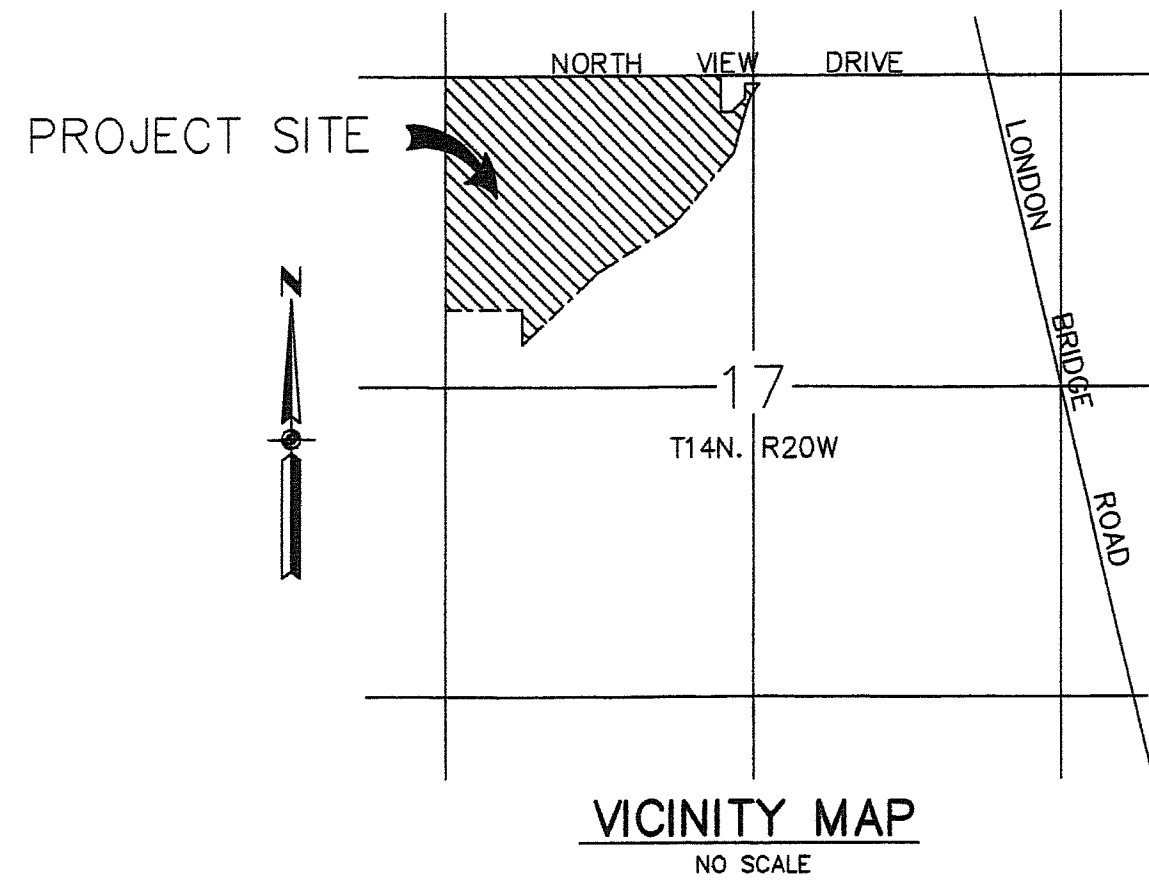
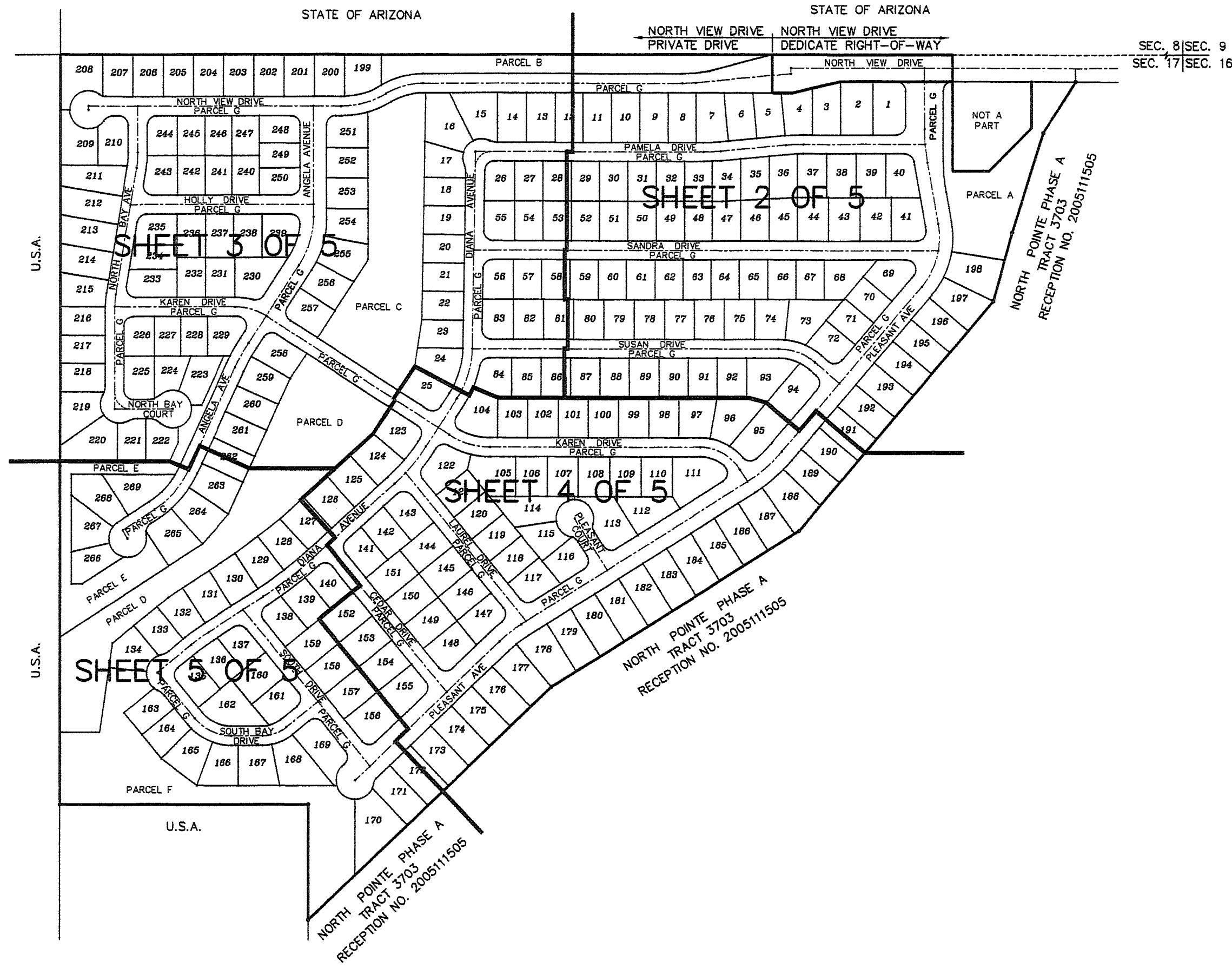




