

When recorded please return to:
BOARD OF SUPERVISORS
Clerk of the Board
219 East Cherry Ave
Flagstaff, AZ 86001

RESOLUTION NO. 2021-14

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A FINAL PLAT FOR
THE FLAGSTAFF MEADOWS UNIT 3 PHASE IIB SUBDIVISION**

WHEREAS, the preliminary plat for the 116-lot Flagstaff Meadows Unit 3 Phase II subdivision (Case No. SUB-18-001) was approved by the Board of Supervisors on June 19, 2019; and

WHEREAS, Flagstaff Meadows Unit 3 Phase IIA final plat for 63-lots was approved on March 10, 2020; and

WHEREAS, an application has been filed for final plat approval of the 53-lots of Flagstaff Meadows Unit 3 Phase IIB subdivision; and

WHEREAS, the final plat conforms to the requirements of the Subdivision Ordinance and meets the conditions of approval;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors approves the final plat for Flagstaff Meadows Unit 3 Phase IIB subdivision.

PASSED AND ADOPTED this 13th day of April 2021.


AYES: 5
NOS: 0
ABSENT: 0


COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)




Matt Ryan, Chairman

ATTEST:

Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:

Rose Winkeler, Deputy County Attorney

FLAGSTAFF MEADOWS UNIT III PHASE 2B FINAL PLAT

A PORTION OF NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 5 EAST,
OF THE GUA AND SALT RIVER BASIN AND MERIDIAN, COCONINO COUNTY, ARIZONA

FLAGSTAFF MEADOWS UNIT III PHASE 2B FINAL PLAT
COCONINO COUNTY, AZ

110 W. Duke Avenue
Flagstaff, AZ 86001
928.774.9304 FAX
www.swp.com

DATE OF NEXT REVISION: 08/15/2008
SHEET 1 OF 5

BOUNDARY CLARIFICATION REPORT
THE BOUNDARY BETWEEN THE FLAGSTAFF MEADOWS UNIT III PHASE 2B AND THE FLAGSTAFF MEADOWS UNIT III PHASE 2A IS SHOWN ON THE PLAT. THE BOUNDARY BETWEEN THE FLAGSTAFF MEADOWS UNIT III PHASE 2B AND THE FLAGSTAFF MEADOWS UNIT III PHASE 2C IS SHOWN ON THE PLAT. THE BOUNDARY BETWEEN THE FLAGSTAFF MEADOWS UNIT III PHASE 2B AND THE FLAGSTAFF MEADOWS UNIT III PHASE 2D IS SHOWN ON THE PLAT. THE BOUNDARY BETWEEN THE FLAGSTAFF MEADOWS UNIT III PHASE 2B AND THE FLAGSTAFF MEADOWS UNIT III PHASE 2E IS SHOWN ON THE PLAT.

GENERAL NOTES
1. THE PLAT HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.
2. THE PLAT HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.
3. THE PLAT HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.
4. THE PLAT HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.
5. THE PLAT HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.
6. THE PLAT HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.

PROJECT INFORMATION
PROJECT NAME: FLAGSTAFF MEADOWS UNIT III PHASE 2B
OWNER: BULLHORN HOMES, LTD.
ADDRESS: 205 S FLAGSTAFF RANCH ROAD, FLAGSTAFF, AZ 86001
DESIGNED BY: SHEPHERD & WERNITZER, INC.
FLAT NO.: 205 S FLAGSTAFF RANCH ROAD, FLAGSTAFF, AZ 86001
DATE: 08/15/2008
SCALE: AS SHOWN
DATE OF NEXT REVISION: 08/15/2008

