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

Official Records of Coconino County 3911483
Patty Hansen - Recorder 04/12/2021 09:10 AM Pgs: 5
COCONINO COUNTY BOARD OF SUPERVISOR $15.00

RESOLUTION NO. 2021-08

A RESOLUTION OF THE COCONINO COUNTY BOARD OF SUPERVISORS APPROVING AN AMENDED FINAL PLAT FOR THE COTTAGES AT FLAGSTAFF RANCH GOLF CLUB SUBDIVISION

WHEREAS, the final plat for the 14-lot, The Cottages at Flagstaff Ranch Golf Club subdivision (Case No. SUB-07-002) was approved by the Board of Supervisors on August 7, 2007; and

WHEREAS, Flagstaff Ranch Golf Club, Flagstaff, Arizona and Golf Cottages at Flagstaff Ranch, Flagstaff, Arizona filed an application for a Final Plat Amendment of The Cottages at Flagstaff Ranch Golf Club subdivision (Case No. SUB-21-003) to allow the incorporation of Lots 13 and 14 into the existing open space of the subdivision. The subject properties are located at 3895 and 3795 Strawberry Roan, Flagstaff, Arizona and are also identified as Assessor's Parcel Numbers 116-58-399 and 400, and the open space is identified as Assessor's Parcel Number 116-58-401; 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 Amended Final Plat of The Cottages at Flagstaff Ranch Golf Club Subdivision.

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

AYES: 5
NOS: 0
ABSENT: 0

(SEAL)