FINAL PLAT OF VIEWPOINT ESTATES – TRACT 3711

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER
SECTION 17, T.14N., R.20W., GILA AND SALT RIVER MERIDIAN
MOHAVE COUNTY, ARIZONA



SHEET INDEX MAP
NO SCALE

SITE INFORMATION

APN 120-04-031
AREA = 4,021,459.2± S.F. / 92.322± ACRES GROSS

BASIS OF BEARING

S 89°58'57" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17,
T.14N., R.20 W. OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE
COUNTY, ARIZONA

BENCHMARK:

A BRASS CAP IN HANDHOLE BEING THE N1/4 CORNER OF SECTION 17,
T.14N., R.20 W. OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE
COUNTY, ARIZONA

ELEVATION: 575.17 (NAVD 88)

FLOOD INFORMATION:

THE FLOOD INFORMATION SHOWN HEREON IS AS DELINEATED
ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04015C5920H,
EFFECTIVE DATE DECEMBER 2, 2015

THE FLOOD AREA DESCRIPTIONS ARE AS FOLLOWS.

ZONE AO – FLOOD DEPTH OF 1 FEET (USUALLY SHEET FLOW
ON SLOPING TERRAIN); FOR AREAS OF ALLUVIAL
FAN FLOODING, VELOCITIES ALSO DETERMINED

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2%
(500-YR.) ANNUAL CHANCE FLOODPLAIN.

