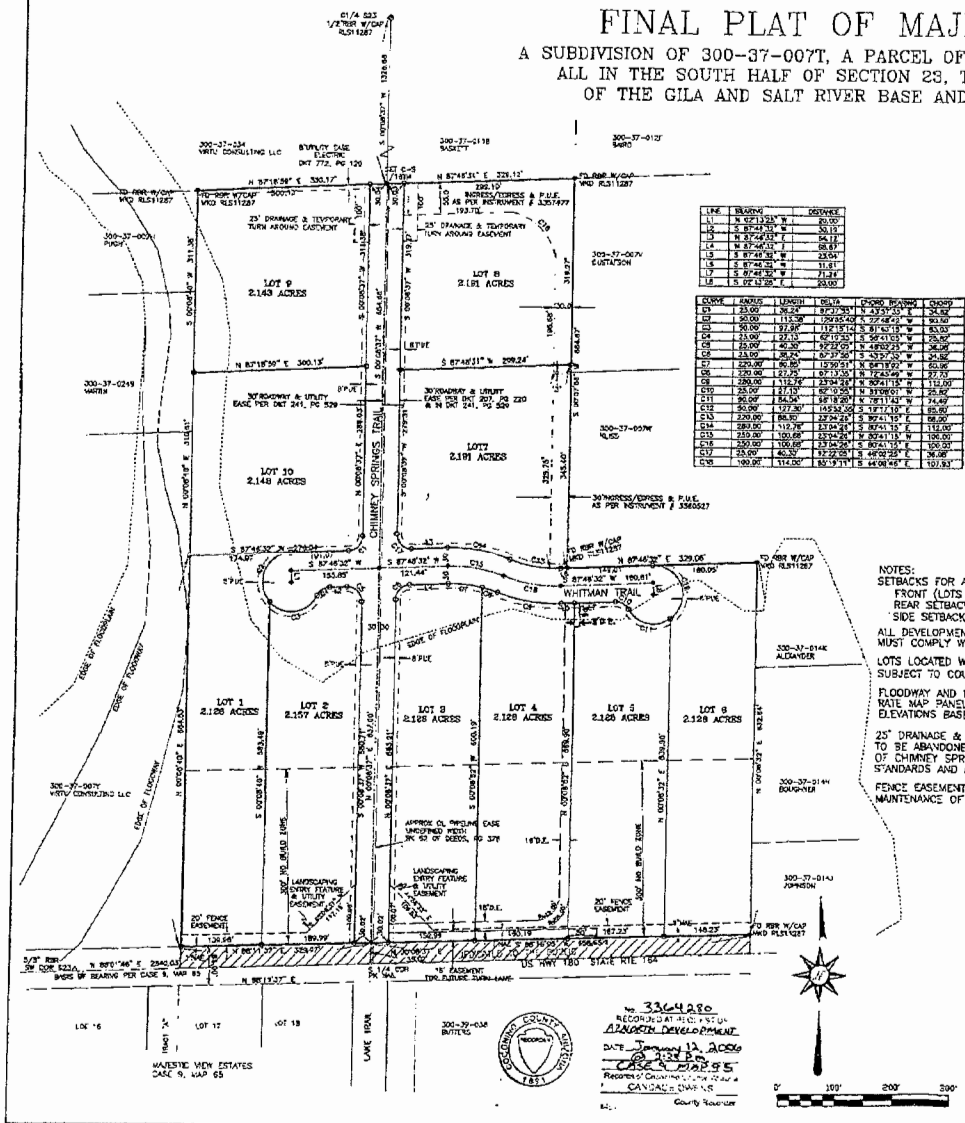
Case 9 Map 95

FINAL PLAT OF MAJESTIC VIEW RANCH

A SUBDIVISION OF 300-37-007T, A PARCEL OF LAND RECORDED IN INSTRUMENT NO. 3288267
ALL IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, IN COCONINO COUNTY, ARIZONA

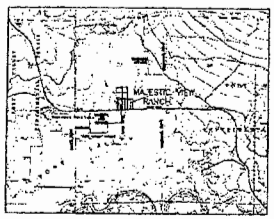
OWNER/DEVELOPER:

