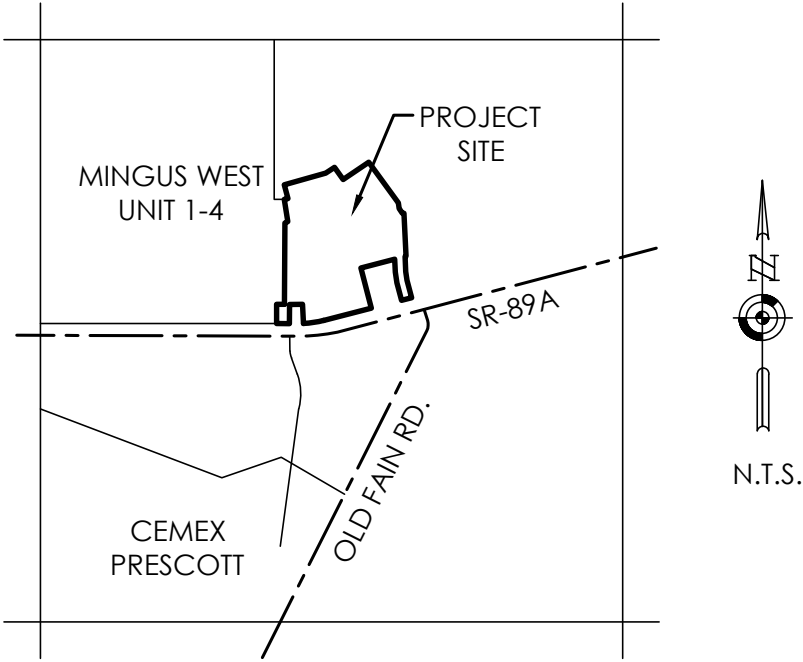
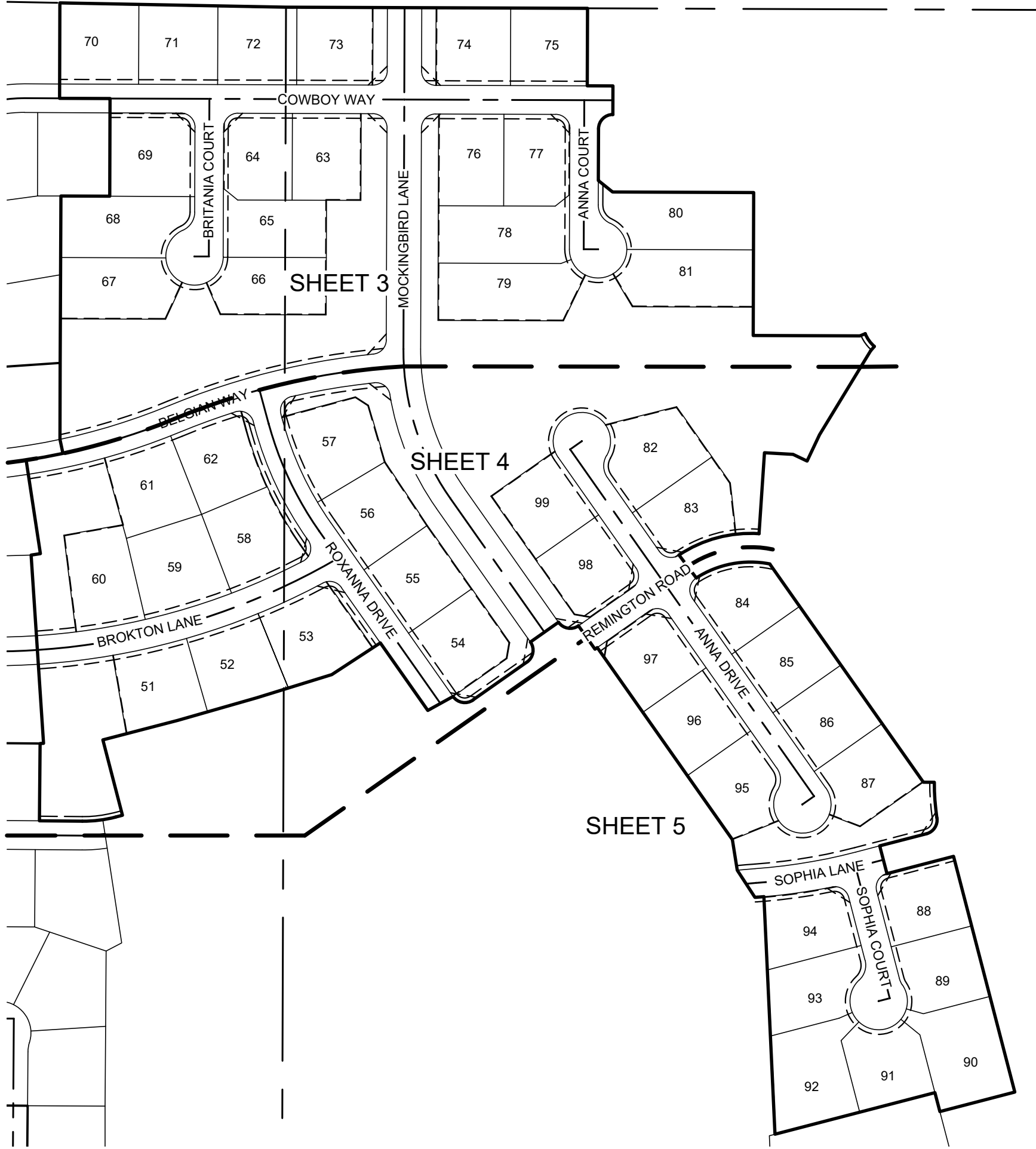