RECORDER'S CERTIFICATION

THIS SUBDIVISION FINAL PLAT WAS FILED AND RECORDED AT THE REQUEST OF MOHAVE COUNTY
DEVELOPMENT SERVICES OWNER OF THE DESCRIBED PROPERTY ON THE 7 DAY
OF NOVEMBER, 20 17

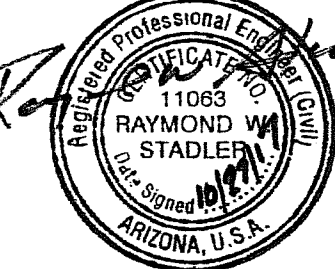
BY BEV CARLSON KRISTI BLAIR
DEPUTY RECORDED RECORDER

RECEPTION NO. 2017053966

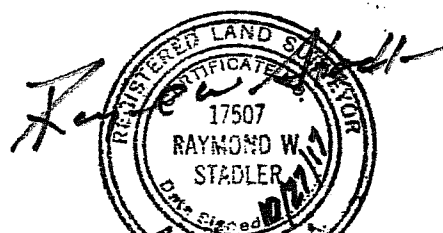
ENGINEER'S AND SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE BOUNDARY SURVEY AND DESIGN OF THE HEREIN
DESCRIBED SUBDIVISION WERE MADE UNDER MY DIRECTION AND SUPERVISION
AND ARE ACCURATELY REPRESENTED ON THIS PLAT.

RAYMOND W. STADLER, P.E. 11063
RAYMOND W. STADLER, R.L.S. 17507



EXPIRES 6/30/19



EXPIRES 6/30/19

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS

THAT CHICAGO TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST 2705 HAS SUBDIVIDED A
PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 20 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, UNDER THE NAME OF VIEWPOINT ESTATES, TRACT 3711 AS SHOWN AND PLATED
HEREON AND HEREBY PUBLISHES THIS PLAT AS THE FINAL PLAT OF SAID "VIEWPOINT ESTATES" TRACT 3711 AND HEREBY
DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND ROADS
CONSTITUTING SAME, AND EACH LOT, PARCEL, BLOCK AND ROADWAY SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME
GIVEN EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC, FOR ITS USE, THAT PORTION OF NORTH
VIEW DRIVE AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY GRANTED
TO THE PUBLIC, THE PURPOSES SHOWN ON THE PLAT. CHICAGO TITLE AGENCY, INC. AN ARIZONA CORPORATION AS TRUSTEE
UNDER TRUST 2705 HEREBY CERTIFY THAT WE ARE THE ONLY ENTITY WHOSE CONSENT IS NECESSARY TO PASS, THROUGH
THE DEDICATION OF THE RIGHT-OF-WAY SHOWN HEREON, CLEAR TITLE OF SAID LAND TO MOHAVE COUNTY, ON BEHALF OF
THE PUBLIC AND GRANT THE EASEMENTS SHOWN HEREON.

PARCEL A IS DESIGNATED TO BE USED FOR OPEN SPACE AND RECREATION. PARCELS B,C,D,E,AND F ARE DESIGNATED
TO BE USED FOR DRAINAGE AND PUBLIC UTILITY EASEMENT. PARCEL G IS DESIGNATED FOR PRIVATE INGRESSES-EGRESS
ROADWAYS, DRAINAGE AND PUBLIC UTILITY EASEMENT. OWNERSHIP OF PARCELS A,B,C,D,E,F, AND G WILL VESTED IN THE
VIEWPOINT ESTATES TRACT 3711 HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT AND MAINTENANCE OF SAID
PARCELS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

BY Jack Pozenel, Trust Officer

DATE 10/30/2017

NOTARY ACKNOWLEDGEMENT:

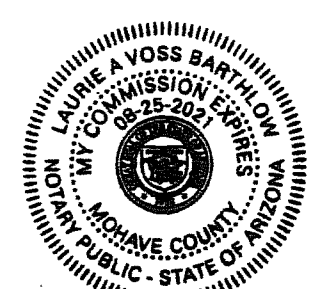
STATE OF ARIZONA }
MOHAVE COUNTY } SS

ON THIS 30 DAY OF Oct, 2017, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED

Jack Pozenel AND ACKNOWLEDGED
as Chief Title Officer and Trust Officer BEING DULY AUTHORIZED
TO DO SO, CERTIFIED THE FOREGOING PLAT FOR RECORDING PURPOSES BY SIGNING THE PLAT.

WITNESS MY HAND AND OFFICIAL SEAL
Ramin G. Van Benthien
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/25/2021



ACCEPTANCE BY THE BOARD OF SUPERVISORS

I, Ginny Anderson CLERK OF THE BOARD OF SUPERVISORS OF MOHAVE COUNTY,
HEREBY CERTIFY THAT SAID BOARD ON THE 6th DAY OF November, 2017 APPROVED
THE WITHIN PLAT AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND OFFERED
FOR DEDICATION AND GRANTED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER
OF THE DEDICATION.

Ginny Anderson
CLERK, BOARD OF SUPERVISORS



ASSURANCE

THE VIEWPOINT ESTATES, TRACT 3711 SUBDIVISION HAS BEEN PLACED IN A MOHAVE COUNTY STANDARD PROPERTY
ESCROW TRUST AGREEMENT TO PROVIDE A GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED
IN CONFORMANCE WITH APPROVED PLANS.

