

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

Official Records of Coconino County 3933174
Patty Hansen - Recorder 10/29/2021 12:46 PM Pgs: 3
COCONINO COUNTY BOARD OF SUPERVISOR \$15.00

RESOLUTION NO. 2021-40

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING AN AMENDED FINAL PLAT FOR
MOUNTAIN VIEW RANCHOS SUBDIVISION**

WHEREAS, the final plat for the 36-lot Mountain View Ranchos subdivision was recorded on May 1, 1967; and

WHEREAS, Professional Horizons, LLC of Flagstaff, Arizona filed an application (SUB-21-020) for a Final Plat Amendment of Mountain View Ranchos subdivision to allow Lot 1, located at 9500 Townsend-Winona Road, Flagstaff, Arizona and also identified as Assessor's Parcel Number 303-34-001 to be divided into two parcels with the resulting parcels designated as Lot 37 and Lot 38; and

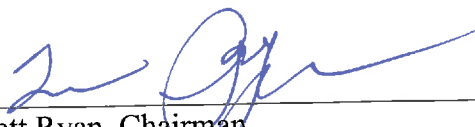
WHEREAS, the amended final plat conforms to the requirements of the Subdivision Ordinance and meets the zoning requirements in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors approves the Mountain View Ranchos Subdivision Amended Final Plat.

PASSED AND ADOPTED this 26th day of October 2021.

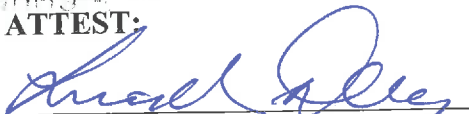
AYES: 5
NOS: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS



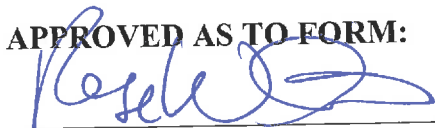
Matt Ryan, Chairman

ATTEST:



Lindsay Daley, Clerk of the Board

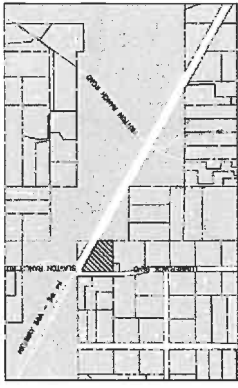
APPROVED AS TO FORM:



Rose Winkeler

CLIMATE INFORMATION: ANGLE - 118.2720° - 151.65° - 159.416 13° W - 142.34°

- ▣ FOUND CONCRETE RIGHT-OF-WAY MONUMENT WITH BRASS CAP IN TOP
- ⊙ FOUND 1.1/4" IRON PIPE ACCEPTED AS NORTH 1/4 CORNER SECTION 6
- ⊙ FOUND 3/4" PIPE W/TAG LS19215
- ⊙ FOUND 3/4" PIPE WITH NO IDENTIFICATION ATTACHED TAG - LS18548
- ⊙ FOUND COCONINO COUNTY BRASS CAP CLOSING CORNER
- FOUND STEEL GEAR WITH TAG - LS18543
- ⊙ SET 1/2" REBAR/CAP - LS18548
-
-



DEDICATION:
STATE OF ARIZONA)) SS
COUNTY OF COCONINO))
KNOW ALL MEN BY THESE PRESENTS:

THAT PROFESSIONAL SURVEYORS, LLC, HAVE SUBMITTED UNDER THE NAME "AMENDED FINAL PLAT OF LOT 1 MOUNTAIN VIEW RANCHOS", A PORTION OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 9 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, TO THE COCONINO COUNTY CLERK AND THE COCONINO COUNTY RECORDS, SAID PLAN AND HEREBY DECLARES THAT SAID PLAN SETS FORTH THE LOCATION AND GIVES DIMENSIONS AND MEASUREMENTS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, STREET, AND EASEMENT IS IDENTIFIED BY A UNIQUE NAME, OR OTHER DESIGNATION THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAN.

