

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

LEGAL DESCRIPTION

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

REFERENCE BEARING FOR THIS LEGAL DESCRIPTION: FROM THE EAST QUARTER CORNER OF SAID SECTION 24, WHICH IS MARKED WITH A U.S. BUREAU OF LAND MANAGEMENT 3/4" BRASS CAP, SOUTH 01°42'45" EAST, A DISTANCE OF 2636.95 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24, WHICH IS MARKED WITH TWO OFFSET MONUMENTS, ONE BEING A U.S. BUREAU OF LAND MANAGEMENT 3/4" ALUMINUM CAP WITH AN OFFSET OF 49.8 FEET, AND THE OTHER ONE BEING A U.S. BUREAU OF LAND MANAGEMENT 3/4" ALUMINUM CAP WITH AN OFFSET OF 52.4 FEET;

COMMENCING FROM SAID EAST QUARTER CORNER OF SECTION 24, WHICH IS MARKED WITH A U.S. BUREAU OF LAND MANAGEMENT 3/4" BRASS CAP:

THENCE SOUTH 01°42'45" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 828.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19, WHICH IS MARKED WITH A FOUND 5/8" REBAR WITH CAP RLS 18214, BEING AN ANGLE POINT TO THE PLAT OF SLAYTON RANCH ESTATES UNIT 1, AS RECORDED IN CASE 9, MAP 34 THROUGH 34B, RECORDS OF COCONINO COUNTY, ARIZONA;

THENCE NORTH 88°35'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTHERLY LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 916.60 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°35'40" EAST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 642.28 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 02°00'13" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1311.30 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 88°29'39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 331.76 FEET;

THENCE NORTH 01°33'32" WEST, A DISTANCE OF 691.71 FEET;

THENCE SOUTH 88°48'50" WEST, A DISTANCE OF 352.42 FEET;

THENCE NORTH 01°38'26" WEST, A DISTANCE OF 616.37 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 88°23'36" WEST ALONG SAID NORTH LINE, A DISTANCE OF 470.43 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19, WHICH IS MARKED WITH A 8" BY 8" VOLCANIC ROCK;

THENCE NORTH 01°42'20" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 337.07 FEET;

THENCE SOUTH 88°44'57" WEST, A DISTANCE OF 311.46 FEET;

THENCE NORTH 01°10'14" WEST, A DISTANCE OF 320.61 FEET;

THENCE SOUTH 88°58'21" WEST, A DISTANCE OF 345.98 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, THE RADIUS OF WHICH BEARS NORTH 01°01'39" WEST 3530.00 FEET, WITH A CENTRAL ANGLE OF 05°25'36", FOR AN ARC LENGTH OF 334.33 FEET;

THENCE SOUTH 01°10'14" EAST, A DISTANCE OF 324.25 FEET;

THENCE SOUTH 89°01'59" WEST, A DISTANCE OF 309.51 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;

THENCE NORTH 01°14'25" EAST ALONG THE WEST LINE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 994.86 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1;

THENCE CONTINUE SOUTH 01°14'25" EAST ALONG THE EAST LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 674.24 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE NORTH 88°55'24" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 297.93 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE SOUTH 01°14'25" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 309.85 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE NORTH 88°46'12" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 345.91 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE SOUTH 01°14'25" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 5.65 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE NORTH 88°46'12" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 354.51 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE NORTH 01°42'20" WEST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 302.72 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE NORTH 88°39'19" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 318.36 FEET TO THE EAST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, BEING AN ANGLE POINT IN SAID PLAT;

