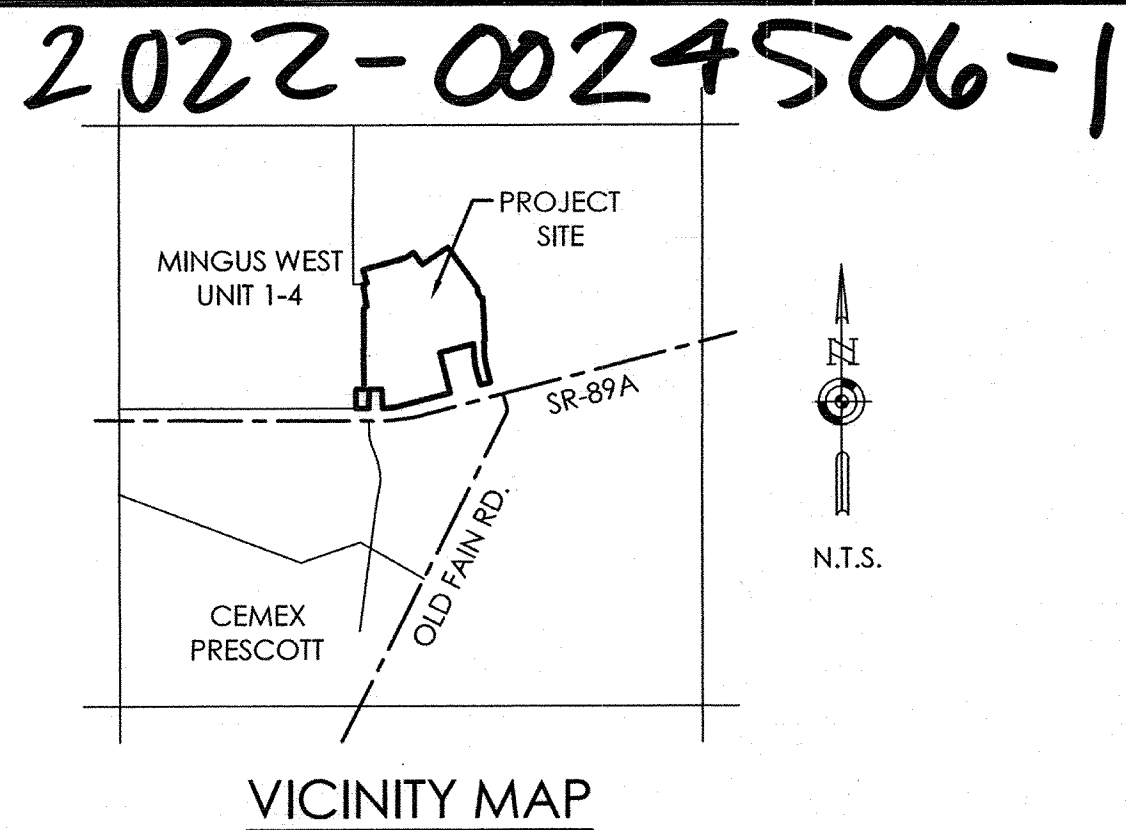
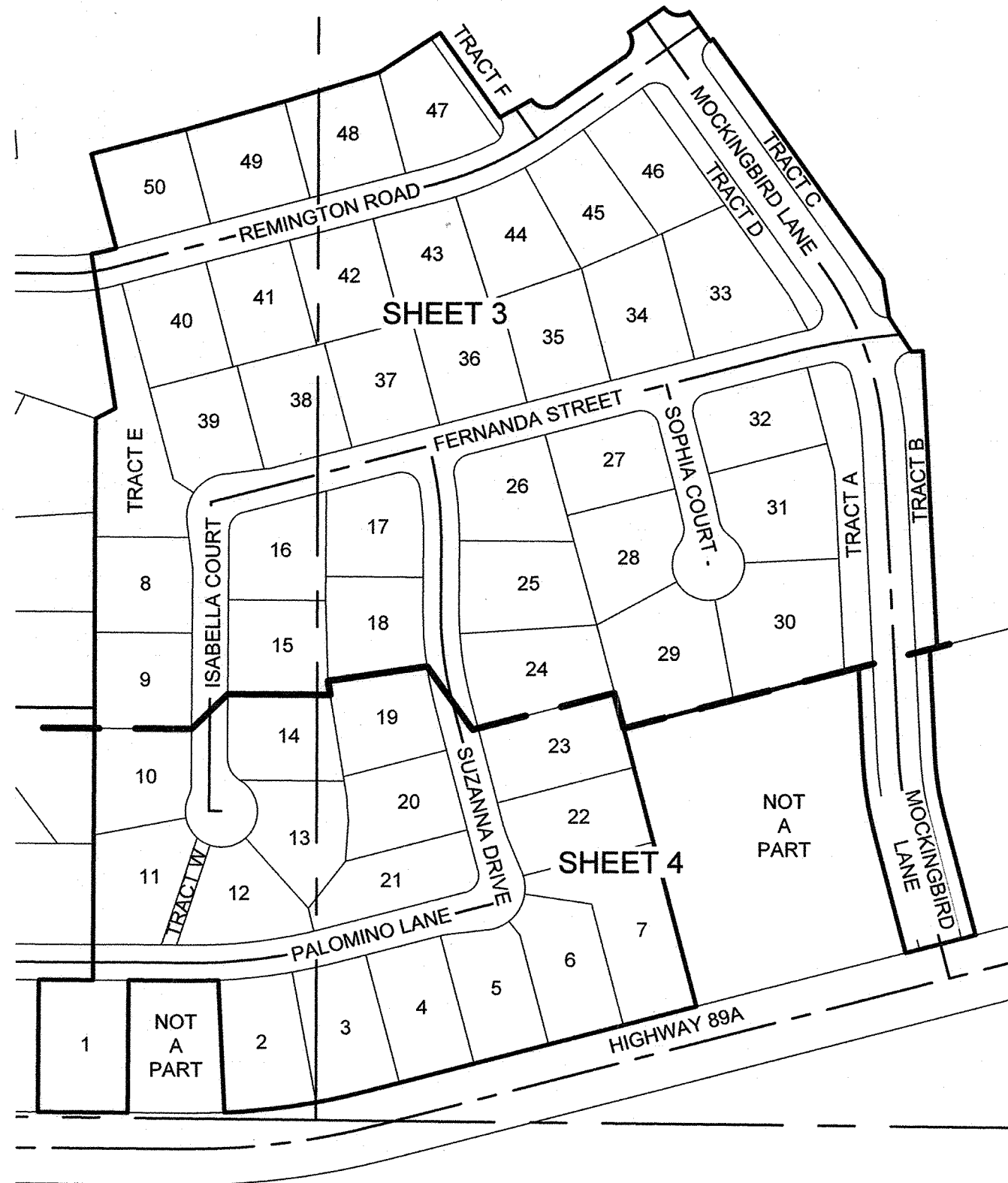


FINAL PLAT / FINAL DEVELOPMENT PLAN
FOR
MINGUS WEST - UNIT 5
LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1
EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF YAVAPAI }

KNOW ALL PERSONS BY THESE PRESENTS: THAT ASH-DORN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY HAS SUBDIVIDED UNDER THE NAME OF "MINGUS WEST - UNIT 5", LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "MINGUS WEST - UNIT 5" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND PUBLIC STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE TOWN OF PRESCOTT VALLEY, FOR USE AS SUCH, THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, ASH-DORN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TRACTS A, B, C, D, E, F AND W TO THE MORNINGSTAR PROPERTY OWNERS ASSOCIATION, INC. ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, ASH-DORN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, HAVE HEREUNTO CAUSED THEIR NAME TO BE SIGNED, THIS 8th DAY OF March, 2022.

