

FINAL PLAT OF ROCKRIDGE WEST

A SUBDIVISION OF THE PARCEL DESCRIBED IN DOCKET 802, PAGE 320
AND A PORTION OF THE PARCEL DESCRIBED IN DOCKET 1057, PAGE 270
RECORDS OF COCONINO COUNTY, ARIZONA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA & SALT RIVER BASELINE & MERIDIAN
FLAGSTAFF, COCONINO COUNTY, ARIZONA
22 LOTS, 12.008 ACRES, R1-E ZONE

OWNER/DEVELOPER

RICHARD P HENDERSON
PO BOX 30155
FLAGSTAFF, AZ 86003
(520) 527-4520

DEDICATION

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD P HENDERSON HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF ROCKRIDGE WEST, A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN DOCKET 802, PAGE 320 AND A PORTION OF THE PARCEL OF LAND DESCRIBED IN DOCKET 1057, PAGE 270, RECORDS OF COCONINO COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASELINE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA. RICHARD P HENDERSON HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS AND STREETS CONSTITUTING SAID ROCKRIDGE WEST AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS PLAT. THE STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES SHOWN HEREON. 1/22 INTEREST IN TRACT A IS HEREBY DEDICATED TO EACH ONE OF THE 22 LOTS AS SHOWN HEREON. THE INSPECTION AND MAINTENANCE OF DRAINAGE FACILITIES AND LANDSCAPING LOCATED ON TRACT A IS THE RESPONSIBILITY OF THE ROCKRIDGE WEST HOMEOWNERS ASSOCIATION. THE PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION. TRACTS B AND C ARE HEREBY DEDICATED TO THE CITY OF FLAGSTAFF; TRACT B IS FOR PUBLIC UTILITIES AND NON-MOTORIZED PUBLIC ACCESS, AND TRACT C IS FOR PUBLIC UTILITIES.

IN WITNESS WHEREOF:

RICHARD P HENDERSON, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED.

DONE AT FLAGSTAFF, ARIZONA, THIS 29 DAY OF March, 2000.

By: Richard P Henderson

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF COCONINO



ON THIS 20 DAY OF March, 2000, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RICHARD P HENDERSON, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES STATED THEREIN.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

Linda Morive
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/15/02

OCCUPANCY

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED, NOR MAY ANY RESIDENCE ERRECTED IN THIS SUBDIVISION BE OCCUPIED, UNTIL THE REQUIRED WATER, SEWER, AND ALL OTHER ESSENTIAL UTILITIES ARE INSTALLED AND AN ALL-WEATHER ACCESS ROADWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

NOTES

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:

- A. WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING
- B. CONSTRUCTION, STRUCTURES, OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT AND WHICH PUBLIC UTILITIES MAY REQUIRE THE REMOVAL OF ANY SUCH FENCING, CONSTRUCTION, STRUCTURES OR BUILDING.

ALL EXTERIOR BUFFERYARDS SHALL HAVE 0.1 OPAQCITY.

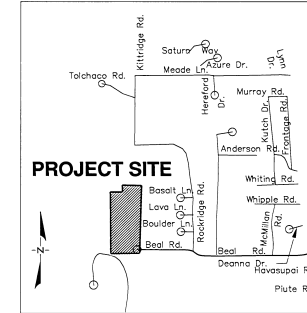
MAXIMUM LOT COVERAGE: THIRTY (30) PERCENT.

NO OWNER SHALL ERECT, CONSTRUCT, MAINTAIN, PERMIT OR ALLOW ANY FENCE, LANDSCAPING, STORAGE OF MATERIALS, OR OTHER IMPROVEMENT OR OBSTRUCTION THAT WOULD INTERRUPT THE NORMAL DRAINAGE OF THE LAND BEHIND LOTS 1-8.

TREE AND SLOPE AREAS REQUIRED TO BE RETAINED ON-SITE SHALL BE IDENTIFIED AND PROTECTED BEFORE ON-SITE CONSTRUCTION COMMENCES AND DURING THE CONSTRUCTION AND SHALL INCLUDE TREE REMOVAL, GRADING, TRENCHING, AND BUILDING CONSTRUCTION. THE PROTECTION OF TREES SHALL BE IN ACCORDANCE TO DIVISION 10-06-005 OF THE LAND DEVELOPMENT CODE: TREE PRESERVATION AND PROTECTION.

ALL BUILDING CONSTRUCTION, INCLUDING ACCESSORY BUILDINGS, IS LIMITED WITHIN THE SETBACKS NOTED ON THE FINAL PLAT.

