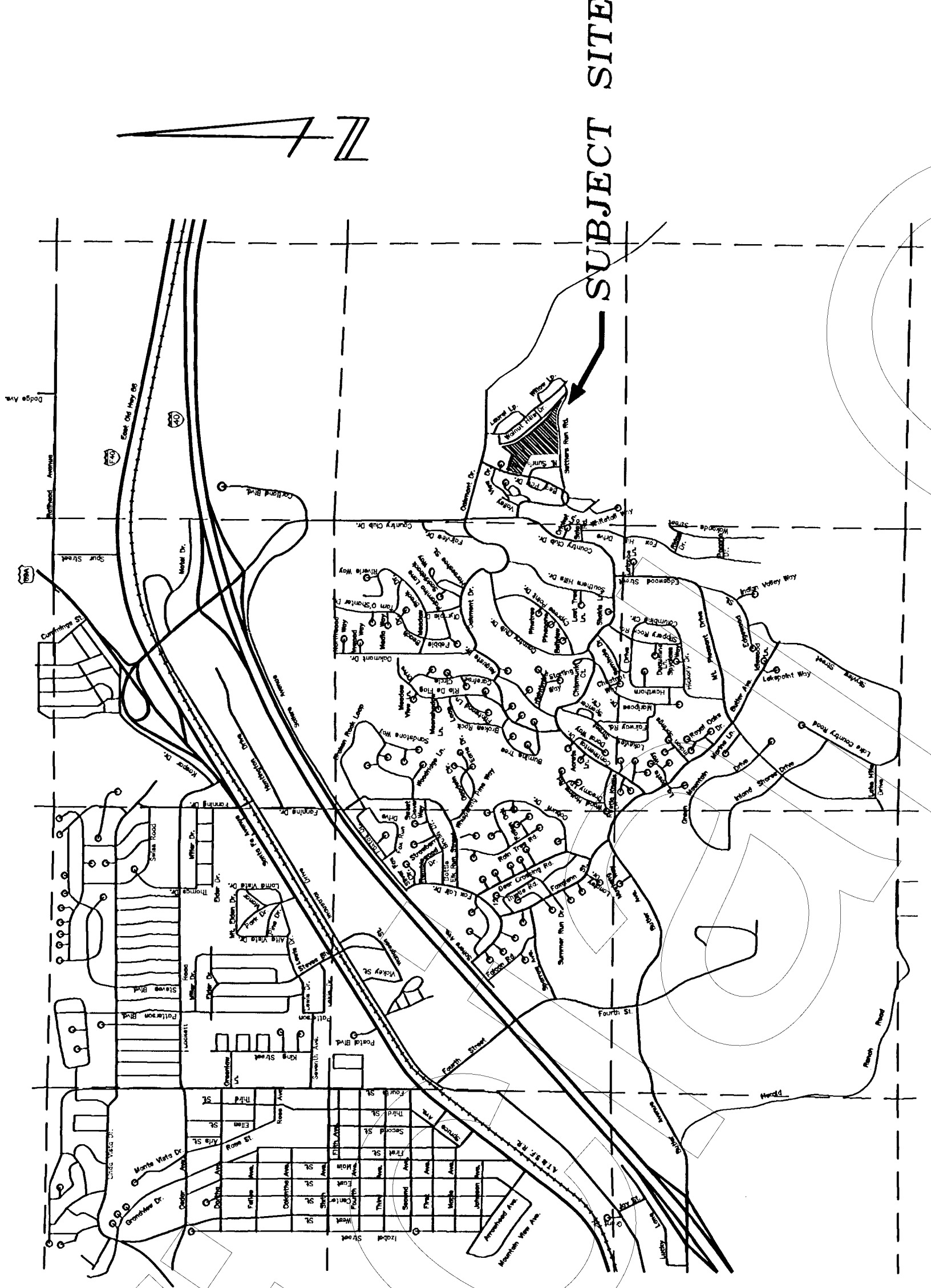


# FINAL PLAT MOUNTAIN OAKS

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 8 EAST,  
GILA AND SALT RIVER MERIDIAN, LOCATED IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.  
CONTAINING 11.41 ACRES, MORE OR LESS.



### DEDICATION

STATE OF ARIZONA } ss  
COUNTY OF COCONINO }

KNOW ALL MEN BY THESE PRESENTS that Jim Jamison and Darleen Jamison, husband and wife, AND John J. Gisi and Sandra M. Gisi, husband and wife, has subdivided a portion of the Southwest Quarter of Section 17, T.21N., R. 8 E., G. & S.R.M., under the name of MOUNTAIN OAKS, shown and platted herein, and hereby declares that said plat sets forth the location and gives the dimensions of each lot, block, and easements constituting same, and that each Lot and Tract shall be known and identified by the Public as such, respectively, on this plat, and that Jim Jamison hereby dedicates to the Public for as such, the Easements as shown on this plat, and included in the above described premises.

The Easements as shown hereon are for the uses described for each, respectively, on this plat.

There is to be hereafter recorded the "Declaration of Restrictions for MOUNTAIN OAKS" for the purpose of defining the use of all Tracts and residential Lots within the above described premises.

IN WITNESS WHEREOF, Jim Jamison and Darleen Jamison, husband and wife, AND John J. Gisi and Sandra M. Gisi, husband and wife, have caused their names to be signed, this 20th day of July, 1995.

*Jim Jamison*  
JIM JAMISON

*Darleen Jamison*  
DARLEEN JAMISON

*John J. Gisi*  
JOHN J. GISI

*Sandra M. Gisi*  
SANDRA M. GISI

### ACKNOWLEDGEMENTS

STATE OF ARIZONA } ss  
COUNTY OF COCONINO }

Before me this 20th day of July, 1995 personally appeared Jim Jamison and Darleen Jamison, husband & wife, who acknowledged themselves to be the persons whose names are subscribed above; and executed the foregoing instrument for the purposes therein contained.