ASH-DORN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Chris Harrison
CHRIS HARRISON

ITS: DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF YAVAPAI }

ON THIS 8th DAY OF March, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRIS HARRISON, AND ACKNOWLEDGED THEMSELVES TO BE DIVISION PRESIDENT OF ASH-DORN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND THAT AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO AND ATTEST TO BY THEIR SIGNATURE, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Amend 3/8/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

August 17, 2025
DATE

RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF YAVAPAI }

BY THIS RATIFICATION, MORNINGSTAR PROPERTY OWNER'S ASSOCIATION HEREBY APPROVE THIS PLAT BY THE SIGNATURE OF THE DULY AUTHORIZED OFFICER.

MORNINGSTAR PROPERTY OWNER'S ASSOCIATION

BY: Chris Harrison
ITS: president

ACKNOWLEDGMENT

STATE OF Arizona } SS
COUNTY OF Yavapai }

ON THIS 8th DAY OF March, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Chris Harrison OF MORNINGSTAR PROPERTY OWNER'S ASSOCIATION, AND THAT AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO AND ATTEST TO BY THEIR SIGNATURE, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Amend 3/8/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

August 17, 2025
DATE

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE TOWN OF PRESCOTT VALLEY WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION D OF A.R.S. 45-576.
- THE MORNINGSTAR PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL LANDSCAPING, WEED AND TRASH MAINTENANCE INSIDE ALL STREET RIGHTS-OF-WAY AND TRACTS.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED NOR ANY VEGETATION PLANTED OR ALLOWED TO GROW WITHIN OR OVER THE DRAINAGE EASEMENT THAT WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE TOWN MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND ANY TYPE 2 EASEMENT.
- TYPE 1 DRAINAGE EASEMENT ARE INTENDED TO FACILITATE LOT TO LOT DRAINAGE AND ARE GENERALLY ESTABLISHED ALONG FRONT, SIDE AND REAR PROPERTY LINES. WALL FENCED AND STRUCTURES ARE PERMITTED WITHIN TYPE 1 DRAINAGE EASEMENT SO LONG AS THE SURFACE RUNOFF DOES NOT POND ONTO A NEIGHBORS PROPERTY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF.

TYPE 2 DRAINAGE EASEMENTS AREA ESTABLISHED TO CONVEY LARGER RATES OF RUNOFF THROUGHOUT CONSTRUCTED DRAINAGE FACILITIES, SUCH AS CULVERTS OR CHANNELS. WALLS, FENCES OR STRUCTURES ARE NOT PERMITTED WITHIN TYPE 2 DRAINAGE EASEMENTS UNLESS EXPRESSLY PERMITTED BY THE TOWN OF PRESCOTT VALLEY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF.

THE RESPONSIBILITY FOR COSMETICS OR AESTHETIC MAINTENANCE, SUCH AS WEEDING OR LANDSCAPING, BELONGS TO THE MORNINGSTAR PROPERTY OWNER'S ASSOCIATION THAT OWNS THE TRACT WHICH INCLUDES A TYPE 2 DRAINAGE EASEMENT. THE TOWN OF PRESCOTT VALLEY ASSUMES THE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED DRAINAGE STRUCTURES.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04025C1750G, DATED 9/3/2010.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

SUBDIVISION INFORMATION

50 LOTS
7 TRACTS

DEVELOPER

ASH-DORN, LLC
600 WEST GURLEY STREET
PRESCOTT, AZ 86305
ATTN: DUANE HUNN
928-445-9427

OWNER

ASH-DORN, LLC
600 WEST GURLEY STREET
PRESCOTT, AZ 86305
ATTN: DUANE HUNN
928-445-9427

ENGINEER / SURVEYOR

TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE., STE. 160
PHOENIX, AZ 85012
ATTN: TED LUTHER
602-297-8732

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LEGAL DESCRIPTION / DETAILS
3	PLAT
4	PLAT
5	TABLES

BASIS OF BEARING

BASIS OF BEARING - SOUTH 00°11'37" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.
(PER LEGAL DESCRIPTION PROVIDED IN TITLE REPORT)

REFERENCE DOCUMENTS

FINAL PLAT OF MINGUS WEST - PHASE 1, BOOK 35, PAGE 67, Y.C.R.
AMENDED AND RESTATED MINGUS WEST - PHASE 1, BOOK 54, PAGE 87, M.C.R.
FINAL PLAT / FINAL DEVELOPMENT PLANS FOR MINGUS WEST UNIT 2, BOOK 44, PAGE 24, Y.C.R.
FINAL PLAT / FINAL DEVELOPMENT PLAN FOR MINGUS WEST UNIT 3, BOOK 56, PAGE 2, Y.C.R.
FINAL PLAT / FINAL DEVELOPMENT PLAN FOR MINGUS WEST UNIT 4, BOOK 58, PAGE 22, Y.C.R.
AMENDED FINAL PLAT / FINAL DEVELOPMENT PLAN FOR LOTS 160 THROUGH 170 AND TRACTS "C", "D", AND "E" OF MINGUS WEST UNIT 3, BOOK 59, PAGE 14, Y.C.R.
ADOT RIGHT OF WAY PLANS FOR SR 89A, JOB # S A89-A-800
RECORD OF SURVEY FOR UNIT MAP, BOOK 11 OF LAND SURVEYS, PAGE 21, Y.C.R.
WATERLINE EXHIBIT MINGUS WEST UNITS 3 THROUGH UNIT 8 EXCLUDING COMMERCIAL PARCEL AT OLD FAIR RD & HWY 89A, BOOK 125 OF LAND SURVEYS, PAGE 38, Y.C.R.

APPROVALS

THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS, THE 10th DAY OF February, 2022, HEREBY APPROVE THIS PLAT AND ACCEPT AND DEDICATE FOR THE PUBLIC USE, THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

MAYOR

TOWN CLERK

THIS PLAT HAS BEEN APPROVED AS TO FORM AND CONTEXT BY:

David Ragsdale
TOWN ENGINEER PAVA & ASSOCIATES, INC.

Joan Legler
TOWN ATTORNEY

4/10/22
DATE

4/19/22
DATE



CONFIRMED COPY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES SHOWN HEREON WERE MADE UNDER MY DIRECT SUPERVISION AND THAT THIS MAP IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Mitchell H. Ragsdale
MITCHELL H. RAGSDALE RPLS #48943
TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE., STE. 160, PHOENIX AZ, 85014
602-297-8732
mragsdale@terrascape.us

2/10/22
DATE



36x24

consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave., Suite 160, Phoenix, Arizona 85012
P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 5



DATE: 02 / 10 / 22

CHECKED BY: BWB

DRAWN BY: MHR

TITLE: COVER SHEET

SHEET No. 1 of 5

PROJECT No. 1154

2022-0024506-2

LEGAL DESCRIPTION

LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00°11'37" WEST;

THENCE NORTH 89°23'48" WEST, ALONG THE EAST - WEST MID-SECTION LINE OF SAID SECTION, A DISTANCE OF 3031.51 FEET, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°23'48" WEST , A DISTANCE OF 2285.20 FEET;

