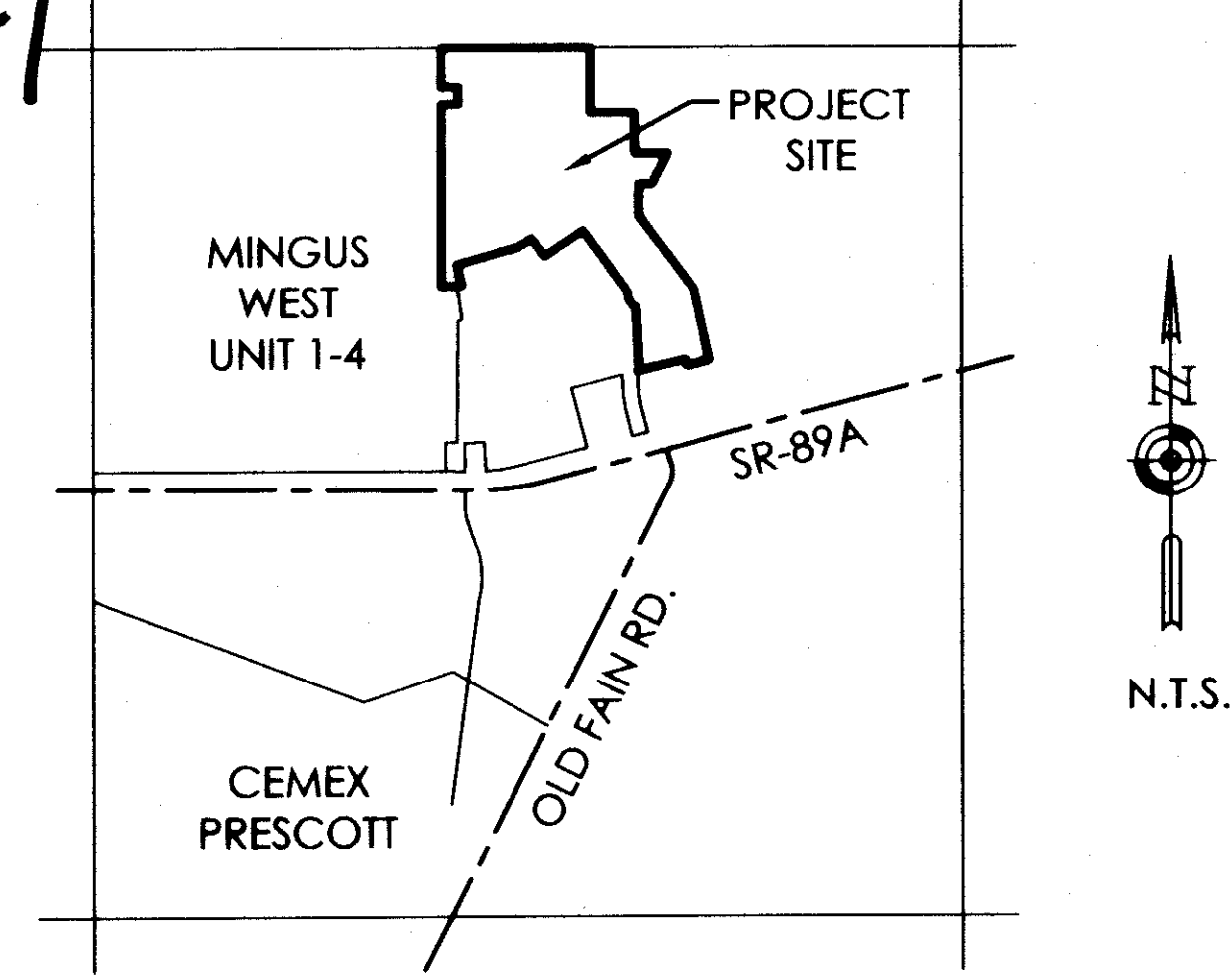


FINAL PLAT / FINAL DEVELOPMENT PLAN
FOR
MINGUS WEST - UNIT 6
LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1
EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.

2022-0073051-1



VICINITY MAP

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 6", 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 6" 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 G, H, I, J, K, L, M, N, O AND P 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 22 DAY OF NOV, 2022.

ASH-DORN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Adolfo Canales
ADOLFO CANALES

ITS: DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF YAVAPAI

ON THIS 22 DAY OF November 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ADOLFO CANALES, 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.

NOTARY PUBLIC 11/22/2022
DATE

MY COMMISSION EXPIRES:

DATE 8/25/2024

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: PRESIDENT

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF Arizona } SS
COUNTY OF Yavapai

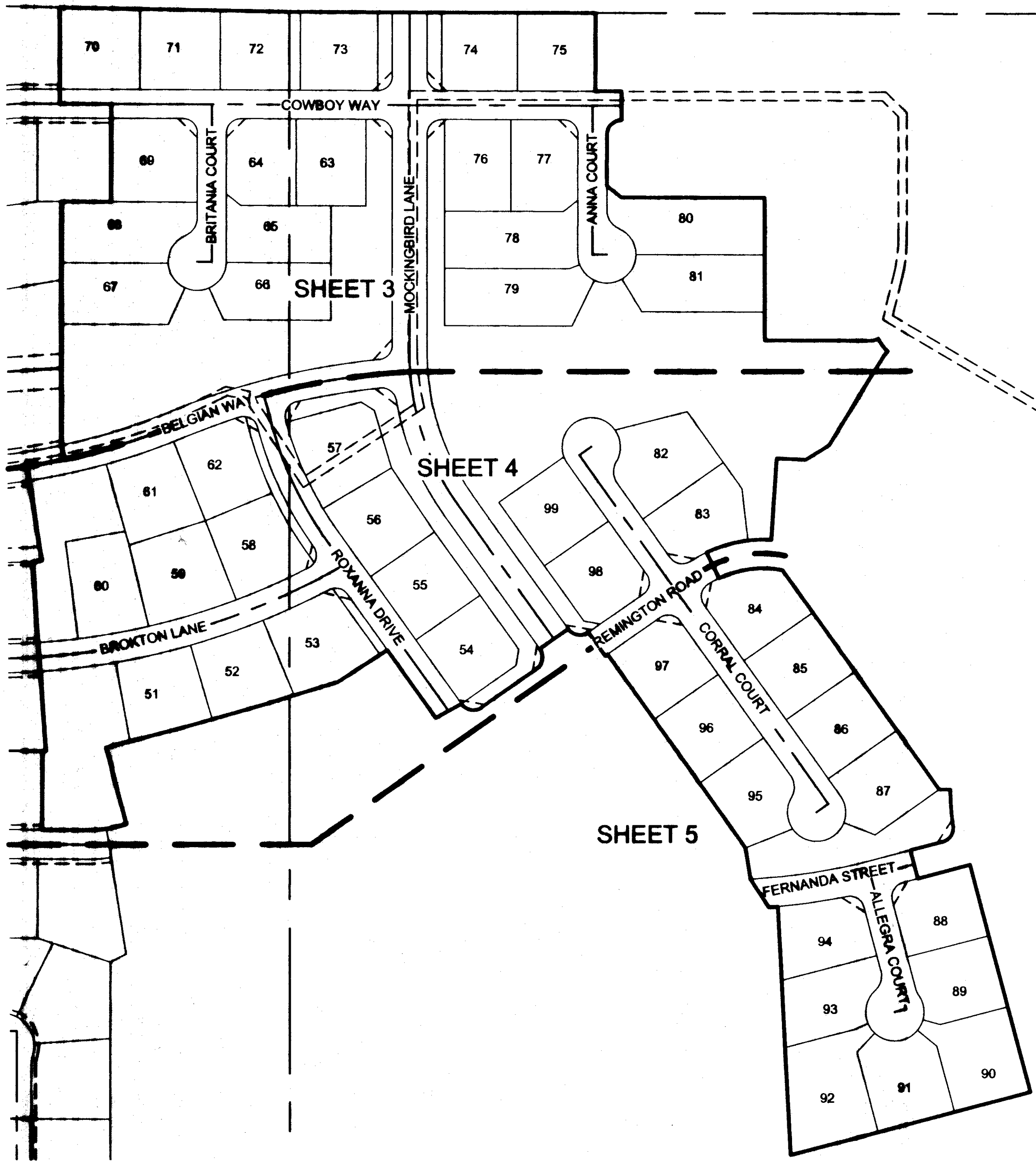
ON THIS 22 DAY OF November 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Adolfo Canales AND ACKNOWLEDGED THEMSELVES TO BE President OF MORNINGSTAR PROPERTY OWNER'S ASSOCIATION, AND THAT AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO AND ATTEST TO BY THEIR SIGNATURE, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN.