AZNORTH DEVELOPMENT, INC. AN ARIZONA CORPORATION
2410 E. ROUTE 66
FLAGSTAFF, AZ 86004
(928) 774-8637
CONTACT: TOM BREWSTER OR ROBERT SHUTE



LINE	BEARING	DISTANCE
L1	N 02°13'24" W	20.00'
L2	S 87°43'15" W	50.13'
L3	N 87°46'03" E	54.13'
L4	N 87°46'03" E	68.81'
L5	S 87°46'32" W	23.04'
L6	S 87°46'32" W	11.81'
L7	S 87°46'32" W	71.24'
L8	S 02°13'24" E	20.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	23.00'	36.24'	90°13'35"	N 43°51'05" E	34.62'
C2	50.00'	113.38'	129°55'40"	S 23°48'42" W	90.00'
C3	50.00'	92.89'	106°28'12"	S 81°43'18" W	80.03'
C4	23.00'	27.15'	67°38'33"	S 56°41'05" W	25.59'
C5	25.00'	40.30'	92°22'05"	N 48°03'23" W	36.08'
C6	23.00'	36.24'	90°13'35"	S 43°51'05" W	34.62'
C7	320.00'	60.85'	10°53'51"	N 84°19'29" W	60.76'
C8	320.00'	27.75'	07°13'39"	N 78°43'40" W	27.73'
C9	280.00'	112.74'	23°04'28"	N 80°41'15" W	112.00'
C10	25.00'	27.15'	62°10'55"	N 31°08'01" W	25.82'
C11	90.00'	84.34'	56°41'20"	N 78°11'42" W	74.49'
C12	50.00'	127.30'	145°52'05"	S 19°11'10" E	95.80'
C13	320.00'	88.30'	23°37'25"	S 80°41'15" E	88.00'
C14	280.00'	112.78'	23°04'28"	S 80°41'15" E	112.00'
C15	250.00'	100.68'	23°04'28"	N 80°41'15" W	100.00'
C16	250.00'	100.68'	23°04'28"	S 80°41'15" E	100.00'
C17	23.00'	40.32'	100°26'05"	S 44°06'45" E	35.38'
C18	100.00'	114.00'	65°19'11"	S 44°06'46" E	107.93'



VICINITY MAP
NOT TO SCALE

AREAS

TOTAL AREA OF SUBDIVISION=25.075 ACRES
AREA OF ADOT RIGHT OF WAY DEDICATED TO THE PUBLIC=0.778 ACRES
AREA OF RIGHT OF WAY DEDICATED TO COUNTY=2.836 ACRES
AREA OF LOTS=21.461 ACRES

NOTES:
SETBACKS FOR ALL LOTS EXCEPT LOTS:
FRONT (LOTS 1-6) SETBACK IS 300' (LOTS 7-10) SETBACK IS 50'
REAR SETBACK IS 50'
SIDE SETBACK IS 25'

ALL DEVELOPMENT WITHIN THE FEMA DESIGNATED FLOOD HAZARD AREA MUST COMPLY WITH ALL REQUIREMENTS OF THE COUNTY FLOODPLAIN ORDINANCE.

LOTS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ARE SUBJECT TO COUNTY FLOODPLAIN ORDINANCE REQUIREMENTS.

FLOODWAY AND FLOODPLAIN PLOTTED PER FIRM FLOOD INSURANCE RATE MAP PANEL 040019-3552C REVISED MARCH 2, 1993. ELEVATIONS BASED UPON NGVD 1929

25' DRAINAGE & TEMPORARY TURN AROUND EASEMENT TO BE ABANDONED AT WHICH TIME THE NORTH PART OF CHIMNEY SPRINGS ROAD IS IMPROVED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY THE COUNTY.

FENCE EASEMENT ALONG RIGHT OF WAY FOR INSTALLATION AND MAINTENANCE OF FENCE BY THE HOMEOWNERS ASSOCIATION.