THENCE DEPARTING SAID EAST - WEST MID-SECTION LINE, NORTH 00°22'47" EAST, A DISTANCE OF 7.20 FEET TO THE SOUTHEAST CORNER OF LOT 38 OF THE FINAL PLAT, AMENDED AND RESTATED MINGUS WEST - PHASE 1, RECORDED IN BOOK 54, PAGE 87, RECORDING NUMBER 3927539, YAVAPAI COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID FINAL PLAT, AND THE FINAL PLAT FOR MINGUS WEST UNIT 2, RECORDED IN BOOK 44, PAGE 24, RECORDING NUMBER 3422576, YAVAPAI COUNTY RECORDS, THE FOLLOWING ELEVEN (11) COURSES;

THENCE NORTH 00°22'47" EAST, A DISTANCE OF 184.93 FEET;

THENCE DEPARTING SOUTH 89°35'24" EAST, A DISTANCE OF 75.22 FEET;

THENCE NORTH 00°26'01" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 00°14'52" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 00°27'23" EAST, A DISTANCE OF 140.11 FEET;

THENCE NORTH 00°24'28" EAST, A DISTANCE OF 188.89 FEET;

THENCE NORTH 00°05'14" EAST, A DISTANCE OF 134.08 FEET;

THENCE NORTH 00°21'20" EAST, A DISTANCE OF 139.23 FEET;

THENCE NORTH 00°25'09" EAST, A DISTANCE OF 131.31 FEET;

THENCE NORTH 62°39'56" EAST, A DISTANCE OF 30.56 FEET;

THENCE NORTH 08°43'07" WEST, A DISTANCE OF 167.52 FEET;

THENCE NORTH 08°46'46" WEST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A 222.86 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 08°44'47" WEST;

THENCE DEPARTING SAID EAST LINE, EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'13", AN ARC DISTANCE OF DISTANCE OF 22.64 FEET;

THENCE NORTH 75°26'00" EAST, A DISTANCE OF 12.63 FEET;

THENCE NORTH 14°34'00" WEST, A DISTANCE OF 135.87 FEET;

THENCE NORTH 75°26'00" EAST, A DISTANCE OF 135.00 FEET;

THENCE NORTH 74°02'50" EAST, A DISTANCE OF 143.04 FEET;

THENCE NORTH 72°49'38" EAST, A DISTANCE OF 137.14 FEET;

THENCE NORTH 56°47'36" EAST, A DISTANCE OF 101.19 FEET;

THENCE SOUTH 35°07'30" EAST, A DISTANCE OF 144.07 FEET;

THENCE NORTH 61°06'01" EAST, A DISTANCE OF 50.30 FEET, TO THE BEGINNING OF A 25.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 54°52'30" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF DISTANCE OF 39.27 FEET;

THENCE NORTH 54°52'30" EAST, A DISTANCE OF 115.00 FEET, TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, CONCAVE WEST;

LEGAL DESCRIPTION (CONT.)

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET;

THENCE NORTH 54°52'30" EAST, A DISTANCE OF 60.00 FEET, TO THE BEGINNING OF A 25.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 54°52'30" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF DISTANCE OF 39.27 FEET;

THENCE SOUTH 35°07'30" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 54°52'30" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 35°07'30" EAST, A DISTANCE OF 409.58 FEET;

THENCE SOUTH 08°54'34" EAST, A DISTANCE OF 53.98 FEET;

THENCE SOUTH 33°05'21" EAST, A DISTANCE OF 56.64 FEET;

THENCE NORTH 85°38'39" EAST, A DISTANCE OF 15.67 FEET;

THENCE SOUTH 02°41'07" EAST, A DISTANCE OF 414.75 FEET;

THENCE SOUTH 75°25'10" WEST, A DISTANCE OF 10.22 FEET;

THENCE SOUTH 02°41'07" EAST, A DISTANCE OF 147.06 FEET, TO THE BEGINNING OF A 400.00 FOOT RADIUS CURVE, CONCAVE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°53'41", AN ARC DISTANCE OF 83.04 FEET;

THENCE SOUTH 14°34'50" EAST, A DISTANCE OF 173.78 FEET;

THENCE SOUTH 75°26'09" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 14°34'50" WEST, A DISTANCE OF 173.75 FEET, TO THE BEGINNING OF A 500.00 FOOT RADIUS CURVE, CONCAVE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°53'45", AN ARC DISTANCE OF 103.81 FEET;

THENCE NORTH 02°41'07" WEST, A DISTANCE OF 126.27 FEET;

THENCE SOUTH 75°25'10" WEST, A DISTANCE OF 336.76 FEET;

THENCE SOUTH 14°34'50" EAST, A DISTANCE OF 400.29 FEET;

THENCE SOUTH 75°26'09" WEST, A DISTANCE OF 474.76 FEET, TO THE BEGINNING OF A 947.90 FOOT RADIUS CURVE, CONCAVE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°58'28", AN ARC DISTANCE OF 198.10 FEET;

THENCE NORTH 02°31'43" WEST, A DISTANCE OF 185.19 FEET, TO THE BEGINNING OF A 775.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 02°37'11" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'07", AN ARC DISTANCE OF DISTANCE OF 42.18 FEET;

THENCE NORTH 89°34'36" WEST, A DISTANCE OF 82.73 FEET;

THENCE SOUTH 00°25'24" WEST, A DISTANCE OF 185.15 FEET;

THENCE NORTH 89°33'58" WEST, A DISTANCE OF 124.44 FEET TO THE POINT OF BEGINNING.

