DISTANCE OF 935.57 FEET;
THENCE SOUTH 62° 38' 46" EAST ALONG SAID BOUNDARY, A DISTANCE OF 75.84 FEET TO THE CENTERLINE OF ARIZONA STATE ROUTE 61;
THENCE SOUTH 35° 54' 49" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1356.26 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 25;
THENCE SOUTH 89° 12' 38" WEST ALONG SAID BOUNDARY, A DISTANCE OF 93.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF ARIZONA STATE ROUTE 61;
THENCE SOUTH 89° 12' 38" WEST ALONG SAID BOUNDARY, A DISTANCE OF 1,063.98 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SECTION 26 AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY COMPRISING A TOTAL OF 488.22 ACRES, MORE OR LESS.

SAID PROPERTY INCLUDES A 2.37 ACRE TRACT OF LAND

THAT FALLS WITHIN THE RIGHT-OF-WAY BOUNDARY OF ARIZONA STATE ROUTE 61.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND ENCUMBRANCES OF RECORD.

LEGEND

FD. ALUM CAP _____ ▲
LS #7334
FD. USGS ALUM CAP _____ ▲
FD. ALUM CAP _____ □
LS #42811
FD. IP/ORANGE CAP _____ ☒
LS #42811
FD. IP/NO TAG _____ ●

SET #5 REBAR W/CAP _____ ●
LS #15928 - SEE NOTE

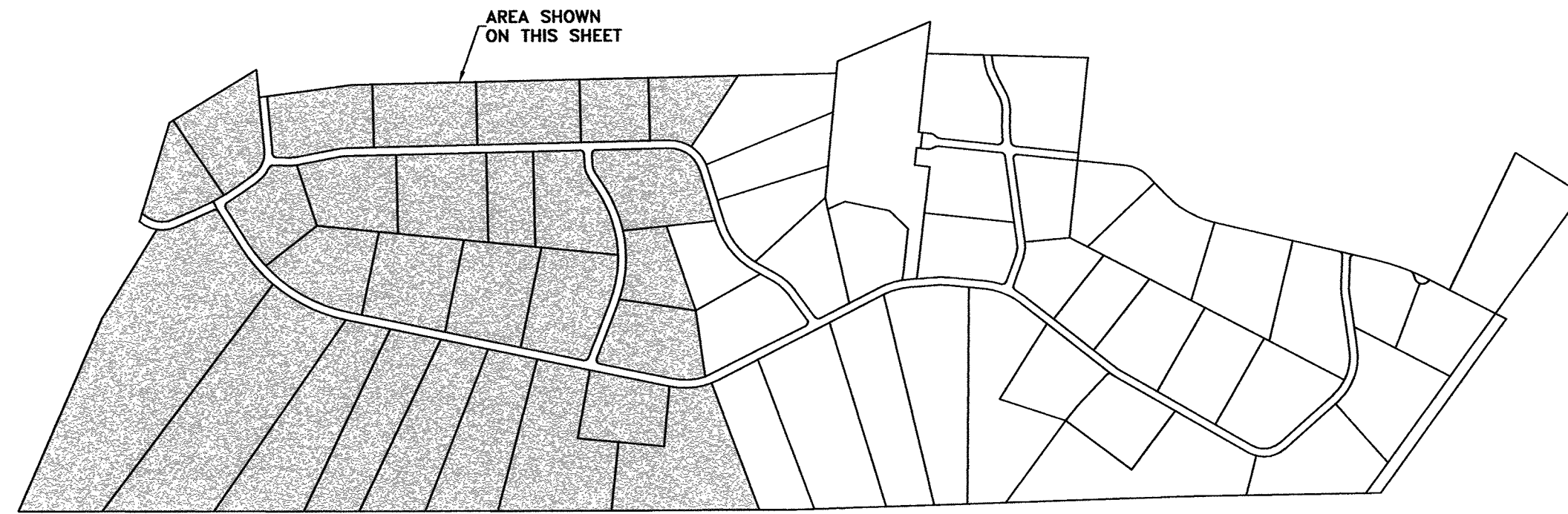
CALCULATED CORNER
NOTHING SET OR FOUND
EXCEPT AS NOTED

B9 Pge 46 (2 of 3)