COCONINO COUNTY BOARD OF SUPERVISORS

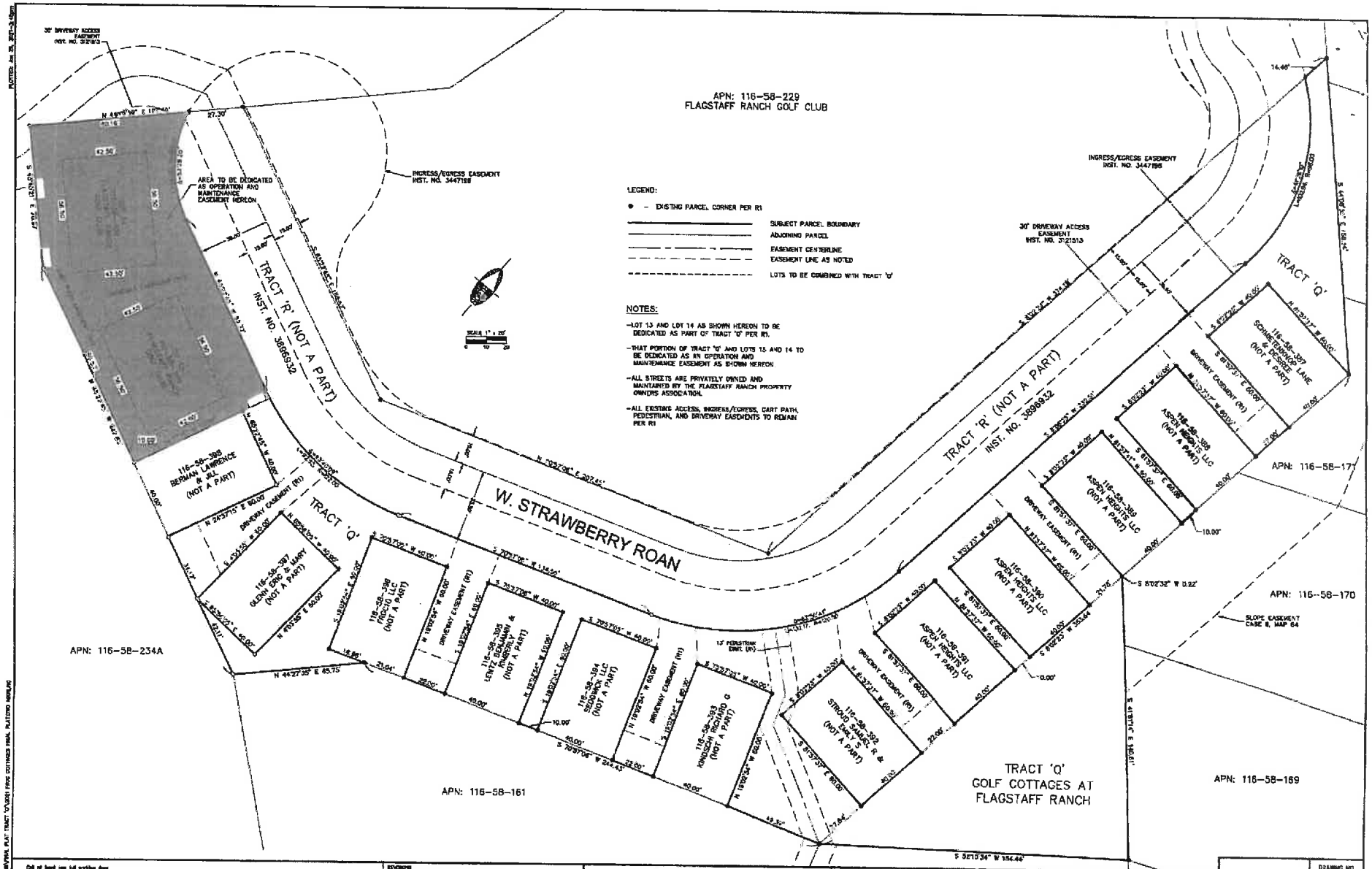
Matt Ryan, Chairman

APPROVED AS TO FORM:

Rose Winkeler, Deputy County Attorney

ATTEST:

Lindsay Daley, Clerk of the Board



Call at least two full working days before you begin excavation.
ARIZONA 811

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0384
928.774.8934 fax
www.swiaz.com