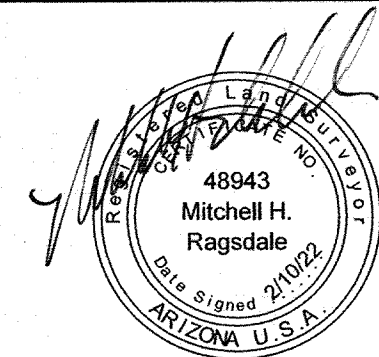
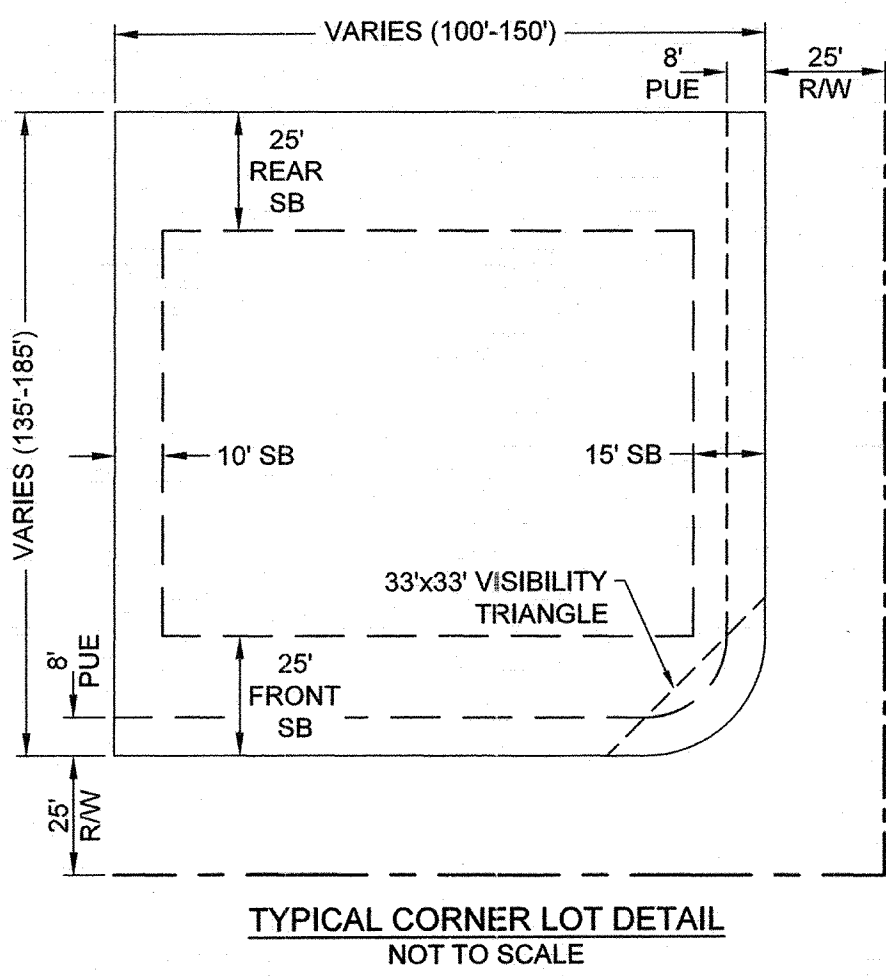
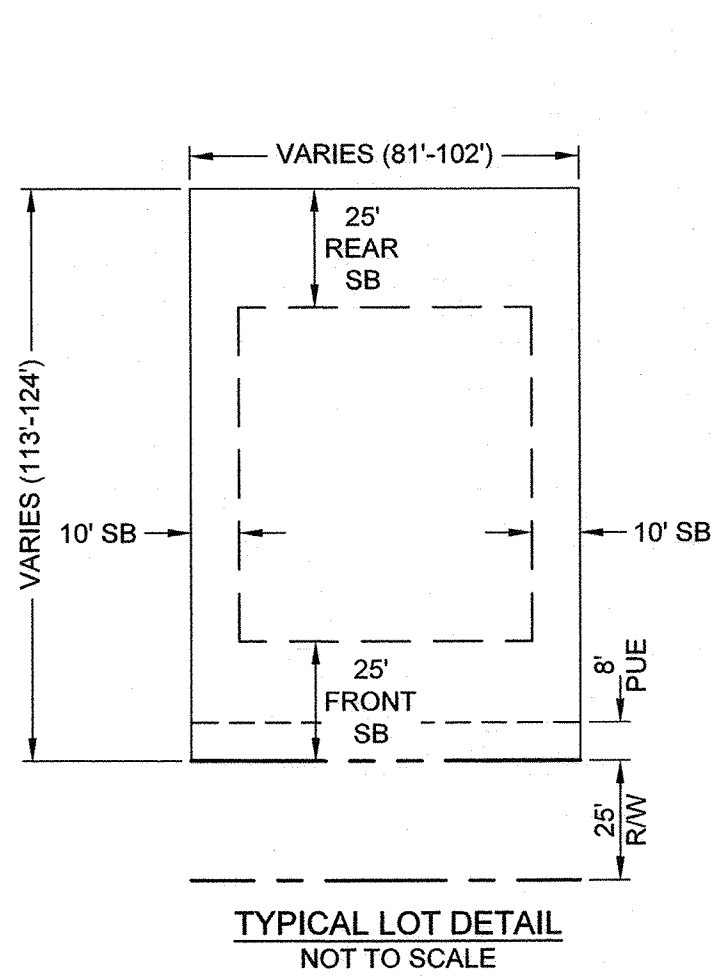
CONTAINING 1,378,484.85 SQUARE FEET OR 31.65 ACRES, MORE OR LESS.

TRACT INFORMATION CHART

TRACT	DESCRIPTION	AREA
"A"	OPEN SPACE / PEDESTRIAN EASEMENT	0.62 AC.
"B"	OPEN SPACE	0.48 AC.
"C"	OPEN SPACE / TYPE 1 DRAINAGE EASEMENT / PEDESTRIAN EASEMENT	0.39 AC.
"D"	OPEN SPACE / PEDESTRIAN EASEMENT	0.28 AC.
"E"	OPEN SPACE / TYPE 1 DRAINAGE EASEMENT / PEDESTRIAN EASEMENT	0.62 AC.
"F"	OPEN SPACE	0.06 AC.
"W"	OPEN SPACE / WATER & SEWER EASEMENT	0.07 AC.
TOTAL		2.43 AC.

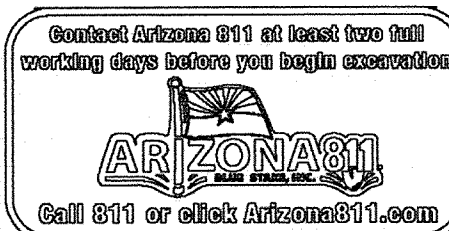
AREA TABLE

DESC.	SQUARE FEET	ACRES
LOTS	989,802.87	22.72
RIGHT OF WAY	282,663.76	6.49
TRACTS	106,018.22	2.43
GROSS	1,378,484.85	31.65



FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 5



DATE: 02 / 10 / 22

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:
LEGAL DESC./DETAILS

SHEET No.
2 of 5

PROJECT No.
1154

CONFIRMED COPY

36424

2022-0024504-3

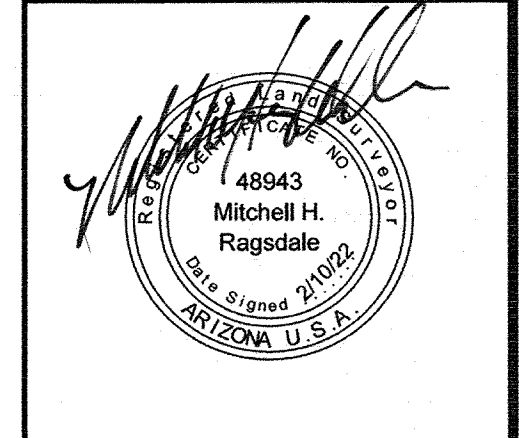
GLO BRASS CAP
NW COR. SEC. 23,
T 15 N., R 1 E.

GLO BRASS CAP (BENT)
N 1/4 COR. SEC. 23,
T 15 N., R 1 E.

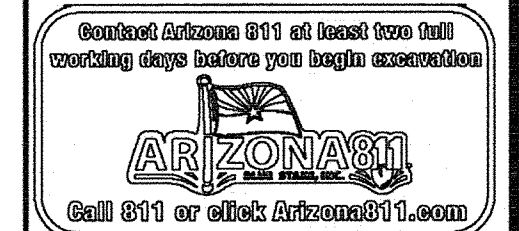
GLO BRASS CAP (BENT)
NE COR. SEC. 23,
T 15 N., R 1 E.
POINT OF BEGINNING

consulting
Terroscope
civil engineering • surveying • urban planning

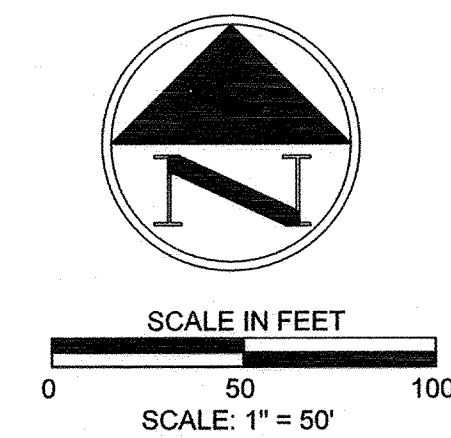
645 East Missouri Ave., Suite 160, Phoenix, Arizona 85012
P: 602.277.8732 • info@terroscope.us • terrascopesurveying.com