Chairman
CHAIRMAN, MOHAVE COUNTY BOARD OF SUPERVISORS

11/06/17
DATE

ATTEST: Ginny Anderson
CLERK, BOARD OF SUPERVISORS

11/06/17
DATE

APPROVAL:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL
CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE MOHAVE COUNTY SUBDIVISION REGULATIONS AND
TO ANY OTHER APPLICABLE REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY
JURISDICTION TO CHECK AND EVALUATE.

BY: Michael Alexander
MOHAVE COUNTY HEALTH DEPARTMENT

11/6/17
DATE

BY: Michael Alexander
MOHAVE COUNTY ENGINEER

11/2/2017
DATE

BY: Paul Taylor
MOHAVE COUNTY PLANNING DIRECTOR

11-2-17
DATE

DEVELOPMENT SERVICES

RAYMOND W. STADLER P.E., R.L.S.

2504 AIRFIELD COURT
KINGMAN, ARIZONA 86401
PHONE: (929) 763-8927 • FAX (929) 763-4060

VIEWPOINT ESTATES – TRACT 3711

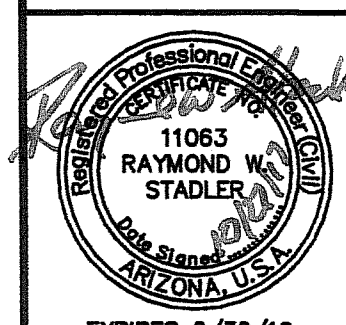
FINAL PLAT
MOHAVE COUNTY, ARIZONA

REVISIONS:

DESIGN BY: RWS
DRAWN BY: DRS
SCALE:
DATE: 9/8/17
JOB No.: RWS-12183
SHEET: 1 OF 5
CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