LEGEND

(M)	MEASURED BEARINGS AND DISTANCES
●	FOUND SECTION CORNER AS NOTED
●	FOUND PROPERTY CORNER AS NOTED
⊕	SET 3/4" REBAR W/ALUM. CAP NMO RLS 26406
○	SET 1/2" REBAR W/PLASTIC CAP NMO RLS 26406
△	CALCULATED POSITION. NOTHING FOUND OR SET
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
NAE	NO ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, ALISA J. TEMPLETON, ARIZONA LAND SURVEYOR'S LICENCE NO. 26406 HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, DURING 2004 AND 2005 AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS:
THAT AZNORTH DEVELOPMENT, INC. AN ARIZONA CORPORATION, HAS SUBDIVIDED THIS PARCEL OF LAND AS RECORDED IN INSTRUMENT 3288267, RECORDS OF COCONINO COUNTY RECORDER'S OFFICE, WHICH IS SITUATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, UNDER THE NAME "MAJESTIC VIEW RANCH", AS PLATTED HEREON. THIS PLAT IS MADE AND RECORDED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MAJESTIC VIEW ESTATES, RECORDED IN INSTRUMENT NO. 3329979, COCONINO COUNTY RECORDS.

AZNORTH DEVELOPMENT, INC., AN ARIZONA CORPORATION, HEREBY PUBLISHES THIS PLAT, CONSISTING OF ONE SHEET, AS AND FOR THE PLAT OF "MAJESTIC VIEW RANCH"; HEREBY DECLARES THAT THIS PLAT SETS FORTH THE THE LOCATION AND GIVES THE DIMENSIONS AND MEASUREMENTS OF ALL LOTS, TRACTS, STREETS AND EASEMENTS, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY, ON THIS PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR ROADWAY AND DRAINAGE PURPOSES THAT PORTION OF HIGHWAY 180 LYING SOUTH OF LOTS 7-6 AND NORTH OF THE SOUTH LINE OF SECTION 23, AND TO THE COUNTY CHIMNEY SPRINGS TRAIL AND WHITMAN TRAIL AS SHOWN ON THIS PLAT, AND THE 16' EASEMENT SHOWN HEREON AS AN EASEMENT FOR A FUTURE TURN LANE, AND DEDICTES TO THE HOMEOWNER'S ASSOCIATION THE 16' DRAINAGE EASEMENT AND THE 20' FENCE EASEMENT AND THE LANDSCAPING, ENTRY FEATURE AND UTILITY EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF, AZNORTH DEVELOPMENT HAS CAUSED IT'S NAME TO BE SIGNED AND AFFIXED BY THE UNDERSIGNED MANAGING PARTNER, THEREUNTO DULY AUTHORIZED, AS OF 1-24-06, 2006.

AZNORTH DEVELOPMENT, INC.
BY: _____
THOMAS M. BREWSTER, PRESIDENT OF AZNORTH DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF COCONINO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF JANUARY, 2006, BY THOMAS M. BREWSTER, PRESIDENT OF AZNORTH DEVELOPMENT, INC.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: NOV. 30, 2007

OFFICIAL SEAL
STACY M. FRISBIE
NOTARY PUBLIC - STATE OF ARIZONA
COCONINO COUNTY
My Comm. Expires Nov. 30, 2007

APPROVALS

APPROVED BY: _____ 1-10-06
COCONINO COUNTY ENGINEER — DATE

APPROVED BY: _____ 1-10-06
COCONINO COUNTY HEALTH AUTHORITY — DATE

APPROVED BY: _____ 1-12-06
SECRETARY, COCONINO COUNTY PLANNING & ZONING COMMISSION — DATE

APPROVED BY: _____ 1-10-06
COCONINO COUNTY BOARD OF SUPERVISORS — DATE

APPROVED BY: _____ 1-10-06
COCONINO COUNTY CLERK OF THE BOARD — DATE

APPROVED BY: _____ 1-10-06
FIDELITY NATIONAL TITLE — DATE

No. 3364290
RECORDED AT REQUEST OF
AZNORTH DEVELOPMENT
DATE: January 12, 2006
TIME: 11:28:55
Records of Coconino County, Arizona
CANDACE DAVIS
County Recorder

EXTREME MEASURES LAND SURVEY, INC	
SCALE: 1" = 100'	FINAL PLAT OF MAJESTIC VIEW RANCH
SURVEYOR: AJT	SHEET 1 OF 1
DRAWN: AJ TEMPLETON	IN THE SOUTH 1/2 SEC 23,
CHECKED: AZNORTH DEV.	TWP 22N, RGE 6E, G&SRB&M
DATE: 2 JANUARY 2006	COCONINO COUNTY, ARIZONA
JOB NO.	04-107

3364290