Notary Public Judy L. Miller  
My Commission Expires July 28, 1995

STATE OF ARIZONA } ss  
COUNTY OF COCONINO }

*Judy L. Miller*  
JUDY L. MILLER  
NOTARY PUBLIC - STATE OF ARIZONA  
My Commission Expires July 28, 1995

Before me this 20th day of July, 1995 personally appeared John J. Gisi, husband and wife, who acknowledged themselves to be the persons whose names are subscribed above; and executed the foregoing instrument for the purposes therein contained.

Notary Public Judy L. Miller  
My Commission Expires July 28, 1995

OFFICIAL SEAL  
JUDY L. MILLER  
NOTARY PUBLIC - STATE OF ARIZONA  
My Commission Expires July 28, 1995

### SHEET INDEX

SHEET 1 of 3 Cover Sheet, Approvals, Dedication & Acknowledgements  
SHEET 2 of 3 Plat Map  
SHEET 3 of 3 Boundary Survey

### VICINITY MAP

Not to Scale

### OCCUPANCY

No certificate of occupancy for any residence may be issued nor may any residence erected in this tract be occupied until the required water, sewer and all other essential utilities are installed, and an all weather access roadway to the residences is constructed and approved or accepted by the City Engineer.

### OWNER/DEVELOPER

JIM JAMISON, et. al.  
2308 North Fourth Street  
Flagstaff, Arizona 86004  
Phone: (602) 527-8393

### UTILITY COMPANY APPROVALS

<i>J. F. White</i> ARIZONA PUBLIC SERVICE COMPANY	5-25-95 DATE
<i>Candy Wilson</i> U. S. WEST	5/26/95 DATE
<i>[Signature]</i> CITIZENS UTILITIES	5/25/95 DATE
<i>[Signature]</i> FLAGSTAFF CABLEVISION	5-25-95 DATE

### CITY OF FLAGSTAFF APPROVAL

IT IS HEREBY CERTIFIED that this plat has been officially approved for record by the City Council of Flagstaff, Arizona on the 20th day of July, 1995.

BY: [Signature]  
MAYOR

ATTEST: [Signature]  
CITY CLERK

IT IS HEREBY CERTIFIED that this plat has been officially approved for record by the Development Review Board of Flagstaff, Arizona on the 21st day of August, 1995.

BY: [Signature]  
Chairperson

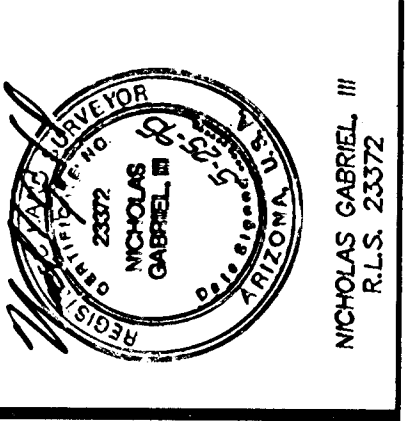
BY: [Signature]  
City Engineer

C.O.F. FILE No. 04-94143

### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED, WAS PREPARED BY ME OR UNDER MY DIRECTION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A COMPLETE AND ACCURATE REPRESENTATION THEREOF.

No. \_\_\_\_\_  
RECORDED AT REQUEST OF \_\_\_\_\_ CITY OF FLAGSTAFF  
ON \_\_\_\_\_  
IN CASE \_\_\_\_\_, MAP \_\_\_\_\_  
of Coconino County, Arizona CANDACE OWENS, County Recorder  
By: \_\_\_\_\_, Deputy



