



**RESOLUTION NO. 2021-09**

**A RESOLUTION OF THE COCONINO COUNTY  
BOARD OF SUPERVISORS APPROVING AN AMENDED FINAL PLAT FOR CLEAR  
CREEK PINES UNIT 3 SUBDIVISION**

**WHEREAS**, the final plat for the 127-lot Clear Creek Pines Unit 3 subdivision was recorded on August 6, 1962; and

**WHEREAS**, Lindsey Family Trust DTD 09-09-15 of Happy Jack, Arizona filed an application for a Final Plat Amendment (SUB-20-017) of Clear Creek Pines Unit 3 subdivision to allow a change in the subdivision boundary by conveying a .13 acre portion of Lot 321 of Clear Creek Pines Unit 3 to Lot 682 of Clear Creek Pines Unit 7 and acquiring a .14 acre portion of Lot 682. Lot 321 is located at 2556 Bull Elk Drive, Happy Jack, Arizona also identified as Assessor's Parcel Number 403-07-053; and

**WHEREAS**, the amended final plat conforms to the requirements of the Subdivision Ordinance;

**NOW THEREFORE BE IT RESOLVED** that the Coconino County Board of Supervisors approves the attached Amended Final Plat for Clear Creek Pines Unit 3 subdivision and legal descriptions.

**PASSED AND ADOPTED** this 6th day of April, 2021.

**AYES:** 5  
**NOS:** 0  
**ABSENT:** 0

**COCONINO COUNTY BOARD OF SUPERVISORS**

\_\_\_\_\_  
Matt Ryan, Chair

(SEAL)

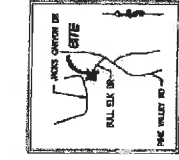


**ATTEST:**

  
\_\_\_\_\_  
Lindsay Daley, Clerk of the Board

**APPROVED AS TO FORM:**

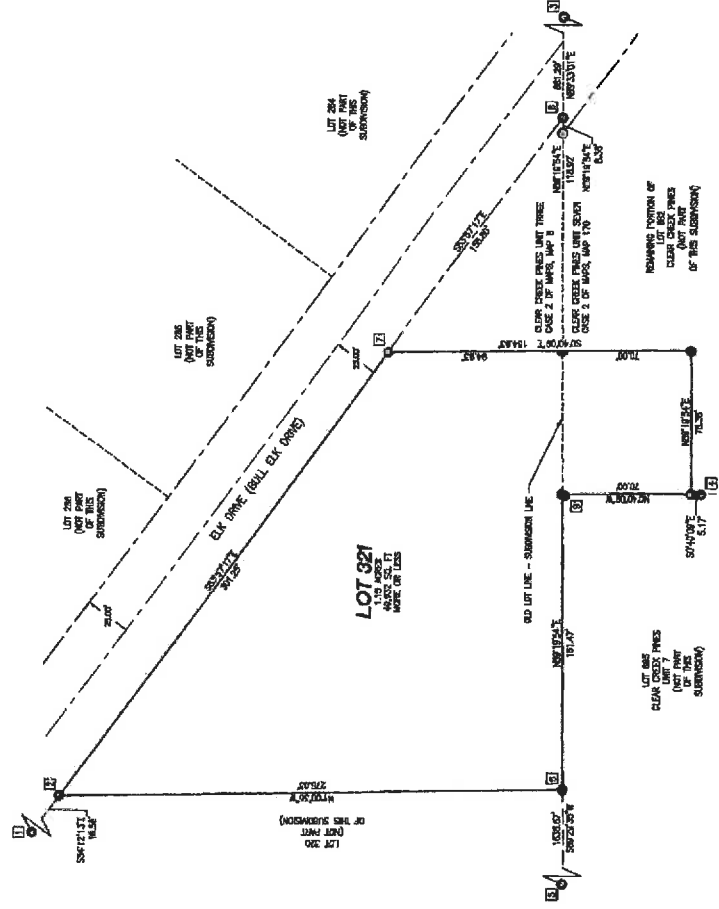
  
\_\_\_\_\_  
Rose Winkeler, Deputy County Attorney



# AMENDED FINAL PLAT

## LOT 321 CLEAR CREEK PINES UNIT THREE

AS RECORDED IN CASE 2 OF MAPS, MAP 8,  
 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA  
 LOT 693 AND A PORTION OF  
 CLEAR CREEK PINES UNIT 7,  
 CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS  
 OF COCONINO COUNTY, ARIZONA,  
 A SUBDIVISION LOCATED IN SECTION 33,  
 TOWNSHIP 15 NORTH, RANGE 11 EAST  
 COCONINO COUNTY, ARIZONA