WINDSOR VALLEY RANCH PHASE II - UNIT 1 AMENDED B9Pg44A PORTION OF SECTIONS 25, 26, AND 27, T. 12 N., R. 25 E.,
G.&S.R.B.&M., APACHE COUNTY, ARIZONA

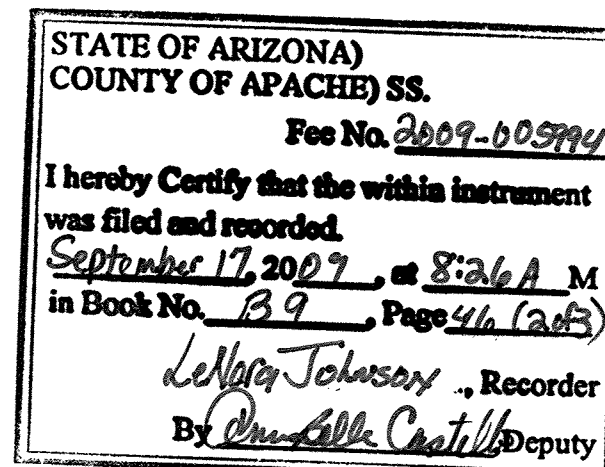
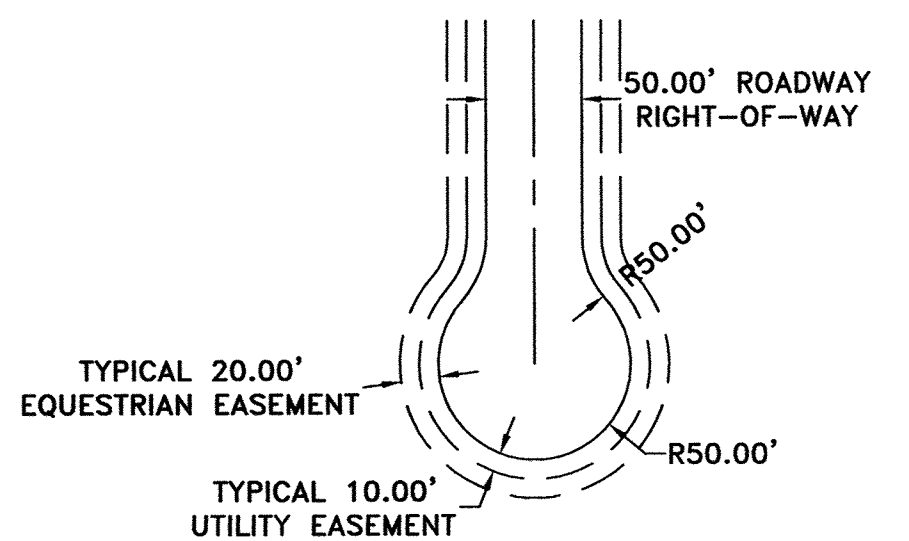
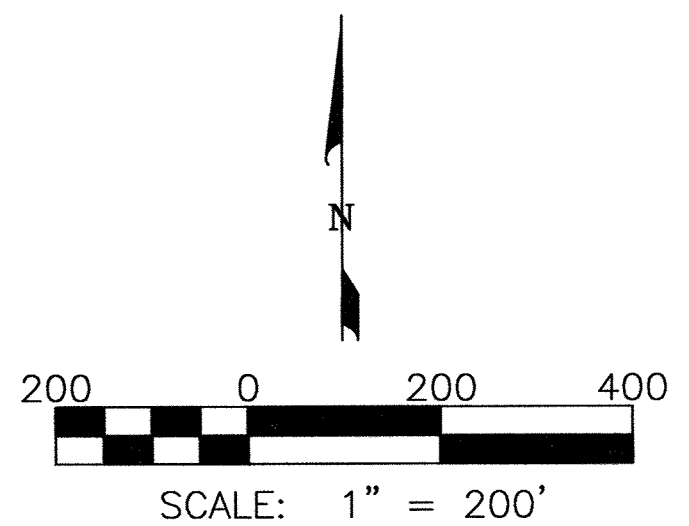
LEGEND