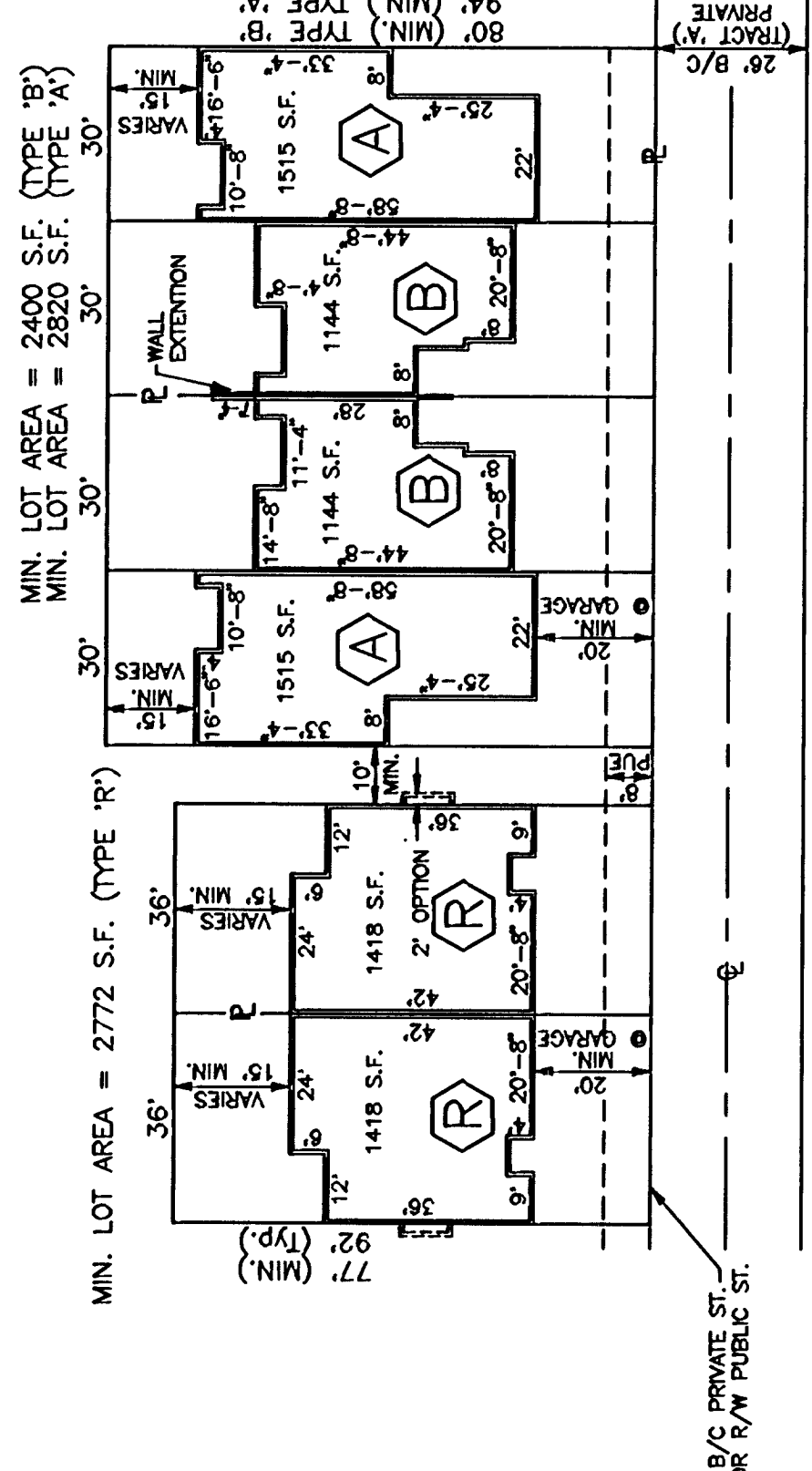
<b>Coconino Engineering</b> 2708 North Fourth Street Flagstaff, Arizona 86004 Phone: (602) 527-1008	
REVISIONS DATE INT. % 27/19/95 5%	SHEET 1 OF 3
MOUNTAIN OAKS FINAL PLAT	
JOB No. 94825	

1391801  
Page 1 of 3

**LOT AREA TABLE**

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	3385	31	2974
2	3320	32	2982
3	3288	33	2982
4	2984	34	2982
5	2984	35	2982
6	2984	36	2982
7	2984	37	2982
8	2984	38	2982
9	2984	39	2982
10	2984	40	2982
11	2984	41	2982
12	2984	42	2982
13	2984	43	2982
14	2984	44	2982
15	2984	45	2982
16	2984	46	2982
17	2984	47	2982
18	2984	48	2982
19	2984	49	2982
20	2984	50	2982
21	2984	51	2982
22	2984	52	2982
23	2984	53	2982
24	2984	54	2982
25	2984	55	2982
26	2984	56	2982
27	2984	57	2982
28	2984	58	2982
29	2984	59	2982
30	2984	60	2982
31	2984	61	2982
32	2984	62	2982
33	2984	63	2982
34	2984	64	2982
35	2984	65	2982
36	2984	66	2982
37	2984	67	2982
38	2984	68	2982
39	2984	69	2982
40	2984	70	2982
41	2984	71	2982
42	2984	72	2982
43	2984	73	2982
44	2984	74	2982
45	2984	75	2982
46	2984	76	2982
47	2984	77	2982
48	2984	78	2982
49	2984	79	2982
50	2984	80	2982
51	2984	81	2982
52	2984	82	2982
53	2984	83	2982
54	2984	84	2982
55	2984	85	2982
56	2984	86	2982
57	2984	87	2982
58	2984	88	2982
59	2984	89	2982
60	2984	90	2982
61	2984	91	2982
62	2984	92	2982
63	2984	93	2982
64	2984	94	2982
65	2984	95	2982
66	2984	96	2982
67	2984	97	2982
68	2984	98	2982
69	2984	99	2982
70	2984	100	2982

**TYPICAL LOT DIMENSIONS AND SETBACKS**



SCALE: 1" = 60'

NOTE: ALL BOUNDARY BEARINGS, DISTANCES, AND MONUMENTATION ARE FROM THE BOUNDARY SURVEY PRESENTED ON SHEET 3 OF 3.

**LEGEND**

- R.C.C. RECORDS OF COCONINO COUNTY
- R/W RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITIES EASEMENT
  - SET 1/2" REBAR IN ASPHALT (PRIVATE DRIVE CENTERLINE CONTROL POINT)
- NOTE: ALL INDIVIDUAL LOT CORNERS WILL BE SET 1/2" REBAR W/BYPASS TAG MARKED "L.S. 23372" OR CUT CROSS (+) IN CURB OF PRIVATE DRIVE.