RAYMOND W. STADLER P.E., R.L.S.
2504 AIRFIELD COURT
KINGMAN, ARIZONA 86401
PHONE: (908) 763-6927 • FAX (908) 763-4060

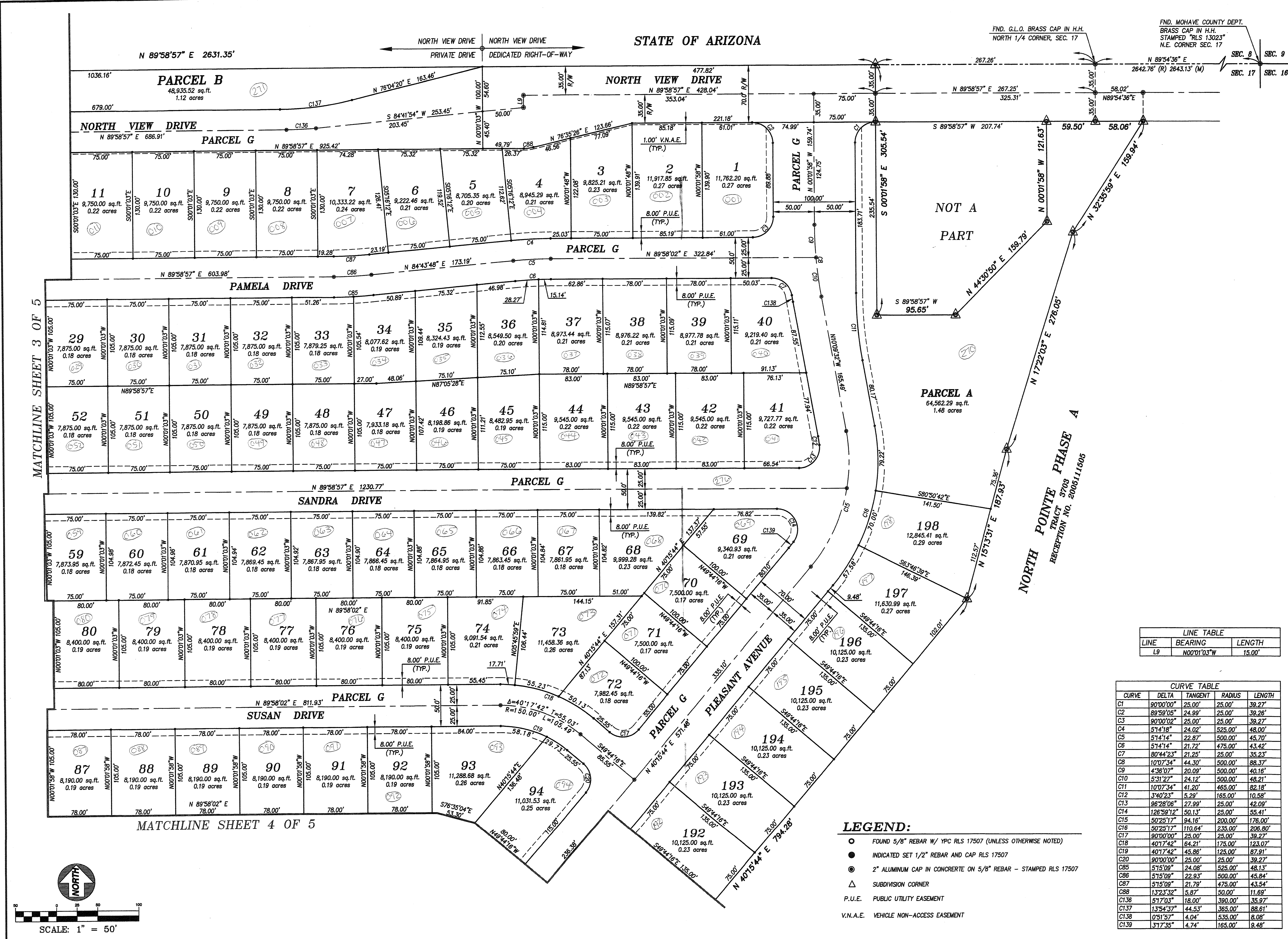
VIEWPOINT ESTATES - TRACT 3711
FINAL PLAT
MOHAVE COUNTY, ARIZONA



REVISIONS:

DESIGN BY: RWS
DRAWN BY: RWS
SCALE: 1"=50'
DATE: 12/06/16
JOB No.: RWS-12183
SHEET: 2 of 5

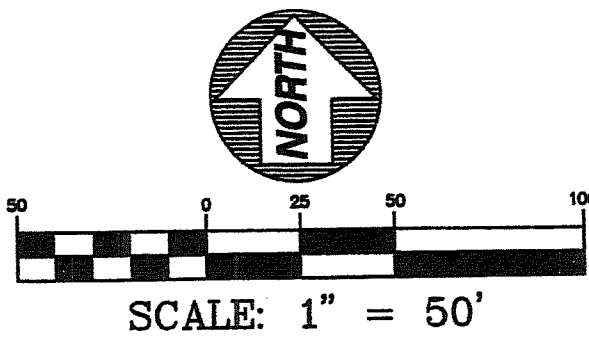
CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



STATE OF ARIZONA

N 89°58'57" E 2631.35'
2364.09'

PARCEL B
48,935.52 sq.ft.
1.12 acres



NORTH VIEW DRIVE

N 89°58'57" E 686.91'

925.42'

77.62'

75.00'

75.00'

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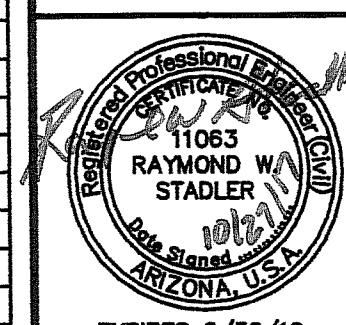
75.00'

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RAYMOND W. STADLER P.E., R.L.S.
2504 AIRFIELD COURT
KINGMAN, ARIZONA 86401
PHONE: (928) 753-0827 • FAX (928) 753-4060