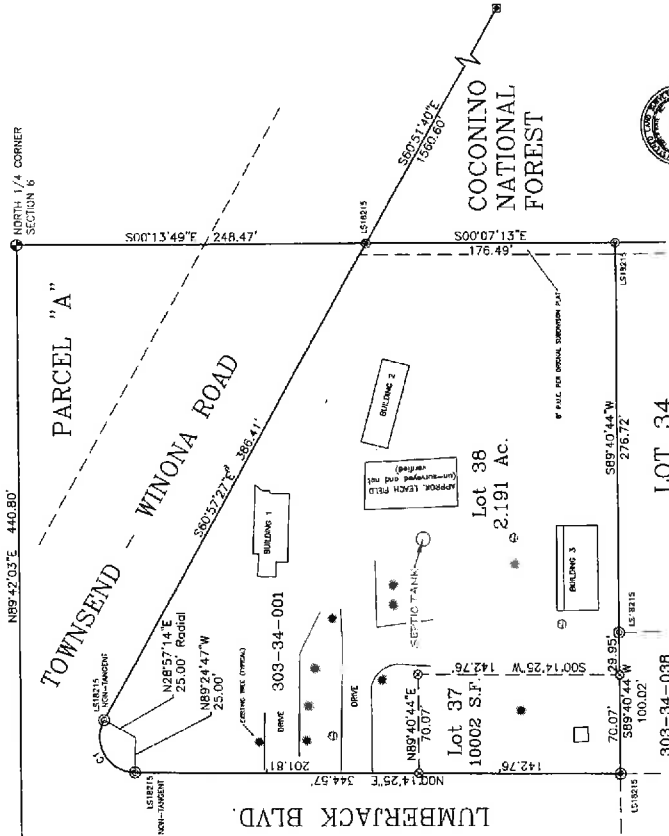
ROBERT SCHACKNER, MEMBER

DAWN BERMAN-SCHACKNER, MEMBER

STATE OF ARIZONA)) SS
COUNTY OF COCONINO))

ON THIS DAY OF 2021, BEFORE ME PERSONALLY APPEARED ROBERT SCHACKNER AND DAWN BERMAN-SCHACKNER, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES _____ SEAL _____



PLAT NOTES

1. THIS SURVEY IS BEING RECORDED IN COCONINO COUNTY RECORDS IN CASE 2 MAP 118. THE PARCELS OF THIS SURVEY AND PLAT IS TO BE 7.07 AC. AND TWO NEW PARCELS AS SHOWN HEREON AND RESERVE THEM FOR COMMERCIAL PURPOSES AS LOT 37 AND 38.
2. THIS SURVEY IS BEING RECORDED IN COCONINO COUNTY RECORDS IN CASE 2 MAP 118. THE SURVEY PLAT RECORDED AT BOOK 28 PAGE 57 AND BEING RECORDED AT INSTRUMENT NUMBER 1518543 FOR RECORD PURPOSES.
3. BASIS OF BEARINGS IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE NOTED HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.
4. CURRENT LEGAL DESCRIPTION (PER DEED RECORDED AT INSTRUMENT NO. 1518543) OF THE PLAT THEREOF RECORDED IN CASE 2 MAPS 118. RECORDS OF COCONINO COUNTY (AMENDED).
5. CURRENT ZONING IS O-10000.
6. SURVEYOR: MARTIN LAND SURVEYS, LLC
7. PROFESSIONAL SURVEYOR: ROBERT SCHACKNER - MEMBER
8. PLATSTAFF: AZ 80004

APPROVALS:
COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
COCONINO COUNTY ENGINEER _____ DATE _____
COCONINO COUNTY BOARD OF SUPERVISORS _____ DATE _____
COCONINO COUNTY CLERK OF THE BOARD _____ DATE _____

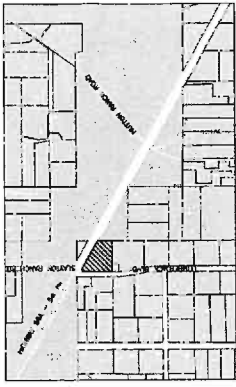
SURVEYOR'S CERTIFICATE:
I, MARTIN L. MARTIN, ARIZONA LAND SURVEYOR NUMBER 18548, HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Amended Final Plat of
Lot 1 Mountain View Ranchos
APN 303-34-001
being a portion of Section 63
T21N R9E G&SRM
Coconino County - AZ

MARTIN LAND SURVEYS, LLC
1612 N. Transwestern Pump Rd., Bellemont, AZ 86015
928-953-2298 Date: July 27, 2020 Job No. 15847
FOR RECORDING STICKER

COURSE TABLE DATA ANALYSIS: LEAST SQUARES ADJUSTED COORDINATES (EASTING, NORTING)
 STATION 1 25.00 118922.02 51.65
 STATION 2 58976.13 W 22.84

- FOUND CONCRETE RIGHT-OF-WAY MONUMENT WITH BRASS CAP IN TOP
- FOUND 1 1/4" IRON PIPE REFERRED AS NORTH 1/4 CORNER SECTION 6
- ⊙ FOUND 3/4" PIPE W/TAG L518215
- ⊙ FOUND 3/4" PIPE WITH NO IDENTIFICATION ATTACHED TAG - L518548
- ⊙ FOUND COCONINO COUNTY BRASS CAP CLOSING CORNER
- FOUND STEEL GEAR WITH TAG - L518543
- ⊙ SET 1/2" REBAR/CAP - L518546
- - - EXISTING FENCELINE