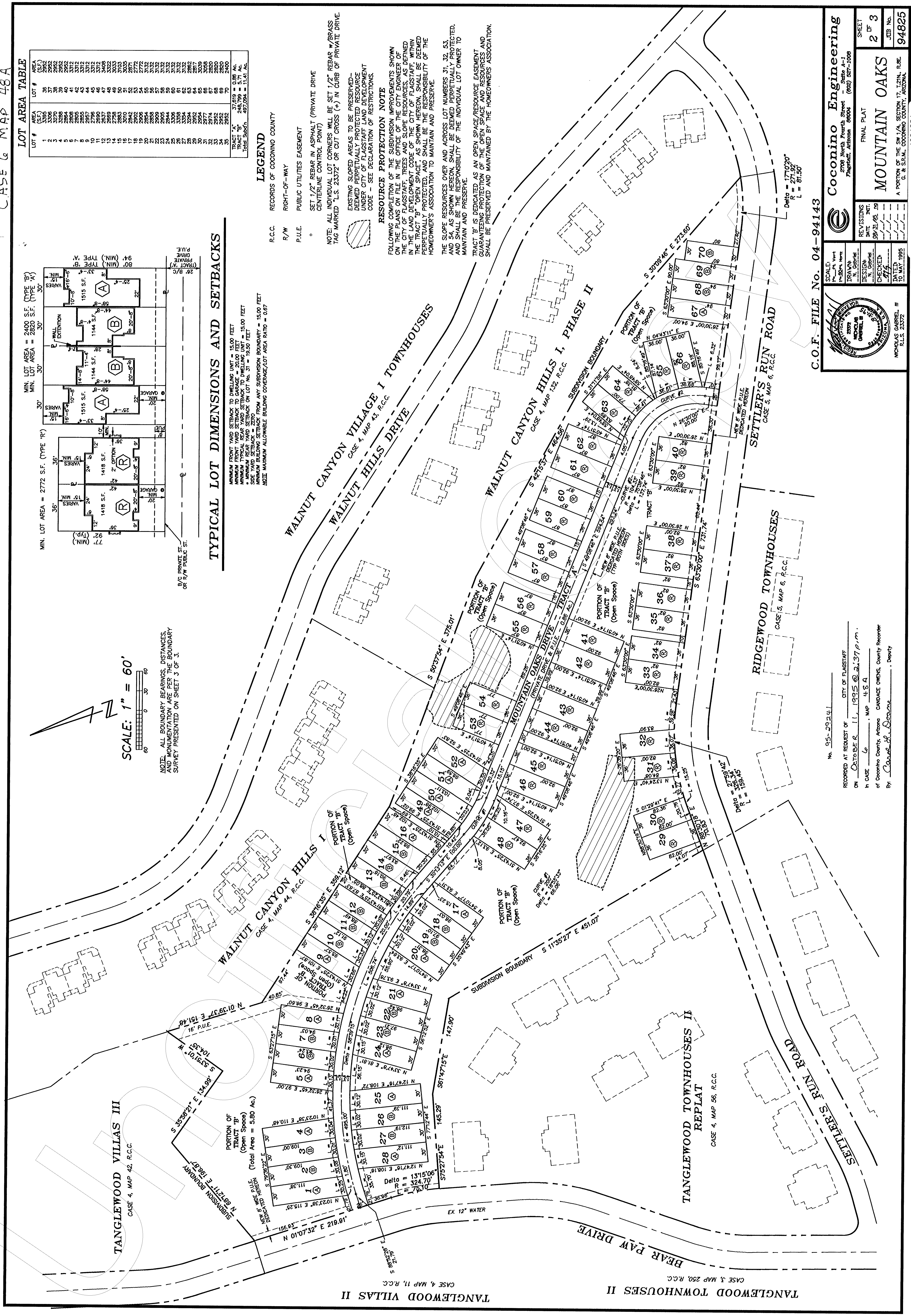
EXISTING SLOPED AREAS TO BE PRESERVED - DEEMED PERPETUALLY PROTECTED RESOURCE UNDER CITY OF FLAGSTAFF LAND DEVELOPMENT CODE - SEE DECLARATION OF RESTRICTIONS.

**RESOURCE PROTECTION NOTE**

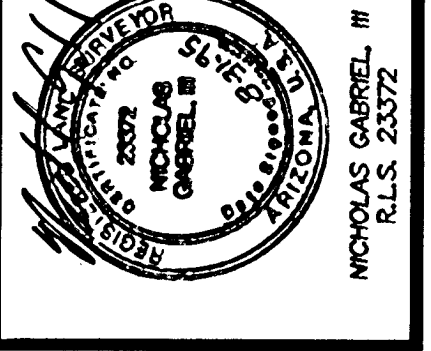
FOLLOWING COMPLETION OF THE SUBDIVISION IMPROVEMENTS SHOWN ON THE PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF FLAGSTAFF, TREES AND SLOPE RESOURCES, AS DEFINED IN THE CITY OF FLAGSTAFF LAND DEVELOPMENT CODE, WITHIN THE TRACT "B" RELOCATED TO THE CENTERLINE OF FLAGSTAFF, WITHIN THE TRACT "B" RELOCATED TO THE CENTERLINE OF FLAGSTAFF, SHALL BE PERPETUALLY PROTECTED AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN AND PRESERVE.

THE SLOPE RESOURCES OVER AND ACROSS LOT NUMBERS 31, 32, 53, AND 54, AS SHOWN HEREON, SHALL BE DEEMED PERPETUALLY PROTECTED, AND SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO MAINTAIN AND PRESERVE.

TRACT "B" IS DEDICATED AS AN OPEN SPACE/RESOURCE EASEMENT GUARANTEEING PROTECTION OF THE OPEN SPACE AND RESOURCES AND SHALL BE PRESERVED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



C.O.F. FILE No. 04-94143



**Coconino Engineering**  
2709 North Fourth Street - Suite A-1  
Flagstaff, Arizona 86001 (928) 527-1008

FINAL PLAN  
**MOUNTAIN OAKS**

A PORTION OF THE SW 1/4, SECTION 17, T21N, R9E, G. & S.R.M., COCONINO COUNTY, ARIZONA.