FINAL PLAT / FINAL DEVELOPMENT PLAN
FOR
MINGUS WEST - UNIT 6

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



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF YAVAPAI } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT ASH-DORN, LLC, AN ARIZONA 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 PUBLIC, 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, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TRACTS A, B, C, D, E, AND F TO THE MINGUS WEST II HOME OWNERS ASSOCIATION, INC. ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, DORN HOMES INC., AN ARIZONA CORPORATION, HAVE HEREUNTO CAUSED THEIR NAME TO BE SIGNED, THIS ____ DAY OF _____, 20__.

ASH-DORN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, AND ACKNOWLEDGED THEMSELVES TO BE _____ OF ASH-DORN, LLC, AN ARIZONA 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 PURPOSED CONTAINED HEREIN.

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____
DATE _____

RATIFICATION

STATE OF ARIZONA }
COUNTY OF YAVAPAI } SS

BY THIS RATIFICATION, MINUS WEST II HOME OWNER'S ASSOCIATION HEREBY APPROVE THIS PLAT BY THE SIGNATURE OF THE DULY AUTHORIZED OFFICER.

MINUS WEST II HOME OWNER'S ASSOCIATION

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, AND ACKNOWLEDGED THEMSELVES TO BE _____ OF MINUS WEST II HOME 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 PURPOSED CONTAINED HEREIN.

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____
DATE _____

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF PRESCOTT VALLEY WATER DISTRICT WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION D OF A.R.S. 45-576.
- THE MINGUS WEST II HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL WEED AND TRASH MAINTENANCE INSIDE ALL STREET RIGHTS-OF-WAY AND TRACTS. EVEN IF THE PRESCOTT VALLEY BECOMES RESPONSIBLE FOR STRUCTURAL OR FUNCTIONAL OPERATION AND MAINTENANCE OF STORM WATER FACILITIES.
- 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.

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.)

DEVELOPER

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

OWNER

MINGUS LAND COR, LLC
4944 W. BLACK STALLION DR.
PRESCOTT, AZ 86305
ATTN: MIKE LAMB
928-583-3944

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.

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

09 / 17 / 21
DATE



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 6



DATE: 09 / 17 / 21

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:
COVER SHEET

SHEET No.
1 of 5

PROJECT No.
1154

PARENT PARCEL LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHEAST CORNER OF SAID SECTION 23, BEING MARKED BY A U.S. G.L.O. BRASS CAP, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID NORTH HALF, SOUTH 00 DEGREES 11 MINUTES 37 SECONDS WEST, A DISTANCE OF 1905.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 89A;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 75 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 1452.84 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 14 DEGREES 34 MINUTES 50 SECONDS WEST, A DISTANCE OF 400.23 FEET;

THENCE SOUTH 75 DEGREES 25 MINUTES 10 SECONDS WEST, A DISTANCE OF 298.46 FEET;

THENCE SOUTH 02 DEGREES 41 MINUTES 07 SECONDS EAST, A DISTANCE OF 147.06 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 11 DEGREES 53 MINUTES 43 SECONDS;

THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 83.04 FEET;

THENCE SOUTH 14 DEGREES 34 MINUTES 50 SECONDS EAST, A DISTANCE OF 173.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 89A;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 75 DEGREES 25 MINUTES 10 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 14 DEGREES 34 MINUTES 50 SECONDS WEST, A DISTANCE OF 173.65 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 11 DEGREES 53 MINUTES 43 SECONDS;

THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 103.81 FEET;

THENCE NORTH 02 DEGREES 41 MINUTES 07 SECONDS WEST, A DISTANCE OF 126.27 FEET;

THENCE SOUTH 75 DEGREES 25 MINUTES 10 SECONDS WEST, A DISTANCE OF 336.76 FEET;

THENCE SOUTH 14 DEGREES 34 MINUTES 50 SECONDS EAST, A DISTANCE OF 400.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 89A;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 75 DEGREES 25 MINUTES 10 SECONDS WEST, A DISTANCE OF 473.80 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 947.90 FEET AND A CENTRAL ANGLE OF 15 DEGREES 01 MINUTES 42 SECONDS;

THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 248.63 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF 209.35 FEET TO A ½ INCH REBAR & CAP, RLS 33861, AT THE SOUTHEAST CORNER OF LOT 38, OF MINGUS WEST UNIT 1, AS RECORDED IN BOOK 35 OF MAPS, PAGES 67-70, OF OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY SAID LOT 38, OF MINGUS WEST UNIT 1, NORTH 00 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 184.97 FEET TO A ½ INCH REBAR & CAP, RLS 33861 AT THE SOUTHERLY RIGHT-OF-WAY OF PALOMINO ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF PALOMINO ROAD, SOUTH 89 DEGREES 35 MINUTES 24 SECONDS EAST, A DISTANCE OF 75.22 FEET;

THENCE ACROSS THE RIGHT-OF-WAY OF PALOMINO ROAD, NORTH 00 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF SAID ROAD;

THENCE NORTH 00 DEGREES 14 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID PALOMINO ROAD, SAID POINT MARKED BY A ½ INCH REBAR & CAP, RLS 33861, SAID POINT IS ALSO AT THE SOUTHEAST CORNER OF LOT 39, OF MINGUS UNIT 1;

THENCE ALONG THE EAST LINE OF LOT 39, NORTH 00 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 140.11 FEET TO A ½ INCH REBAR & CAP, RLS 33861;

THENCE ALONG THE EAST LINE OF LOT 46, OF MINGUS WEST UNIT 1, NORTH 00 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 188.89 FEET TO A ½ INCH REBAR & CAP, RLS 33861;

THENCE ALONG THE EAST LINE OF LOT 89, OF MINGUS WEST UNIT 2, AS RECORDED IN BOOK 44 OF MAPS, PAGES 24-27, OF OFFICIAL RECORDS, NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 134.08 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE EAST LINE OF LOT 90, NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 139.23 FEET;

THENCE ALONG THE EAST LINE OF LOT 91, NORTH 00 DEGREES 25 MINUTES 09 SECONDS EAST, A DISTANCE OF 131.31 FEET;

THENCE ALONG THE SOUTHERLY LINE OF LOT 96, NORTH 62 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.56 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE EASTERLY LINE OF LOT 96, NORTH 08 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 167.51 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ACROSS THE RIGHT-OF-WAY OF REMINGTON ROAD, NORTH 08 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF REMINGTON ROAD, SAID POINT IS THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 08 DEGREES 44 MINUTES 47 SECONDS WEST, A RADIAL DISTANCE OF 222.86 FEET;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF REMINGTON ROAD, ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09 DEGREES 12 MINUTES 33 SECONDS, A DISTANCE OF 35.82 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 14 SECONDS WEST, A DISTANCE OF 74.87 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE EAST LINE OF LOT 97, OF MINGUS WEST UNIT 2, NORTH 00 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 134.87 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 97, NORTH 89 DEGREES 33 MINUTES 56 SECONDS WEST, A DISTANCE OF 135.02 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 98, NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 145.04 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ACROSS MARE STREET, NORTH 89 DEGREES 37 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 99, NORTH 89 DEGREES 50 MINUTES 39 SECONDS WEST, A DISTANCE OF 144.91 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 100, NORTH 89 DEGREES 20 MINUTES 12 SECONDS WEST, A DISTANCE OF 140.26 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 101, NORTH 89 DEGREES 34 MINUTES 09 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 102, NORTH 89 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 140.02 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 103, NORTH 89 DEGREES 35 MINUTES 54 SECONDS WEST, A DISTANCE OF 140.10 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

PARENT PARCEL LEGAL DESCRIPTION (CONT.)

