

Case 9 map 47

FINAL PLAT FOR PONDEROSA TRAILS UNIT 6

PORTION OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN,
CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

DEDICATED TRACTS

- TRACT A (21,319.10 SQ FT)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
 2. TRAILS (DEDICATED TO THE HOME OWNER'S ASSOCIATION, OPEN TO THE PUBLIC)
 3. PRIVATE DRAINAGE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)

TRACT B (12,630.28 SQ. FT)

1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
2. TRAILS (DEDICATED TO THE HOME OWNER'S ASSOCIATION, OPEN TO THE PUBLIC)
3. PRIVATE DRAINAGE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)

TRACT C (3,531.00 SQ FT)

1. PUBLIC DRAINAGE (DEDICATED TO THE CITY OF FLAGSTAFF)

TRACT D (3,494.48 SQ FT)

1. BUFFERYARD (DEDICATED TO THE HOME OWNER'S ASSOCIATION)

TRACT E (74,911.24 SQ FT)

1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION)
2. BUFFERYARD (DEDICATED TO THE HOME OWNER'S ASSOCIATION)

PRIVATE DETENTION AND DRAINAGEWAYS

1. THE HOME OWNERS ASSOCIATION SHALL BE SOLEY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.
2. THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 1458, PAGE 874, RECORDS OF COCONINO COUNTY, ARIZONA, LYING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 32, BEING A 3 1/4 INCH BUREAU OF LAND MANAGEMENT BRASS CAP ON 2 3/8 INCH PIPE, THE TRUE POINT OF BEGINNING;
THENCE NORTH 83°01'56" EAST, ALONG SAID SOUTHWEST QUARTER 538.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PULAM DRIVE, 706.87 FEET;
THENCE SOUTH 32°01'56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 228.87 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 630.00 FEET WITH A RADIAL BEARING OF SOUTH 57°58'47" EAST;
THENCE ALONG SAID CURVE 237.91 FEET, THROUGH A CENTRAL ANGLE OF 23°77'22";
THENCE NORTH 08°42'17" EAST, 220.17 FEET, TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 570.00 FEET WITH A RADIAL BEARING OF NORTH 81°27'23" WEST;
THENCE ALONG SAID CURVE 241.59 FEET, THROUGH A CENTRAL ANGLE OF 24°17'04";
THENCE NORTH 32°49'28" EAST, 100.00 FEET, TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 630.00 FEET WITH A RADIAL BEARING OF SOUTH 57°08'52" EAST;
THENCE ALONG SAID CURVE 280.47 FEET, THROUGH A CENTRAL ANGLE OF 23°41'21";
THENCE NORTH 09°07'40" EAST, 145.77 FEET;
THENCE NORTH 52°40'18" EAST, 17.35 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH COUNTRY TRAIL, BEING 30 FEET SOUTH OF THE CENTERLINE, AS SHOWN AND DEEDED ON THE PLAT OF PONDEROSA TRAILS UNIT 7, MAP 65, RECORD OF COCONINO COUNTY, ARIZONA;

THENCE SOUTH 88°01'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 706.87 FEET;
THENCE SOUTH 01°58'03" WEST, 122.96 FEET, TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 326.00 FEET;
THENCE ALONG SAID CURVE 81.01 FEET, THROUGH A CENTRAL ANGLE OF 14°14'13";
THENCE SOUTH 02°53'48" WEST, 52.94 FEET;
THENCE SOUTH 10°17'23" WEST, 154.28 FEET;
THENCE SOUTH 15°46'54" WEST, 206.71 FEET;
THENCE SOUTH 18°47'16" WEST, 126.89 FEET;
THENCE SOUTH 66°54'42" EAST, 100.03 FEET;
THENCE SOUTH 14°43'59" WEST, 31.56 FEET;
THENCE SOUTH 00°15'59" EAST, 103.12 FEET;
THENCE SOUTH 23°33'54" WEST, 80.83 FEET;
THENCE SOUTH 31°28'47" WEST, 52.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIAL BEARING OF SOUTH 31°28'47" WEST, AND A RADIUS OF 176.00 FEET;
THENCE ALONG SAID CURVE 21.26 FEET, THROUGH A CENTRAL ANGLE OF 6°55'13";
THENCE SOUTH 25°55'37" WEST, 172.13 FEET, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, BEING A 3 1/4" GALVANIZED PIPE ON 2 3/8" (OO) PIPE

THENCE SOUTH 89°34'27" WEST, 512.56 FEET, ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING

THE PARCEL DESCRIBED ABOVE CONTAINS 28.66 ACRES MORE OR LESS.

SCHEDULE B

SUBJECT TO ALL CONDITIONS AS NOTED ON TITLE REPORT AS PROVIDED BY TRANSMATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER, 1228579, DATED APRIL 11, 2003.

NOTES

TOTAL LOTS: 103
TOTAL ACRES: 28.63

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:

- REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING;
- CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

THE TEMPORARY TURNAROUND EASEMENT ON ROSE QUARTZ ROAD SHALL BE ABANDONED WITH THE RECORDING OF THIS PLAT.