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

NOTARY PUBLIC 11/22/2022
DATE

MY COMMISSION EXPIRES:

DATE 8/25/2024



NOTES

1. 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.
 2. THE MORNINGSTAR PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL WEED AND TRASH MAINTENANCE INSIDE ALL STREET RIGHTS-OF-WAY AND TRACTS.
 3. 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 DETERMINES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND ANY TYPE 2 EASEMENT.
 4. 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

49 LOTS
10 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

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, Y.C.R.
FINAL PLAT / FINAL DEVELOPMENT PLANS FOR MINGUS WEST UNIT 2, BOOK 44, PAGE 24, Y.C.R.
FINAL PLAT / FINAL DEVELOPMENT PLANS FOR MINGUS WEST UNIT 3, BOOK 56, PAGE 2, Y.C.R.
FINAL PLAT / FINAL DEVELOPMENT PLANS 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 FAIN 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 8 DAY OF December 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:

Daya Dasso
TOWN ENGINEER DAYA DASSO, INC.

12/22/22
DATE

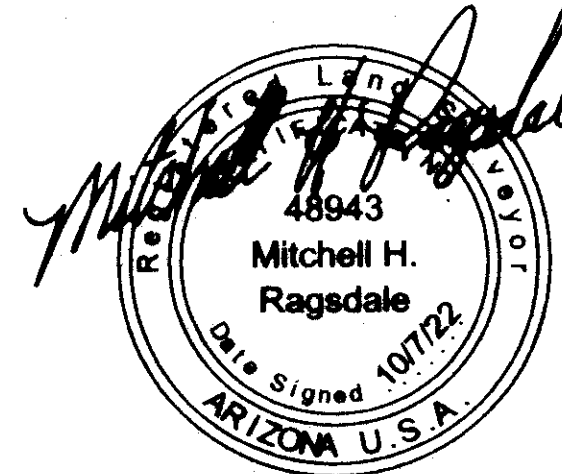
Steven Legler
TOWN ATTORNEY

12/22/22
DATE

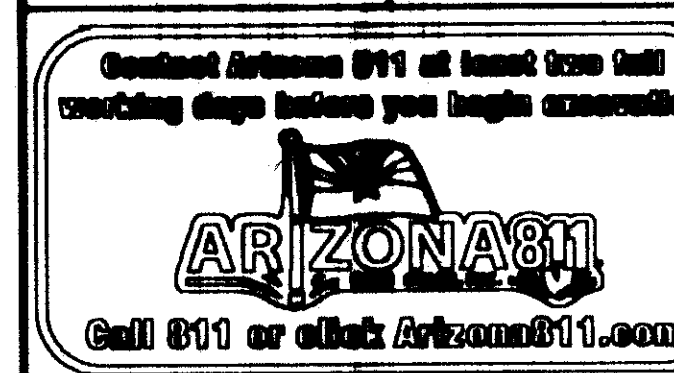
SURVEYOR'S CERTIFICATE

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. 420, PHOENIX AZ, 85012
602-297-8732
mragsdale@terrascape.us



2022-0073051 MAP Page: 1 of 5
12/29/2022 02:59:54 PM
Rishelle M. Buchill
OFFICIAL RECORDS OF YAVAPAI COUNTY \$54.00
TOWN OF PRESCOTT



DATE: 10 / 07 / 22

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:

COVER SHEET

SHEET No.

1 of 5

PROJECT No.

1154

2022-0073051-2

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 NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 88°53'43" WEST, A DISTANCE OF 2647.99 FEET;

THENCE SOUTH 89°47'39" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 526.06 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°12'20" WEST, A DISTANCE OF 135.28 FEET;

THENCE SOUTH 89°47'40" EAST, A DISTANCE OF 44.89 FEET;

THENCE SOUTH 00°12'20" WEST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A 25.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 00°12'20" WEST;

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

THENCE SOUTH 00°12'20" WEST, A DISTANCE OF 90.00 FEET;

THENCE SOUTH 51°08'05" EAST, A DISTANCE OF 32.02 FEET;

THENCE SOUTH 89°47'40" EAST, A DISTANCE OF 246.13 FEET;

THENCE SOUTH 00°12'20" WEST, A DISTANCE OF 249.35 FEET;

THENCE SOUTH 89°46'50" EAST, A DISTANCE OF 186.20 FEET;

THENCE NORTH 67°43'28" EAST, A DISTANCE OF 10.00 FEET, TO THE BEGINNING OF A 59.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 67°43'28" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°46'04", AN ARC DISTANCE OF 27.56 FEET;

THENCE SOUTH 40°57'24" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 31°19'54" WEST, A DISTANCE OF 182.20 FEET;

THENCE SOUTH 58°14'26" WEST, A DISTANCE OF 47.72 FEET;

THENCE NORTH 86°42'12" WEST, A DISTANCE OF 49.98 FEET;

THENCE SOUTH 03°48'22" WEST, A DISTANCE OF 141.61 FEET, TO THE BEGINNING OF A 225.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 03°48'22" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°27'02", AN ARC DISTANCE OF 147.07 FEET;

THENCE SOUTH 37°05'39" EAST, A DISTANCE OF 50.12 FEET, TO THE BEGINNING OF A 175.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 32°39'26" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°48'12", AN ARC DISTANCE OF 133.79 FEET;

THENCE SOUTH 35°07'30" EAST, A DISTANCE OF 465.34 FEET;

THENCE SOUTH 89°53'38" EAST, A DISTANCE OF 19.14 FEET, TO THE BEGINNING OF A 425.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 89°53'38" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'50", AN ARC DISTANCE OF 62.29 FEET, TO THE BEGINNING OF A 25.00 FOOT RADIUS REVERSE CURVE, WHOSE CENTER BEARS SOUTH 81°42'32" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°43'37", AN ARC DISTANCE OF 36.53 FEET;

THENCE SOUTH 75°26'09" WEST, A DISTANCE OF 83.93 FEET;

THENCE SOUTH 14°33'51" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 75°26'09" EAST, A DISTANCE OF 120.12 FEET;

THENCE SOUTH 14°33'51" EAST, A DISTANCE OF 405.00 FEET;

THENCE SOUTH 75°26'09" WEST, A DISTANCE OF 426.33 FEET;

THENCE NORTH 02°41'07" WEST, A DISTANCE OF 429.22 FEET, TO THE BEGINNING OF A 1,025.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 04°44'32" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°39'57", AN ARC DISTANCE OF 11.91 FEET, TO THE BEGINNING OF A 975.00 FOOT RADIUS REVERSE CURVE, WHOSE CENTER BEARS SOUTH 04°04'35" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'16", AN ARC DISTANCE OF 3.76 FEET;

LEGAL DESCRIPTION (CONT.)