THENCE ALONG THE NORTH LINE OF LOT 104, SOUTH 89 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 3.47 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 104, SOUTH 87 DEGREES 17 MINUTES 15 SECONDS WEST, A DISTANCE OF 140.03 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 105, SOUTH 87 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF 145.13 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ACROSS THE RIGHT-OF-WAY OF BROKTON LANE, SOUTH 87 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 49.52 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BROKTON LANE, SOUTH 01 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 35.01 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 108, NORTH 89 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 135.12 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE EAST LINE OF LOT 111, NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 23.24 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 111, NORTH 89 DEGREES 35 MINUTES 15 SECONDS WEST, A DISTANCE OF 135.11 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE EAST RIGHT-OF-WAY OF POWDERHORN LANE, NORTH 02 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF 21.85 FEET;

THENCE ACROSS POWDERHORN LANE, NORTH 89 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.62 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 112, NORTH 89 DEGREES 34 MINUTES 21 SECONDS WEST, A DISTANCE OF 174.47 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE WEST LINE OF LOT 112, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 26.78 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ALONG THE NORTH LINE OF LOT 119, NORTH 89 DEGREES 36 MINUTES 16 SECONDS WEST, A DISTANCE OF 173.35 FEET TO A ½ INCH REBAR & CAP, RLS 29271;

THENCE ACROSS THE ROUGH RIDER ROAD RIGHT-OF-WAY AND THE NORTH LINE OF TRACT "B", OF MINGUS WEST UNIT 2, NORTH 89 DEGREES 32 MINUTES 40 SECONDS WEST, A DISTANCE OF 183.18 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF OF SECTION 23;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 1353.92 FEET TO THE NORTHWEST CORNER OF SECTION 23, SAID POINT MARKED BY A U.S. G.L.O. BRASS CAP;

THENCE ALONG THE NORTH LINE OF SECTION 23, SOUTH 88 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF 2647.74 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 23, SAID POINT MARKED BY A U.S. G.L.O. BRASS CAP;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 2645.72 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS CONVEYED TO THE TOWN OF PRESCOTT VALLEY FOR UTILITY PURPOSES:

MINGUS WEST WATER FACILITIES PARCEL CONVEYANCE
TANKS SITE LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHEAST CORNER OF SAID SECTION 23, BEING MARKED BY A U.S. G.L.O. BRASS CAP, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, SOUTH 00 DEGREES 11 MINUTES 37 SECONDS WEST, A DISTANCE OF 231.82 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 159.75 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 54 SECONDS EAST, A DISTANCE OF 231.84 FEET TO A POINT ON THE NORTH LINE OF SECTION 23;

THENCE ALONG THE NORTH LINE OF SECTION 23, SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 159.50 FEET TO THE TRUE POINT OF BEGINNING.

MINGUS WEST WATER FACILITIES PARCEL CONVEYANCE
WELL SITE LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF SECTION 23, TOWNSHIP 15 NORTH RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 38, OF MINGUS WEST UNIT 1, SAID POINT MARKED BY A 5/8 INCH REBAR & CAP, RLS 33861;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 89A, SOUTH 89 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 124.96 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 185.15 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 82.73 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 07 MINUTES 34 SECONDS;

THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 42.28 FEET;

THENCE SOUTH 02 DEGREES 31 MINUTES 43 SECONDS EAST, A DISTANCE OF 185.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 89A, SAID POINT BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 02 DEGREES 34 MINUTES 14 SECONDS WEST, A RADIAL DISTANCE OF 956.57 FEET;

THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 16 SECONDS, A DISTANCE OF 50.16 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF 84.40 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION LYING WITHIN MINGUS WEST UNIT 3, ACCORDING TO THE PLAT OF RECORD IN BOOK 56 OF MAPS, PAGES 2 THROUGH 5, INCLUSIVE, RECORDS OF YAVAPAI COUNTY, ARIZONA.

ALSO EXCEPT THAT PORTION LYING WITHIN MINGUS WEST UNIT 4, ACCORDING TO THE PLAT OF RECORD IN BOOK 58 OF MAPS, PAGES 22, 23 AND 24, RECORDS OF YAVAPAI COUNTY, ARIZONA.

