

When recorded please return to:

BOARD OF SUPERVISORS

Clerk of the Board
219 East Cherry Ave
Flagstaff, AZ 86001

RESOLUTION NO. 2022-01

A RESOLUTION OF THE COCONINO COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AN AMENDED FINAL PLAT FOR PONDEROSA PARADISE UNIT 2 SUBDIVISION

WHEREAS, the final plat for the 75-lot Ponderosa Paradise Unit 2 subdivision was approved by the Board of Supervisors on October 3, 1960; and

WHEREAS, Kingman Desert Vista LLC, Verde, Arizona filed an application (SUB-21-034) for a Final Plat Amendment of Ponderosa Paradise Unit 2 subdivision to allow the division of the subject parcel, Lot 112, into two lots designated as Lot 112A and 112B. The subject property is located at 112 Ponderosa Drive, Mormon Lake, Arizona at Stoneman Lake and is identified as Assessor's Parcel Number 402-07-013; and

WHEREAS, the amended final plat conforms to the requirements of the Subdivision Ordinance and meets the zoning requirements in the RS-18,000 (Residential Single-Family, 18,000 sq. ft. minimum parcel size) Zone; and

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors approves the Ponderosa Paradise Unit 2 subdivision Amended Final Plat.

PASSED AND ADOPTED this 25th day of January 2022.

AYES: 5
NOS: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)



BY: [Signature]
Matt Ryan, Chairman

ATTEST:
[Signature]
Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:
[Signature]
Rose Winkeler, Deputy County Attorney



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

1 inch = 40 ft.

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APPROVALS:
COUNTY SUPERVISORS HEREBY APPROVE THIS AMENDMENT TO PARADISE PARISH UNIT 2 CONFORMS TO ALL ZONING REQUIREMENTS AND PARCEL MAPS.
APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR COCONINO COUNTY, ARIZONA THIS _____ DAY OF _____ 2021.
COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

BOARD OF SUPERVISORS _____ DATE _____
CLERK _____ DATE _____
COUNTY ENGINEER _____ DATE _____

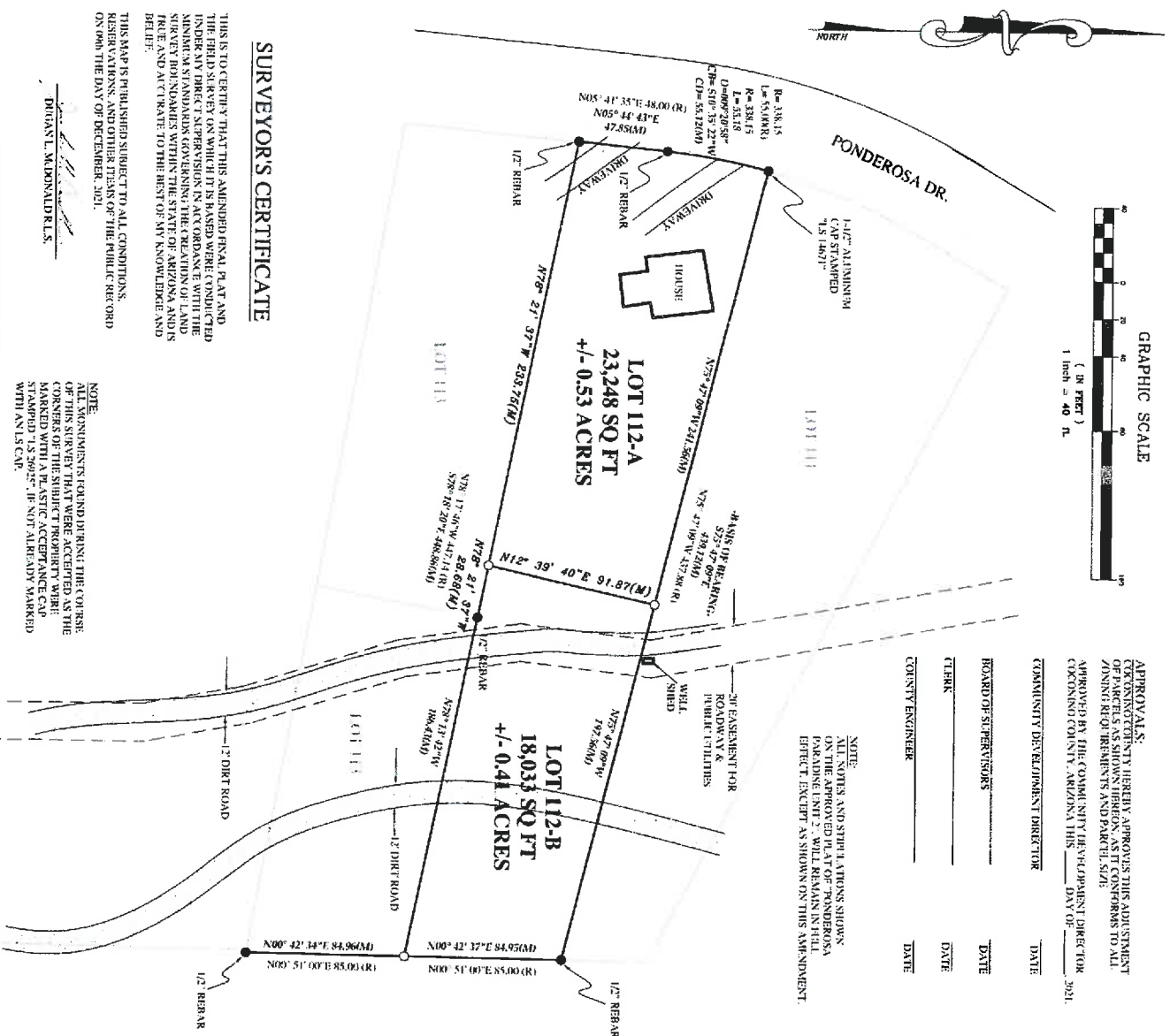
NOTE:
ALL NOTES AND SPLIT ATTENS SHOWN ON THE APPROVED PLAT OF PONDEROSA PARADISE UNIT 2 WILL REMAIN IN FULL EFFECT EXCEPT AS SHOWN ON THIS AMENDMENT.