- FD. ALUM CAP _____ ▲
LS #7334
- FD. USGS ALUM CAP _____ △
- FD. ALUM CAP _____ □
LS #42811
- FD. IP/ORANGE CAP _____ ☒
LS #42811
- FD. IP/NO TAG _____ ●
- SET #5 REBAR W/CAP _____ ●
LS #15928 - SEE NOTE
- CALCULATED CORNER
NOTHING SET OR FOUND _____ ○
EXCEPT AS NOTED



GENERAL NOTES:

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**ISAACSON ENGINEERING**

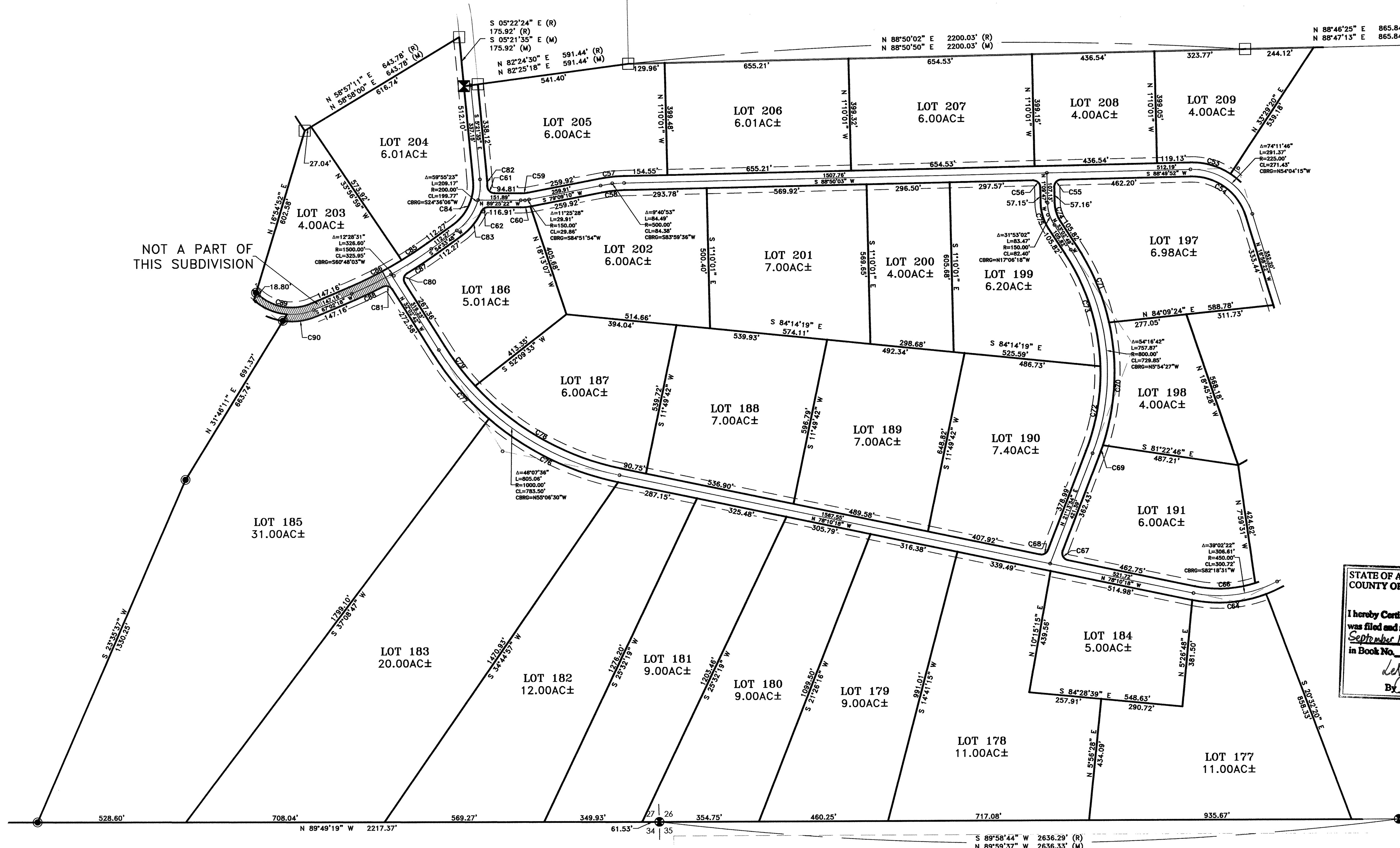
P.O. Box 2924
ST. JOHNS, ARIZONA 85936
PHONE: (928) 337-9910 FAX: (928) 337-9905