FINAL PLAT /
FINAL DEVELOPMENT PLAN
MINGUS WEST UNIT 5

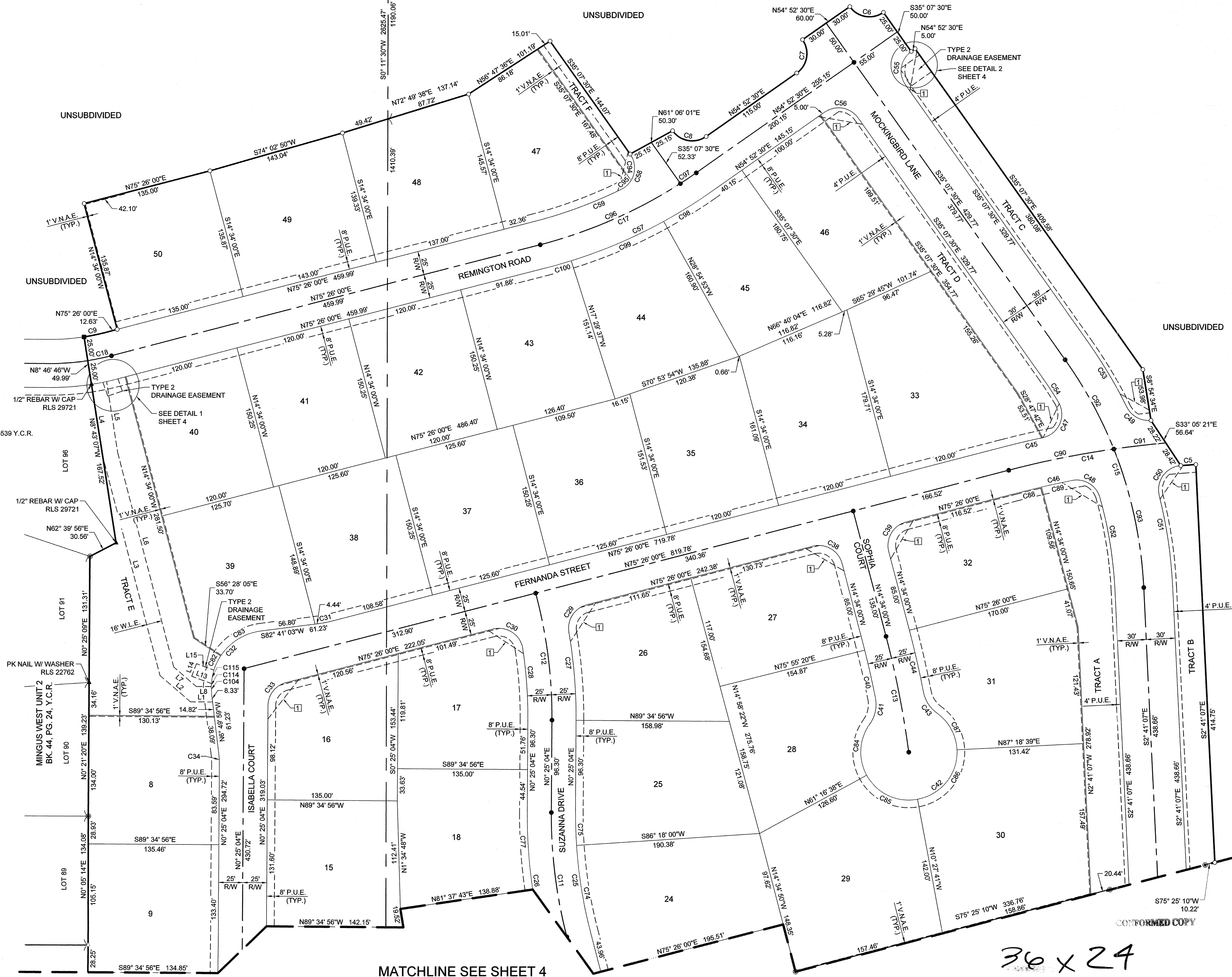


DATE:	02 / 10 / 22
CHECKED BY:	BWB
DRAWN BY:	MHR
TITLE:	FINAL PLAT
SHEET No.	3 of 5
PROJECT No.	1154



SURVEY LEGEND

- SECTION CORNER
- SET 1/2" REBAR W/ CAP RLS #48943
- FOUND 1/2" REBAR W/ CAP RLS #48943 PER 21-0025539 Y.C.R.
- STREET CENTERLINE MONUMENT
- FOUND 1/2" REBAR W/ TAG RLS # 22762
- FOUND 1/2" REBAR W/ CAP RLS #22762
- FOUND 1/2" REBAR W/ CAP RLS #33861
- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- R/W RIGHT OF WAY
- Y.C.R. YAVAPAI COUNTY RECORDS
- 33'X33' SIGHT VISIBILITY EASEMENT
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE AS NOTED



MATCHLINE SEE SHEET 4

CONFIRMED COPY

Printed: 03/08/22 - 10:54 AM By: mmpolite
File: 1154.Dwg
Path: \\1154.Dwg
User: mmpolite
Title: Mingus West Unit 5 Final Plat
Scale: 1" = 50'

2022-0024506-4

MATCHLINE SEE SHEET 3



*NOTE 1 - 1/2" REBAR W/ ADOT ALUMINUM CAP RLS 25396 ON MID-SECTION LINE AT INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF HIGHWAY 89A.

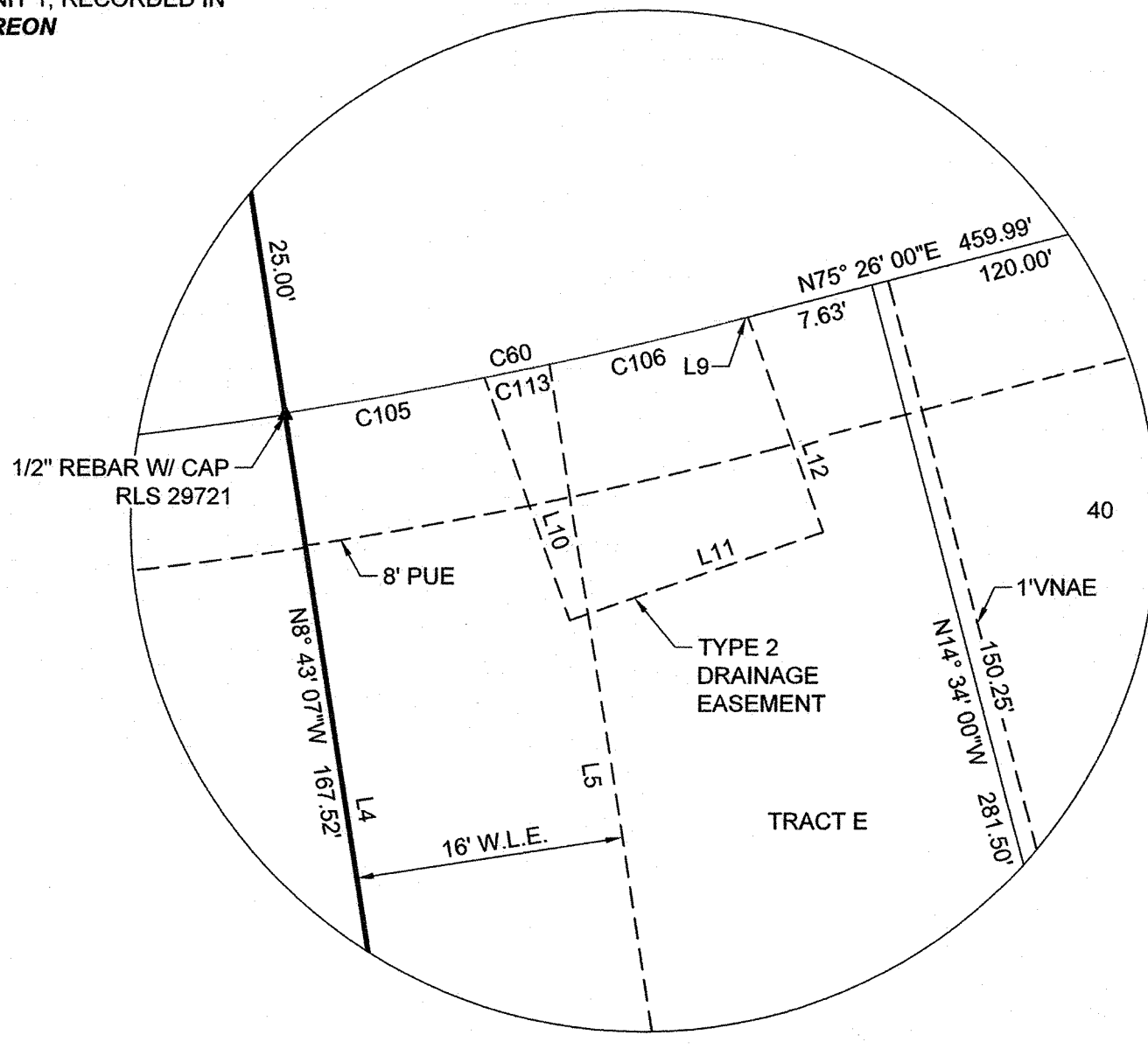
THIS MONUMENT IS 0.15' WESTERLY ALONG THE RIGHT-OF-WAY OF HIGHWAY 89A FROM THE PROPERTY CORNER OF LOTS 2 & 3.