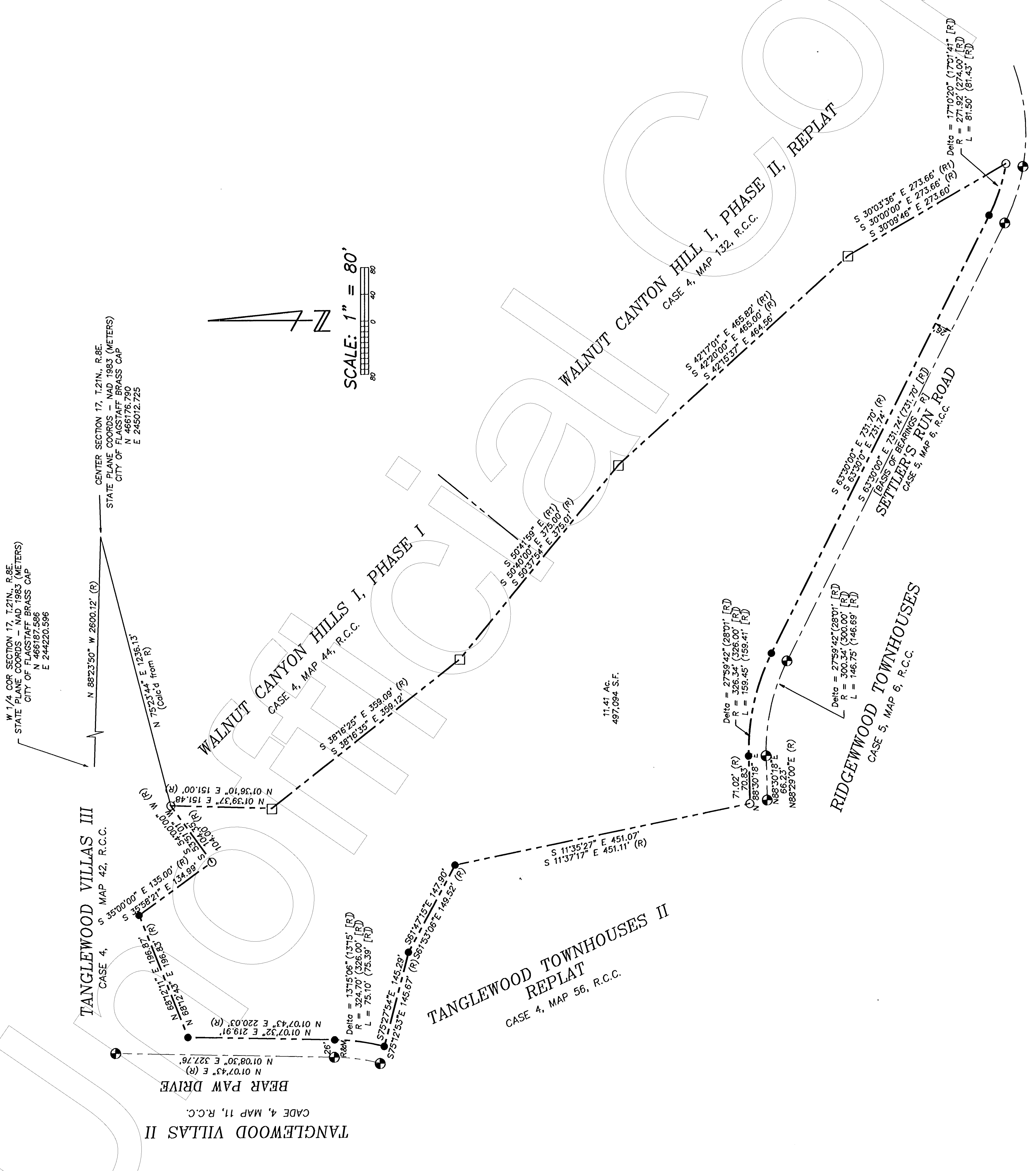
REVISIONS: DATE, BY, DESCRIPTION

DATE: 08/21/05  
DRAWN: J.S.A.  
DESIGN: J.S.A.  
CHECKED: J.S.A.

SHEET 2 OF 3  
JOB NO. 94825

RECORDED AT REQUEST OF CITY OF FLAGSTAFF  
ON OCTOBER 11, 1995 @ 2:37 p.m.  
IN CASE 6, MAP 48A  
of Coconino County, Arizona  
CANDACE OWENS, County Recorder  
By: Candace A. Owens, Deputy