**WINDSOR VALLEY RANCH PHASE II
UNIT 1 AMENDED FINAL SUBDIVISION PLAT
LOT LAYOUT SHEET 1**

RECORD CREATED AT THE REQUEST OF: ARIZONA RANCH SALES, LLC

DATE: 09/10/09 FILE: Windsor Valley Phase 2 - Unit 1.dwg SHEET NO.
REV. DATE: Drawn By: D.SJR Reviewed By: KI 2 OF 3

Curve Table						Curve Table						Curve Table					
Curve #	Delta	Length	Radius	Chord Length	Chord Bearing	Curve #	Delta	Length	Radius	Chord Length	Chord Bearing	Curve #	Delta	Length	Radius	Chord Length	Chord Bearing
C52	34°08'01"	148.94'	250.00'	146.74'	N 39°26'40" W	C67	99°24'12"	43.37'	25.00'	38.13'	S 28°28'12" E	C80	91°08'28"	39.77'	25.00'	35.71'	S 13°31'32" W
C53	34°39'20"	151.21'	250.00'	148.92'	N 39°26'40" W	C68	80°35'48"	35.17'	25.00'	32.34'	N 61°31'48" E	C81	85°09'24"	37.16'	25.00'	33.83'	N 74°37'24" W
C54	74°11'38"	258.99'	200.00'	241.27'	N 54°04'11" W	C69	2°47'40"	40.24'	825.00'	40.23'	N 19°50'04" E	C82	6°34'49"	25.84'	225.00'	25.83'	N 2°04'11" W
C55	89°59'46"	39.27'	25.00'	35.35'	S 43°50'06" W	C70	30°44'40"	442.69'	825.00'	437.39'	N 3°03'54" E	C83	29°42'15"	116.65'	225.00'	115.35'	N 39°42'40" E
C56	90°00'14"	39.27'	25.00'	35.36'	N 46°09'54" W	C71	20°44'23"	298.63'	825.00'	297.00'	N 22°40'37" W	C84	59°55'23"	183.02'	175.00'	174.80'	N 24°36'06" E
C57	9°40'50"	88.70'	525.00'	88.60'	S 83°59'35" W	C72	22°44'41"	307.65'	775.00'	305.63'	N 9°51'34" E	C85	4°15'21"	109.56'	1475.00'	109.53'	N 56°41'28" E
C58	9°40'50"	80.25'	475.00'	80.16'	S 83°59'35" W	C73	31°32'02"	426.54'	775.00'	421.17'	N 17°16'48" W	C86	8°13'10"	211.60'	1475.00'	211.41'	N 62°55'44" E
C59	11°25'28"	24.92'	125.00'	24.88'	N 84°51'54" E	C74	31°53'02"	69.56'	125.00'	68.67'	S 17°06'18" E	C87	4°31'58"	120.85'	1525.00'	120.61'	N 56°49'47" E
C60	11°25'28"	34.89'	175.00'	34.84'	S 84°51'54" W	C75	31°53'02"	97.38'	175.00'	96.13'	S 17°06'18" E	C88	4°14'25"	112.86'	1525.00'	112.83'	N 64°55'06" E
C61	90°38'35"	39.55'	25.00'	35.55'	S 44°06'04" E	C76	29°00'05"	518.82'	1025.00'	513.30'	S 63°40'16" E	C89	63°00'17"	192.44'	175.00'	182.89'	S 81°27'33" E
C62	65°43'06"	28.67'	25.00'	27.13'	S 57°43'05" W	C77	17°07'32"	306.37'	1025.00'	305.23'	S 40°36'28" E	C90	31°03'54"	121.99'	225.00'	120.50'	N 82°34'15" E
C64	32°22'01"	268.33'	475.00'	264.78'	N 85°38'41" E	C78	35°40'29"	607.08'	975.00'	597.32'	S 60°20'04" E						
C66	29°16'29"	217.15'	425.00'	214.79'	N 87°11'27" E	C79	10°27'07"	177.86'	975.00'	177.61'	S 37°16'16" E						

