

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

RESOLUTION NO. 2021-10

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING AN AMENDED FINAL PLAT FOR CLEAR
CREEK PINES UNIT 7 SUBDIVISION**

WHEREAS, the final plat for the 67-lot Clear Creek Pines Unit 7 subdivision was recorded on September 6, 1968; and

WHEREAS, Paul A and Julia A Harn of Happy Jack, Arizona filed an application for a Final Plat Amendment (SUB-20-10) of Clear Creek Pines Unit 7 subdivision to allow a change in the subdivision boundary by conveying a .14 acre portion of Lot 682 of Clear Creek Pines Unit 7 to Lot 321 of Clear Creek Pines Unit 3 and acquiring a .13 acre portion of Lot 321. The subject property is located at 2526 Bull Elk Drive, Happy Jack, Arizona in the Blue Ridge area and is also identified as Assessor's Parcel Number 403-08-109; 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 of Clear Creek Pines Unit 7 subdivision and legal descriptions.

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

AYES: 5
NOS: 0
ABSENT: 0

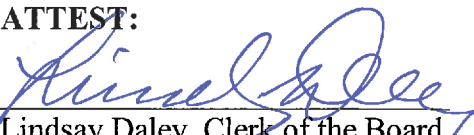
(SEAL)

COCONINO COUNTY BOARD OF SUPERVISORS



Matt Ryan, Chair

ATTEST:



Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:



Rose Winkeler, Deputy County Attorney

**“EXHIBIT A”
LEGAL DESCRIPTION
LOT 682 COMBINED PARCEL**

LOT 682, CLEAR CREEK PINES UNIT SEVEN, CASE 2 OF MAPS, MAP 170, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA;

INCLUDING 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 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 LOT 682, TO A POINT ON THE NORTH LINE OF SAID LOT 321;

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

EXCEPT THAT PART OF SAID LOT 682 FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 682;

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

THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF 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.

CONTAINING 49,706.0 SQ FT OR 1.14 ACRES MORE OR LESS.



"EXHIBIT A"
LEGAL DESCRIPTION
LOT 682 CONVEYANCE PARCEL

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 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**.

CONTAINING 5,487 SQ FT OR 0.13 ACRES MORE OR LESS.