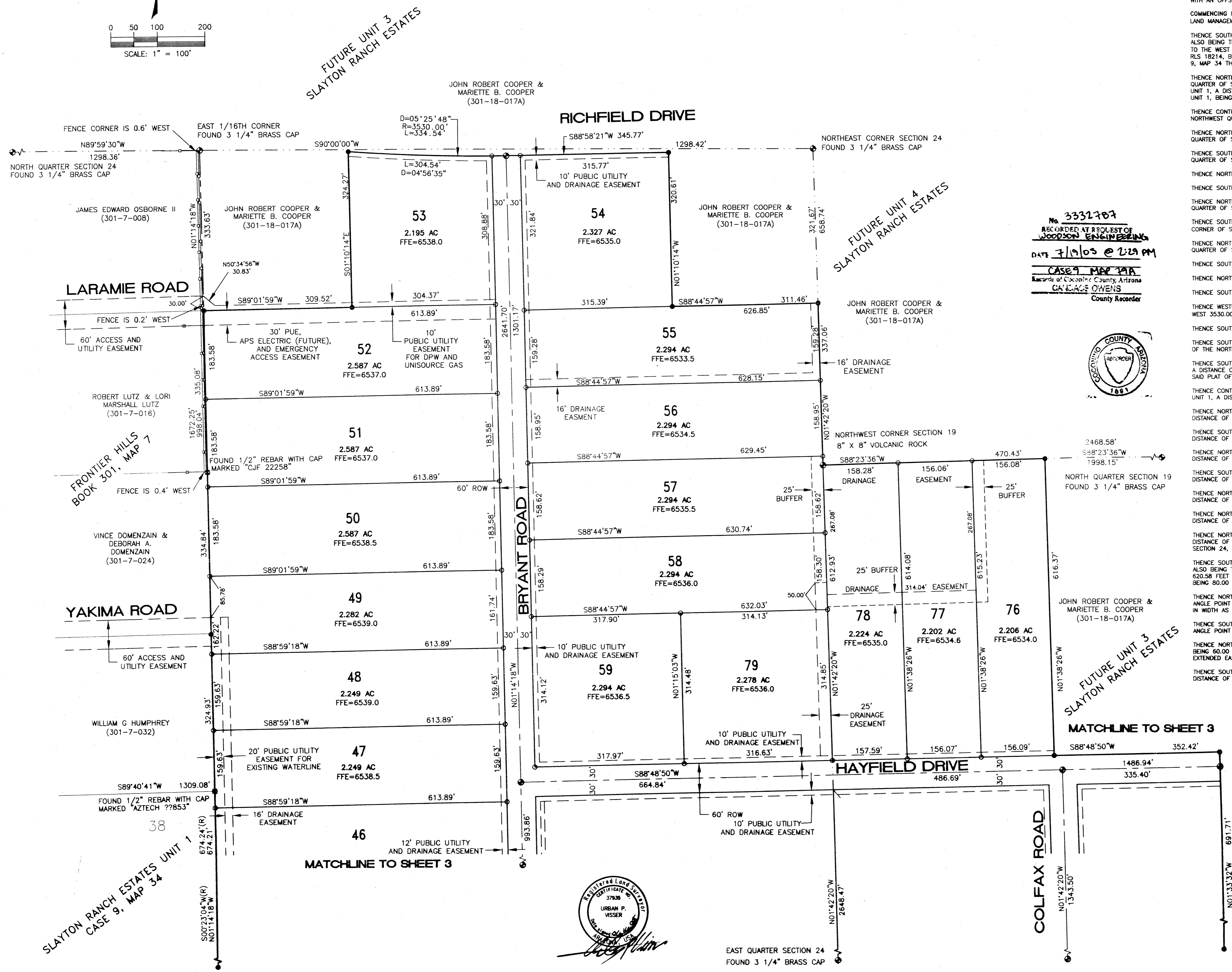
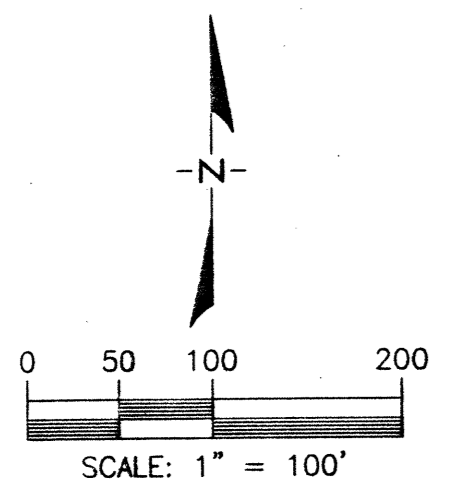
THENCE SOUTH 01°42'20" EAST ALONG THE EAST LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, ALSO BEING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 620.58 FEET TO AN ANGLE POINT IN SAID PLAT, BEING THE NORTH RIGHT OF WAY LINE OF NEPTUNE DRIVE, BEING 80.00 FEET IN WIDTH AS SHOWN ON SAID PLAT;

THENCE NORTH 89°36'08" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 40.01 FEET TO AN ANGLE POINT IN SAID PLAT, BEING THE EAST RIGHT OF WAY LINE OF SLAYTON RANCH ROAD, BEING 80.00 FEET IN WIDTH AS SHOWN ON SAID PLAT;

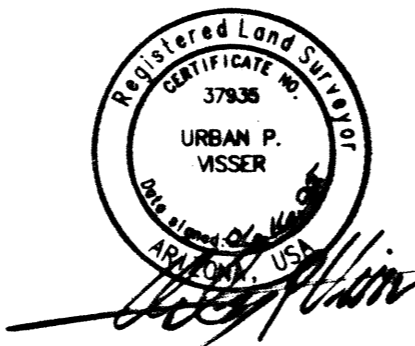
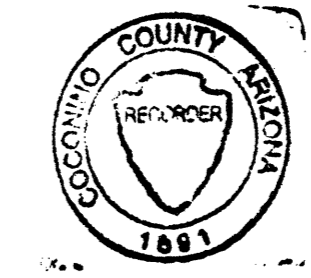
THENCE SOUTH 01°42'45" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 60.02 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE NORTH 89°36'08" EAST ALONG THE NORTH LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF NEPTUNE DRIVE, EXTENDED EASTERLY AS SHOWN ON SAID PLAT, A DISTANCE OF 476.79 FEET TO AN ANGLE POINT IN SAID PLAT;

THENCE SOUTH 01°42'20" EAST ALONG THE EAST LINE OF SAID PLAT OF SLAYTON RANCH ESTATES UNIT 1, A DISTANCE OF 599.63 FEET TO THE TRUE POINT OF BEGINNING;



No. 3332787
 RECORDED AT REQUEST OF
WOODSON ENGINEERING
 DATE 7/10/05 @ 2:19 PM
 CASE 9 MAP 79A
 Records of Coconino County, Arizona
GAILACE OWENS
 County Recorder



- ### LEGEND
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - - - EXISTING LOTS
 - - - EASEMENTS AS NOTED
 - - - 25' NO BUILD BUFFER
 - ROAD CENTERLINE
 - RIGHT OF WAY
 - SECTION LINE
 - HOGWIRE FENCE, EXISTING
 - 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
 - (R) RECORDED DIMENSIONS PER SLAYTON RANCH ESTATES UNIT 1
 - (FFE) FINISHED FLOOR ELEVATION
 - DPW DONEY PARK WATER ASSOCIATION

06/16/05

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104039

SLAYTON RANCH ESTATES UNIT 2
FINAL PLAT

DRAWN BY: AMS / RRB
START DATE: 7/9/04
PROJ. NO.: 104039
FN: 104039 FINAL PLAT

SLAYTON RANCH ESTATES UNIT 1
CASE 9, MAP 34

MATCHLINE TO SHEET 3

MATCHLINE TO SHEET 3