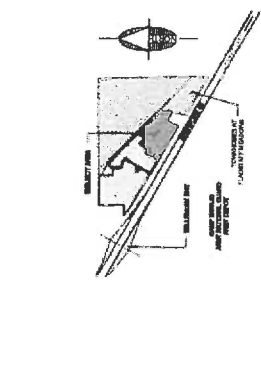
TRACT AREA
TRACT NAME: FLAGSTAFF MEADOWS UNIT III PHASE 2B
TRACT AREA: 1.23 ACRES (TOTAL)
TRACT DIMENSIONS: 110' X 110' X 110' X 110'
TRACT PERIMETER: 440' (TOTAL)
TRACT AREA: 1.23 ACRES (TOTAL)
TRACT DIMENSIONS: 110' X 110' X 110' X 110'
TRACT PERIMETER: 440' (TOTAL)

PUBLIC UTILITY AREA
UTILITY NAME: FLAGSTAFF MEADOWS UNIT III PHASE 2B
UTILITY AREA: 1.23 ACRES (TOTAL)
UTILITY DIMENSIONS: 110' X 110' X 110' X 110'
UTILITY PERIMETER: 440' (TOTAL)
UTILITY AREA: 1.23 ACRES (TOTAL)
UTILITY DIMENSIONS: 110' X 110' X 110' X 110'
UTILITY PERIMETER: 440' (TOTAL)

DEMOLITION AND DECLARATION
STATE OF ARIZONA
COUNTY OF COCONINO
I, _____, COUNTY CLERK OF COCONINO COUNTY, ARIZONA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECORDERS CERTIFICATE
THIS PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF COCONINO COUNTY, ARIZONA, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA PLAT ACT AND THE REQUIREMENTS OF THE COCONINO COUNTY BOARD OF SUPERVISORS. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE SURVEYOR IS ACCURATE AND COMPLETE.

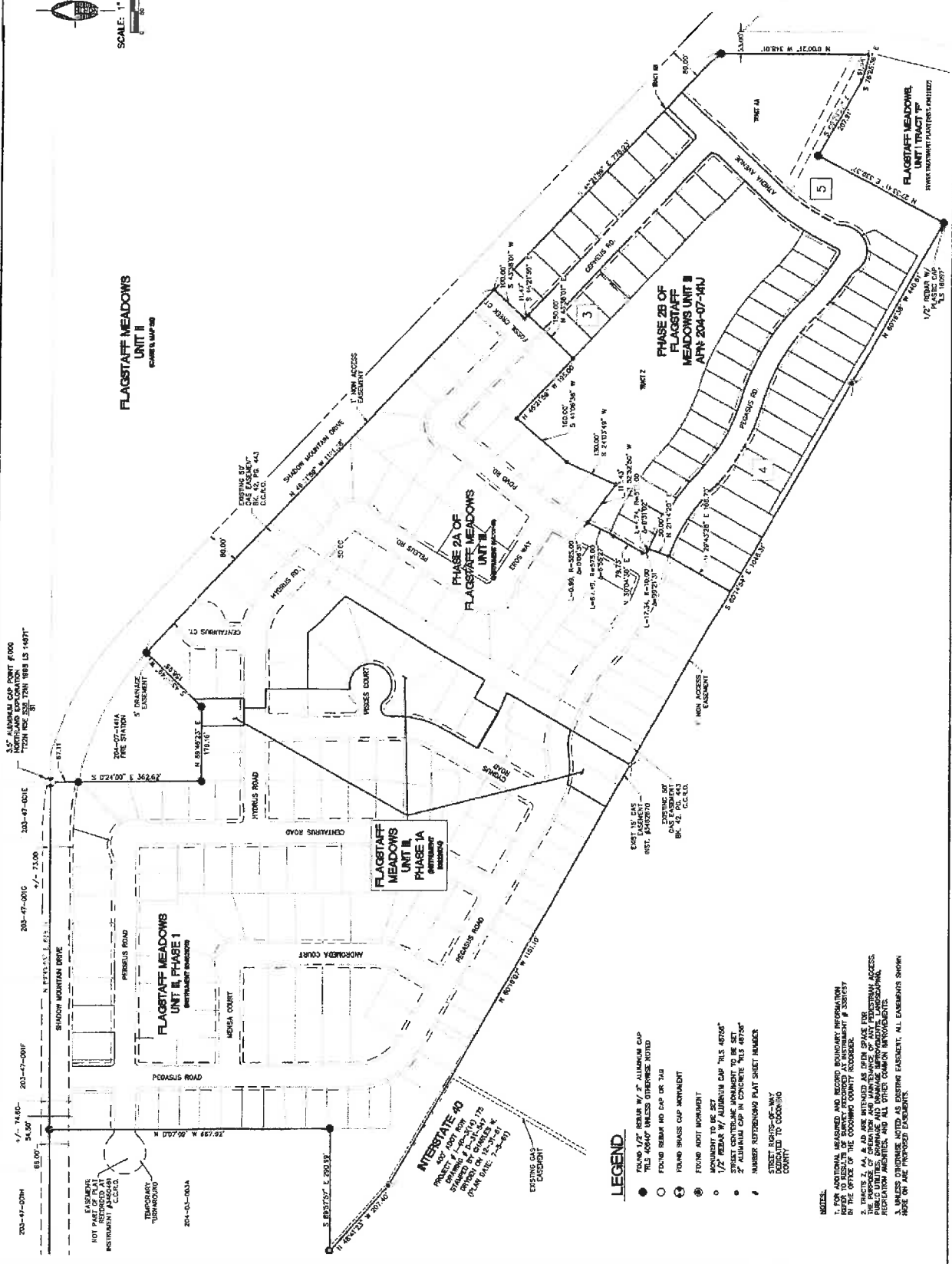
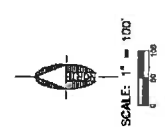
COCONINO COUNTY APPROVALS
COCONINO COUNTY BOARD OF SUPERVISORS
COCONINO COUNTY CLERK OF THE BOARD