THENCE NORTH 33°05'21" WEST, A DISTANCE OF 56.64 FEET;

THENCE NORTH 08°54'34" WEST, A DISTANCE OF 53.98 FEET;

THENCE NORTH 35°07'30" WEST, A DISTANCE OF 409.58 FEET;

THENCE SOUTH 54°52'30" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 35°07'30" WEST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A 25.00 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 35°07'30" WEST;

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

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

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

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

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

THENCE SOUTH 61°06'01" WEST, A DISTANCE OF 50.30 FEET;

THENCE NORTH 35°07'30" WEST, A DISTANCE OF 144.07 FEET;

THENCE SOUTH 58°47'36" WEST, A DISTANCE OF 101.19 FEET;

THENCE SOUTH 72°49'38" WEST, A DISTANCE OF 137.14 FEET;

THENCE SOUTH 74°02'50" WEST, A DISTANCE OF 143.04 FEET;

THENCE SOUTH 75°26'00" WEST, A DISTANCE OF 135.00 FEET;

THENCE SOUTH 14°34'00" EAST, A DISTANCE OF 135.87 FEET;

THENCE SOUTH 75°26'00" WEST, A DISTANCE OF 12.63 FEET, TO THE BEGINNING OF A 222.86 FOOT RADIUS CURVE, CONCAVE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°01'46", AN ARC DISTANCE OF 58.46 FEET;

THENCE NORTH 88°32'14" WEST, A DISTANCE OF 74.87 FEET;

THENCE NORTH 00°29'04" EAST, A DISTANCE OF 134.97 FEET;

THENCE NORTH 87°42'39" EAST, A DISTANCE OF 8.09 FEET;

THENCE NORTH 03°46'14" WEST, A DISTANCE OF 329.11 FEET;

THENCE NORTH 81°08'30" EAST, A DISTANCE OF 16.34 FEET;

THENCE NORTH 08°41'20" WEST, A DISTANCE OF 164.90 FEET, TO THE BEGINNING OF A 1,126.74 FOOT, NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 08°41'34" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'09", AN ARC DISTANCE OF 63.27 FEET;

THENCE NORTH 12°00'47" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 00°12'02" EAST, A DISTANCE OF 133.43 FEET;

THENCE NORTH 00°15'57" EAST, A DISTANCE OF 291.23 FEET;

THENCE SOUTH 89°41'20" EAST, A DISTANCE OF 85.07 FEET;

THENCE NORTH 00°09'37" EAST, A DISTANCE OF 170.46 FEET;

THENCE NORTH 89°47'40" WEST, A DISTANCE OF 88.00 FEET;

THENCE NORTH 00°12'20" EAST, A DISTANCE OF 166.48 FEET;

THENCE SOUTH 88°53'43" EAST, A DISTANCE OF 394.47 FEET TO THE POINT OF BEGINNING.