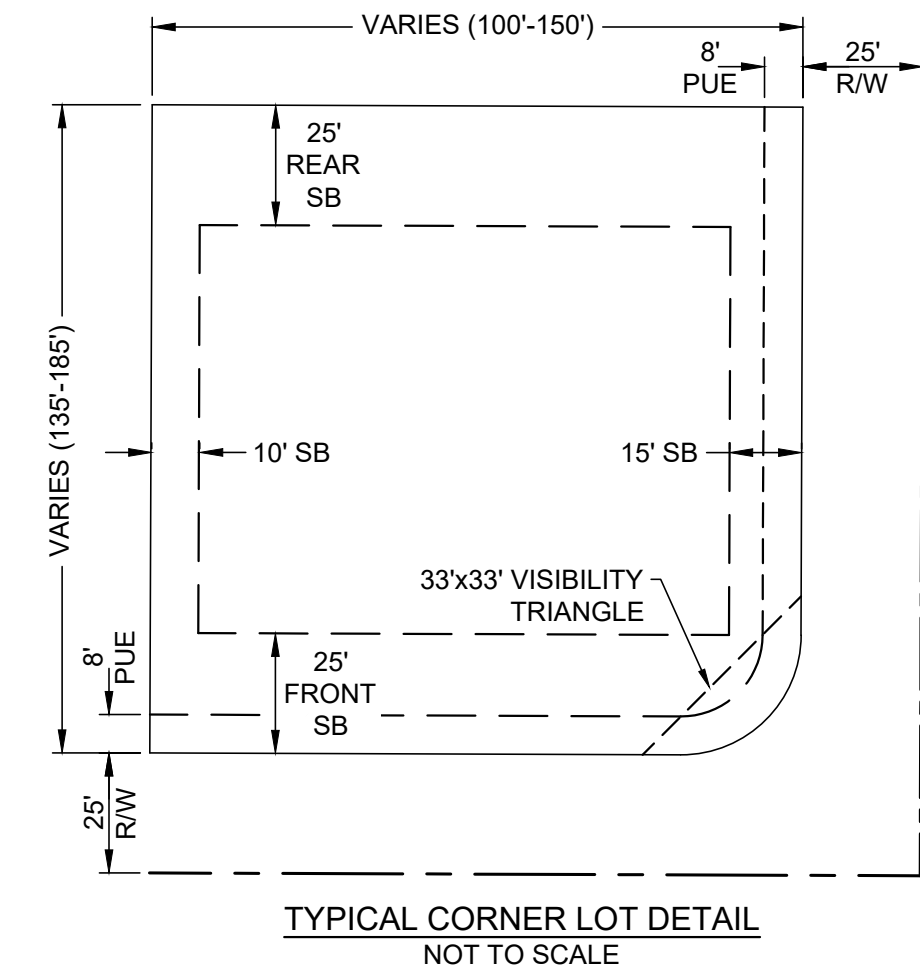
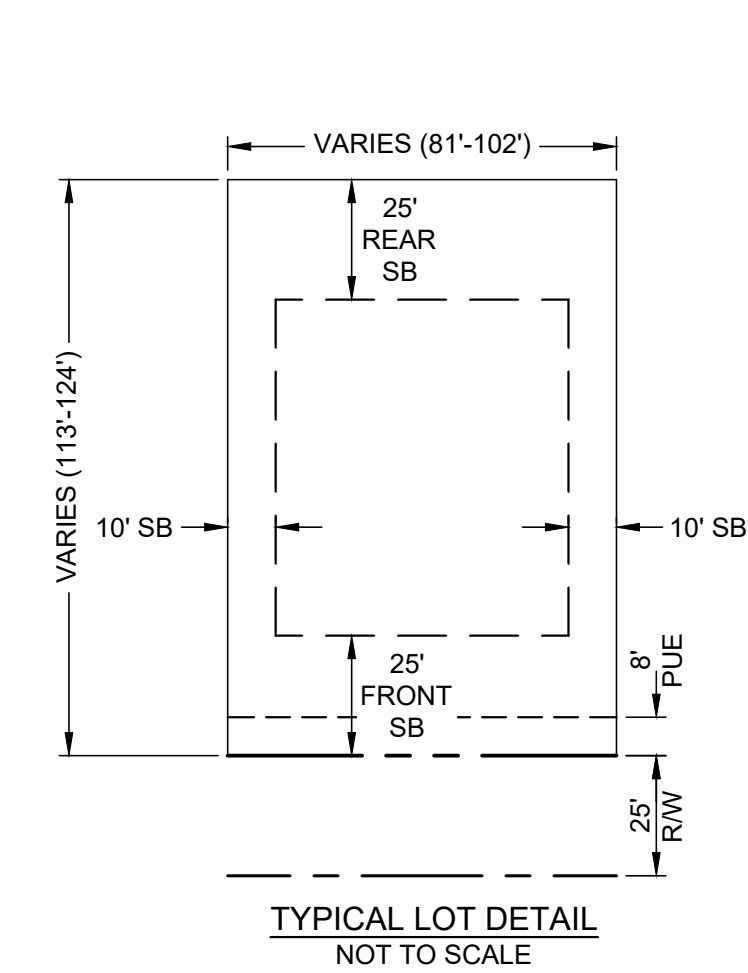
ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, COAL AND MINERALS UPON OR UNDER THE ABOVE DESCRIBED LAND, AS RESERVED IN DEED RECORDED IN BOOK 115 OF OFFICIAL RECORDS, PAGE 577, RECORDS OF YAVAPAI COUNTY, ARIZONA.