*NOTE 2 - TEMPORARY TURN AROUND EASEMENT DEDICATED PER THE FINAL PLAT FOR MINGUS WEST UNIT 1, RECORDED IN BOOK 35, PAGE 67, Y.C.R. **ABANDONED HEREON**

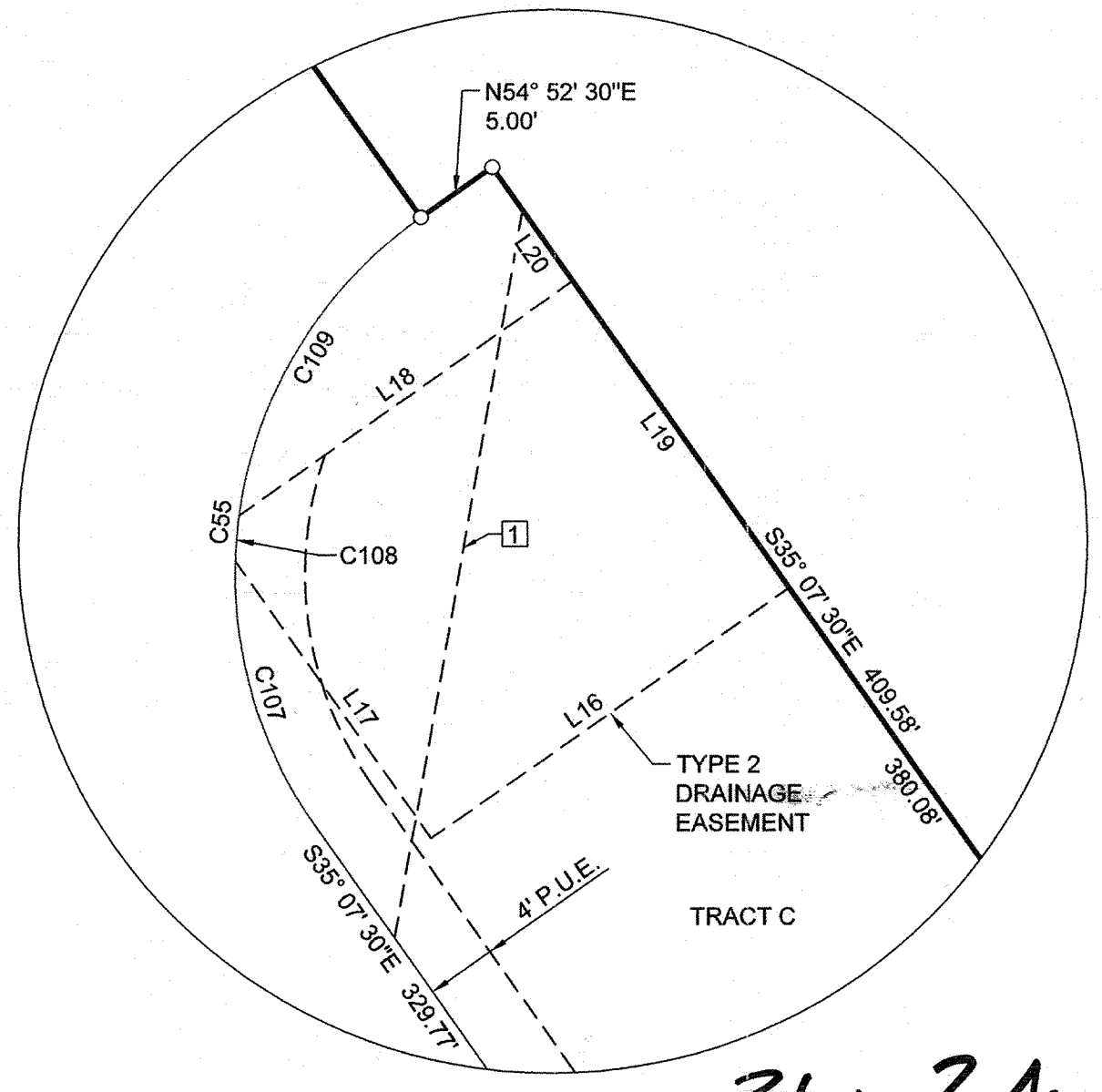
SURVEY LEGEND

- ◆ SECTION CORNER
- SET 1/2" REBAR W/ CAP RLS #48943
- FOUND 1/2" REBAR W/ CAP RLS #48943 PER 21-0025539 Y.C.R.
- STREET CENTERLINE MONUMENT
- FOUND 1/2" REBAR W/ TAG RLS # 22762
- FOUND 1/2" REBAR W/ CAP RLS #22762
- ▲ FOUND 1/2" REBAR W/ CAP RLS #33861
- ▲ FOUND MONUMENT AS NOTED
- ▲ FOUND BRASS CAP IN HAND HOLE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- Y.C.R. YAVAPAI COUNTY RECORDS
- 1 33'X33' SIGHT VISIBILITY EASEMENT
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- - - EASEMENT LINE AS NOTED

DETAIL #1
NOT TO SCALE



DETAIL #2
NOT TO SCALE

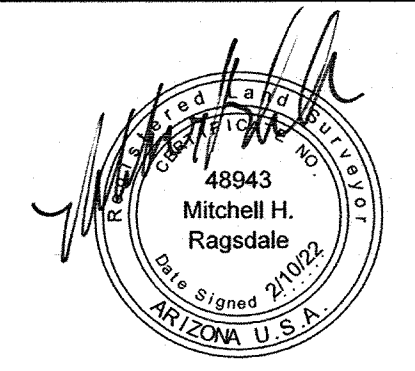


CONFORMED COPY

36x24

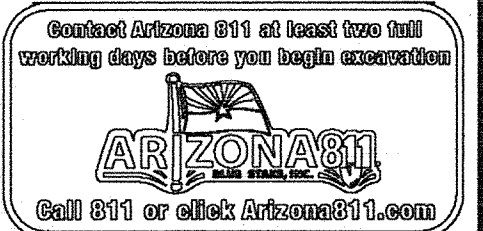
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P: 602.277.8732 • info@terroscope.us • terroscopeconsulting.com



FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 5

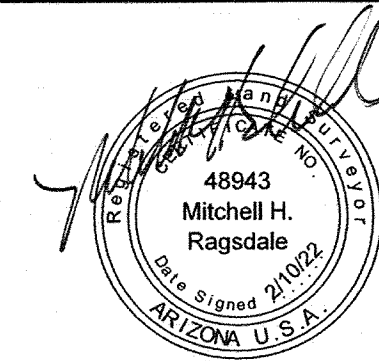


DATE:	02 / 10 / 22
CHECKED BY:	BWB
DRAWN BY:	MHR
TITLE:	FINAL PLAT
SHEET No.	4 of 5
PROJECT No.	1154

SCALE IN FEET
0 50 100
SCALE: 1" = 50'

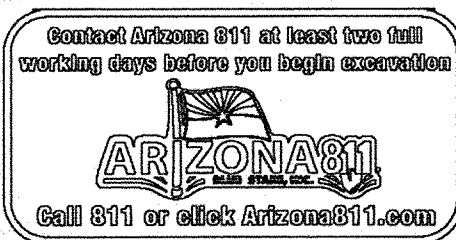
Plotted: 03/09/22 - 10:22 AM By: mhragsdale
File: M11154-0024506-4-01.dwg Plot: M11154-0024506-4-01.plt

2022-0024506-5



FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 5



DATE: 02 / 09 / 22

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:
FINAL PLAT

SHEET No.
5 of 5

PROJECT No.
1154

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	42.18'	775.00'	003°07'07"	S88° 56' 23"W	42.18'
C2	198.10'	947.90'	011°58'28"	S81° 25' 23"W	197.74'
C3	103.81'	500.00'	011°53'45"	N8° 37' 58"W	103.62'
C4	83.04'	400.00'	011°53'41"	S8° 37' 57"E	82.89'
C5	11.91'	2186.81'	000°18'43"	S85° 35' 27"W	11.91'
C6	39.27'	25.00'	090°00'00"	S80° 07' 30"E	35.36'
C7	39.27'	25.00'	090°00'00"	N9° 52' 30"E	35.36'
C8	39.27'	25.00'	090°00'00"	S80° 07' 30"E	35.36'
C9	22.64'	225.00'	005°45'54"	N78° 18' 57"E	22.63'
C10	197.19'	750.00'	015°03'52"	N82° 58' 05"E	196.63'
C11	130.76'	500.00'	014°59'04"	S7° 04' 28"E	130.39'
C12	133.59'	500.00'	015°18'29"	N7° 14' 10"W	133.19'
C13	122.87'	1000.00'	007°02'24"	N11° 02' 48"W	122.79'
C14	165.55'	1000.00'	009°29'06"	S80° 10' 33"W	165.36'
C15	254.78'	450.00'	032°26'23"	N18° 54' 18"W	251.39'
C16	93.43'	450.00'	011°53'43"	S8° 37' 58"E	93.26'
C17	179.40'	500.00'	020°33'30"	N65° 09' 15"E	178.44'
C18	25.16'	250.00'	005°46'02"	N78° 19' 01"E	25.15'
C19	190.64'	725.00'	015°03'57"	N82° 58' 08"E	190.09'
C20	161.56'	775.00'	011°56'40"	N81° 24' 29"E	161.27'
C21	14.00'	100.00'	008°01'25"	S79° 26' 52"W	13.99'
C22	109.20'	59.00'	106°02'59"	N30° 26' 05"E	94.27'
C23	39.27'	25.00'	090°00'09"	N30° 26' 05"E	35.36'
C24	14.00'	100.00'	008°01'25"	S18° 34' 43"E	13.99'
C25	124.23'	475.00'	014°59'04"	S7° 04' 28"E	123.87'
C26	137.30'	525.00'	014°59'04"	S7° 04' 28"E	136.91'
C27	92.21'	525.00'	010°03'50"	N4° 36' 51"W	92.10'
C28	74.34'	475.00'	008°58'00"	N4° 03' 56"W	74.26'
C29	37.12'	25.00'	085°04'45"	S32° 53' 37"W	33.80'
C30	41.90'	25.00'	096°01'05"	N56° 33' 28"W	37.16'
C31	12.66'	100.00'	007°15'03"	N79° 03' 31"E	12.65'
C32	92.18'	59.00'	089°31'02"	S37° 55' 32"W	83.09'
C33	32.73'	25.00'	075°00'56"	S37° 55' 32"W	30.44'
C34	12.66'	100.00'	007°15'03"	N3° 12' 27"W	12.65'
C35	15.31'	35.00'	025°03'27"	N12° 56' 48"E	15.19'
C36	230.97'	50.00'	264°40'04"	N73° 08' 30"E	73.92'
C37	36.41'	35.00'	059°36'36"	S29° 23' 14"E	34.79'
C38	39.27'	25.00'	090°00'00"	N59° 34' 00"W	35.36'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C39	39.27'	25.00'	090°00'00"	S30° 26' 00"W	35.36'
C40	59.24'	975.00'	003°28'53"	N12° 49' 34"W	59.23'
C41	28.65'	35.00'	046°54'21"	N12° 22' 03"E	27.86'
C42	235.75'	50.00'	270°08'47"	N80° 44' 50"E	70.62'
C43	26.54'	35.00'	043°26'53"	S32° 36' 07"E	25.91'
C44	65.99'	1025.00'	003°41'20"	N12° 43' 20"W	65.98'
C45	42.71'	1025.00'	002°23'14"	S76° 37' 37"W	42.70'
C46	60.87'	975.00'	003°34'38"	S77° 13' 19"W	60.86'
C47	47.37'	25.00'	108°33'59"	N23° 32' 14"E	40.60'
C48	37.13'	25.00'	085°05'57"	N58° 26' 23"W	33.81'
C49	30.53'	25.00'	069°58'37"	S60° 50' 02"E	28.67'
C50	43.54'	25.00'	089°47'16"	S35° 48' 31"W	38.24'
C51	95.50'	480.00'	011°24'00"	N8° 23' 07"W	95.35'
C52	96.80'	420.00'	013°12'18"	N9° 17' 16"W	96.58'
C53	77.74'	480.00'	009°16'46"	N30° 29' 07"W	77.65'
C54	32.10'	420.00'	004°22'45"	N32° 56' 07"W	32.09'
C55	39.27'	25.00'	090°00'00"	S9° 52' 30"W	35.36'
C56	39.27'	25.00'	090°00'00"	N80° 07' 30"W	35.36'
C57	188.37'	525.00'	020°33'30"	N65° 09' 15"E	187.37'
C58	43.17'	25.00'	098°55'46"	N14° 20' 23"E	38.00'
C59	96.41'	475.00'	011°37'43"	N69° 37' 08"E	96.24'
C60	27.69'	275.00'	005°46'09"	N78° 19' 04"E	27.68'
C61	175.80'	725.00'	013°53'35"	N83° 33' 19"E	175.37'
C62	14.84'	725.00'	001°10'22"	N76° 01' 20"E	14.84'
C63	103.26'	775.00'	007°38'04"	N83° 33' 48"E	103.19'
C64	58.30'	775.00'	004°18'36"	N77° 35' 27"E	58.29'
C65	50.53'	947.90'	003°03'14"	N88° 56' 14"E	50.52'
C66	128.23'	947.90'	007°46'04"	N83° 32' 06"E	128.13'
C67	69.87'	947.90'	004°13'24"	N77° 32' 52"E	69.86'
C68	1.91'	100.00'	001°05'32"	N75° 58' 55"E	1.91'
C69	12.10'	100.00'	006°56'53"	N79° 59' 38"E	12.09'
C70	32.78'	59.00'	031°49'51"	N67° 32' 39"E	32.36'
C71	44.57'	59.00'	043°17'10"	N29° 59' 09"E	43.52'
C72	25.62'	59.00'	024°53'02"	N4° 05' 57"W	25.42'
C73	6.23'	59.00'	006°02'57"	N19° 33' 56"W	6.23'
C74	90.09'	475.00'	010°52'00"	N9° 08' 00"W	89.95'
C75	34.14'	475.00'	004°07'04"	N1° 38' 28"W	34.13'
C76	56.77'	525.00'	006°11'43"	N11° 28' 09"W	56.74'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C77	80.54'	525.00'	008°47'22"	N3° 58' 37"W	80.46'
C78	93.65'	50.00'	107°19'03"	S5° 32' 00"E	80.55'
C79	52.66'	50.00'	060°20'35"	S78° 17' 49"W	50.26'
C80	32.49'	50.00'	037°13'31"	N29° 20' 27"W	31.92'
C81	31.59'	50.00'	036°12'13"	N7° 22' 25"E	31.07'
C82	16.34'	59.00'	015°51'56"	N25° 35' 57"E	16.29'
C83	50.61'	59.00'	049°09'08"	N58° 06' 29"E	49.08'
C84	56.32'	50.00'	064°32'36"	S3° 32' 56"W	53.39'
C85	62.60'	50.00'	071°44'19"	S64° 35' 31"E	58.59'
C86	71.76'	50.00'	082°13'40"	N38° 25' 29"E	65.76'
C87	45.06'	50.00'	051°38'12"	N26° 30' 27"W	43.55'
C88	28.49'	975.00'	001°40'27"	N76° 16' 13"E	28.49'
C89	32.39'	975.00'	001°54'11"	N78° 03' 32"E	32.38'
C90	111.26'	1000.00'	006°22'29"	N78° 37' 14"E	111.20'
C91	54.28'	1000.00'	003°06'37"	N83° 21' 48"E	54.28'
C92	106.54'	450.00'	013°33'53"	S28° 20' 33"E	106.29'
C93	148.24'	450.00'	018°52'30"	S12° 07' 22"E	147.57'
C94	28.98'	25.00'	066°25'19"	S1° 54' 50"E	27.39'
C95	14.18'	25.00'	032°30'28"	S47° 33' 03"W	13.99'
C96	159.55'	500.00'	018°16'59"	N66° 17' 30"E	158.87'
C97	19.85'	500.00'	002°16'30"	N56° 00' 46"E	19.85'
C98	56.90'	525.00'	006°12'37"	N57° 58' 49"E	56.88'
C99	104.65'	525.00'	011°25'16"	N68° 47' 45"E	104.48'
C100	26.82'	525.00'	002°55'36"	N73° 58' 12"E	26.82'
C101	20.58'	50.00'	023°34'41"	N59° 44' 33"W	20.43'
C102	99.65'	480.00'	011°53'43"	S8° 37' 58"E	99.47'
C103	87.20'	420.00'	011°53'43"	S8° 37' 58"E	87.04'
C104	7.76'	59.00'	007°32'11"	S3° 03' 53"E	7.75'
C105	12.06'	275.00'	002°30'48"	N79° 56' 45"E	12.06'
C106	11.68'	275.00'	002°26'01"	N76° 39' 00"E	11.68'
C107	16.08'	25.00'	036°51'43"	N16° 41' 38"W	15.81'
C108	2.61'	25.00'	005°58'54"	N4° 43' 40"E	2.61'
C109	20.58'	25.00'	047°09'23"	N31° 17' 49"E	20.00'
C113	3.95'	275.00'	000°49'20"	N78° 16' 41"E	3.95'
C114	3.23'	59.00'	003°08'27"	N2° 16' 26"E	3.23'
C115	14.23'	59.00'	013°49'20"	N10° 45' 19"E	14.20'