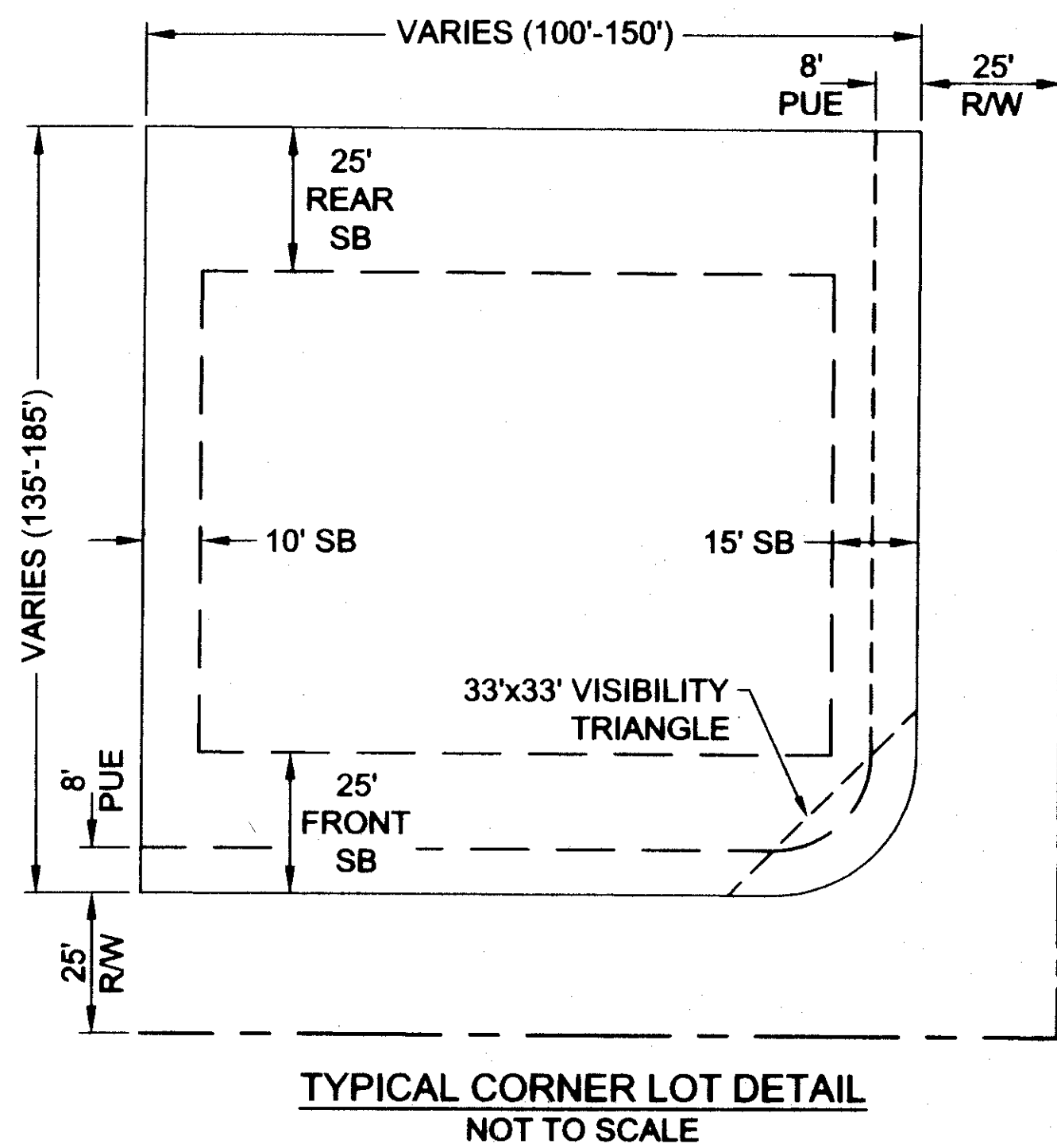
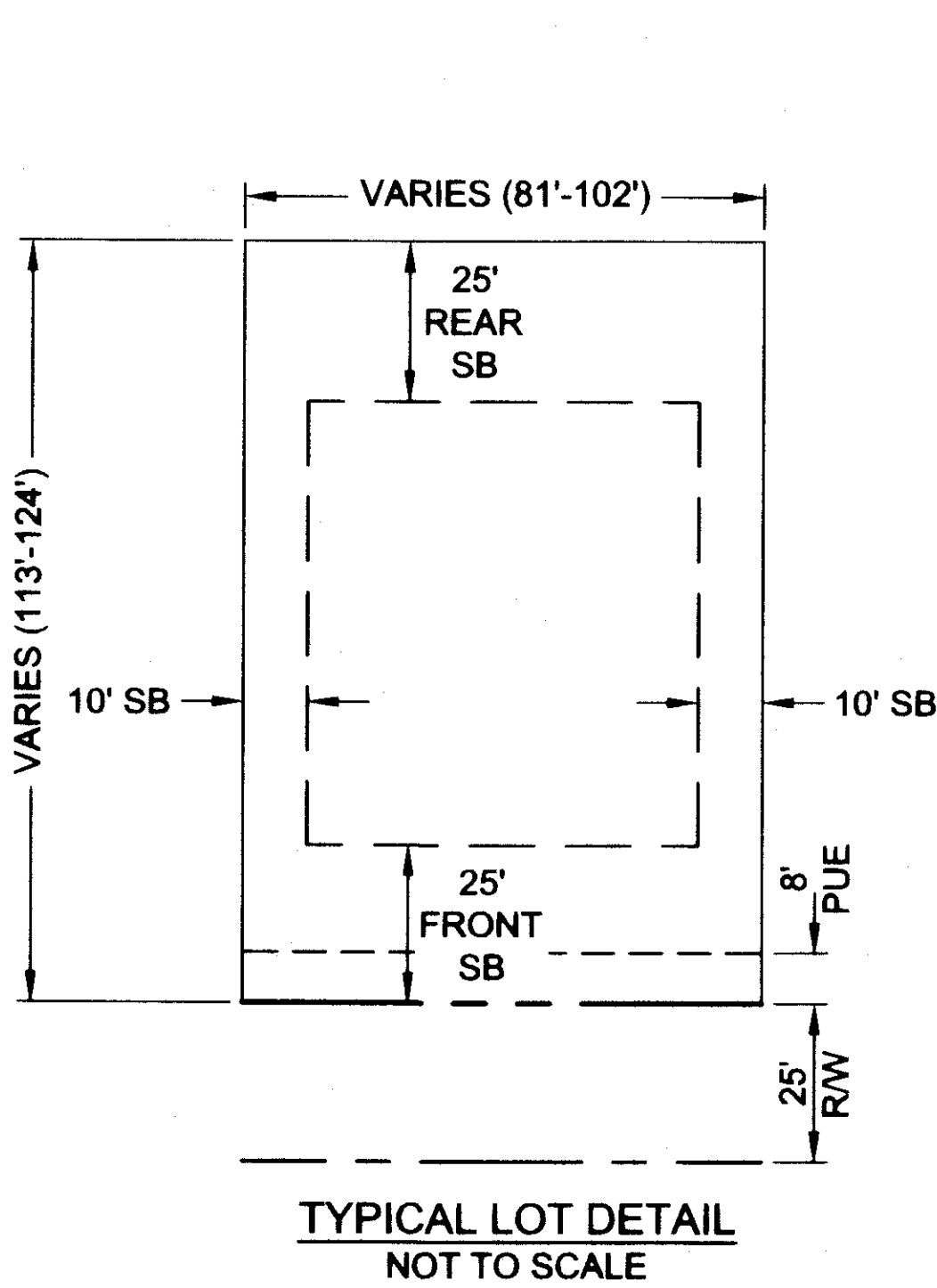
CONTAINING 1,707,835.38 SQUARE FEET OR 39.20 ACRES, MORE OR LESS.

TRACT INFORMATION CHART

TRACT	DESCRIPTION	AREA
"G"	OPEN SPACE / PEDESTRIAN EASEMENT / TYPE 1 DRAINAGE EASEMENT	0.85 AC.
"H"	OPEN SPACE	0.05 AC.
"I"	OPEN SPACE / PEDESTRIAN EASEMENT	0.58 AC.
"J"	OPEN SPACE	0.09 AC.
"K"	OPEN SPACE / PEDESTRIAN EASEMENT / TYPE 1 DRAINAGE EASEMENT	0.62 AC.
"L"	OPEN SPACE / PEDESTRIAN EASEMENT / TYPE 1 DRAINAGE EASEMENT	2.40 AC.
"M"	OPEN SPACE	0.07 AC.
"N"	OPEN SPACE / PEDESTRIAN EASEMENT	4.50 AC.
"O"	OPEN SPACE / PEDESTRIAN EASEMENT / TYPE 1 DRAINAGE EASEMENT	0.52 AC.
"P"	OPEN SPACE / TYPE 1 DRAINAGE EASEMENT	9.76 AC.
TOTAL		

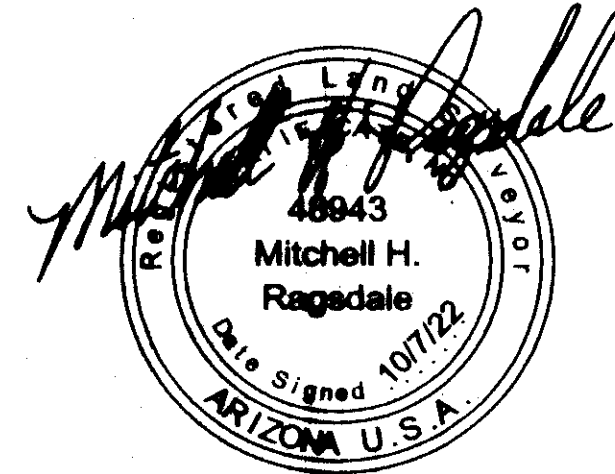
AREA TABLE

DESC.	SQUARE FEET	ACRES
LOTS	958,658.38	22.00
RIGHT OF WAY	327,879.06	7.53
TRACTS	425,039.81	9.76
GROSS	1,711,577.25	39.29



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FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 6