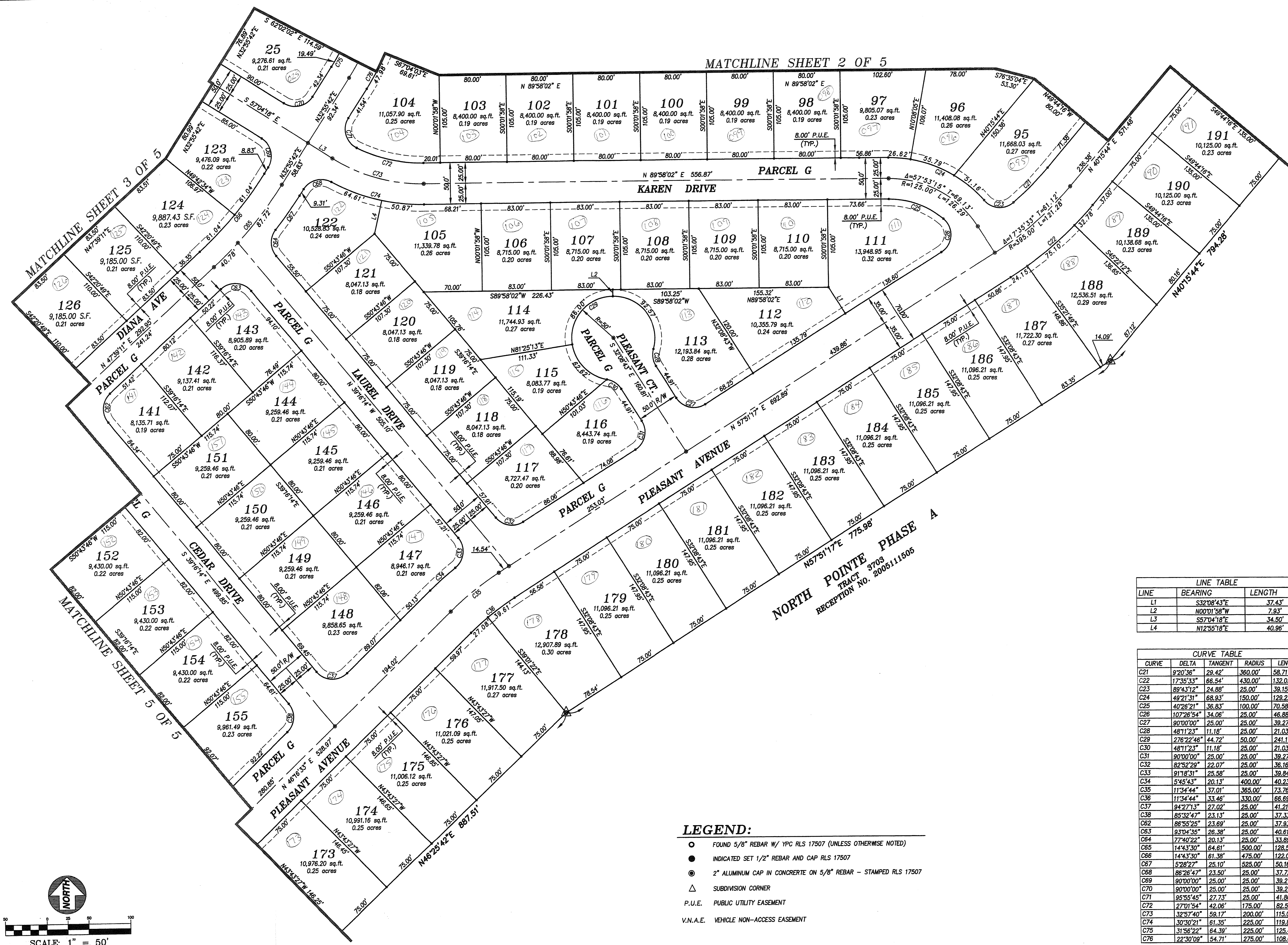
VIEWPOINT ESTATES - TRACT 3711
FINAL PLAT
MOHAVE COUNTY, ARIZONA



REVISIONS:

DESIGN BY: RWS
DRAWN BY: RWS
SCALE: 1"=50'
DATE: 12/06/16
JOB No.: RWS-12183
SHEET: 4 of 5
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