### MONUMENT NOTES:

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**DEDICATION**  
 STATE OF ARIZONA }  
 COUNTY OF COCONINO } AS  
 KNOWN TO ALL MEN BY THESE PRESENTS  
 THAT DONALD ROBERT AND THAYER MERRIMAN, OWNERS OF LOT 321, CLEAR CREEK PINES UNIT 7, CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA, HAVE HEREBY DEDICATED TO THE PUBLIC THE STRIP OF LAND BOUNDARY TO THE WEST OF LOT 321, CLEAR CREEK PINES UNIT 7, CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND MENTIONED ON THIS AMENDED PLAT AND IN THESE PRESENTS, CONSTITUTION OF THE STATE OF ARIZONA, CHAPTER 2, ARTICLE 18, SECTION 10, AND IN WITNESS WHEREOF,

\_\_\_\_\_ DATE \_\_\_\_\_  
 DONALD ROBERT

\_\_\_\_\_ DATE \_\_\_\_\_  
 THAYER MERRIMAN

\_\_\_\_\_ DATE \_\_\_\_\_  
 JAMES WILLIAM LINDSEY, TRUSTEE OF THE LINDSEY FAMILY TRUST

\_\_\_\_\_ DATE \_\_\_\_\_  
 BARBARA BECKS LINDSEY, TRUSTEE OF THE LINDSEY FAMILY TRUST

**ACKNOWLEDGEMENT**  
 STATE OF ARIZONA }  
 COUNTY OF COCONINO }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, BEFORE ME THE FOLLOWING  
 PERSONALLY APPEARED \_\_\_\_\_, DOOR NUMBER \_\_\_\_\_,  
 \_\_\_\_\_, ADDRESS WILLIAM LINDSEY,  
 \_\_\_\_\_, ADDRESS BARBARA BECKS LINDSEY,  
 AND ACKNOWLEDGED SELF TO BE THE OWNER OF LOT 321, CLEAR CREEK PINES UNIT 7 AND ACKNOWLEDGED THAT HEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES STATED.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY CLERK  
 BY COMMISSION EXPIRES \_\_\_\_\_

THE PURPOSE OF THIS PLAT IS TO CORRECT A CHANGE OF THE LOT LINES FOR LOT 321, AS SHOWN.

NO BUILDINGS SHALL TIME MADE ON ANY SIDES DEWER THAN 2008.

**STATEMENT:**  
 I, DONALD A. HATTINGLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY STATE THAT THIS SURVEY AND THE ACCOMPANYING INSTRUMENTS WERE MADE UNDER MY CLOSE PERSONAL SUPERVISION AND THEY ACCURATELY REPRESENT THE TRUTH AS TO THE CONTENTS OF THE INSTRUMENTS HEREON AND ARE HEREBY TRUE AND CORRECT.

DATE: 2/26/2011  
 DONALD A. HATTINGLY  
 (LICENSE # 40000000000000000000000000000000)

**APPROVALS**  
 COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 COCONINO COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 COCONINO COUNTY CHAIR OF THE BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_  
 COCONINO COUNTY CLERK OF THE BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

**PROPERTY INFORMATION**  
 OWNER OF RECORD: THE LINDSEY FAMILY TRUST  
 SITE ADDRESS: 2008 BALL BLVD OR HAPPY JACK, AZ 86001

**REFERENCE DOCUMENTS**  
 1. CLEAR CREEK PINES UNIT THREE, CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA  
 2. CLEAR CREEK PINES UNIT SEVEN, CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA

**BASIS OF BEARING**  
 MERRIMAN'S ALONG THE CORNER LINE OF LOT 321 AND 800' AS SHOWN THEREON.

**LEGEND**  
 (●) ROD MONUMENT AS NOTED  
 (○) SET 0.5 INCH BEARING WITH 1.5 INCH ALIQUOT, 0.5 INCH BEARING AND BRASS TAG SHOWN AS NOTED OTHERWISE.  
 --- CENTERLINE  
 --- DEMANDARY LINE  
 --- ADJACENT DEMANDARY LINE



**"EXHIBIT A"**  
**LEGAL DESCRIPTION**  
**LOT 321 COMBINED PARCEL**

LOT 321, CLEAR CREEK PINES UNIT THREE, CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA;

INCLUDING A PORTION OF LOT 682, CLEAR CREEK PINES UNIT SEVEN, CASE 2 OF MAPS, MAP 170, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 682;

**THENCE** EASTERLY ALONG THE NORTH LINE OF LOT 682, A DISTANCE OF 78.38 FEET;

**THENCE** SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 682, A DISTANCE OF 70.00 FEET;

**THENCE** WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT 682, A DISTANCE OF 78.38 FEET TO A POINT ON THE WEST LINE OF LOT 682;

**THENCE** NORTHERLY ALONG THE WEST LINE OF LOT 682, A DISTANCE OF 70.00 FEET BACK TO THE **POINT OF BEGINNING**;

EXCEPT THAT PORTION OF SAID LOT 321, FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF LOT 321;

**THENCE** WESTERLY ALONG THE SOUTH LINE OF SAID LOT 321, TO A POINT LYING 78.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 682 OF CLEAR CREEK PINES, UNIT SEVEN, CASE 2 OF MAPS, MAP 170, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA;

**THENCE** NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 682, TO A POINT ON THE NORTH LINE OF LOT 321;

**THENCE** SOUTHEASTERLY, ALONG THE NORTH LINE OF LOT 321, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 49,932 SQ FT OR 1.15 ACRES MORE OR LESS.



**"EXHIBIT A"**  
**LEGAL DESCRIPTION**  
**LOT 321 CONVEYANCE PARCEL**

A PORTION OF LOT 321, CLEAR CREEK PINES UNIT THREE, CASE 2 OF MAPS, MAP 8, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF OT 321;

**THENCE** WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 321, TO A POINT LYING 78.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 682 OF CLEAR CREEK PINES, UNIT SEVEN, CASE 2 OF MAPS, MAP 170, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA;

**THENCE** NORTHERLY, PARALLEL WITH THE WEST LINE OF LOT 682, TO A POINT ON THE NORTH LINE OF SAID LOT 321;

**THENCE** SOUTHEASTERLY, ALONG THE NORTH LINE OF LOT 321, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 6,042 SQ FT OR 0.14 ACRES MORE OR LESS.



State of Arizona  
County of Coconino

That the Phoenix Title and Trust Company, as trustee for the Phoenix Title and Trust Company, on behalf of the Phoenix Title and Trust Company, do hereby certify that the following is a true and correct copy of the original of the same as the same was filed in the office of the County Clerk of the County of Coconino, Arizona, on the 15th day of August, 1928.

On this 15th day of August, 1928, the undersigned, the Phoenix Title and Trust Company, do hereby certify that the following is a true and correct copy of the original of the same as the same was filed in the office of the County Clerk of the County of Coconino, Arizona, on the 15th day of August, 1928.

