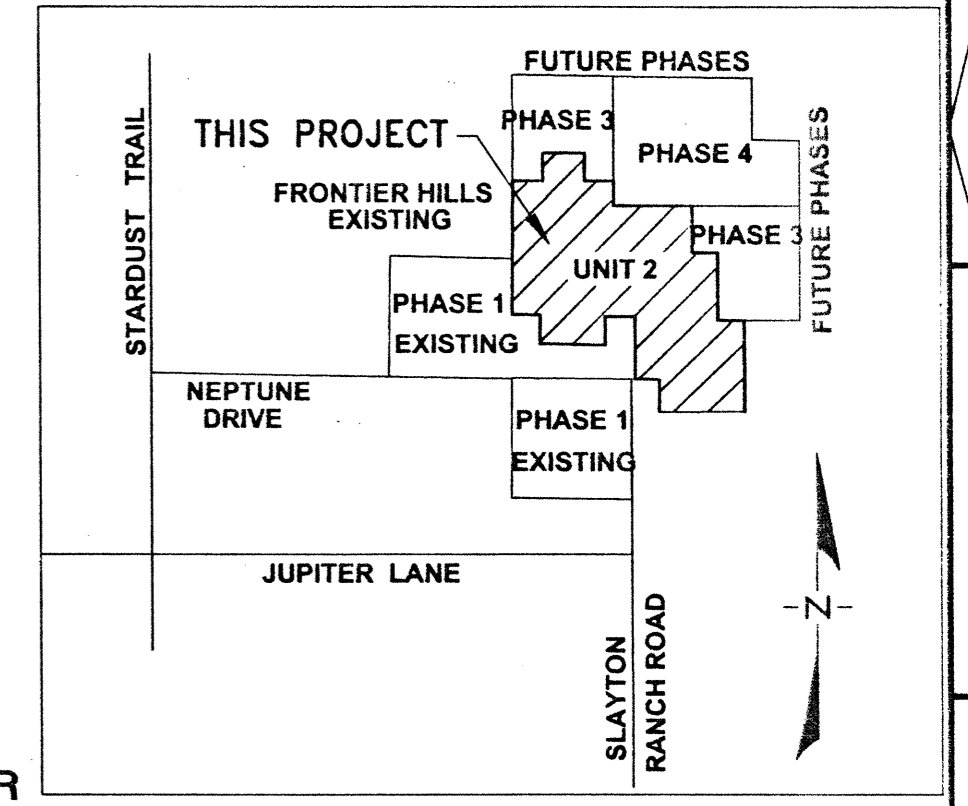


# FINAL PLAT FOR SLAYTON RANCH ESTATES UNIT 2

PORTION OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 8 EAST,  
AND SECTION 19, TOWNSHIP 22 NORTH, AND RANGE 9 EAST,  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



**TOTAL ACREAGE**  
107.16 ACRES

**LOTS**

- 301-18-017D
- 301-18-017F
- 301-18-017H
- 301-18-017J

**OWNER/DEVELOPER**

SLAYTON RANCH ESTATES II, LLC

**VICINITY MAP**  
COCONINO COUNTY, ARIZONA  
NOT TO SCALE

**DEDICATION**

STATE OF ARIZONA } SS  
COUNTY OF COCONINO }

KNOW ALL MEN BY THESE PRESENTS: THAT SLAYTON RANCH ESTATES II, LLC, AS DEVELOPER, HAS SUBDIVIDED UNDER THE NAME OF SLAYTON RANCH ESTATES, UNIT 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 8 EAST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 9 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS PLATTED HEREON. THIS PLAT IS MADE AND RECORDED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SLAYTON RANCH ESTATES, UNIT 2, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ RECORDS OF COCONINO COUNTY, ARIZONA.

SLAYTON RANCH ESTATES II, LLC, HEREBY PUBLISHES THIS PLAT, CONSISTING OF THREE SHEETS, AS AND FOR THE PLAT OF SLAYTON RANCH ESTATES, UNIT 2; HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS, AND EASEMENTS; AND HEREBY STATES THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY.