VICINITY MAP
N.T.S.

RECORDERS CERTIFICATE
FILED AND RECORDED AT THE REQUEST OF _____
BY _____ COUNTY RECORDER
RECEPTION NO. _____ DATE _____

COCONINO COUNTY APPROVALS
BY _____ COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR
BY _____ COCONINO COUNTY BOARD OF SUPERVISORS CLERK
BY _____ COCONINO COUNTY CLERK OF THE BOARD



FLAGSTAFF MEADOWS UNIT III, PHASE 1A
 FLAGSTAFF MEADOWS UNIT III, PHASE 1B
 FLAGSTAFF MEADOWS UNIT III, PHASE 2A
 FLAGSTAFF MEADOWS UNIT III, PHASE 2B

- LEGEND**
- FOUND 1/2" REBAR W/ 2" ALUMINUM CAP (SEE PLAN FOR LOCATION)
 - FOUND REBAR NO CAP OR TIE
 - FOUND BRASS CAP (MONUMENT)
 - ⊙ FOUND IRON MONUMENT
 - MONUMENT TO BE SET
 - 1/2" REBAR W/ ALUMINUM CAP TIE SET
 - 2" ALUMINUM CAP IN CONCRETE TIE SET
 - # NUMBER REFERENCED PLAT SHEET NUMBER
 - STREET NUMBER - SEE MAP DEDICATED TO COCONDO COUNTY
- NOTES:**
1. FOR ADDITIONAL MEASUREMENTS AND RECORD BOUNDARY INFORMATION, CONTACT THE OFFICE OF THE COCONDO COUNTY RECORDER.
 2. TRACTS 2, 4A, & 4B ARE INTENDED AS OPEN SPACE FOR RECREATION AND ARE NOT TO BE DEVELOPED. LANDSCAPING, PUBLIC UTILITIES, CONFORMANCE AND MAINTENANCE IMPROVEMENTS, RECREATION FACILITIES, AND ALL OTHER COMMON IMPROVEMENTS SHALL BE PROVIDED BY THE DEVELOPER.
 3. UNLESS OTHERWISE NOTED AS EXISTING, ALL EASEMENTS SHOWN ARE FOR THE PROPOSED EASEMENTS.