WINDSOR VALLEY RANCH PHASE I

B9 Pg 46 (3 of 3)

WINDSOR VALLEY RANCH PHASE II - UNIT 1 AMENDED B9 Pg 44

A PORTION OF SECTIONS 25, 26, AND 27,, T. 12 N., R. 25 E.,
G.&S.R.B.&M., APACHE COUNTY, ARIZONA

LEGEND

FD. ALUM CAP
LS #7334

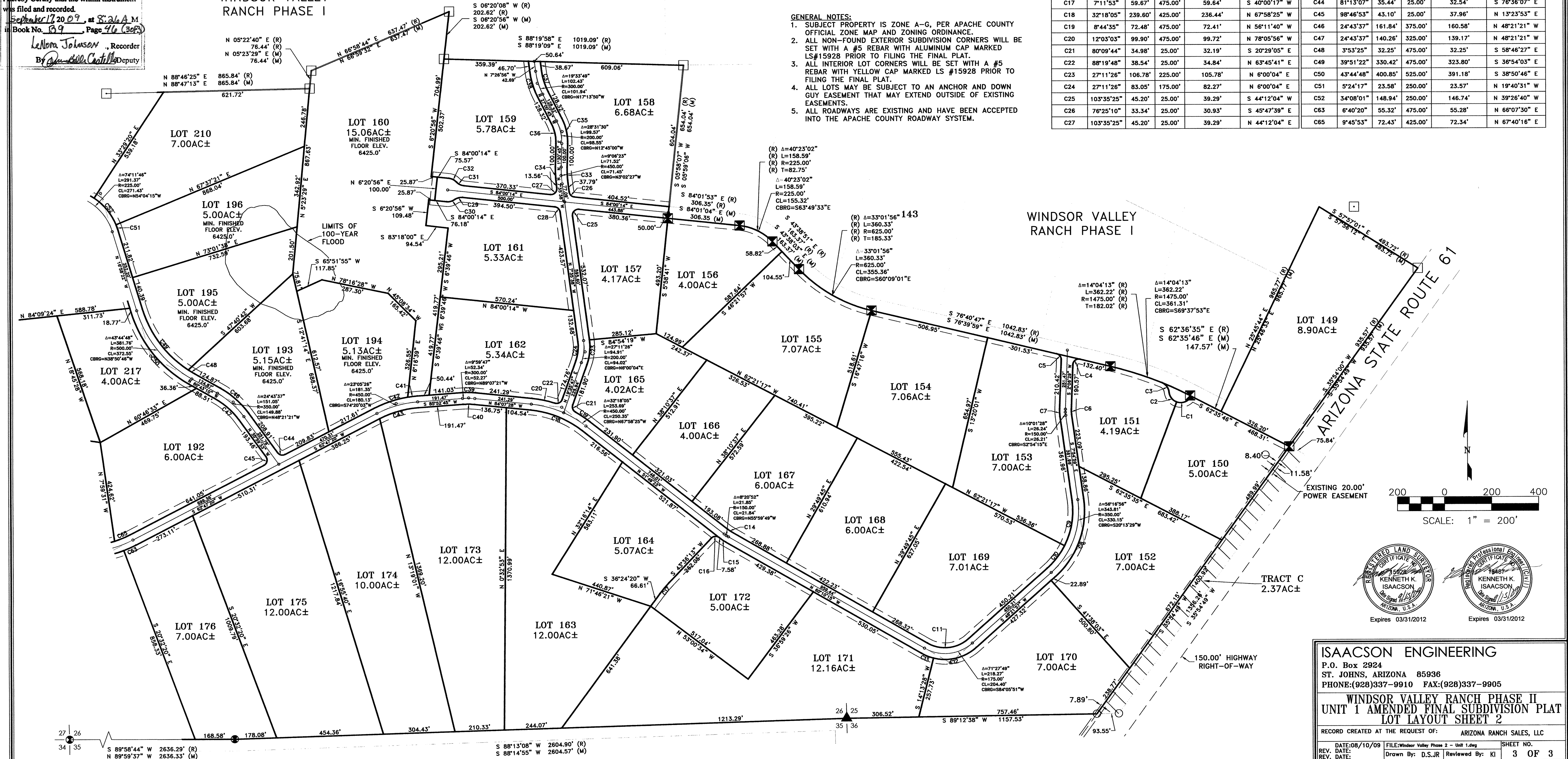
FD. USGS ALUM CAP

FD. ALUM CAP
LS #42811FD. IP/ORANGE CAP
LS #42811

FD. IP/NO TAG

SET #5 REBAR W/CAP
LS #15928 - SEE NOTECALCULATED CORNER
NOTHING SET OR FOUNDEXCEPT AS NOTED
STATE OF ARIZONA
COUNTY OF APACHE) SS.

Fee No. 2009-005994

I hereby Certify that the within instrument
was filed and recorded.September 17, 2009, at 8:26 A.M.
in Book No. B9, Page 46 (3 of 3)Lelona Johnson, Recorder
By [Signature] DeputyWINDSOR VALLEY
RANCH PHASE I