ALL PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC. ALL EASEMENTS ARE DEDICATED FOR THE USES SHOWN HEREIN. ADDITIONALLY, WITH REGARD TO PUBLIC UTILITY EASEMENTS, IT IS AGREED THAT SLAYTON RANCH ESTATES II, LLC, AND ITS SUCCESSORS AND ASSIGNS, SHALL HAVE FULL USE OF PUBLIC UTILITY EASEMENTS EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO PUBLIC UTILITIES, AND EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY PUBLIC UTILITIES OF THE RIGHTS AND SERVIDUTE HEREIN CONVEYED TO IT, PROVIDED ALWAYS THAT:

- 1) NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF THE SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENTS OR ANY PART THEREOF BY SLAYTON RANCH ESTATES II, LLC, OR THE SUCCESSORS, EMPLOYEES, AGENTS OR ASSIGNS OF SLAYTON RANCH ESTATES II, LLC;
- 2) THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SLAYTON RANCH ESTATES II, LLC, OR ITS SUCCESSORS, EMPLOYEES, AGENTS OR ASSIGNS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE PUBLIC UTILITIES; AND
- 3) THAT, ALTHOUGH LANDSCAPING IS ENCOURAGED WITHIN THE PUBLIC UTILITY EASEMENTS, NO TREES, LARGE SHRUBS OR ROCKS LARGER THAN FOUR INCHES SHALL BE PLANTED OR PLACED ON OR OVER SAID EASEMENT BY SLAYTON RANCH ESTATES II, LLC, OR BY ITS SUCCESSORS, EMPLOYEES, AGENTS AND ASSIGNS.

THE RIGHTS AND OBLIGATIONS OF PUBLIC UTILITIES SHALL BE CONSTRUED BROADLY AND CONSISTENTLY WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

BY Reginald F. Cooper SLAYTON RANCH ESTATES II, LLC  
REGINALD F. COOPER

**ACKNOWLEDGMENT**

STATE OF ARIZONA } SS  
COUNTY OF COCONINO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF June, 2005 by Reginald F. Cooper AS MEMBER OF SLAYTON RANCH ESTATES II, LLC, ON BEHALF THEREOF THE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES:

Feb 16, 2009

Sarah Hinchey  
NOTARY PUBLIC

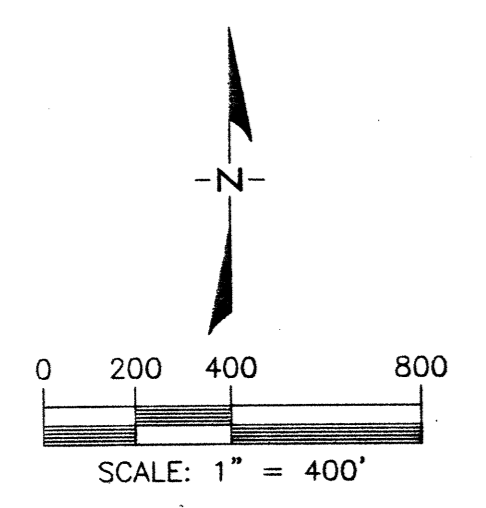
**APPROVALS**

- Will L. Tal SECRETARY, COCONINO COUNTY PLANNING AND ZONING COMMISSION DATE 7-13-05
- John W. Hensley COCONINO COUNTY ENGINEER DATE 7-18-05
- Kris D COCONINO COUNTY HEALTH DEPARTMENT DATE 7-18-05
- Richard C. A. F. CHAIRMAN, COCONINO COUNTY BOARD OF SUPERVISORS DATE \_\_\_\_\_
- Shirley J. Campbell CLERK, COCONINO COUNTY BOARD OF SUPERVISORS DATE 7-5-05

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS, TO THE BEST OF MY KNOWLEDGE, AN ACCURATE REPRESENTATION THEREOF.

Urban P. Visser June 16, 2005  
URBAN P. VISSER R.L.S. 37935 DATE



**LEGEND**

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EXISTING LOTS
- ROAD CENTERLINE
- RIGHT OF WAY
- SECTION LINE
- SECTION CORNER AS NOTED
- FOUND 1 1/2" ALUMINUM CAP
- MARKED "MARTIN LS 18548"
- FOUND 1/2" REBAR WITH CAP AS NOTED
- FOUND 1/2" REBAR WITH NO CAP
- SET 5/8" REBAR WITH CAP MARKED "LS 16630"
- CALCULATED PROPERTY CORNER
- CALCULATED CENTERLINE MONUMENTS
- RECORDED DIMENSIONS PER SLAYTON RANCH ESTATES UNIT 1
- DONEY PARK WATER ASSOCIATION

**SURVEY NOTES**

FIELD MEASUREMENTS USED TO PREPARE THIS PLAT WERE MADE FROM AUGUST 2003 THROUGH MARCH 2004.