TRACT INFORMATION CHART

TRACT	DESCRIPTION	AREA
"G"	OPEN SPACE	0.85 AC.
"H"	OPEN SPACE / DETENTION	0.08 AC.
"I"	OPEN SPACE / DRAINAGE / DETENTION	0.58 AC.
"J"	OPEN SPACE / DRAINAGE / DETENTION	0.09 AC.
"K"	OPEN SPACE, DETENTION	0.62 AC.
"L"	OPEN SPACE / DRAINAGE	2.40 AC.
"M"	OPEN SPACE / DRAINAGE	0.07 AC.
"N"	OPEN SPACE	4.51 AC.
"O"	OPEN SPACE	0.52 AC.
"P"	OPEN SPACE	0.52 AC.
TOTAL		9.77 AC.

AREA TABLE

DESC.	SQUARE FEET	ACRES
LOTS	957,244.28	21.97
RIGHT OF WAY	325,351.30	7.47
TRACTS	425,612.23	9.77
GROSS	1,708,207.81	39.21



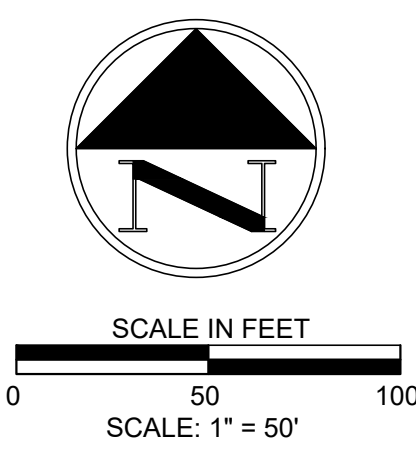
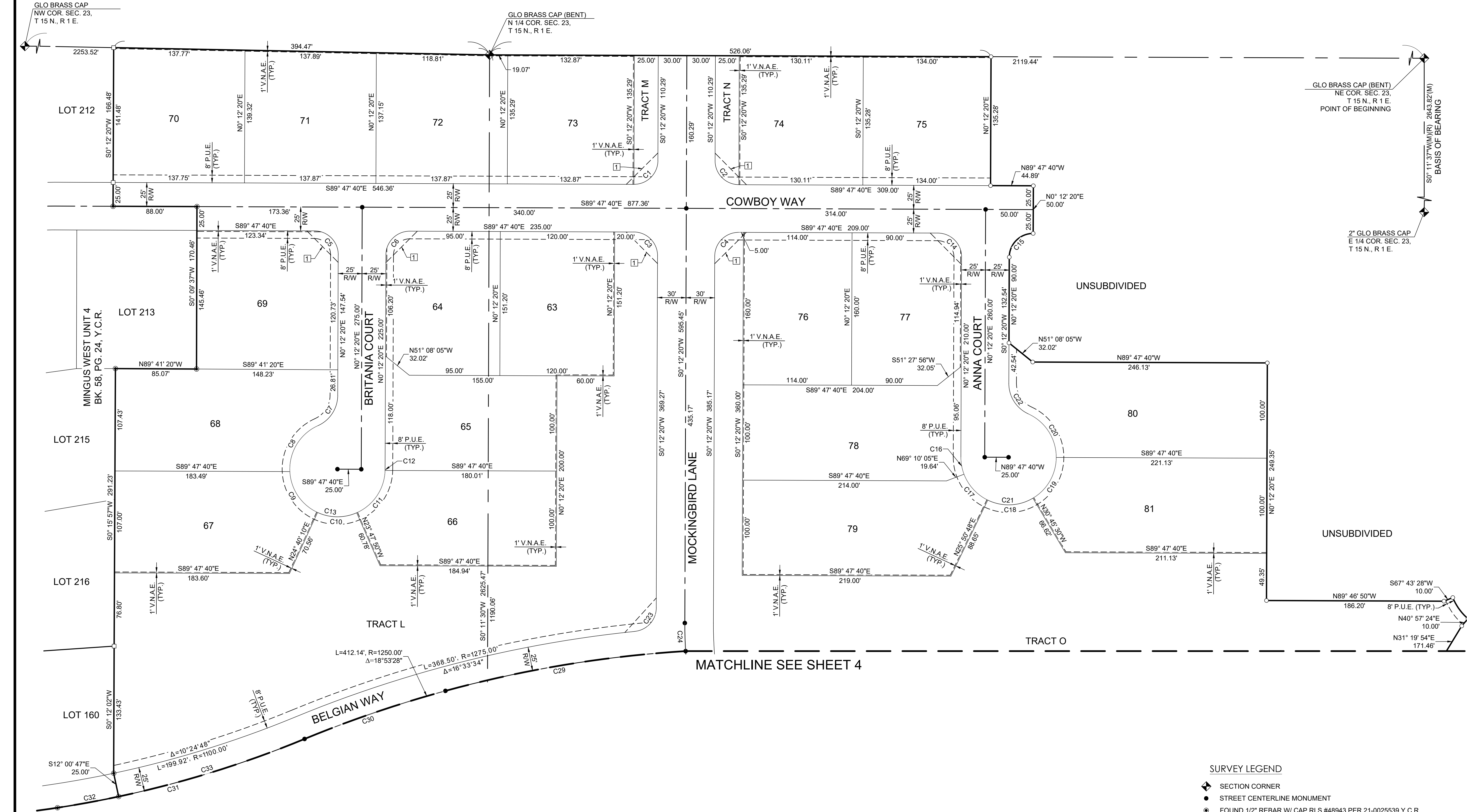
FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 6