FLAGSTAFF MEADOWS UNIT III PHASE 2B FINAL PLAT
 COCHISE COUNTY AZ

FLAGSTAFF MEADOWS UNIT III PHASE 2B
 COCHISE COUNTY AZ

FLAGSTAFF MEADOWS UNIT III PHASE 2B
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 COCHISE COUNTY AZ

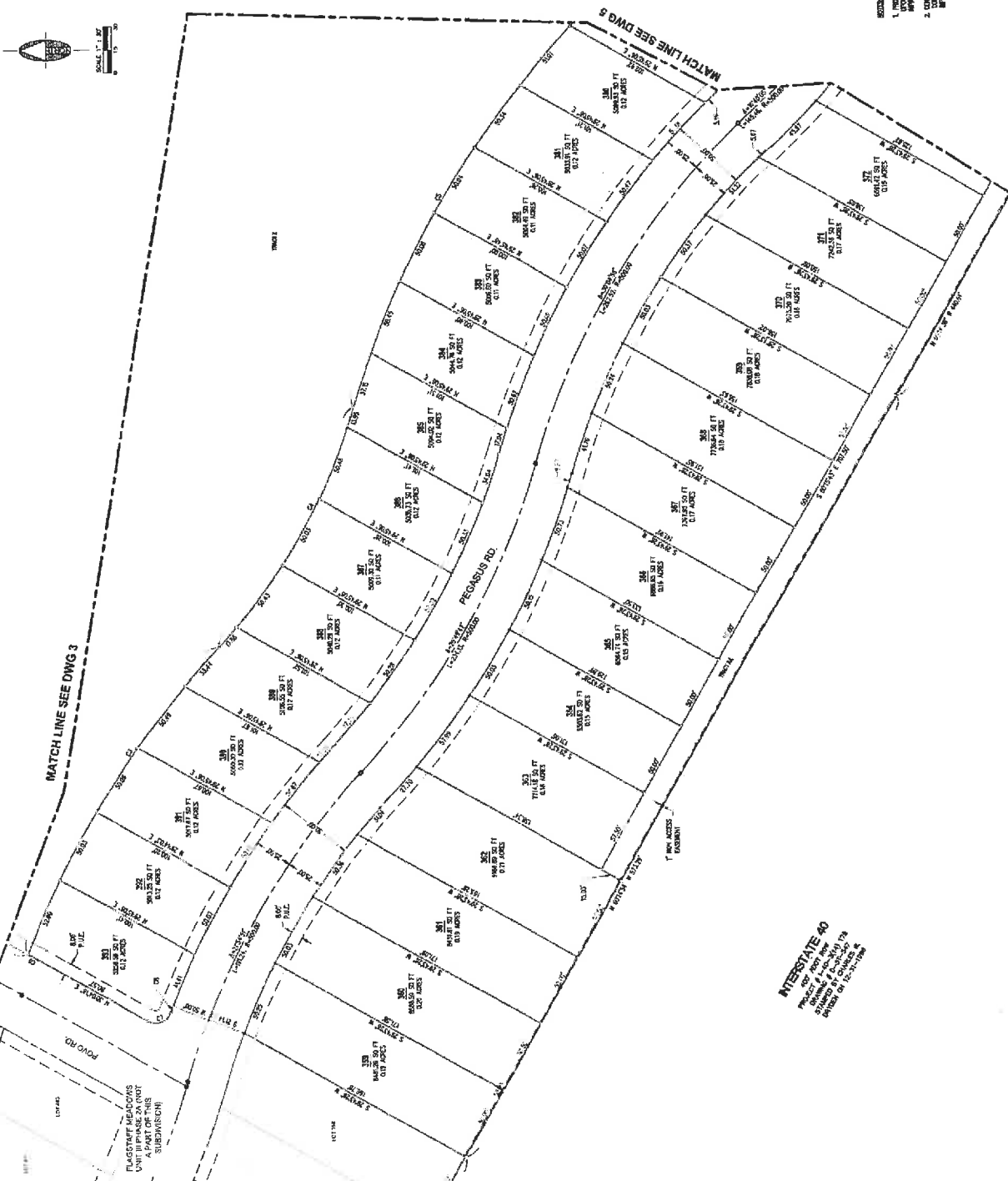
CURVE TABLE

Curve #	Length	Radius	Delta	Chord	Chord Length
C1	10.00	100.00	18.00	17.36	17.36
C2	10.00	100.00	18.00	17.36	17.36