ALL EXTERIOR SUBDIVISION BOUNDARIES ARE SUBJECT TO A 25 FOOT LANDSCAPE BUFFER. ALL BUFFERS ARE DESIGNATED AS PERPETUAL AND ARE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.



VICINITY MAP
FLAGSTAFF, ARIZONA
(NOT TO SCALE)

CITY OF FLAGSTAFF

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE 5th DAY OF OCTOBER, 1999

By: Carole Jensen

MAYOR

ATTEST: Carol Jensen

CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE DEVELOPMENT REVIEW BOARD OF FLAGSTAFF, ARIZONA ON THE 29th DAY OF MARCH, 2000.

By: Steven C Rose

CHAIRPERSON

By: Ronald J. Spruce

CITY ENGINEER

UTILITY ACKNOWLEDGMENT

Carol Jensen 3-20-00 DATE

Shirley Hill 3-20-00 DATE

ARIZONA PUBLIC SERVICE

Stephen Ross 3/20/00 DATE

CITIZENS UTILITIES

Bob Beer 3-20-00 DATE

FLAGSTAFF CABLEVISION

DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY DIRECT SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

N. 3044416
RECORDED AT REQUEST OF
City of Flagstaff

DATE 2-21-00 @ 10:54 AM
PAGE 1 MAP 15

Records of Coconino County, Arizona
CANDACE OWENS
County Recorder



3/20/00

WOODSON ENGINEERING AND SURVEYING, INC.
104 N. CLARK ST., SUITE 100 • FLAGSTAFF, AZ 86001 • PHONE: (505) 774-4648 FAX: (505) 774-4646

9022

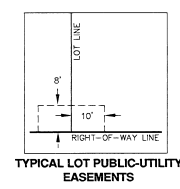
FINAL PLAT
ROCKRIDGE WEST



ROCKRIDGE WEST

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 AND A PORTION OF THE PARCEL DESCRIBED IN DOCKET 1057, PAGE 270
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 FLAGSTAFF, COCONINO COUNTY, ARIZONA
 22 LOTS, 12.008 ACRES

No. 3044417
 RECORDED AT REQUEST OF
 15-MAY-2016 10:54 AM
 CASE 8 MAP 15A
 Records of Coconino County, Arizona
 CANDACE OWENS
 County Recorder

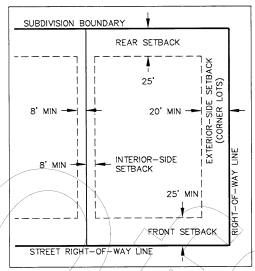
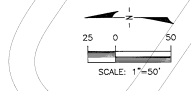


TYPICAL LOT PUBLIC-UTILITY EASEMENTS

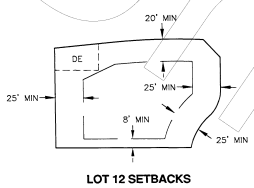
SURVEY NOTES
 DIMENSIONS SHOWN ARE MEASURED OR CALCULATED FROM MEASURED DIMENSIONS UNLESS DENOTED (R1), (R2), (R3), (R4), OR (R5). ALL ARE RECORDS OF COCONINO COUNTY, ARIZONA.

- (R1) CASE 3, MAP 109
 - (R2) CASE 4, MAP 123
 - (R3) DOCKET 802, PAGE 320
 - (R4) DOCKET 802, PAGE 325
 - (R5) DOCKET 1057, PAGE 270
 - (R6) INSTRUMENT # 3015673
- SE = SLOPE EASEMENT
 DE = DRAINAGE EASEMENT