# CLEAR CREEK PINES UNIT THREE

A SUBDIVISION OF PART OF  
E. SEC. 33 T. 14N. R. 11E. G. 15E. B. 14M  
COCONINO COUNTY ARIZONA

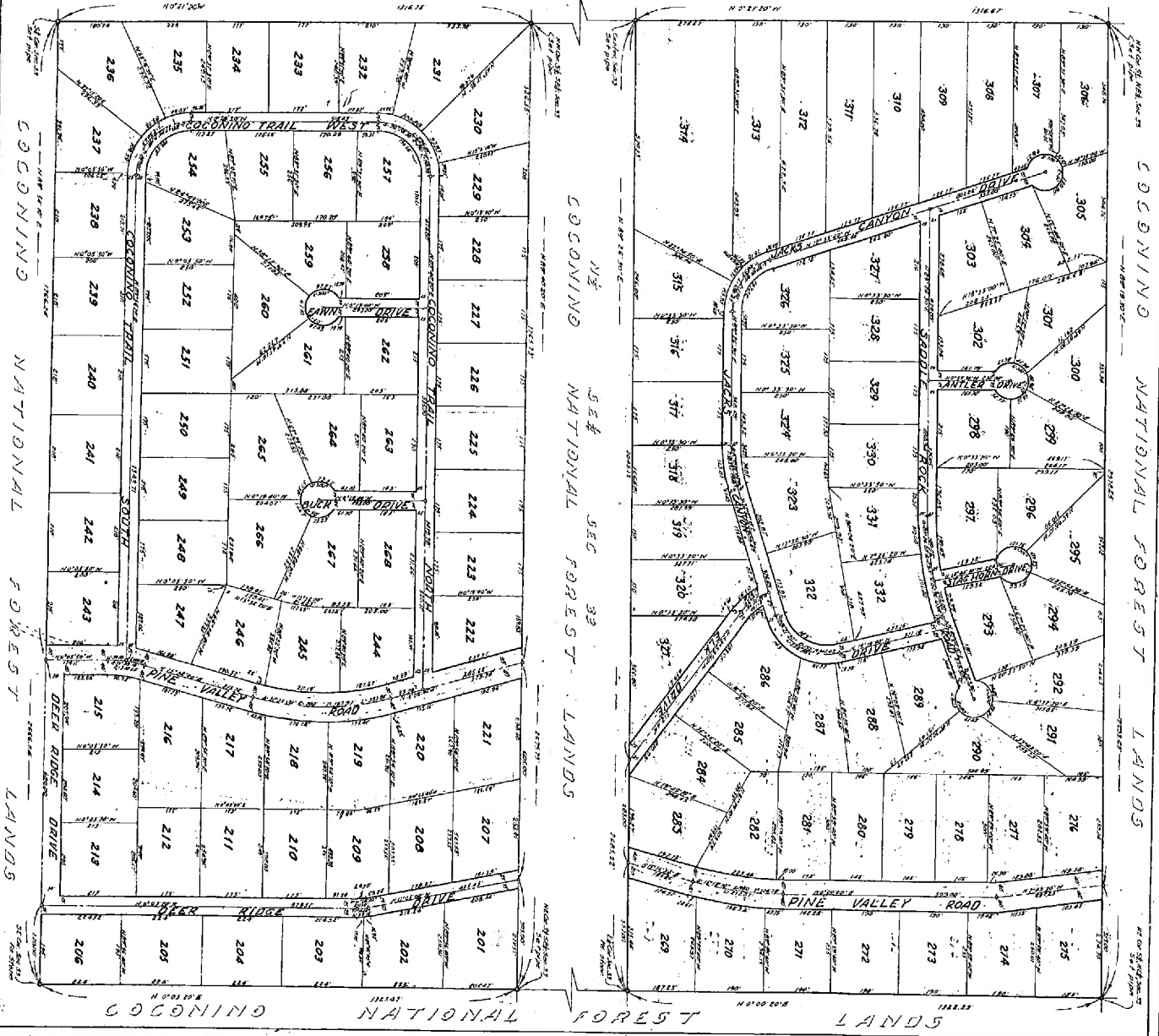
SRADLINE ENGINEERING CO  
408 N. 60th ST. SCOTTSDALE

Approved by the Board of Supervisors  
of Coconino County, Arizona  
at a regular meeting held on the 15th day of August, 1928.



6593  
RECORDS OF THE COUNTY CLERK OF COCONINO COUNTY, ARIZONA  
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF COCONINO COUNTY, ARIZONA  
ON AUGUST 15, 1928  
BY \_\_\_\_\_

COCONINO NATIONAL FOREST LANDS



COCONINO NATIONAL FOREST LANDS