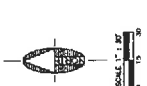
- 1. PROPERTY CORNER MONUMENTS TO BE SET AT THE INTERSECTION OF SUBDIVISION BOUNDARIES AND ADJACENT PROPERTIES.
- 2. ALL DISTANCE MONUMENTS TO BE SET UPON COMPLETION OF SUBDIVISION PLANNING.

CURVE #	STATION	ARC LENGTH	CURVE LENGTH	CHORD LENGTH
C1	1200.00	140.00	140.00	140.00
C2	1340.00	140.00	140.00	140.00
C3	1480.00	140.00	140.00	140.00
C4	1620.00	140.00	140.00	140.00
C5	1760.00	140.00	140.00	140.00
C6	1900.00	140.00	140.00	140.00
C7	2040.00	140.00	140.00	140.00
C8	2180.00	140.00	140.00	140.00
C9	2320.00	140.00	140.00	140.00
C10	2460.00	140.00	140.00	140.00
C11	2600.00	140.00	140.00	140.00
C12	2740.00	140.00	140.00	140.00
C13	2880.00	140.00	140.00	140.00
C14	3020.00	140.00	140.00	140.00
C15	3160.00	140.00	140.00	140.00
C16	3300.00	140.00	140.00	140.00
C17	3440.00	140.00	140.00	140.00
C18	3580.00	140.00	140.00	140.00
C19	3720.00	140.00	140.00	140.00
C20	3860.00	140.00	140.00	140.00