DATE: 10 / 07 / 22

CHECKED BY: BWB

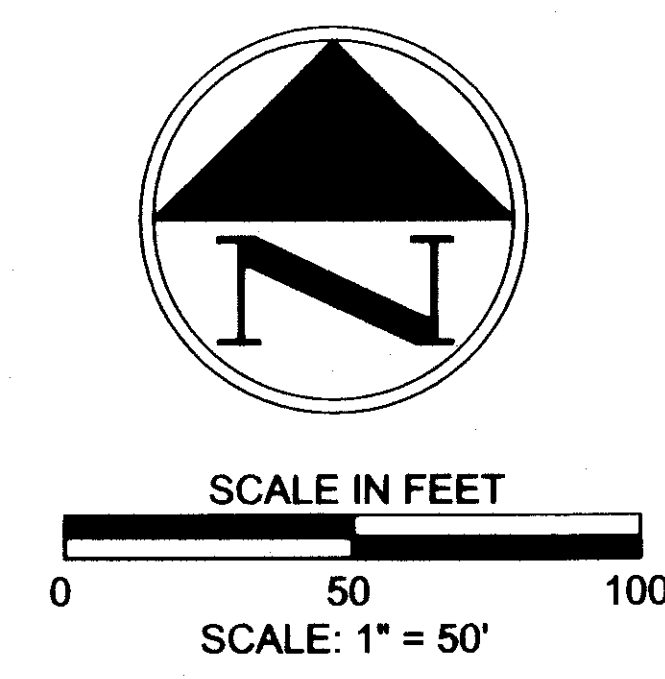
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TITLE:
LEGAL DESC./DETAILS

SHEET No.
2 of 5

PROJECT No.
1154

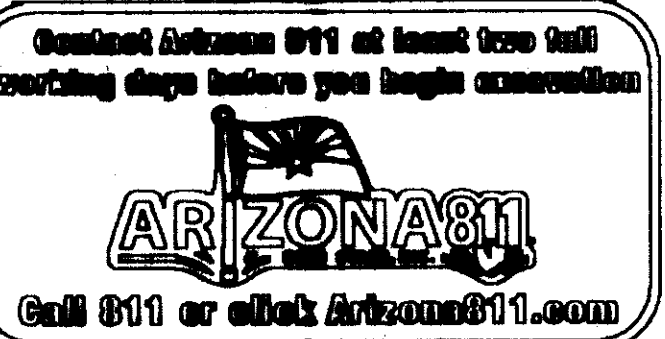
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- 36x24

