

DRAINAGE EASEMENT

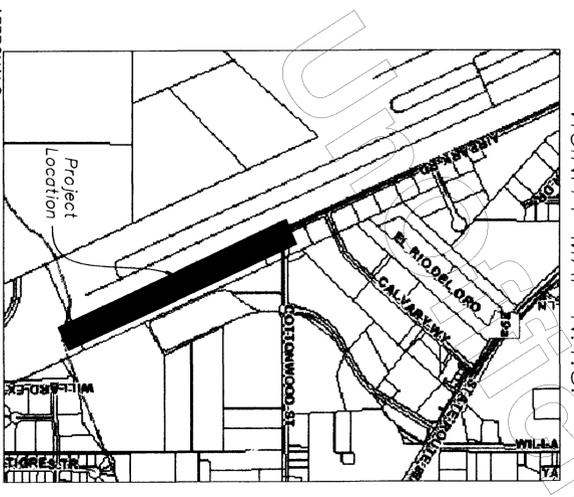
EASEMENTS ARE HEREBY RESERVED BY THE CITY OF COTTONWOOD FOR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT IN THE AREAS MARKED DRAINAGE EASEMENT. EACH PROPERTY OWNER(S) IS (ARE) RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT CONDITION OVER THAT OWNERS PROPERTY AS IT EXISTED WHEN THIS PLAT WAS APPROVED. DRAINAGE EASEMENTS CONFORM TO NATURAL OR MAN-MADE WATER COURSES AND SHALL NOT BE ALTERED OR MOVED BY THE PROPERTY OWNER(S) FROM THE LOCATION EXISTING AT THE TIME OF APPROVAL OF THIS PLAT UNLESS APPROVED BY THE CITY OF COTTONWOOD.

THESE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THIS PLAT.

IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED BY THE PROPERTY OWNER(S) THE CITY OF COTTONWOOD SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES. HOWEVER, IT HAS THE AUTHORITY TO COME ON TO THE SITE AND MAINTAIN THE DRAINAGE EASEMENTS. IF THE CITY HAS TO DO THE MAINTENANCE IN THE INTEREST OF HEALTH, SAFETY, AND THE GENERAL WELFARE, THE RESPONSIBLE PROPERTY OWNER(S) WILL BE BILLED SHOULD COURT ACTION BE NECESSARY TO COLLECT THESE BILLS. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ATTORNEY'S FEES AND COSTS.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS B31, A USC&GS BRASS CAP WITH AN ELEVATION OF 3505.60 RELATIVE TO NGVD 1929, NGS PID NUMBER ET0839.



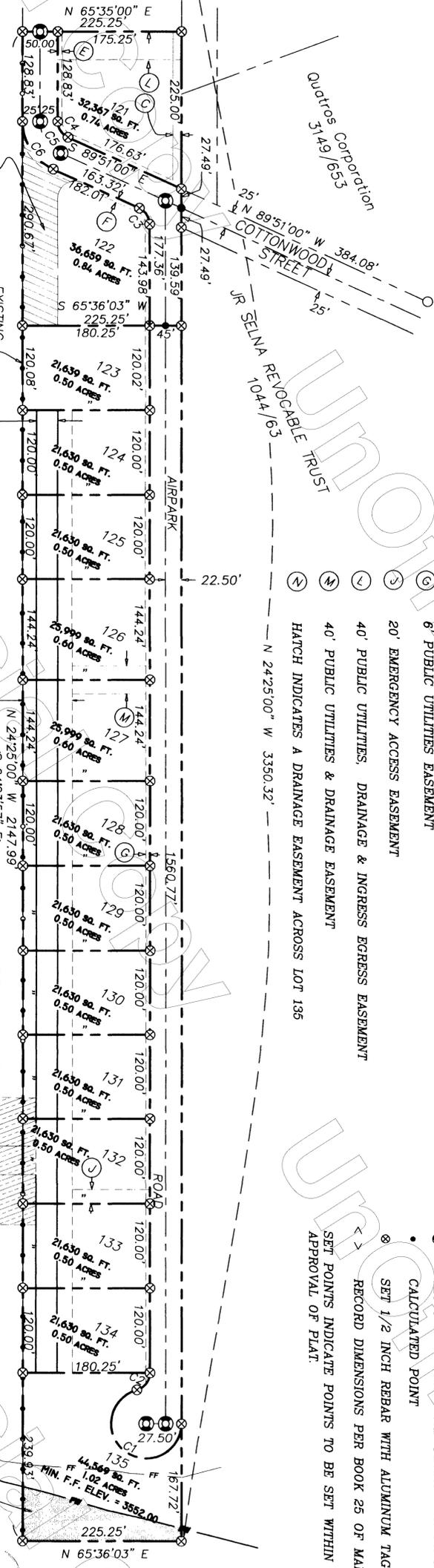
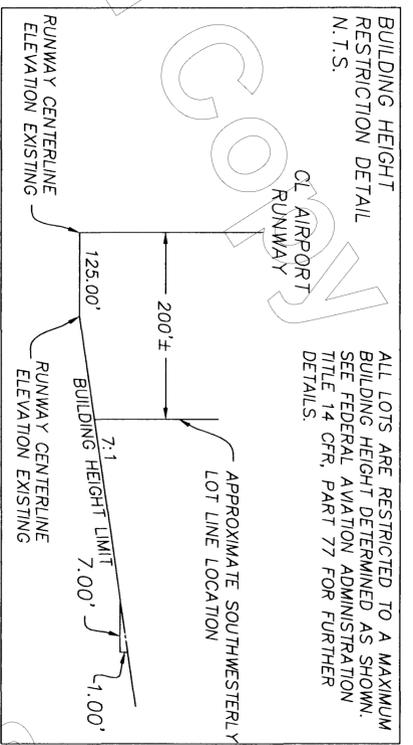
APPROVALS:

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE CITY OF COTTONWOOD SUBDIVISION ORDINANCE, AND TO ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO CONFORM WITH ALL REQUIREMENTS WITHIN THE JURISDICTION TO CHECK AND EVALUATE. THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA.

BY (CITY) **Angela Dickey** DATE **03/20/07**

BY (COMMUNITY DEVELOPMENT DIR.) **Angela Dickey** DATE **3-8-07**

THIS FINAL PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL, SUBJECT TO STIPULATIONS ON **3-8-07** DATE



BUILDING HEIGHT RESTRICTION DETAIL

ALL LOTS ARE RESTRICTED TO A MAXIMUM BUILDING HEIGHT DETERMINED AS SHOWN. SEE FEDERAL AVIATION ADMINISTRATION TITLE 14 CFR, PART 77 FOR FURTHER DETAILS.

APPROXIMATE SOUTHWESTERLY LOT LINE LOCATION

COTTONWOOD AIRPARK TRACT ONE-PARTS B & C

AND REPLAT OF LOTS 121 & 122 COTTONWOOD AIRPARK TRACT ONE-PARTS A & B, BOOK 48 OF MAPS, PAGE 90, YCR,

CURVE TABLE

CURVE NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	254°32'02"	50.00'	222.12'	79.58'	N 77°08'59" W
C2	74°32'02"	25.00'	32.52'	30.28'	S 12°51'01" W
C3	65°29'55"	25.00'	28.58'	27.05'	S 57°06'02" E
C4	65°25'59"	25.00'	28.55'	27.02'	N 57°08'00" W
C5	65°25'59"	50.00'	57.10'	54.05'	N 57°08'00" W
C6	65°25'59"	75.00'	85.65'	81.07'	N 57°08'00" W

EASEMENT LEGEND

- ① EXISTING 12' PUBLIC UTILITIES AND DRAINAGE EASEMENT
- ② EXISTING 6' PUBLIC UTILITIES EASEMENT
- ③ AMENDED 6' PUBLIC UTILITIES EASEMENT
- ④ 6' PUBLIC UTILITIES EASEMENT
- ⑤ 20' EMERGENCY ACCESS EASEMENT
- ⑥ 40' PUBLIC UTILITIES, DRAINAGE & INGRESS EGRESS EASEMENT
- ⑦ 40' PUBLIC UTILITIES & DRAINAGE EASEMENT
- ⑧ HATCH INDICATES A DRAINAGE EASEMENT ACROSS LOT 135

LEGEND

- SET 3 INCH BRASS CAP FLUSH WITH PAVEMENT STAMPED "LS 32224"
- CALCULATED POINT
- ⊗ SET 1/2 INCH REBAR WITH ALUMINUM TAG STAMPED "LS 32224"
- ⊙ RECORD DIMENSIONS PER BOOK 25 OF MAPS AND PLATS, PAGES 19 & 20
- < > SET POINTS INDICATE POINTS TO BE SET WITHIN 60 DAYS OF FINAL APPROVAL OF PLAT.