DATE:	09 / 17 / 21
CHECKED BY:	BWB
DRAWN BY:	MHR
TITLE:	LEGAL DESC./DETAILS
SHEET No.	2 of 5
PROJECT No.	1154

Revised: 09/17/21, 1:15 PM, by: merriscope
File: K:\1154 Down Mountain Water - Mitchell Valley Survey\1154_Pt_Ub.dwg -> PP-83



- 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
 - M.C.R. MARICOPA COUNTY RECORDS
 - 1 30'X30' SIGHT VISIBILITY EASEMENT
 - SECTION LINE
 - BOUNDARY LINE
 - CENTER LINE
 - - - EASEMENT LINE AS NOTED

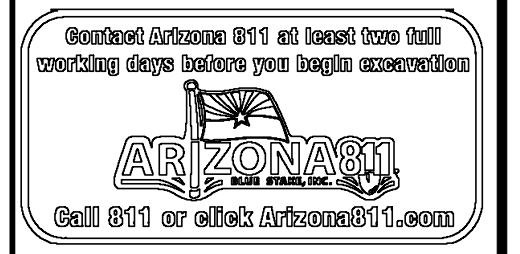
consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 602.217.8732 • info@terrascope.us • terrascopeconsulting.com

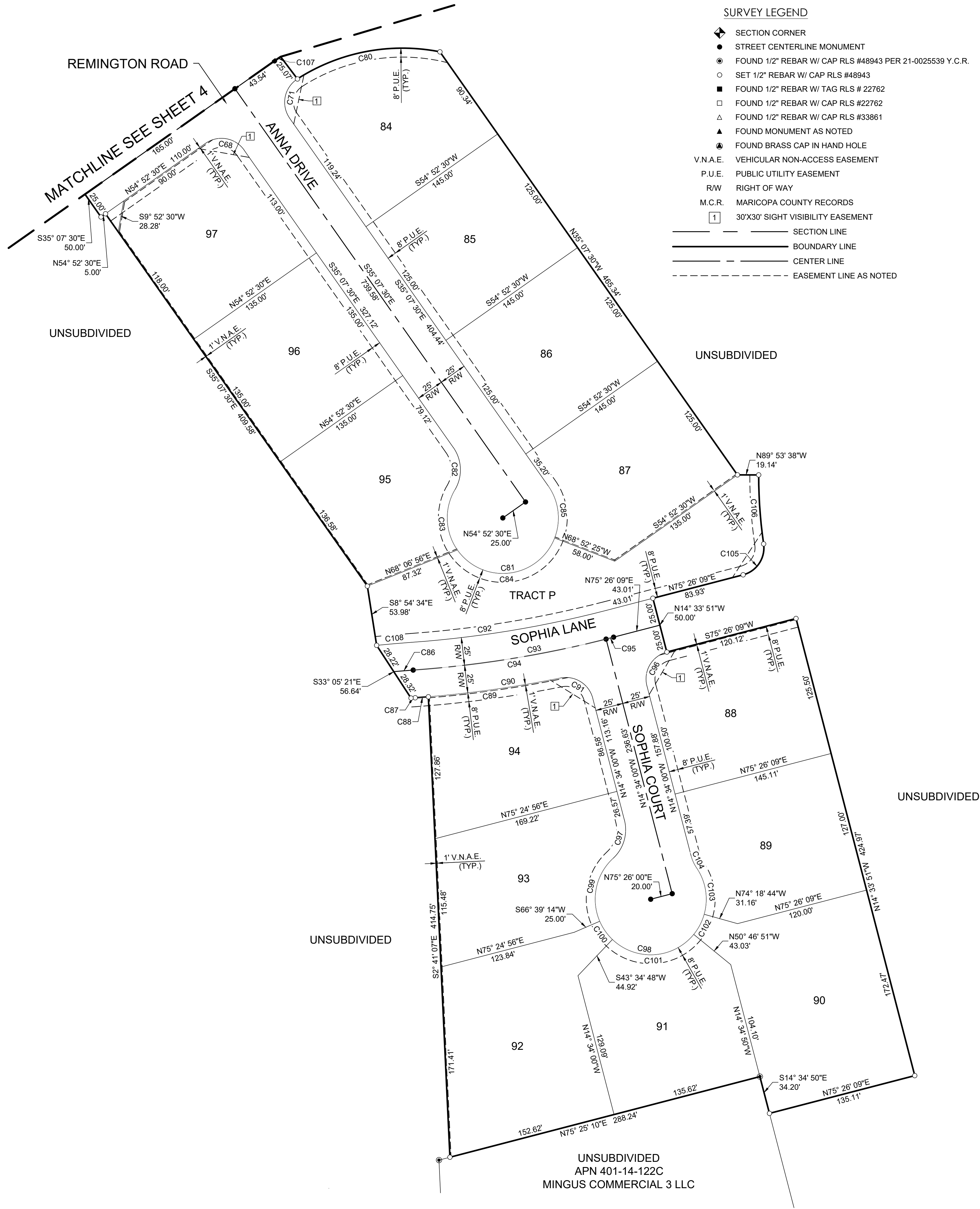


FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 6



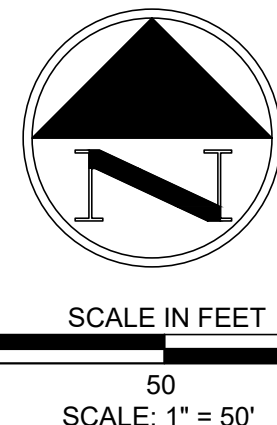
DATE:	09 / 17 / 21
CHECKED BY:	BWB
DRAWN BY:	MHR
TITLE:	FINAL PLAT
SHEET No.	3 of 5
PROJECT No.	1154



- 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
 - M.C.R. MARICOPA COUNTY RECORDS
 - 30'X30' SIGHT VISIBILITY EASEMENT
 - SECTION LINE
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED

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'	1126.74'	003°19'09"	S79° 38' 52"W	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	11.32'	25.43'	025°30'57"	S85° 12' 28"W	11.23'