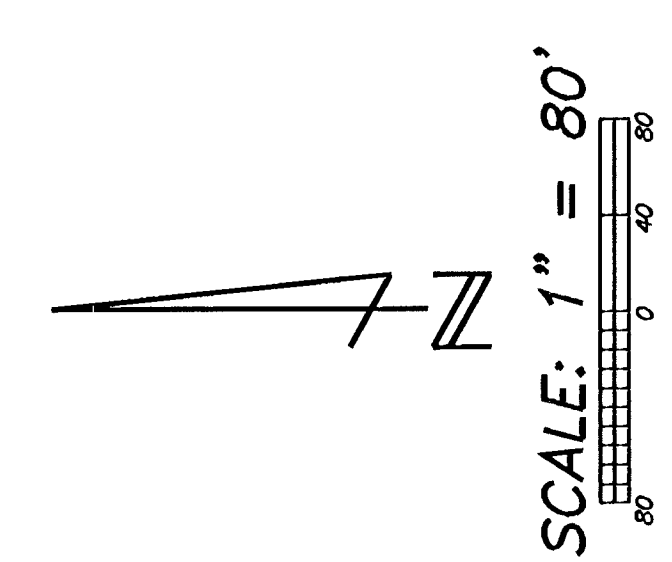
No. 05-25244



**LEGEND**

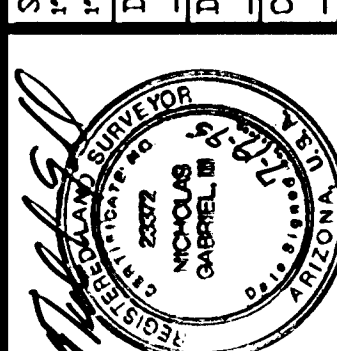
- Found Aluminum Cap Mk'd "Coconino Engineering - L.S. 16887" or "Coconino Engineering - L.S. 16218"
- Found 1/2" dia Rebar w/Tag Mk'd "16887"
- Found 1/2" dia. Rebar w/Plastic Cap Mk'd "16218"
- Found 1/2" dia. Rebar with NO Identifying Marks
- (R) Record Data per the following Final Plats Recorded in the Office of the County Clerk:
  - RIDGEWOOD TOWNHOUSES - Case 5, Map 6
  - TANGLEWOOD TOWNHOUSES II - REPLAT - Case 4, Map 56
  - TANGLEWOOD VILLAS III - Case 4, Map 42
  - TANGLEWOOD VILLAS II - Case 4, Map 11
  - WALNUT CANYON HILLS I - Case 4, Map 44
- (RT) Record Data per WALNUT CANYON HILLS I, PHASE II, REPLAT Case 4, Map 132

**NOTES:**  
 Data not notated and shown hereon is MEASURED.  
 A Results of Survey prepared By Northland Exploration Surveys, Inc. and Recorded in Book 10 of Surveys, Page 35, Records of Coconino County is hereby referenced as an additional record source, and is the description basis of the latest transfer document.

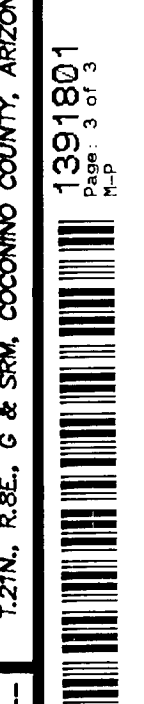


No. 95-28241  
 RECORDED AT REQUEST OF  
 CITY OF FLAGSTAFF  
 DATE: OCT. 11, 1995  
 @ 2:37 P.M.  
 CASE & MAP 48B  
 County of Coconino County, Arizona  
 CAUSAJE OWENS  
 County Clerk

<p><b>Coconino Engineering</b>                  2708 North Fourth Street - Suite A-1                  Flagstaff, Arizona 86004                  (928) 597-1008</p>	SHEET 3 OF 3
	JOB No. 94825
FINAL PLAT <b>MOUNTAIN OAKS</b> BOUNDARY SURVEY	
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17 T.21N. R.8E. S. & 58N. COCONINO COUNTY, ARIZONA	



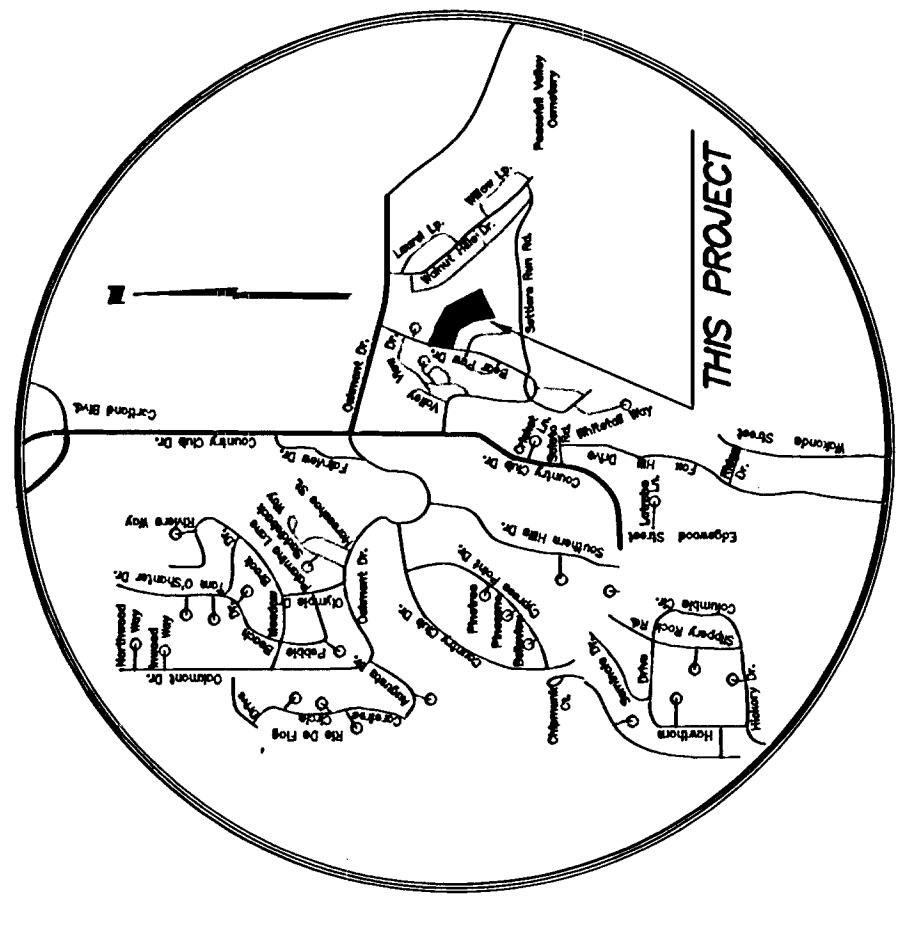
SCALE:	1" = 80'
DRAWN:	M. Owens
DESIGN:	M. Owens
CHECKED:	M. Owens
DATE:	02-14-95



Case 7 map 64

# FINAL PLAT FOR THE RE-PLATTING OF MOUNTAIN OAKS, LOTS 17 THROUGH 28 AND A PORTION OF TRACT "B" WITHIN MOUNTAIN OAKS SUBDIVISION PREVIOUSLY RECORDED AS CASE 6, MAP 48, CCR. LOCATED IN THE SOUTHWEST QUARTER OF SEC. 17, T21N, R8E, FLAGSTAFF, ARIZONA.