BASIS OF BEARINGS: EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, BETWEEN BUREAU OF LAND MANAGEMENT BRASS CAPS.

BEARING: N01°42'20"W

DIMENSIONS SHOWN ARE MEASURED EXCEPT FOR RECORD DIMENSIONS, DENOTED (R) FROM SLAYTON RANCH ESTATES, UNIT 1.

ALL LINES OF OCCUPATION HAVE BEEN NOTED ON THIS SURVEY. NO ATTEMPT HAS BEEN MADE TO RESOLVE THESE LINES OF OCCUPATION.

EASEMENTS OF RECORD ARE SHOWN ON THE FACE OF THIS PLAT. NO GUARANTEE IS HERE GIVEN OF EASEMENTS THAT HAVE NOT BEEN INCLUDED IN THE TITLE REPORT OR THOSE EASEMENTS THAT ARE UNRECORDED.

CONSTRUCTION OF ALL RESIDENCES SHALL COMPLY WITH MINIMUM FINISHED FLOOR ELEVATIONS AND/OR MINIMUM FINISHED PAD ELEVATIONS AS DEPICTED HEREIN.

ALL EQUESTRIAN/PEDESTRIAN TRAILS ARE CONTAINED WITHIN THE ROAD RIGHT OF WAYS.

**PRIVATE DETENTION AND DRAINAGEWAYS**

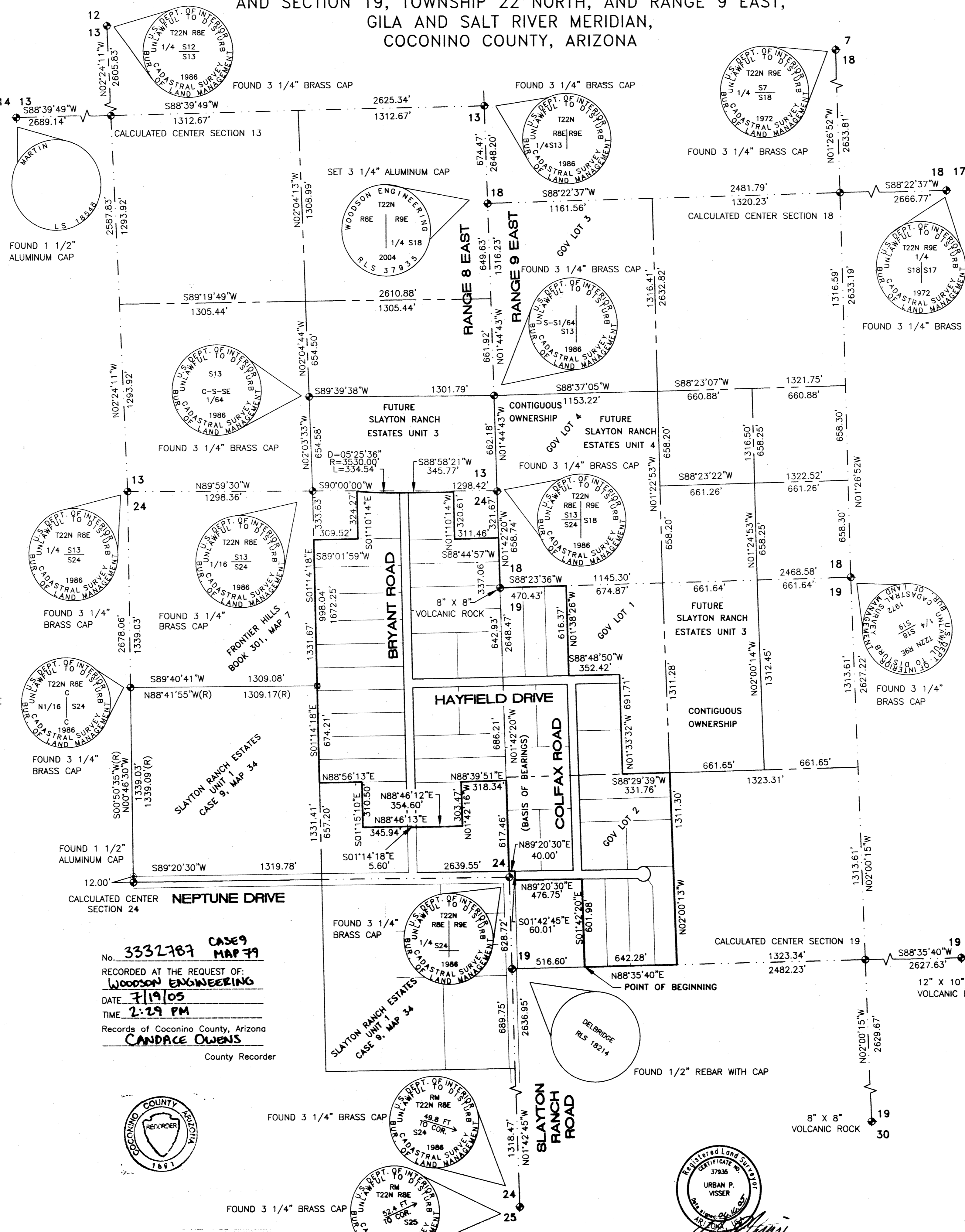
1. COUNTY-APPROVED DRAINAGE EASEMENTS HAVE BEEN CREATED FOR THE PURPOSE OF PRESERVING THE SUBDIVISION'S ESTABLISHED DRAINAGE PATTERN. IT SHALL BE THE RESPONSIBILITY OF THE SLAYTON RANCH ESTATES HOMEOWNERS ASSOCIATION TO PROTECT, PRESERVE AND MAINTAIN ANY AND ALL DRAINAGE EASEMENTS LOCATED WITHIN THE SUBDIVISION IN ACCORDANCE WITH THE CC&Rs FOR THE SUBDIVISION. WITH THE EXCEPTION OF FENCING, CORRALS, AND RELATED FACILITIES THAT DO NOT APPRECIABLY REDUCE THE CAPACITIES OR CONFLICT WITH THE INTENT OF DRAINAGE EASEMENTS, NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE PERMITTED IN THE DRAINAGE EASEMENTS AND, UNLESS IN THE EVENT OF A REPAIR AS DEEMED NECESSARY BY THE HOMEOWNER'S ASSOCIATION, THE COUNTY-APPROVED DRAINAGE EASEMENT SHALL NOT BE CHANGED.
2. THE HOME OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.
3. THE COUNTY MAY PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.
4. DRAINAGE BASINS AND EASEMENTS ARE DEDICATED TO THE HOME OWNERS ASSOCIATION.
5. NO BUILDINGS OF ANY KIND MAY BE LOCATED WITHIN THE DRAINAGE EASEMENTS AND 25' BUFFER AROUND THE DRAINAGE EASEMENTS.
6. FUTURE CONSTRUCTION OF STRUCTURES ON LOTS 54, 55, 56, 108, 69, 70, 72, 73, 74, 97 AND 98 MUST CONTAIN PROVISIONS TO MAINTAIN A DRAINAGE FLOW PATH.

**SCHEDULE B**

SUBJECT TO ALL CONDITIONS AS NOTED ON THE TITLE REPORT AS PROVIDED BY TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01389679, DATED JULY 16, 2004.

**FLOOD NOTE**

THIS FINAL PLAT FALLS ENTIRELY WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS NOTED ON "FEMA" FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER: 040019 3375B (PANEL NOT PRINTED).



No. 3332787 CASE 9 MAP 79  
RECORDED AT THE REQUEST OF:  
WOODSON ENGINEERING  
DATE 7/19/05  
TIME 2:29 PM  
Records of Coconino County, Arizona  
CANDACE OWENS  
County Recorder

06/16/05

WOODSON ENGINEERING AND SURVEYING INC.

104039

SLAYTON RANCH ESTATES UNIT 2  
FINAL PLAT

3332787  
PROJ. NO.: 104039  
SHEET 1 OF 3