JOB NO.	21008
DATE	JAN 21
SCALE	1"=20'
DRAWN	HAS
DESIGN	
CHECKED	ADB

COCONINO COUNTY, ARIZONA

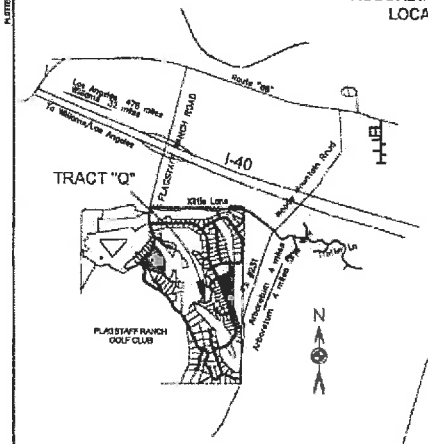
AMENDED PLAT TRACT 'Q'
THE COTTAGES AT FLAGSTAFF RANCH

DRAWING NO. FP2

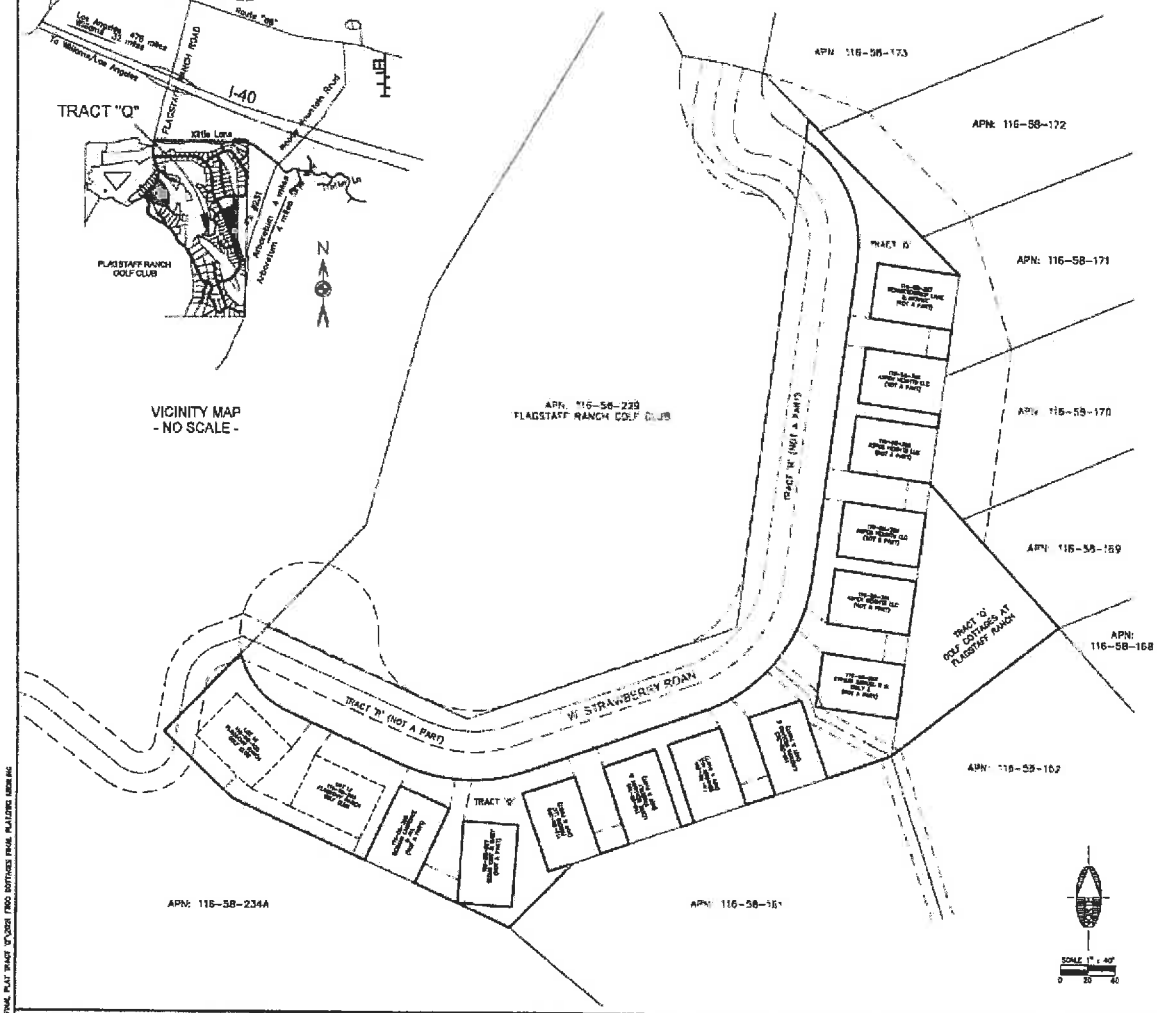
SHT NO. 2 OF 2

AMENDED PLAT FOR TRACT 'Q' OF THE COTTAGES AT FLAGSTAFF RANCH GOLF CLUB

ACCORDING TO INSTRUMENT NUMBER 3896933, OFFICIAL RECORDS OF COCONINO COUNTY,
LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP
- NO SCALE -



OWNERS:

LOTS 13 & 14:
FLAGSTAFF RANCH GOLF CLUB
3850 LARIAT LOOP
FLAGSTAFF, AZ 86005

TRACT 'Q':
THE GOLF COTTAGES AT FLAGSTAFF RANCH
3850 LARIAT LOOP
FLAGSTAFF, AZ 86005

SURVEYOR:

SHEPHARD WESNITZER, INC.
110 W. DALE AVENUE
Flagstaff, AZ 86001
(928) 773-0354

BENCH MARK:

The N 1/4 cor of Section 25,
Township 21 North, Range 6 East
being an aluminum cap in a hand hole
having an elevation of 7107.86
(NGVD28)

AREAS:

Net Area Tract "Q".....1.380 Acres
Existing Tract "Q".....1.270 Acres
Existing Lot 13.....0.055 Acres
Existing Lot 14.....0.055 Acres

INSTRUMENT OF CONVEYANCE:

Instrument No. 3896933, Official Records of Coconino County

LEGAL DESCRIPTION:

Tract 'Q', of The Amended Final Plat of
Cottages at Flagstaff Ranch Golf Club,
according to Instrument Number 3896933,
Official Records of Coconino County, Arizona

RECORD INFORMATION:

(R1) – Amended Final Plat of The Cottages at Flagstaff Ranch Golf Club. Inst. No. 3463010

ASSESSOR'S PARCEL NO's.