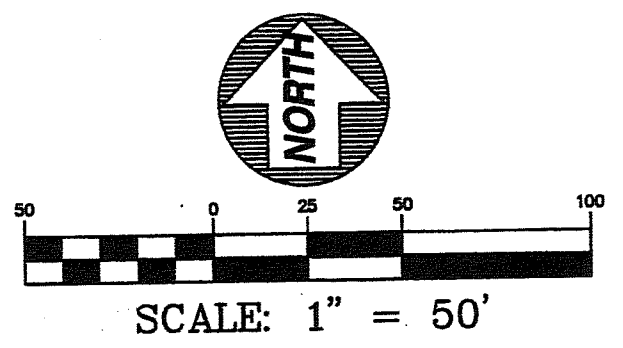
MATCHLINE SHEET 2 OF 5

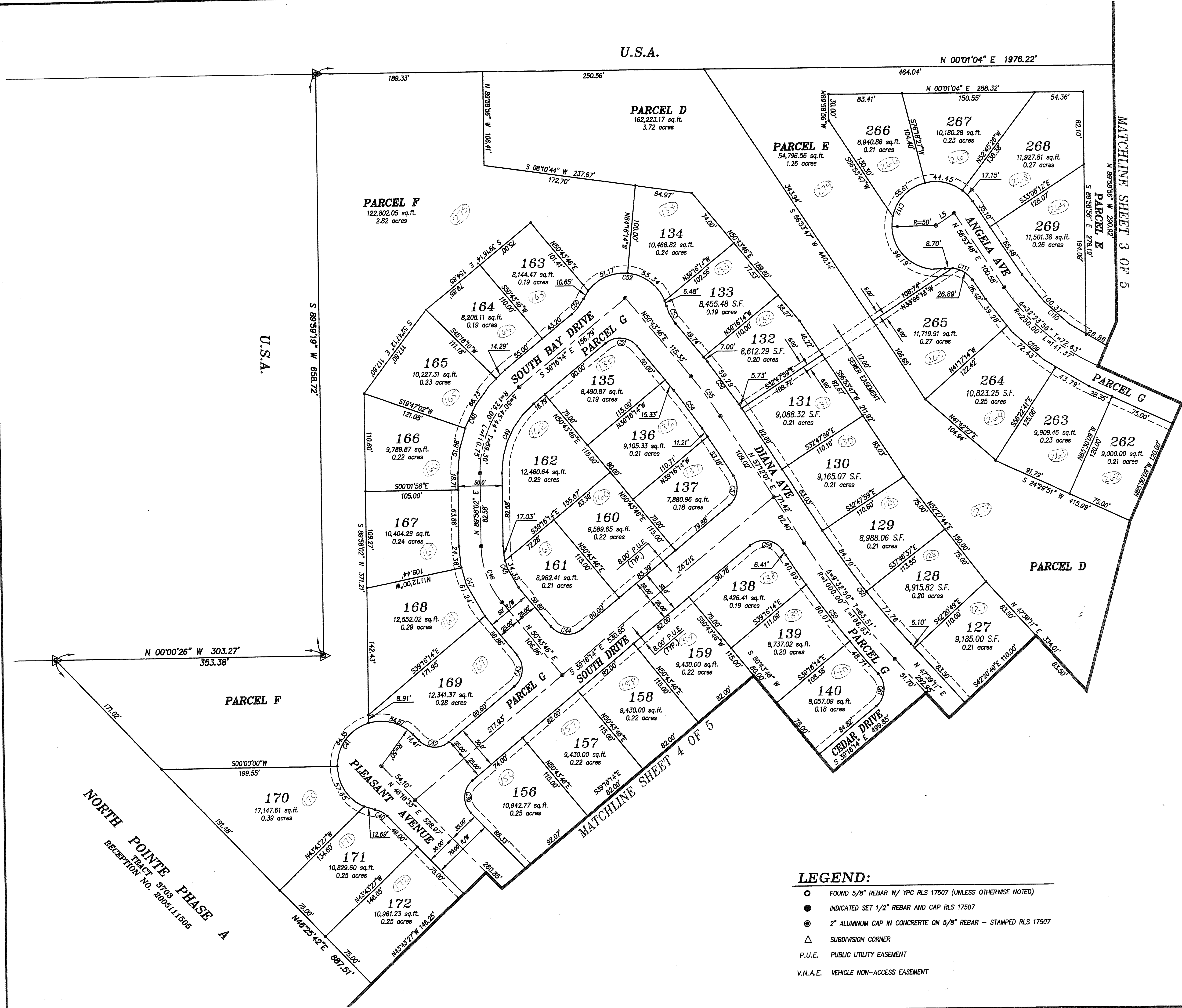
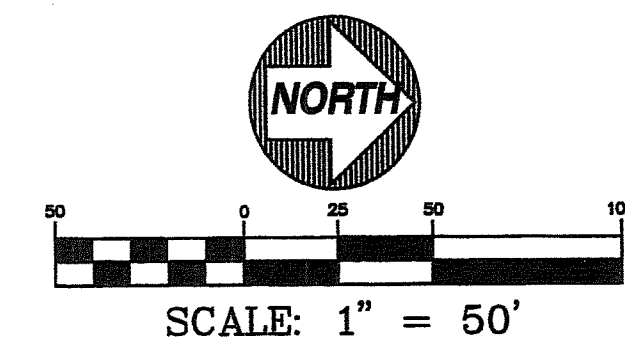


LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°08'43"E	37.43'
L2	N00°01'58"W	7.93'
L3	S57°04'18"E	34.50'
L4	N12°55'18"E	40.96'