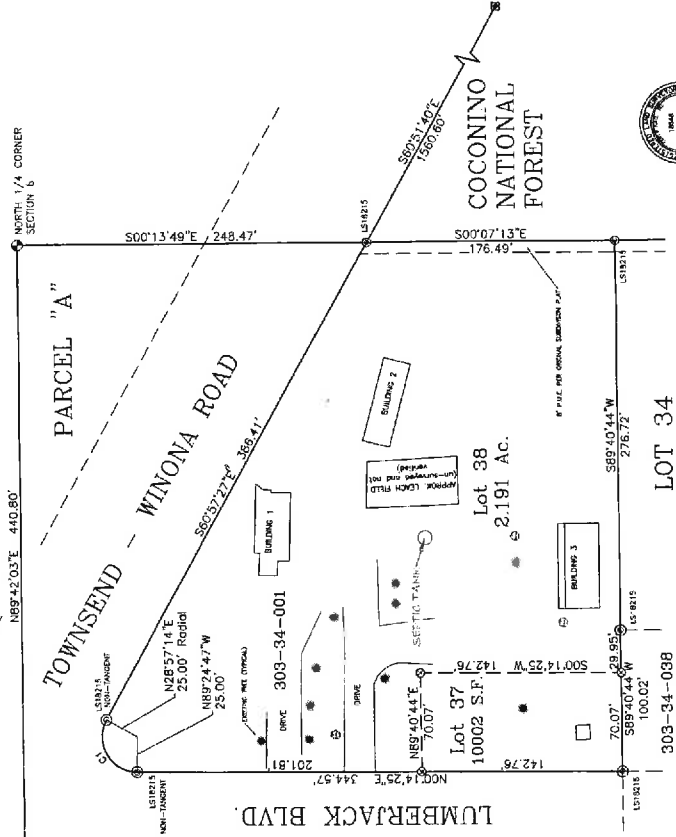
DEDICATION:
 STATE OF ARIZONA)) SS
 COUNTY OF COCONINO))

KNOW ALL MEN BY THESE PRESENTS:
 THAT PROFESSIONAL HORIZONS, LLC, HAVE SUBDIVIDED UNDER THE NAME "AMENDED FINAL PLAT OF LOT 1 MOUNTAIN VIEW RANCHOS", A PORTION OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 9 EAST, CLIA AND SALT RIVER RIVERLANDS COCONINO COUNTY, ARIZONA, INTO TWO (2) LOTS, TO-WIT: LOT 37 AND LOT 38, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS AND MEASUREMENTS OF THE LOTS, STREETS, AND EASEMENTS, CONTAINING THE NECESSARY INFORMATION TO IDENTIFY THE LOTS, STREETS, AND EASEMENTS, AND THE NUMBER, NAME, OR OTHER DESIGNATION THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ROBERT SCHACKNER, MEMBER
 DAWN BERMAN-SCHACKNER, MEMBER
 STATE OF ARIZONA)) SS
 COUNTY OF COCONINO))

ON THIS THE _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED ROBERT SCHACKNER AND DAWN BERMAN-SCHACKNER, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC _____ DATE _____
 MY COMMISSION EXPIRES _____ SEA _____



PLAT NOTES:
 REC - RECORDS OF COCONINO COUNTY
 N - NEIGHBORHOOD NUMBER
 D - DISTRICT NUMBER
 P - PLAT NUMBER
 R - RANGE
 T - TOWNSHIP
 S - SECTION
 E - EASTING
 N - NORTHING
 L - LOT
 B - BLOCK
 C - CORNER
 F - FENCE
 S - SETTING
 T - TANK
 W - WELL
 R - ROAD
 E - EASEMENT
 G - GEAR
 C - CAP
 B - BRASS
 S - SIGN
 M - MARKER
 I - IRON
 S - STEEL
 W - WOOD
 C - CONCRETE
 S - SURVEY
 P - PLAT
 R - RECORDS
 O - OFFICE
 H - HOUSE
 B - BUILDING
 S - SEPTIC TANK

THIS SURVEY BASED ON FOUND MONUMENTS AS NOTED. PLAT OF MOUNTAIN VIEW RANCHOS PER CASE 2 MAP 118, SURVEY PLAT RECORDED AT BOOK 28 PAGE 37, AND DEED RECORDED AT INSTRUMENT NUMBER 200225 FOR RECORD DUNSMITH COCONINO COUNTY, MAKE A PART HEREOF BY THIS REFERENCE AND SHALL BE CONSIDERED FOR BASIS OF BEARINGS IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE NOTED HEREOF MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.
 CURRENT LEGAL DESCRIPTION (DEED DEED RECORDED AT INSTRUMENT 100002)
 RECORDS OF COCONINO COUNTY (ABSTRACTED)
 CURRENT ZONING IS CC-10000.
 PROFESSIONAL HORIZONS, LLC
 ROBERT SCHACKNER AND DAWN BERMAN-SCHACKNER - #00885
 FLAGSTAFF, AZ BRACK

APPROVALS:
 COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
 COCONINO COUNTY ENGINEER _____ DATE _____
 COCONINO COUNTY BOARD OF SUPERVISORS _____ DATE _____
 COCONINO COUNTY CLERK OF THE BOARD _____ DATE _____

SURE-TYRS CERTIFICATE:
 I, MARTIN H. MARTIN, ARCHITECT, HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Amended Final Plat of
 Lot 1 Mountain View Ranchos
 APN 303-34-001
 being a portion of Section 63
 T21N R9E G&SRM
 Coconino County - AZ

MARTIN LAND SURVEYS
 1612 N. Northwestern Pump Rd. Beldenville, AZ 86015
 (928) 855-2298 Date: July 27, 2020 Job No. 18847
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