116-58-401 (TRACT 'Q')
116-58-400 (LOT 14)
116-58-399 (LOT 13)

NOTE:
The declaration of Covenants, Conditions, Restrictions, Reservations, and Easements for "The Golf Cottages at Flagstaff Ranch" are recorded in the office of the Coconino County Recorder at Inst. #3697239 and are hereby incorporated as a part of this plat.

CERTIFICATE OF LAND SURVEYOR

I hereby state that the survey shown hereon was done under my direct supervision and is true and correct to the best of my knowledge and belief.

Aaron D. Barling, RLS 48756

DEDICATION:

STATE OF ARIZONA }
} SS
COUNTY OF COCONINO }

KNOW ALL MEN BY THESE PRESENTS:

That FLAGSTAFF RANCH GOLF CLUB, an Arizona nonprofit corporation, as "Owners" of Lots 13 and 14 according to the Amended Final Plat of The Cottages at Flagstaff Ranch, as recorded in Instrument Number 3463010, Official Records of Coconino County, do hereby dedicate said Lots 13 and 14 to GOLF COTTAGES AT FLAGSTAFF RANCH, an Arizona nonprofit corporation, as "Owners" of Tract 'Q' according to said Amended Final Plat of The Cottages at Flagstaff Ranch, to be incorporated into said Tract 'Q' for the purposes of Open Space and Pedestrian Paths as set forth on said Amended Plat and subject to the Declaration of Covenants, Conditions, Restrictions and Easements for The Golf Cottages at Flagstaff Ranch as recorded in Instrument Number 3697239, Official Records of Coconino County.

Furthermore, GOLF COTTAGES AT FLAGSTAFF RANCH, an Arizona nonprofit corporation, does hereby grant to FLAGSTAFF RANCH GOLF CLUB, an Arizona nonprofit corporation, an easement over and through that portion of Tract 'Q' and said Lots 13 and 14 as shown hereon for purposes of operation and maintenance of the Flagstaff Ranch Golf Club, including but not limited to putting greens, cart paths, parking or the rerouting of the driveway to and from Lot 135 of the Flagstaff Ranch Golf Club Subdivision according to Book 8, Maps 64-64C, Official Records of Coconino County. Vertical construction within said Lots 13 and 14 shall be limited to retaining walls and landscaping.

The annual maintenance of said portion of Tract 'Q' and said Lots 13 and 14 shall be the responsibility of FLAGSTAFF RANCH GOLF CLUB.

IN WITNESS WHEREOF:
FLAGSTAFF RANCH GOLF CLUB, an Arizona nonprofit corporation as "Owners" have hereunto caused their names to be affixed and the same to be attested by the signatures set forth below.

This _____ day of _____ 2021

FLAGSTAFF RANCH GOLF CLUB
An Arizona nonprofit corporation

By _____
Eric Dick, General Manager

ACKNOWLEDGMENT:

STATE OF ARIZONA }
} SS
COUNTY OF COCONINO }

On this _____ day of _____ 2021, before me, the undersigned notary public, personally appeared Eric Dick, who acknowledged himself to be the General Manager of FLAGSTAFF RANCH GOLF CLUB, an Arizona nonprofit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, for and on behalf of the limited company.

_____
Notary Public My Commission Expires

IN WITNESS WHEREOF:
GOLF COTTAGES AT FLAGSTAFF RANCH, an Arizona nonprofit corporation as "Owners" have hereunto caused their names to be affixed and the same to be attested by the signatures set forth below.