- INDICATES BOUNDARY AS NOTED
- ▲ INDICATES EXISTING LOCATION
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED TO 202225
- INDICATES CHOPED BUSHING
- (C) INDICATES CHOPED BUSHING
- (E) INDICATES CEMENTED BUSHING
- (N) INDICATES ANCHORED TO CONCRETE

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY MY ASSIGNS IN JUNE OF THE YEAR 2021. THE CREW WAS COMPOSED OF JESSE SHARP & COLE BAST. THIS AMENDED PLAT WAS PREPARED BY ME OR MY ASSIGNS BASED UPON THE INFORMATION OBTAINED IN THAT SURVEY.
2. THE PARCEL WAS UNOCCUPIED AT THE TIME OF SURVEY.
3. ALL EASEMENTS MAY NOT BE SHOWN ON THIS DRAWING.
4. THE WORD CERTIFY AS SHOWN OR USED HEREIN MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
5. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
6. THE INTEREST OF THIS SURVEY IS TO VERIFY & SPLIT BOUNDARIES OF THE REFERENCED PARCEL.
7. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXISTS IN THE FIELD. VARIOUS MONUMENTS WERE FOUND AS SHOWN.
8. THE FOLLOWING DOCUMENTS WERE USED IN THE PERFORMANCE OF THIS SURVEY. REFERENCED CAN BE MADE TO THESE DOCUMENTS FOR FURTHER INFORMATION.

(B) INDICATES RECORD DIMENSION FOUND ON THAT PLAT OF PONDEROSA PARADISE UNIT 2, AS RECORDED IN CASE NO. 2019-0017 IN THE RECORDS OF COCONINO COUNTY, ARIZONA



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS AMENDED FINAL PLAT AND THE FIELD NOTES AND MONUMENTS THEREON WERE CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND MINIMUM STANDARDS GOVERNING THE CREATION OF LAND SURVEY DOCUMENTS WITHIN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS MAP IS PREPARED SUBJECT TO ALL CONDITIONS, INCLUDING THE STATE OF ARIZONA, AND THE PUBLIC RECORD ON THE DAY OF DECEMBER, 2021.

DUGAN L. McDONALD R.L.S.

NOTE:
ALL MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY WERE ACCEPTED AS THE CORNERS OF THE PLAT. THESE MONUMENTS WERE MARKED WITH A PLASTIC ACCEPTANCE CAP STAMPED TO 202225. IF NOT ALREADY MARKED WITH AN ILS CAP.

AMENDED FINAL PLAT

LOT 112 "PONDEROSA PARADISE UNIT 2"
LOCATED IN SECTION 9,
TOWNSHIP 16 NORTH, RANGE 8 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
COCONINO COUNTY, ARIZONA

JOB # 21-04341S
DATE: 12/09/2021

SHEET 1 OF 1
DRAWN BY: J.R.S.



LAND SURVEYING & MAPPING INC.
DUGAN L. McDONALD R.L.S.
CAMP 0 BOX 3570
AZONA, ARIZONA 86322
928-387-9170

HERITAGE