DEDICATION

DEDICATION: KNOWN ALL MEN BY THESE PRESENTS THAT CITY OF COTTONWOOD & BACKUS FAMILY INVESTMENT, LLC, HAS SUBDIVIDED UNDER THE NAME COTTONWOOD AIRPARK, TRACT ONE, PARTS B&C, THAT PARCEL DESCRIBED ABOVE, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF COTTONWOOD AIRPARK TRACT ONE, PARTS B&C, AND HEREBY DECLARES THAT THIS PLAT: I. SETS FORTH THE NAME, LOCATION AND DIMENSIONS OF THE LOTS AND STREETS, II. CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

1. DEDICATES THE STREETS FOR THE USE OF THE PUBLIC AS SHOWN AND PLATTED HEREON.
2. AMENDS EASEMENTS SHOWN WITHIN BOOK 48 OF MAPS, PAGE 90 TO THE LOCATION SHOWN UPON THIS PLAT.
3. DEDICATES NEW UTILITY EASEMENT AS SHOWN UPON THIS PLAT TO THE RESPECTIVE UTILITY COMPANY OR SERVICE PROVIDER.
4. ABANDONS ALL OF AIRPARK ROAD LYING WITHIN LOT 122 AS SHOWN HEREON.
5. AMENDS THE CONFIGURATION OF LOTS 121 & 122 AS SHOWN HEREON.

ON THIS 12th DAY OF March 2007, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC DID APPEAR **Brian Wicklesen**, CITY MANAGER, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

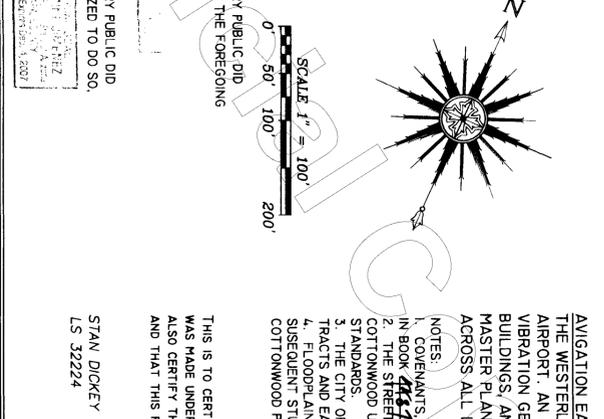
Brian Wicklesen, CITY MANAGER

Craig Backus, MEMBER

ON THIS 12th DAY OF March 2007, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC DID APPEAR **Graig Backus**, MEMBER, BACKUS FAMILY INVESTMENT, LLC, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

Graig Backus

Stacy Dickey, NOTARY PUBLIC



SURVEYORS CERTIFICATE

1. **Marlene J. Dickey**, City Clerk of the City of Cottonwood, hereby certifies that said City Council approved the within plat on the 20th day of February and accepted on behalf of the public all parcels or tracts of land offered for dedication for public use in conformity with the terms of the offer of dedication.

CITY CLERK: **Marlene J. Dickey** 2007 (YEAR)

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES (PROPERTY) DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.

Stacy Dickey, SURVEYOR

DATE OF SURVEY: 09/22/06

YAVAPAI COUNTY RECORDER

RECORDED AT THE REQUEST OF
CORNERSTONE SURVEYING &
ENGINEERING, INC.

March 13 A.D. 2007

Book **59** of Maps **4118**

Page **57**

ANA WATYMAN-TRULLILLO
ARIZONA
COUNTY RECORDER

Angela Dickey
DENVER RECORDER

#4116988

NAME	DATE
DESIGN	N/A
DRAWN	1-10-07
CHECKED	1-17-07
REVISED	1-22-07
REVISED	090

DWG. NAME: 10609071.DWG

FINAL PLAT

COTTONWOOD AIRPARK PHASE TWO,
BOOK 4366 PAGE 474, YCR &
REPLAT OF LOTS 121 & 122
COTTONWOOD AIRPARK BOOK 48 OF
MAPS, PAGE 90, YCR, SEC 4, T15N,
R3E, GILA AND SALT RIVER BASE AND
MERIDIAN

CORNERSTONE
SURVEYING & ENGINEERING, INC.
1010 N. MAIN STREET
COTTONWOOD, AZ 86326
Ph: 928-649-0949 FAX: 928-639-3801

JOB NUMBER: 10609071 REV LOT 121-135

CLIENT	SHEET	SECTION	TOWNSHIP	RANGE
BACKUS	1 of 1	4	15N	3E

Gila & Salt River Base & Meridian