This _____ day of _____ 2021

GOLF COTTAGES AT FLAGSTAFF RANCH
An Arizona nonprofit corporation

By _____
John Ott, General Manager

ACKNOWLEDGMENT:

STATE OF ARIZONA }
} SS
COUNTY OF COCONINO }

On this _____ day of _____ 2021, before me, the undersigned notary public, personally appeared John Ott, who acknowledged himself to be the General Manager of GOLF COTTAGES AT FLAGSTAFF RANCH, an Arizona nonprofit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, for and on behalf of the limited company.

_____
Notary Public My Commission Expires

COCONINO COUNTY APPROVALS:

_____
COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR

_____
COCONINO COUNTY ENGINEER

_____
COCONINO COUNTY BOARD OF SUPERVISORS, CHAIRMAN

_____
COCONINO COUNTY CLERK OF BOARD

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Tel 8-1-1 or 1-800-782-5348 (1-602-263-1100)

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO:	21008
DATE:	JAN. '21
SCALE:	1"=40'
DRAWN:	NAS
DESIGN:	
CHECKED:	ADB

COCONINO COUNTY, ARIZONA

AMENDED PLAT TRACT 'Q'
THE COTTAGES AT FLAGSTAFF RANCH

DRAWING NO. FP1

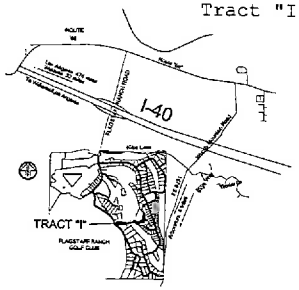
SHT NO. 1 OF 2

PLOTTED: Jan 25, 2021-2:46pm

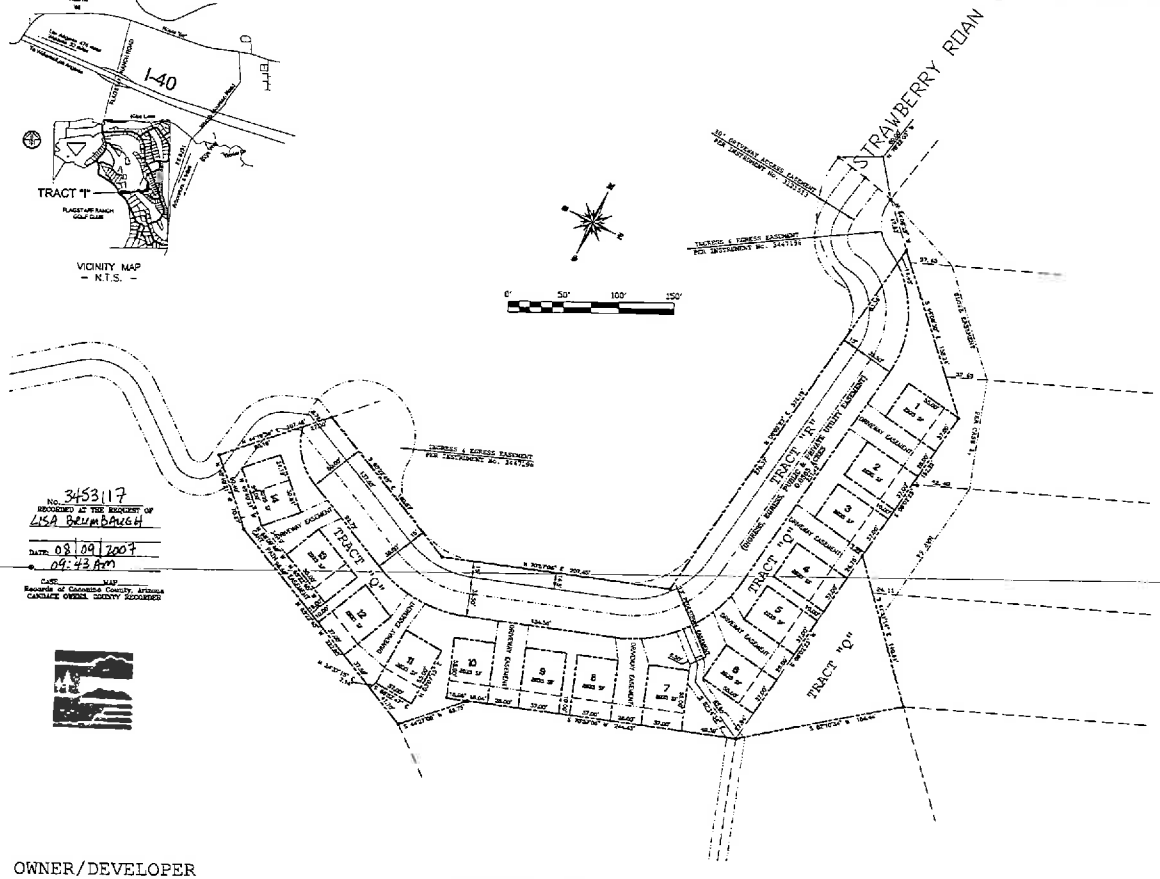
FILE: P:\SDT\WORK\FINAL PLAT TRACT Q\2008 FRG SUTTHES FINAL PLAT\FP1 (2008).DWG

FINAL PLAT of THE COTTAGES AT FLAGSTAFF RANCH GOLF CLUB

Tract "I" of Flagstaff Ranch Golf Club, as recorded in Case 8, Map 64 of the Records of Coconino County, Arizona.



VICINITY MAP
- N.T.S. -



No. 3453117
RECORDED AT THE REQUEST OF
LISA BRUMBAUGH
DATE: 08/09/2007
09:43 AM
CASE MAP
Records of Coconino County, Arizona
CARLENE ORDWAY, COUNTY RECORDER

CERTIFICATION:

This is to certify that the survey on which this plat is based, was performed under my direct supervision during July 1997 through January 2003 and is true and correct to the best of my knowledge.

Date: August 8, 2007

Kenneth A. Krenke
RLS 14671

LEGAL DESCRIPTION:

Tract "I" of Flagstaff Ranch Golf Club, as recorded in Case 8, Map 64 of the Records of Coconino County.

BASIS OF BEARING:

The boundary of Tract "I", as shown hereon, is per the Final Plat of Flagstaff Ranch Golf Club as recorded in Case 8, Map 64.

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF COCONINO)

KNOW ALL MEN BY THESE PRESENTS:

That MASTERS GOLF COTTAGES, L.L.C., an Arizona limited liability company, qualified as a limited liability company under Arizona law, as "Owner", has subdivided under the name of THE COTTAGES AT FLAGSTAFF RANCH GOLF CLUB, a subdivision of Tract "I" of Flagstaff Ranch Golf Club as recorded in Case 8, Map 64 of the Records of Coconino County, Arizona, situated in Section 25, Township 20 North, Range 6 East, Gila and Salt River Meridian, Coconino County, Arizona, as shown and platted hereon and hereby publishes this plat as and for the plat of said THE COTTAGES AT FLAGSTAFF RANCH GOLF CLUB, and hereby declares that said plat sets forth the locations and gives the dimensions of the lots, tracts, and easements, constituting the same, and that each lot, tract, and easement shall be known by the number, name or other designation that is given to each, respectively, on said plat; and that the "Owner" hereby dedicates to the public, the public and private utility easements as shown on said plat and included in the above described premises. All driveway easements are dedicated as cross-access ingress and egress easements for the adjoining lots.

Tract "O" is hereby dedicated to the "Flagstaff Ranch Golf Club", an Arizona non-profit corporation for the following uses: pedestrian paths, and open space. Tract "N" is hereby dedicated to the "Masters Golf Cottages Homeowners Association" for the purpose of ingress, egress, public and private utility purposes. The "Masters Golf Cottages Homeowners Association" shall be responsible for the maintenance of the private street shown hereon.