**FINAL PLAT /
FINAL DEVELOPMENT PLAN**

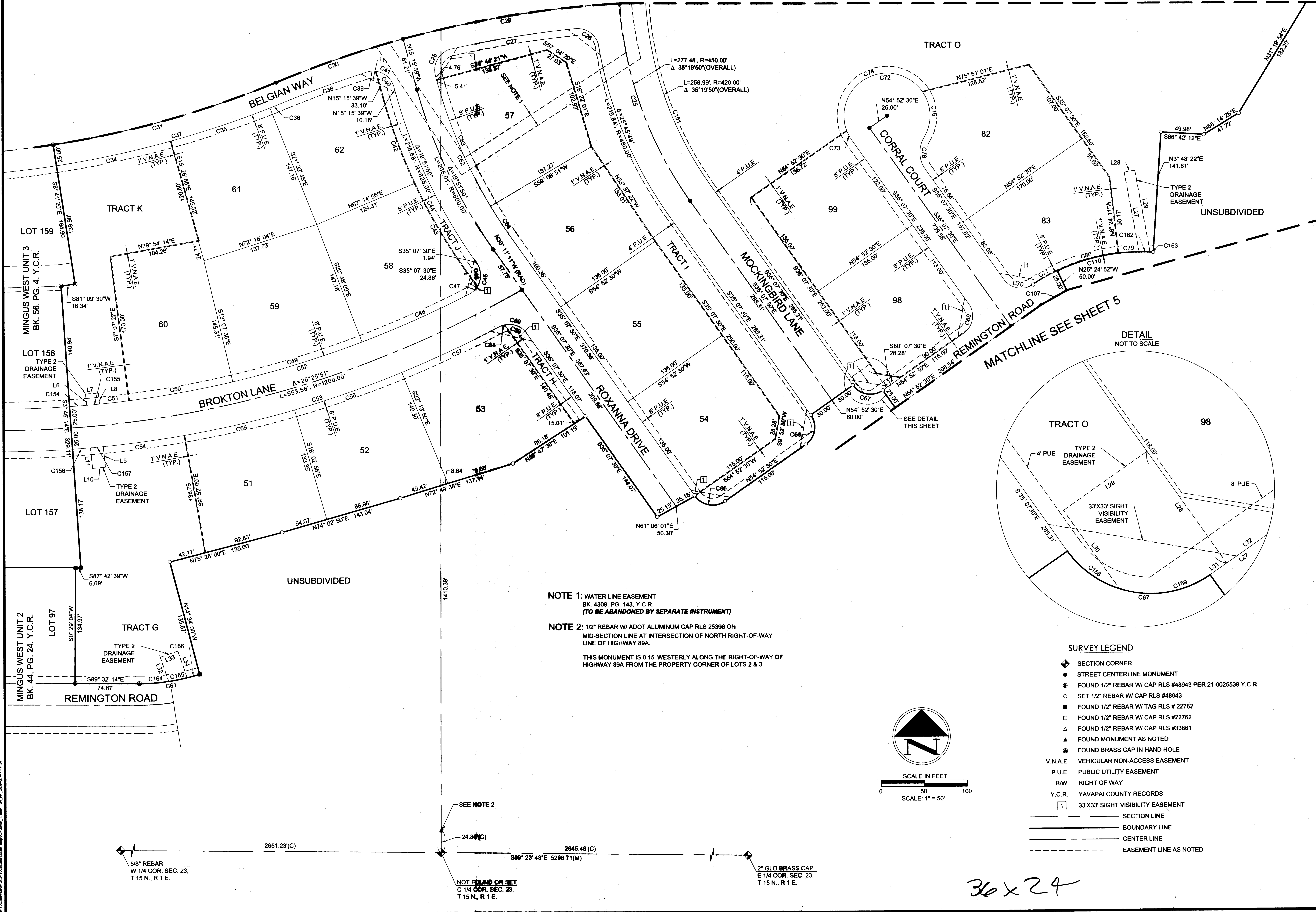
MINGUS WEST UNIT 6



DATE:	10 / 07 / 22
CHECKED BY:	BWB
DRAWN BY:	MHR
TITLE:	
FINAL PLAT	
SHEET No.	
3	of 5
PROJECT No.	
1154	

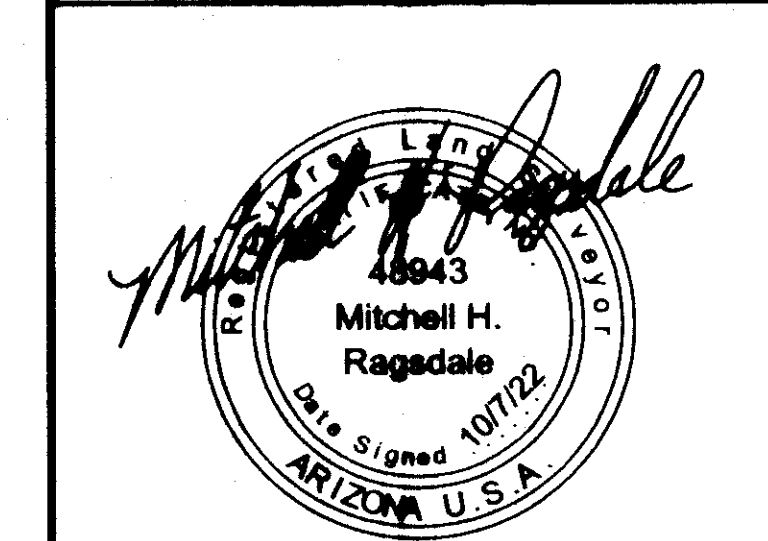
2022-0073051-4

MATCHLINE SEE SHEET 3



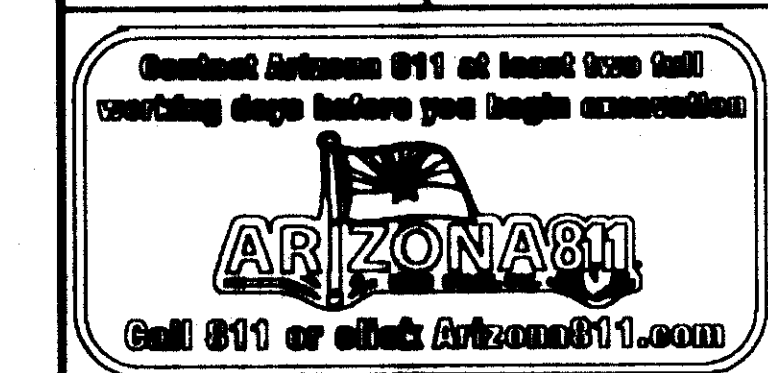
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**FINAL PLAT /
FINAL DEVELOPMENT PLAN**

MINGUS WEST UNIT 6



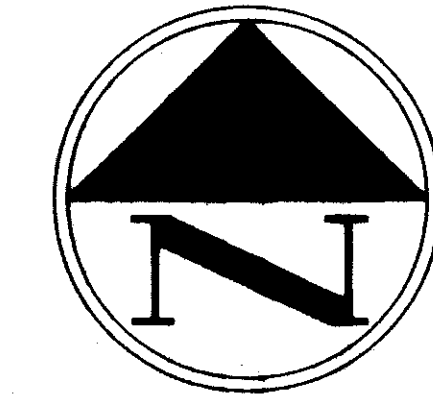
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CHECKED BY:	BWB
DRAWN BY:	MHR
TITLE:	FINAL PLAT
SHEET No.	4 of 5
PROJECT No.	1154

36 x 24

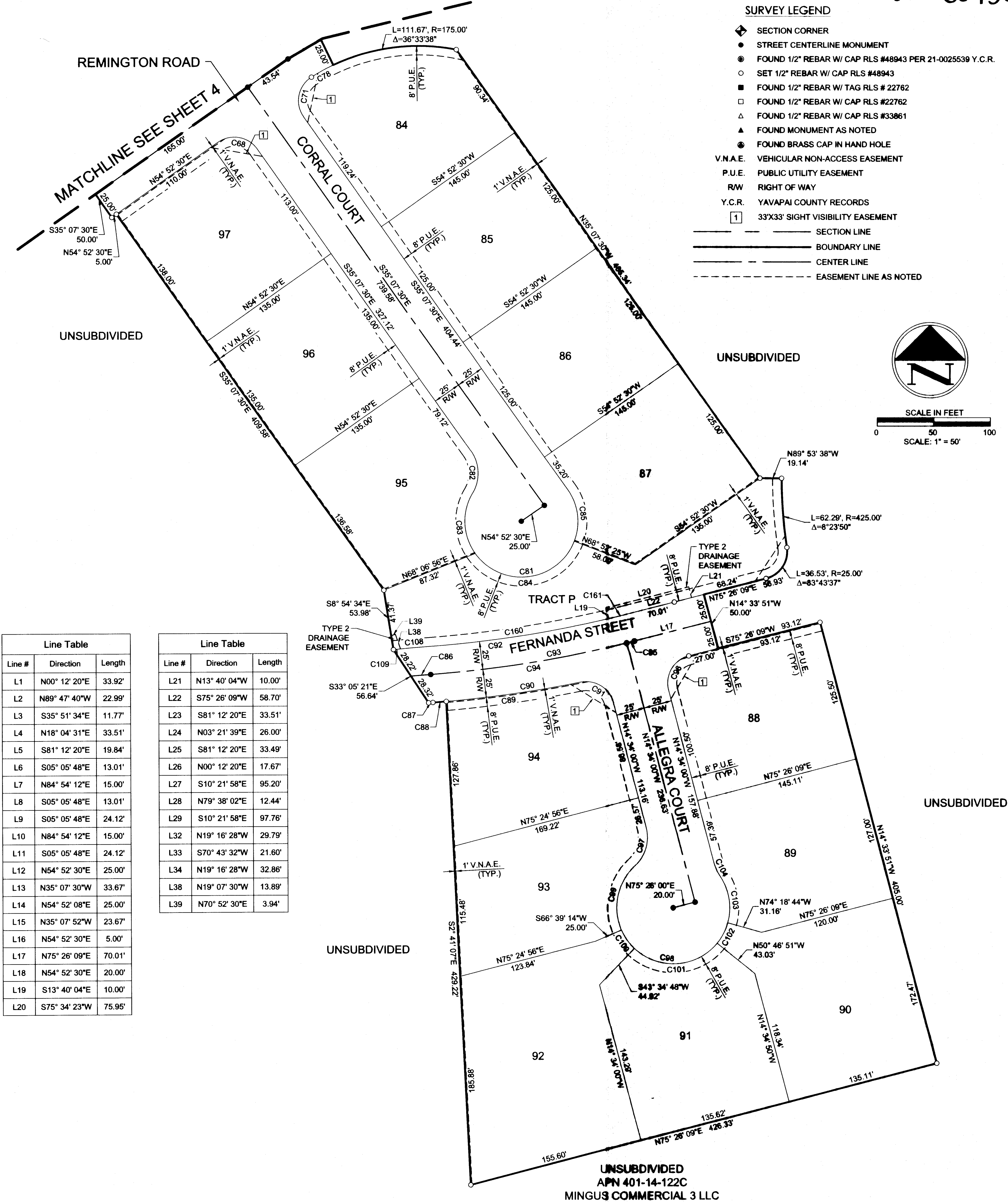
2022-0073051-5

SURVEY LEGEND

- SECTION CORNER
- STREET CENTERLINE MONUMENT
- FOUND 1/2" REBAR W/ CAP RLS #48943 PER 21-0025539 Y.C.R.
- SET 1/2" REBAR W/ CAP RLS #48943
- 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
- 33'X33' SIGHT VISIBILITY EASEMENT
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE AS NOTED



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



Line Table		
Line #	Direction	Length
L1	N00° 12' 20"E	33.92'
L2	N89° 47' 40"W	22.99'
L3	S35° 51' 34"E	11.77'
L4	N18° 04' 31"E	33.51'
L5	S81° 12' 20"E	19.84'
L6	S05° 05' 48"E	13.01'
L7	N84° 54' 12"E	15.00'
L8	S05° 05' 48"E	13.01'
L9	S05° 05' 48"E	24.12'
L10	N84° 54' 12"E	15.00'
L11	S05° 05' 48"E	24.12'
L12	N54° 52' 30"E	25.00'
L13	N35° 07' 30"W	33.67'
L14	N54° 52' 08"E	25.00'
L15	N35° 07' 52"W	23.67'
L16	N54° 52' 30"E	5.00'
L17	N75° 26' 09"E	70.01'
L18	N54° 52' 30"E	20.00'
L19	S13° 40' 04"E	10.00'
L20	S75° 34' 23"W	75.95'