CURVE TABLE			
CURVE	DELTA	TANGENT	RADIUS
C21	9°20'36"	29.42'	360.00'
C22	17°35'33"	66.54'	430.00'
C23	89°43'12"	24.88'	25.00'
C24	49°21'31"	68.93'	150.00'
C25	40°26'21"	36.83'	100.00'
C26	107°26'54"	34.06'	25.00'
C27	90°00'00"	25.00'	25.00'
C28	48°11'23"	11.18'	25.00'
C29	276°22'46"	44.72'	50.00'
C30	48°11'23"	11.18'	25.00'
C31	90°00'00"	25.00'	25.00'
C32	82°52'29"	22.07'	25.00'
C33	91°18'31"	25.58'	25.00'
C34	5°45'43"	20.13'	400.00'
C35	11°34'44"	37.01'	365.00'
C36	11°34'44"	33.46'	330.00'
C37	94°27'13"	27.02'	25.00'
C38	85°32'47"	23.13'	25.00'
C62	86°55'25"	23.69'	25.00'
C63	93°04'35"	26.38'	25.00'
C64	77°40'22"	20.13'	25.00'
C65	14°43'30"	64.61'	500.00'
C66	14°43'30"	61.38'	475.00'
C67	5°28'27"	25.10'	525.00'
C68	86°26'47"	23.50'	25.00'
C69	90°00'00"	25.00'	25.00'
C70	90°00'00"	25.00'	25.00'
C71	95°55'45"	27.73'	25.00'
C72	27°01'54"	42.06'	175.00'
C73	32°57'40"	59.17'	200.00'
C74	30°30'21"	61.35'	225.00'
C75	31°56'22"	64.39'	225.00'
C76	22°30'09"	54.71'	275.00'

- LEGEND:**
- FOUND 5/8" REBAR W/ YPC RLS 17507 (UNLESS OTHERWISE NOTED)
 - INDICATED SET 1/2" REBAR AND CAP RLS 17507
 - 2" ALUMINUM CAP IN CONCRETE ON 5/8" REBAR - STAMPED RLS 17507
 - △ SUBDIVISION CORNER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICLE NON-ACCESS EASEMENT





LINE TABLE		
LINE	BEARING	LENGTH
L5	S33°06'12"E	25.00'

CURVE TABLE				
CURVE	DELTA	TANGENT	RADIUS	LENGTH
C39	94°27'13"	27.02'	25.00'	41.21'
C40	36°52'12"	8.33'	25.00'	16.09'
C41	216°52'12"	150.00'	50.00'	189.25'
C42	85°32'47"	23.13'	25.00'	37.33'
C43	90°00'00"	25.00'	25.00'	39.27'
C44	90°00'00"	25.00'	25.00'	39.27'
C45	39°14'16"	26.73'	75.00'	51.36'
C46	39°14'16"	35.65'	100.00'	68.48'
C47	39°14'16"	44.56'	125.00'	85.60'
C48	50°45'44"	71.16'	150.00'	132.90'
C49	50°45'44"	47.44'	100.00'	88.60'
C50	25°50'31"	11.47'	50.00'	22.55'
C51	90°00'00"	25.00'	25.00'	39.27'
C52	141°41'02"	143.92'	50.00'	123.64'
C53	25°50'31"	11.47'	50.00'	22.55'
C54	6°28'15"	26.85'	475.00'	53.65'
C55	6°28'15"	28.26'	500.00'	56.47'
C56	6°28'15"	29.68'	525.00'	59.29'
C57	83°31'45"	22.32'	25.00'	36.45'
C58	96°28'15"	28.00'	25.00'	42.09'
C59	92°28'23"	85.08'	1025.00'	169.77'
C60	9°32'50"	81.42'	975.00'	162.46'
C61	83°01'08"	26.35'	25.00'	40.59'
C109	32°23'56"	79.89'	275.00'	155.50'
C110	32°23'56"	65.37'	225.00'	127.23'
C111	67°58'33"	20.23'	30.00'	35.59'
C112	247°58'34"	74.16'	50.00'	216.40'

- LEGEND:**
- FOUND 5/8" REBAR W/ YPC RLS 17507 (UNLESS OTHERWISE NOTED)
 - INDICATED SET 1/2" REBAR AND CAP RLS 17507
 - ⊙ 2" ALUMINUM CAP IN CONCRETE ON 5/8" REBAR - STAMPED RLS 17507
 - △ SUBDIVISION CORNER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICLE NON-ACCESS EASEMENT

NORTH POINTE PHASE A
RECEPTION NO. 2008111806

RAYMOND W. STADLER P.E., R.L.S.
2504 AIRFIELD COURT
KINGMAN, ARIZONA 86401
PHONE: (928) 753-8827 • FAX (928) 753-4050

VIEWPOINT ESTATES - TRACT 3711
FINAL PLAT
MOHAVE COUNTY, ARIZONA

11063
RAYMOND W. STADLER
ARIZONA, U.S.A.
EXPIRES 6/30/19

REVISIONS:

DESIGN BY:	RWS
DRAWN BY:	RWS
SCALE:	1"=50'
DATE:	12/06/16
JOB No.:	RWS-12183
SHEET:	5 of 5

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)