Curve Table						Curve Table					
Curve #	Delta	Length	Radius	Chord Length	Chord Bearing	Curve #	Delta	Length	Radius	Chord Length	Chord Bearing
C1	83°58'38"	73.28'	50.00'	66.90'	N 68°37'25" E	C28	76°24'35"	33.34'	25.00'	30.92'	N 45°47'56" W
C2	63°21'58"	55.30'	50.00'	52.52'	S 37°42'16" E	C29	41°24'35"	36.14'	50.00'	35.36'	S 75°17'29" W
C3	61°43'35"	53.87'	50.00'	51.30'	N 36°53'04" W	C30	41°24'35"	36.14'	50.00'	35.36'	N 75°17'29" W
C4	101°13'32"	44.17'	25.00'	38.64'	S 52°43'15" W	C31	41°24'35"	36.14'	50.00'	35.36'	S 63°17'56" E
C5	78°46'28"	34.37'	25.00'	31.73'	N 37°16'45" W	C32	41°24'35"	36.14'	50.00'	35.36'	N 63°17'56" W
C6	10°01'28"	21.87'	125.00'	21.84'	S 2°54'15" E	C33	9°05'54"	67.49'	425.00'	67.42'	S 3°02'12" E
C7	10°01'28"	30.62'	175.00'	30.58'	S 2°54'15" E	C34	9°06'23"	75.50'	475.00'	75.42'	S 3°02'27" E
C8	56°16'56"	368.37'	375.00'	353.73'	N 20°13'29" E	C35	28°31'30"	112.02'	225.00'	110.86'	N 12°45'00" W
C9	34°52'13"	197.79'	325.00'	194.82'	N 9°31'07" E	C36	28°31'30"	87.12'	175.00'	86.23'	N 12°45'00" W
C10	21°24'43"	121.46'	325.00'	120.86'	N 37°39'35" E	C37	19°33'49"	93.90'	275.00'	93.44'	S 17°13'50" E
C11	71°27'49"	187.09'	150.00'	175.20'	N 84°05'51" E	C38	19°33'49"	110.97'	325.00'	110.43'	S 17°13'50" E
C12	55°51'31"	194.98'	200.00'	187.35'	N 76°17'42" E	C39	9°59'47"	56.70'	325.00'	56.63'	N 89°07'21" W
C13	15°36'17"	54.47'	200.00'	54.30'	S 67°58'23" E	C40	9°59'47"	47.98'	275.00'	47.92'	N 89°07'21" W
C14	8°20'52"	18.21'	125.00'	18.20'	S 55°59'49" E	C41	4°56'49"	41.01'	475.00'	41.00'	S 83°24'21" W
C15	8°20'52"	25.50'	175.00'	25.47'	S 55°59'49" E	C42	18°08'37"	150.42'	475.00'	149.79'	S 71°51'38" W
C16	84°34'24"	36.90'	25.00'	33.64'	S 85°53'25" W	C43	23°05'26"	171.28'	425.00'	170.12'	S 74°20'03" W