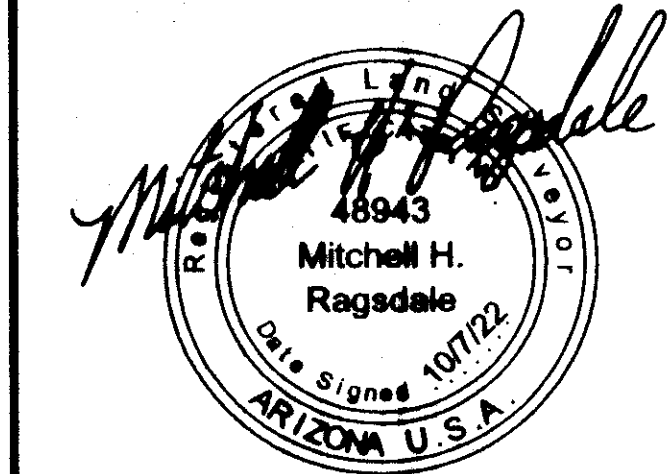
Line Table		
Line #	Direction	Length
L21	N13° 40' 04"W	10.00'
L22	S75° 26' 09"W	58.70'
L23	S81° 12' 20"E	33.51'
L24	N03° 21' 39"E	26.00'
L25	S81° 12' 20"E	33.49'
L26	N00° 12' 20"E	17.67'
L27	S10° 21' 58"E	95.20'
L28	N79° 38' 02"E	12.44'
L29	S10° 21' 58"E	97.76'
L30	N19° 16' 28"W	29.79'
L31	S70° 43' 32"W	21.60'
L32	N19° 16' 28"W	32.86'
L33	N19° 07' 30"W	13.89'
L34	N70° 52' 30"E	3.94'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	090°00'00"	N45° 12' 20"E	35.36'
C2	39.27'	25.00'	090°00'00"	S44° 47' 40"E	35.36'
C3	39.27'	25.00'	090°00'00"	N44° 47' 40"W	35.36'
C4	39.27'	25.00'	090°00'00"	S45° 12' 20"W	35.36'
C5	39.27'	25.00'	090°00'00"	N44° 47' 40"W	35.36'
C6	39.27'	25.00'	090°00'00"	S45° 12' 20"W	35.36'
C7	40.12'	35.00'	065°41'03"	N33° 02' 52"E	37.96'
C8	60.06'	50.00'	068°49'06"	S31° 28' 51"W	56.51'
C9	54.46'	50.00'	062°24'07"	S34° 07' 46"E	51.80'
C10	42.30'	50.00'	048°28'01"	S89° 33' 50"E	41.05'
C11	56.39'	50.00'	064°37'19"	N33° 53' 30"E	53.45'
C12	1.20'	50.00'	001°22'31"	N0° 53' 35"E	1.20'
C13	214.40'	50.00'	245°41'03"	S56° 57' 08"E	84.02'
C14	39.27'	25.00'	090°00'00"	N44° 47' 40"W	35.36'
C15	39.27'	25.00'	090°00'00"	N45° 12' 20"E	35.36'
C16	18.36'	50.00'	021°02'15"	S10° 18' 48"E	18.26'
C17	37.81'	50.00'	043°19'17"	S42° 29' 34"E	36.91'
C18	49.76'	50.00'	057°01'13"	N87° 45' 07"E	47.73'
C19	51.52'	50.00'	059°02'10"	N29° 43' 25"E	49.27'
C20	57.32'	50.00'	065°41'03"	N32° 38' 12"W	54.23'
C21	214.41'	50.00'	245°41'28"	N57° 22' 01"E	84.01'
C22	40.12'	35.00'	065°41'03"	S32° 38' 12"E	37.96'
C23	36.62'	25.00'	083°55'35"	N42° 10' 07"E	33.43'
C24	29.50'	450.00'	003°45'21"	S1° 40' 20"E	29.49'
C25	247.99'	450.00'	031°34'29"	S19° 20' 15"E	244.86'
C26	37.82'	25.00'	086°40'39"	N52° 42' 01"W	34.32'
C27	146.21'	1225.00'	006°50'19"	S80° 32' 30"W	146.13'
C28	40.31'	25.00'	092°23'00"	S30° 55' 51"W	36.08'
C29	255.88'	1250.00'	011°43'44"	S80° 35' 56"W	255.44'
C30	156.26'	1250.00'	007°09'44"	S71° 09' 12"W	156.15'
C31	269.74'	1125.00'	013°44'15"	N74° 26' 28"E	269.09'
C32	65.27'	1125.00'	003°19'27"	N79° 38' 52"E	65.26'
C33	204.47'	1125.00'	010°24'48"	N72° 46' 44"E	204.19'
C34	135.51'	1148.66'	006°45'34"	N77° 55' 54"E	135.43'
C35	122.22'	1140.25'	006°08'29"	N71° 30' 01"E	122.16'
C36	17.99'	1150.00'	000°53'47"	N68° 01' 14"E	17.99'
C37	275.73'	1150.00'	013°44'15"	N74° 26' 28"E	275.07'
C38	102.07'	1225.00'	004°46'27"	S69° 57' 33"W	102.04'
C39	11.33'	25.00'	025°58'15"	S85° 19' 54"W	11.24'
C40	28.98'	25.00'	066°25'19"	N48° 28' 19"W	27.39'
C41	40.31'	25.00'	092°23'34"	N61° 27' 26"W	36.09'
C42	105.99'	640.00'	009°29'20"	S20° 00' 19"E	105.87'
C43	115.89'	640.00'	010°22'30"	S29° 56' 15"E	115.73'
C44	221.88'	640.00'	019°51'50"	S25° 11' 34"E	220.77'
C45	42.61'	25.00'	097°39'39"	N13° 42' 20"E	37.64'
C46	28.98'	25.00'	066°25'19"	N11° 54' 50"W	27.39'
C47	13.63'	25.00'	031°14'21"	N46° 54' 59"E	13.46'
C48	136.61'	1175.00'	006°39'41"	N65° 52' 00"E	136.53'
C49	157.41'	1175.00'	007°40'33"	N73° 02' 07"E	157.29'
C50	123.12'	1175.00'	006°00'14"	N79° 52' 31"E	123.07'
C51	34.11'	1175.00'	001°39'47"	N83° 42' 31"E	34.10'
C52	486.21'	1175.00'	023°42'32"	N74° 23' 26"E	482.75'
C53	520.06'	1225.00'	024°19'28"	N74° 04' 55"E	516.16'
C54	94.54'	1225.00'	004°25'18"	N82° 20' 39"E	94.51'
C55	132.17'	1225.00'	006°10'55"	N77° 02' 32"E	132.11'
C56	132.17'	1225.00'	006°10'55"	N70° 51' 37"E	132.11'
C57	125.06'	1225.00'	005°50'58"	N64° 50' 41"E	125.01'
C58	7.21'	25.00'	016°32'00"	S70° 11' 12"W	7.19'
C59	28.98'	25.00'	066°25'19"	N68° 20' 09"W	27.39'
C60	36.20'	25.00'	082°57'19"	N76° 36' 09"W	33.12'
C61	58.46'	225.00'	014°53'09"	N82° 56' 53"E	58.29'
C62	199.35'	575.00'	019°51'50"	S25° 11' 34"E	198.35'
C63	156.47'	575.00'	015°35'30"	S23° 03' 24"E	155.99'
C64	42.88'	575.00'	004°16'20"	S32° 59' 19"E	42.87'
C65	39.27'	25.00'	090°00'00"	S80° 07' 30"E	35.36'