LAND SURVEYOR'S CERTIFICATION  
THIS IS TO CERTIFY that this plat and the boundary survey upon which it is based, were performed by me or under my direction, to the best of my knowledge and belief, this plat is an accurate and complete representation thereof.



VICINITY MAP

**OWNER / DEVELOPER:**  
PONDEROSA OAKS, LLC  
PO Box 3106  
Flagstaff, Arizona 86003

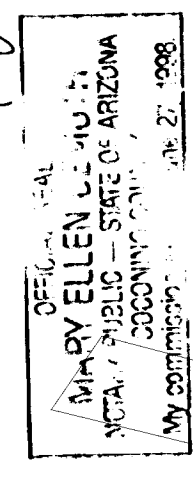
### DEDICATION AND DECLARATION

STATE OF ARIZONA }  
COUNTY OF COCONINO } SS  
KNOW ALL PERSONS BY THESE PRESENTS that PONDEROSA OAKS, LLC, on Arizona Corporation has re-subdivided a portion of the southwest one-quarter of Section 17, in Township 21 North, Range 8 East of Mountain Oaks Subdivision, Case 6, Map 48, CCR, located in the southwest quarter of Sec. 17, T21N, R8E, Flagstaff, Arizona, AND A PORTION OF TRACT "B" WITHIN MOUNTAIN OAKS TOWNHOUSES, and publish this plat, consisting of one sheet, as and for the plat of same and hereby declare that this plat is a true and correct representation of the facts and circumstances shown hereon and hereby dedicate to the public the utility easements shown hereon and located on the above described premises.  
The easements shown hereon are for the uses described for each, respectively, on the plat.  
Tract "B" is hereby declared as Open Space, held by and for the use of the MOUNTAIN OAKS HOMEOWNERS ASSOCIATION as further described in the Covenants, Conditions and Restrictions for same recorded in Dkt. 1849, Pages 845 - 885, Records of Coconino County, Arizona.

By: *Frederic Kolar*  
Frederic Kolar

ACKNOWLEDGEMENT  
STATE OF ARIZONA }  
COUNTY OF COCONINO } SS

ON THIS, the 21<sup>st</sup> day of March, 1998, before me, the undersigned, a Notary Public in and for the State of Arizona, and being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.  
Date: 21 March 1998  
My Commission expires: 21 March 2001  
Notary Public



### CITY OF FLAGSTAFF APPROVALS

IT IS HEREBY CERTIFIED that this plat has been officially approved for record by the City Council of Flagstaff, Arizona on the 13<sup>th</sup> day of April, 1998.

By: *Mayor*  
Attest: *Caroline Jagger*  
City Clerk

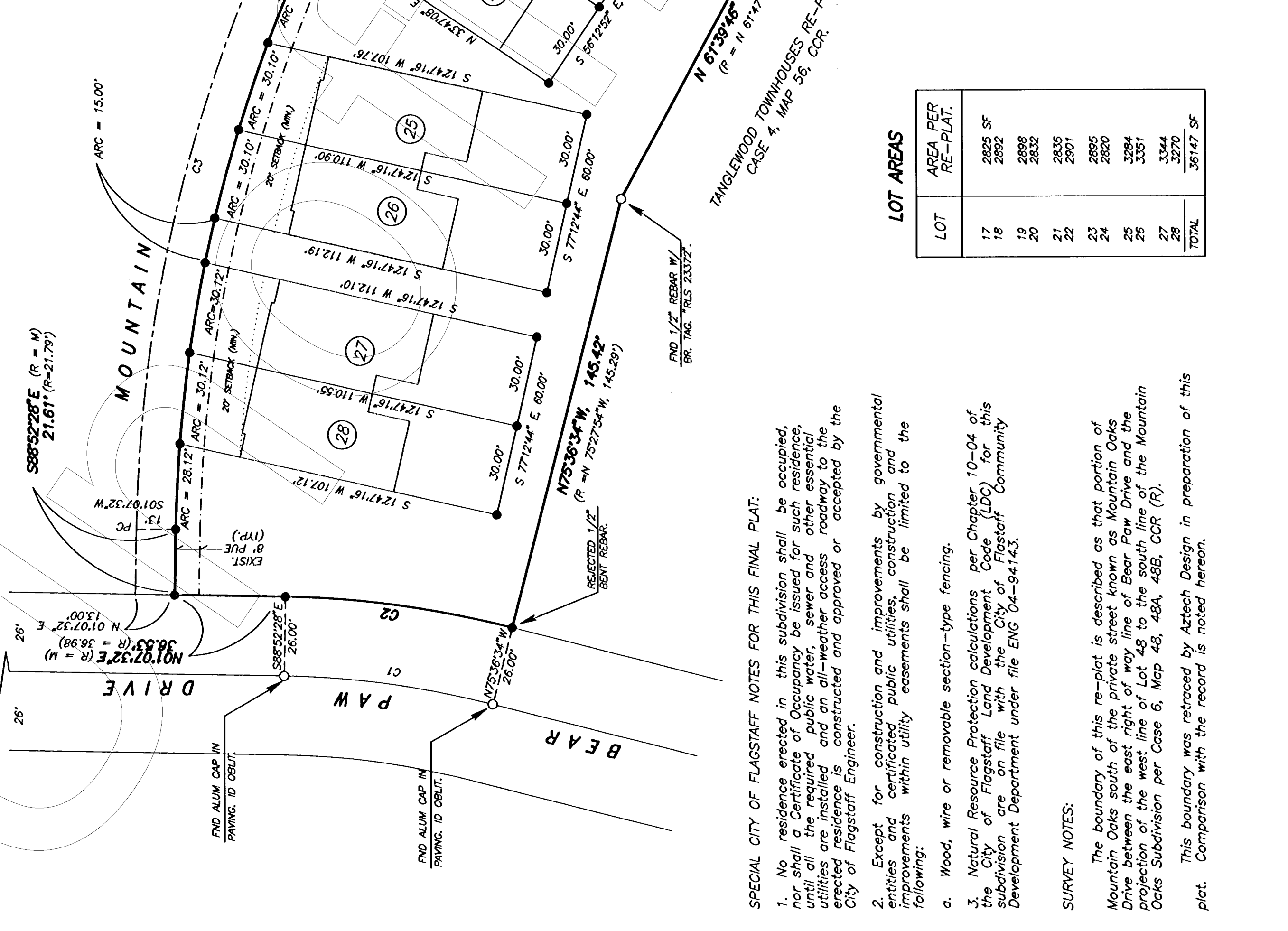
IT IS HEREBY CERTIFIED that this plat has been officially approved for record by the Development Review Board of Flagstaff, Arizona on the 21<sup>st</sup> day of March, 1998.