If it becomes necessary for any utility company to excavate or otherwise disturb the real property subject to the easements granted herein, including without limitation, streets or any tracts depicted on this plat which utility company shall promptly, at its own expense, restore the affected real property to a condition substantially similar to the condition that existed immediately prior to the activity resulting in the site disturbance. MASTERS GOLF COTTAGES, L.L.C. does hereby grant to the Masters Golf Cottages Homeowners Association and "Flagstaff Ranch Golf Club", their guests and invitees, a recreational golf easement, upon and across each lot adjacent to Tract "L-4" for reasonable access to subsequent play along said tracts.

IN WITNESS WHEREOF:

MASTERS GOLF COTTAGES, L.L.C., an Arizona limited liability under Arizona law, as "OWNER" has hereunto caused its name to be affixed and the same to be attested by the signature of Vincent Goett, as Managing Member of MASTERS GOLF COTTAGES, L.L.C., an Arizona limited liability company.

This 8th day of Aug 2007

MASTERS GOLF COTTAGES L.L.C.
an Arizona Limited Liability Company
qualified as a limited liability
company under Arizona law

By: Vincent Goett
Managing Member

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF COCONINO)

On this 8th day of Aug 2007, before me, the undersigned notary public, personally appeared Vincent Goett, who acknowledged himself to be a managing member of MASTERS GOLF COTTAGES, L.L.C., an Arizona limited liability company, qualified as a limited liability company under Arizona law, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Lisa Brumbaugh
Notary Public

My commission expires

OFFICIAL SEAL
LISA BRUMBAUGH
Notary Public - Arizona
COCONINO COUNTY
My Commission Expires
October 11, 2008

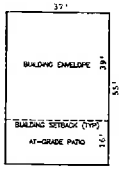
OWNER/DEVELOPER

Masters Golf Cottages, LLC
2400 East Arizona Biltmore Circle
Suite 1250
Phoenix, AZ 85016
Contact: Victor McGeve
Phone: (602) 954-1238

COUNTY APPROVALS:

SECRETARY OF PLANNING AND ZONING — DATE: 8/8/07
COCONINO COUNTY ENGINEER — DATE: 8/8/07
COCONINO COUNTY HEALTH AUTHORITY — DATE: 8/8/07
CHAIRMAN, COCONINO COUNTY BOARD OF SUPERVISORS — DATE: 8/2/07
COCONINO COUNTY CLERK OF BOARD — DATE: 8/7/07

TYPICAL LOT
(Except Lot 14)



ALL STREETS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE MASTERS GOLF COTTAGES HOMEOWNERS ASSOCIATION

LEGEND:

- ● - Found 1/2" rebar w/ccp marked RLS 14671, unless otherwise noted.
- ▲ - Found 3/4" rebar w/ccp marked RLS 14671, unless otherwise noted.
- ○ - Set 1/2" rebar w/ccp marked RLS 14671, unless otherwise noted.
- △ - Set 3/4" rebar w/ccp marked RLS 14671, unless otherwise noted.
- ◎ - Computed Point, nothing found or set.
- Ingress & Egress Easement.
- Slope Easement (S.E.) (as located)
- Property Boundary
- P.U.E. - Public and Private Utility Easement.
- D.E. - Drainage Easement.
- (R1) - Final Plat of Flagstaff Ranch Golf Club, as recorded in Case 8, Map 64, R.C.C.

Northland Exploration Surveys, Inc.
SCALE: 1" = 50 FEET
DRAWN: JPW
SURVEYED:
CHECKED: K. A. KRENKE
DATE: August 8, 2007
FINAL PLAT OF
THE COTTAGES AT
FLAGSTAFF RANCH GOLF CLUB
a subdivision of Tract "I" as recorded in
CASE 8, MAP 64, R.C.C.
A Subdivision of a portion of Section 25, Township 20 North, Range 6 East, Gila and Salt River Meridian, Coconino County, Arizona
SHEET 1 OF 2
JOB NO. 07-012

Official Records of Coconino County, Arizona
Carlene Ordway, Recorder 08/09/2007 09:43 AM
Fee: 0.00 Page 1 of 2
3453117