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"	N1° 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	69.06'	1175.00'	003°22'04"	N84° 33' 40"E	69.05'
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	130.65'	1225.00'	006°06'39"	N83° 11' 19"E	130.59'
C55	132.17'	1225.00'	006°10'55"	N77° 02' 32"E	132.11'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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'	222.86'	015°01'46"	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'
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	147.07'	225.00'	037°27'02"	N75° 04' 50"E	144.46'
C78	106.98'	225.00'	027°14'29"	S69° 58' 34"W	105.97'
C79	40.09'	225.00'	010°12'33"	S88° 42' 05"W	40.04'
C80	133.79'	175.00'	043°48'12"	S79° 14' 40"W	130.56'
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°15'04"	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'
C105	36.53'	25.00'	083°43'37"	N33° 34' 21"E	33.37'
C106	62.29'	425.00'	008°23'50"	N4° 05' 33"W	62.23'
C107	6.68'	172.31'	002°13'11"	S55° 53' 38"W	6.68'
C108	31.24'	1025.00'	001°44'46"	S85° 03' 02"W	31.24'



FINAL PLAT /
FINAL DEVELOPMENT PLAN

MINGUS WEST UNIT 6



DATE: 09 / 17 / 21

CHECKED BY: BWB

DRAWN BY: MHR

TITLE: FINAL PLAT

SHEET No. 5 of 5

PROJECT No. 1154