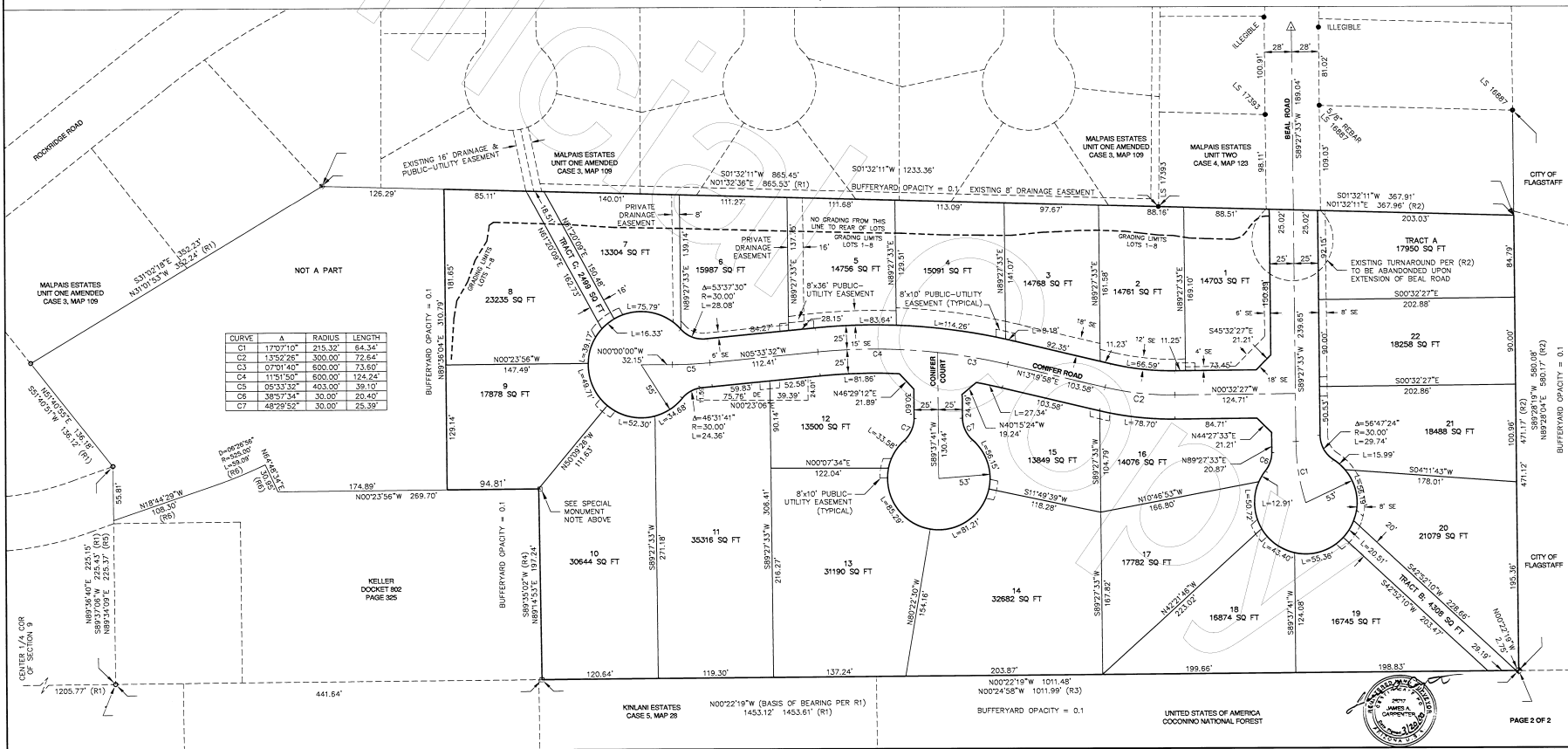
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED: "LS 2049"
 - ◆ FOUND 2 1/2" GALVANIZED PIPE WITH 3" BRASS CAP MARKED:
 U.S. DEPT. OF THE INTERIOR
 721N R7E
 S38
 1/4
 CADASTRAL SURVEY
 BUR. OF LAND MANAGEMENT
 CITY OF FLAGSTAFF POINT NUMBER 1717110
 - * FOUND MAG NAIL WITH BRASS TAG MARKED: "LS 2049"
 TO BE ABANDONED UPON EXTENSION OF BEAL ROAD
 - 1/2" REBAR WITH 2" ALUMINUM CAP MARKED: "ARIZONA ENGR. CO. LS 13010"
 - △ 2" ALUMINUM CAP MARKED: "RONALD G. REIMER LS 16887"
 CITY OF FLAGSTAFF POINT NUMBER 1618417
- SPECIAL MONUMENT NOTE (SEE BELOW)**
 MONUMENT LIES S00°33'50"E, 1.41' FROM THE CALCULATED CORNER. THIS DISCREPANCY STEMS FROM A SCRIVENER'S ERROR IN (R4) AND (R5).



TYPICAL LOT SETBACKS
 R1-E ZONE



LOT 12 SETBACKS



CURVE	A	RADIUS	LENGTH
C1	173°10'	215.32'	64.34'
C2	135°27'	300.00'	72.64'
C3	07°01'40"	600.00'	73.60'
C4	11°51'50"	600.00'	124.24'
C5	05°33'32"	403.00'	39.10'
C6	38°57'34"	30.00'	28.40'
C7	48°29'52"	30.00'	25.39'



PAGE 2 OF 2

3/20/00

WOODSON ENGINEERING AND SURVEYING INC.
 124 N. ELLEN ST., SUITE 100 • FLAGSTAFF, AZ 86001 • PHONE: (920) 774-4616

9022

FINAL PLAT
 ROCKRIDGE WEST

CREATED BY: ESI
 DATE: 3/20/00
 DRAWN BY: ESI
 PROJECT NO.: 9022