LOT AREA		
LOT #	AREA (SF)	AREA (AC)
1	23033.84 SF	0.53 AC
2	21433.20 SF	0.49 AC
3	20715.12 SF	0.48 AC
4	19791.73 SF	0.45 AC
5	19135.69 SF	0.44 AC
6	20934.84 SF	0.48 AC
7	28474.79 SF	0.65 AC
8	18052.87 SF	0.41 AC
9	18029.24 SF	0.41 AC
10	18018.99 SF	0.41 AC
11	19930.18 SF	0.46 AC
12	18063.06 SF	0.41 AC
13	18054.29 SF	0.41 AC
14	18032.83 SF	0.41 AC
15	18092.71 SF	0.42 AC
16	18205.13 SF	0.42 AC
17	18067.27 SF	0.41 AC
18	18326.23 SF	0.42 AC
19	18024.78 SF	0.41 AC
20	18076.22 SF	0.41 AC
21	18261.93 SF	0.42 AC
22	20615.12 SF	0.47 AC
23	20920.05 SF	0.48 AC
24	22492.15 SF	0.52 AC
25	21735.80 SF	0.50 AC

LOT AREA		
LOT #	AREA (SF)	AREA (AC)
26	19170.57 SF	0.44 AC
27	18139.56 SF	0.42 AC
28	19922.30 SF	0.46 AC
29	26212.13 SF	0.60 AC
30	27702.46 SF	0.64 AC
31	22940.89 SF	0.53 AC
32	18561.92 SF	0.43 AC
33	24951.13 SF	0.57 AC
34	20441.66 SF	0.47 AC
35	18754.32 SF	0.43 AC
36	18881.68 SF	0.43 AC
37	18871.40 SF	0.43 AC
38	18863.29 SF	0.43 AC
39	18229.20 SF	0.42 AC
40	18030.47 SF	0.41 AC
41	18030.47 SF	0.41 AC
42	18030.47 SF	0.41 AC
43	18421.67 SF	0.42 AC
44	18446.14 SF	0.42 AC
45	18024.01 SF	0.41 AC
46	19012.97 SF	0.44 AC
47	18119.34 SF	0.42 AC
48	19515.52 SF	0.45 AC
49	19676.96 SF	0.45 AC
50	18342.61 SF	0.42 AC

Line Table		
Line #	Direction	Length
L1	S89° 34' 56"E	22.87'
L2	S49° 09' 01"E	41.82'
L3	S14° 34' 00"E	236.18'
L5	S08° 43' 07"E	75.75'
L6	S14° 34' 00"E	230.38'
L7	S49° 09' 01"E	30.95'
L8	S89° 34' 56"E	15.46'
L9	N75° 26' 00"E	0.47'
L10	S19° 16' 11"E	15.33'
L11	N70° 43' 49"E	16.00'
L12	S19° 16' 11"E	13.57'
L13	N69° 38' 51"W	21.62'
L14	N20° 21' 09"E	14.00'
L15	N69° 38' 51"W	19.25'
L16	N54° 52' 08"E	25.00'
L17	S35° 07' 52"E	19.50'
L18	N54° 52' 30"E	23.33'
L19	S35° 07' 30"E	21.50'
L20	N35° 07' 30"W	8.00'

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Box 24