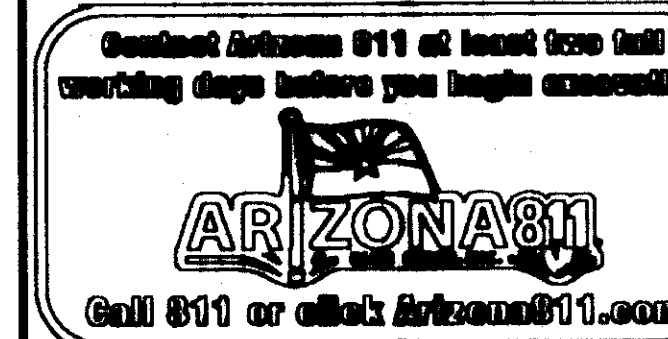
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C66	39.27'	25.00'	090°00'00"	N9° 52' 30"E	35.36'
C67	39.27'	25.00'	090°00'00"	S80° 07' 30"E	35.36'
C68	39.27'	25.00'	090°00'00"	N80° 07' 30"W	35.36'
C69	39.27'	25.00'	090°00'00"	N9° 52' 30"E	35.36'
C70	38.62'	25.00'	088°31'11"	S79° 23' 05"E	34.90'
C71	40.35'	25.00'	092°28'03"	S11° 06' 32"W	36.11'
C72	214.40'	50.00'	245°41'03"	S87° 43' 02"W	84.02'
C73	13.15'	50.00'	015°04'12"	S27° 35' 24"E	13.11'
C74	143.93'	50.00'	164°55'48"	S62° 24' 36"W	99.14'
C75	57.32'	50.00'	065°41'03"	N2° 16' 58"W	54.23'
C76	40.12'	35.00'	065°41'03"	S2° 16' 58"E	37.96'
C77	32.32'	225.00'	008°13'49"	S60° 28' 14"W	32.29'
C78	22.12'	175.00'	007°14'35"	N60° 57' 51"E	22.11'
C79	23.75'	225.00'	006°02'51"	S86° 37' 14"W	23.74'
C80	114.75'	225.00'	029°13'13"	N79° 11' 45"E	113.51'
C81	214.40'	50.00'	245°41'03"	N87° 43' 02"E	84.02'
C82	40.12'	35.00'	065°41'03"	N2° 16' 58"W	37.96'
C83	57.32'	50.00'	065°41'03"	S2° 16' 58"E	54.23'
C84	107.99'	50.00'	123°44'56"	N83° 00' 03"E	88.19'
C85	49.09'	50.00'	056°51'04"	N6° 59' 57"W	47.14'
C86	17.55'	1000.00'	001°00'19"	S85° 25' 16"W	17.55'
C87	3.76'	975.00'	000°13'16"	N85° 48' 47"E	3.76'
C88	11.91'	1025.00'	000°39'57"	N85° 35' 27"E	11.91'
C89	120.05'	1025.00'	006°42'39"	N81° 54' 09"E	119.98'
C90	131.96'	1025.00'	007°22'35"	N82° 14' 08"E	131.87'
C91	37.91'	25.00'	086°53'10"	N58° 00' 35"W	34.38'
C92	178.47'	975.00'	010°29'16"	N80° 40' 47"E	178.22'
C93	183.05'	1000.00'	010°29'16"	N80° 40' 47"E	182.79'
C94	176.05'	1000.00'	010°05'14"	N80° 52' 48"E	175.83'
C95	6.99'	1000.00'	000°24'02"	N75° 38' 10"E	6.99'
C96	39.27'	25.00'	090°00'09"	S30° 26' 05"W	35.36'
C97	37.83'	35.00'	061°55'39"	N16° 23' 49"E	36.01'
C98	228.36'	50.00'	261°40'39"	S83° 28' 40"E	75.66'
C99	61.70'	50.00'	070°42'25"	S12° 00' 27"W	57.86'
C100	20.14'	50.00'	023°04'26"	S34° 52' 59"E	20.00'
C101	82.35'	50.00'	094°21'39"	N86° 23' 59"E	73.35'
C102	20.54'	50.00'	023°31'53"	N27° 27' 12"E	20.39'
C103	43.64'	50.00'	050°00'16"	N9° 18' 52"W	42.27'
C104	12.06'	35.00'	019°45'00"	S24° 26' 30"E	12.00'
C107	33.90'	200.00'	009°42'39"	S59° 43' 49"W	33.86'
C108	24.89'	1025.00'	001°23'28"	S85° 13' 41"W	24.89'
C109	6.35'	1025.00'	000°21'18"	S84° 21' 18"W	6.35'
C110	114.75'	225.00'	029°13'13"	N79° 11' 45"E	113.51'
C150	4.52'	420.00'	000°37'02"	S0° 06' 11"E	4.52'
C151	254.46'	420.00'	034°42'48"	S17° 46' 06"E	250.59'
C152	28.17'	25.00'	064°33'19"	N51° 51' 15"E	26.70'
C153	8.45'	25.00'	019°22'16"	N9° 53' 28"E	8.41'
C154	19.96'	1175.00'	000°58'24"	N85° 45' 30"E	19.96'
C155	15.00'	1175.00'	000°43'53"	N84° 54' 21"E	15.00'
C156	21.12'	1225.00'	000°59'15"	N85° 45' 01"E	21.12'
C157	15.00'	1225.00'	000°42'06"	N84° 54' 21"E	15.00'
C158	16.09'	25.00'	036°52'47"	S53° 33' 53"E	15.82'
C159	23.18'	25.00'	053°07'13"	N81° 26' 07"E	22.36'
C160	161.22'	975.00'	009°28'26"	N81° 11' 12"E	161.03'
C161	17.25'	1035.00'	000°57'19"	N75° 56' 10"E	17.25'
C162	12.70'	225.00'	003°14'01"	N88° 44' 20"W	12.70'
C163	3.64'	225.00'	000°55'41"	N86° 39' 29"W	3.64'
C164	34.29'	225.00'	008°43'58"	N86° 01' 28"E	34.26'
C165	21.83'	225.00'	005°33'29"	N78° 52' 44"E	21.82'
C166	14.97'	4116.75'	000°12'30"	N75° 28' 49"E	14.97'
C167	27.56'	59.00'	026°46'04"	N35° 39' 34"W	27.31'

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FINAL PLAT /
FINAL DEVELOPMENT PLAN
MINGUS WEST UNIT 6



DATE: 10 / 07 / 22
CHECKED BY: BWB
DRAWN BY: MHR
TITLE: FINAL PLAT
SHEET No. 5 of 5
PROJECT No. 1154

36x24