By: *Steven C Lane*  
Chair, DDB

By: *Ronald A. Spina*  
City Engineer

By: *1489863*  
Page 1 of 1

PL #1489863  
BC in Conc.  
M-Local = 54897.89  
E-Local = 52727.27  
NOTE: CITY GIS TIE TO SUBD. CALCULATED FROM RECORD INFORMATION SHOWN IN CASE 6, MAP 48.



LOT AREAS

LOT	AREA PER RE-PLAT.
17	2825 SF
18	2892
19	2898
20	2832
21	2835
22	2901
23	2895
24	2820
25	3284
26	3351
27	3344
28	3270
TOTAL	36147 SF

SPECIAL CITY OF FLAGSTAFF NOTES FOR THIS FINAL PLAT:  
1. No residences erected in this subdivision shall be occupied, nor shall a Certificate of Occupancy be issued for such residence, until all the required public water, sewer and other essential utilities are installed, and an all-weather access roadway to the lots is constructed and approved or accepted by the City of Flagstaff Engineer.  
2. Except for construction and improvements by governmental agencies, all construction, utility easements and utility improvements within utility easements shall be limited to the following:  
a. Wood, wire or removable section-type fencing.  
3. Natural Resource Protection calculations per Chapter 10-04 of the City of Flagstaff Land Development Code (LDC) for this subdivision, are on file with the City of Flagstaff Community Development Department under file ENG 04-94143.

SURVEY NOTES:  
The boundary of this re-plat is described as that portion of Mountain Oaks south of the private street known as Mountain Oaks Drive between the east right of way line of Bear Paw Drive and the projection of the west line of Lot 48 to the south line of the Mountain Oaks Subdivision per Case 6, Map 48, 48A, 48B, CCR (R).  
This boundary was retraced by Attech Design in preparation of this plat. Comparison with the record is noted hereon.

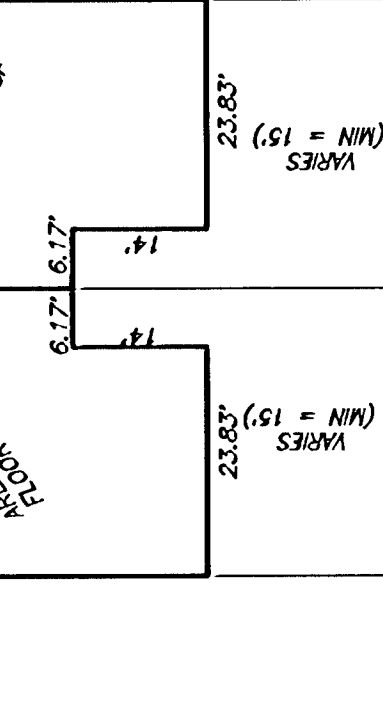
### LEGEND

- \*R = Record per Case 6, Map 48.
- \*M = Measured by Attech for this re-plat.
- = Corner Monument to be set prior to entry of Lot. Set = 3/8" Record of Plastic Cap Stamped ATTECH-PLS 1555T.
- = Found Corner Monument by this survey.

### CURVE TABLE

#	DESCRIPTION	DELTA	RADIUS	ARC	CHORD
1	BEAR PAW CL (R)	157.191°	238.79'	68.69'	N 07°24'05" E 68.63'
1	BEAR PAW CL (R)	157.190°	238.79'	68.69'	N 07°24'05" E 68.63'
2	BEAR PAW R/W (R)	159.917°	324.70'	75.62'	N 07°43'03" E 74.63'
2	BEAR PAW R/W (R)	157.190°	324.70'	75.62'	N 07°43'03" E 74.63'
3	Mtn. Oaks CL (R)	55.3915°	486.00'	508.74'	S 59°32'30" E 484.90'
3	Mtn. Oaks R/W (R)	55.3915°	486.00'	508.74'	S 59°32'30" E 484.90'
4	Mtn. Oaks R/W (R)	55.3915°	486.00'	483.43'	S 59°32'30" E 472.16'
4	Mtn. Oaks R/W (R)	55.3915°	486.00'	483.43'	S 59°32'30" E 472.16'

\* = Non-Tangent



TYPICAL LOT CONFIGURATION

JOB # 97029  
D: MTNOAKS