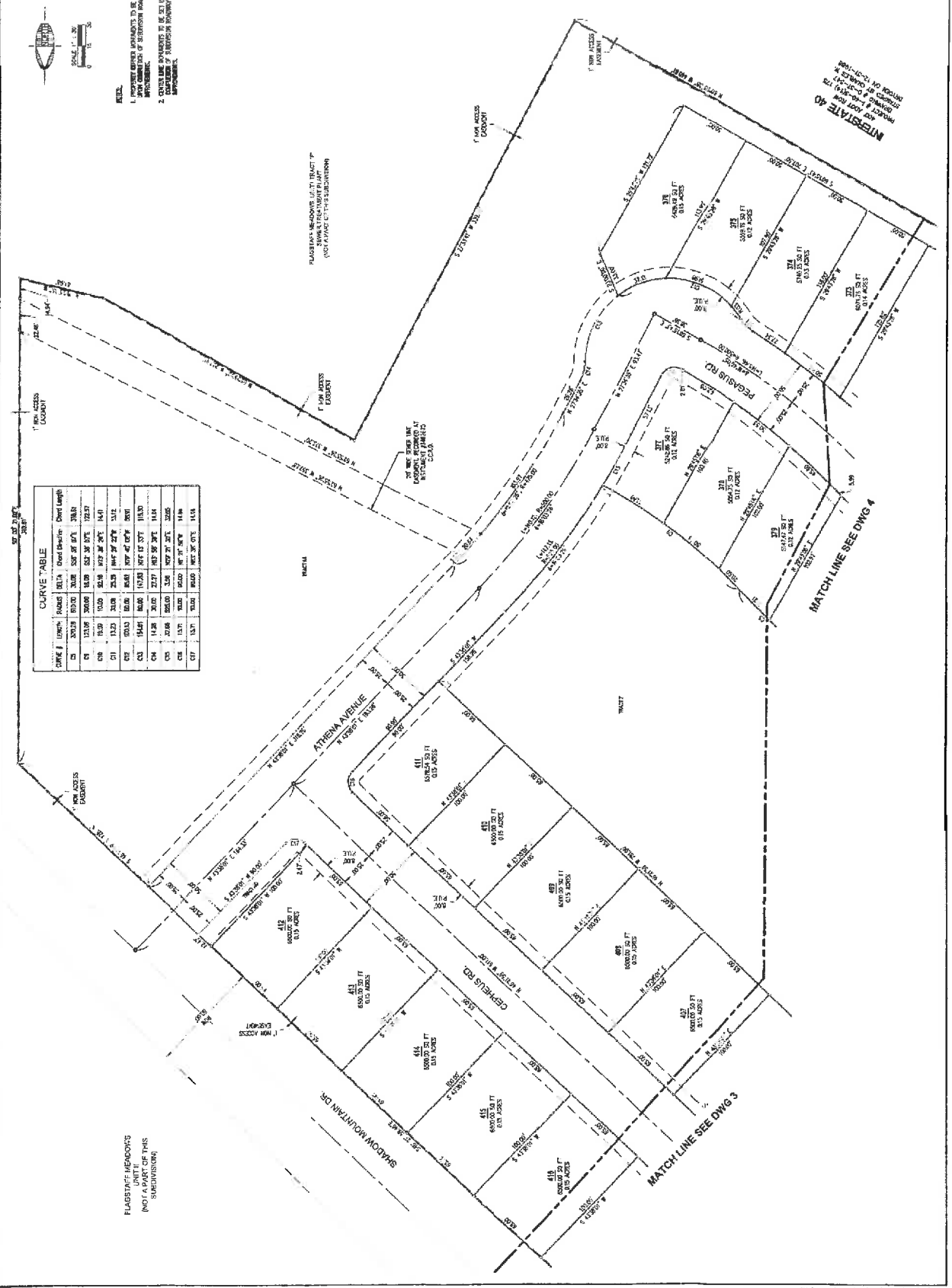


INTERSTATE 40
 APPROXIMATE LOCATION
 (FOR INFORMATION ONLY)
 THIS IS NOT A GUARANTEED
 LOCATION OR DISTANCE

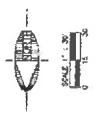
FLAGSTAFF MEADOWS
 UNIT III PHASE 2B (PART
 OF THIS SUBDIVISION)



FLAGSTAFF MEADOWS UNIT III PHASE 2B
 COCHISE COUNTY, AZ



- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 2. CENTER LINE DIMENSIONS TO BE SET FROM THE CENTERLINE OF THE SUBDIVISION.



CURVE TABLE

LINE #	LINE	Radius	Chord	Chord Bearing	Chord Length
1	13130	10000	53.0	S 87° 51' 30.00" W	100.00
2	13130	10000	53.0	S 87° 51' 30.00" W	100.00
3	13130	10000	53.0	S 87° 51' 30.00" W	100.00
4	13130	10000	53.0	S 87° 51' 30.00" W	100.00
5	13130	10000	53.0	S 87° 51' 30.00" W	100.00
6	13130	10000	53.0	S 87° 51' 30.00" W	100.00
7	13130	10000	53.0	S 87° 51' 30.00" W	100.00
8	13130	10000	53.0	S 87° 51' 30.00" W	100.00
9	13130	10000	53.0	S 87° 51' 30.00" W	100.00
10	13130	10000	53.0	S 87° 51' 30.00" W	100.00
11	13130	10000	53.0	S 87° 51' 30.00" W	100.00
12	13130	10000	53.0	S 87° 51' 30.00" W	100.00
13	13130	10000	53.0	S 87° 51' 30.00" W	100.00
14	13130	10000	53.0	S 87° 51' 30.00" W	100.00
15	13130	10000	53.0	S 87° 51' 30.00" W	100.00
16	13130	10000	53.0	S 87° 51' 30.00" W	100.00
17	13130	10000	53.0	S 87° 51' 30.00" W	100.00