C17	7°11'53"	59.67'	475.00'	59.64'	S 40°00'17" W	C44	81°13'07"	35.44'	25.00'	32.54'	S 76°36'07" E
C18	32°18'05"	239.60'	425.00'	236.44'	N 67°58'25" W	C45	98°46'53"	43.10'	25.00'	37.96'	N 13°23'53" E
C19	8°44'35"	72.48'	475.00'	72.41'	N 56°11'40" W	C46	24°43'37"	161.84'	375.00'	160.58'	N 48°21'21" W
C20	12°03'03"	99.90'	475.00'	99.72'	N 78°05'56" W	C47	24°43'37"	140.26'	325.00'	139.17'	N 48°21'21" W
C21	80°09'44"	34.98'	25.00'	32.19'	S 20°29'05" E	C48	3°53'25"	32.25'	475.00'	32.25'	S 58°46'27" E
C22	88°19'48"	38.54'	25.00'	34.84'	N 63°45'41" E	C49	39°51'22"	330.42'	475.00'	323.80'	S 36°54'03" E
C23	27°11'26"	106.78'	225.00'	105.78'	N 6°00'04" E	C50	43°44'48"	400.85'	525.00'	391.18'	S 38°50'46" E
C24	27°11'26"	83.05'	175.00'	82.27'	N 6°00'04" E	C51	5°24'17"	235.58'	250.00'	23.57'	N 19°40'31" W
C25	103°35'25"	45.20'	25.00'	39.29'	S 44°12'04" W	C52	34°08'01"	148.94'	250.00'	146.74'	N 39°26'40" W
C26	76°25'10"	33.34'	25.00'	30.93'	S 45°47'39" E	C53	6°40'20"	55.32'	475.00'	55.28'	N 66°07'30" E
C27	103°35'25"	45.20'	25.00'	39.29'	N 44°12'04" E	C54	9°45'53"	72.43'	425.00'	72.34'	N 67°40'16" E

200 0 200 400
SCALE: 1" = 200'

REGISTERED LAND SURVEYOR
KENNETH K. ISAACSON
Arizona, U.S.A.
Expires 03/31/2012

REGISTERED PROFESSIONAL ENGINEER
KENNETH K. ISAACSON
Arizona, U.S.A.
Expires 03/31/2012

ISAACSON ENGINEERING
P.O. Box 2924
ST. JOHNS, ARIZONA 85936
PHONE: (928) 337-9910 FAX: (928) 337-9905

**WINDSOR VALLEY RANCH PHASE II
UNIT 1 AMENDED FINAL SUBDIVISION PLAT
LOT LAYOUT SHEET 2**

RECORD CREATED AT THE REQUEST OF: ARIZONA RANCH SALES, LLC

REV. DATE: 08/10/09
REV. DATE: 08/10/09
REV. DATE: 08/10/09

FILE: Windsor Valley Phase 2 - Unit 1.dwg
Drawn By: D.S.JR
Reviewed By: KI

SHEET NO.
3 OF 3