

LEGAL DESCRIPTION

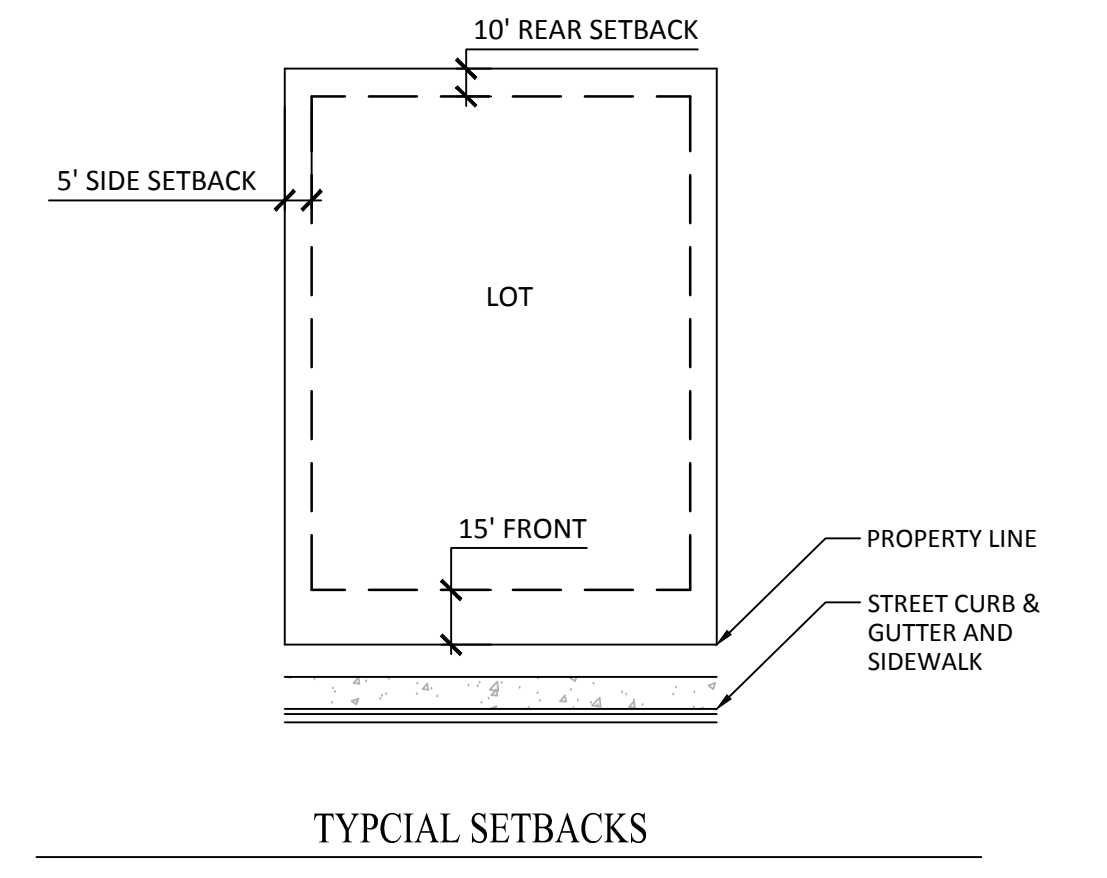
BEGINNING AT A POINT SOUTH 0°21'10" EAST, 287.97 FEET FROM THE NORTHWEST CORNER OF BLOCK 72 AS SHOWN ON THE SHORT CREEK SUBDIVISION BLOCKS 62A, 62B, 70, 71, 72, 79, 80, & 81, RECEPTION NO. 2017046224; AND RUNNING THENCE SOUTH 89°57'42" EAST, 147.13 FEET; THENCE SOUTH 0°20'59" EAST, 144.04 FEET; THENCE NORTH 89°50'35" EAST, 140.00 FEET; THENCE SOUTH 0°20'59" EAST, 143.74 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 72; THENCE SOUTH 89°53'48" WEST, 287.11 FEET ALONG SAID BLOCK LINE TO THE SOUTHWEST CORNER OF SAID BLOCK 72; THENCE NORTH 0°21'10" WEST, 288.01 FEET ALONG SAID BLOCK LINE TO THE POINT OF BEGINNING.

CONTAINS: 62,459 SQ. FT. (1.43 AC.)

SITE DATA

APN: 402-21-111
 SITE AREA: 1.43 AC.
 ZONE: R-2
 MIN. LOT AREA REQ.: 6,000 SQ. FT.
 MIN. LOT WIDTH REQ.: 35'
 LOTS: 9
 DENSITY: 6.29 DU/AC (7.00 DU/AC MAXIMUM ALLOWABLE)
 FEMA FLOOD ZONE: X (MAP ID# 04015C0276G, 11/18/2009)

- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - - - EXISTING EDGE OF GRAVEL
 - - - EXISTING WATER LINE
 - - - EXISTING SEWER LINE
 - - - PROPOSED WATER LINE
 - - - PROPOSED SEWER LINE
 - - - PROPOSED 4" SEWER LATERAL
 - - - PROPOSED 3/4" WATER METER
 - - - EXISTING WATER VALVE
 - - - PROPOSED WATER VALVE
 - - - SEWER MANHOLE (AS NOTED)
 - - - EXISTING HYDRANT
 - - - PROPOSED HYDRANT
 - - - FOUND SECTION CORNER MONUMENT (AS NOTED)
 - - - SET BCE REBAR & CAP (OR AS NOTED)
 - - - FOUND BCE REBAR & CAP (OR AS NOTED)
 - - - FOUND CENTERLINE MONUMENT (AS NOTED)
 - - - CENTERLINE MONUMENT (NOT FOUND)
 - - - PROPOSED STREET LIGHT
- G&SRM = GILA & SALT RIVER MERIDIAN
 R/S = RECORD OF SURVEY
 A/C = ALUMINUM CAP
 R/C = REBAR AND CAP
 (M) = MEASURED
 (R) = RECORDED



- NOTES**
- ALL IMPROVEMENTS TO BE CONSTRUCTED TO COLORADO CITY STANDARDS.
 - EXISTING WATER LINES SHOWN ARE PUBLIC AND ARE OWNED AND MAINTAINED BY COLORADO CITY.
 - ALL NEW WATER LINE SHALL BE PUBLIC AND OWNED AND MAINTAINED BY COLORADO CITY.
 - WATER CAPACITY IS ADEQUATE TO SERVE THE PROPOSED SUBDIVISION.
 - EXISTING SEWER LINES SHOWN ARE OWNED AND MAINTAINED BY COLORADO CITY.
 - NEW SEWER LINES SHALL BE PUBLIC AND OWNED AND MAINTAINED BY COLORADO CITY.

DEVELOPER INFORMATION

BRODY OLSON
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 COLORADO CITY, AZ
 435-212-0629

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS, INC.
 STEVE KAMLOWSKY, PE
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NO.	REVISIONS	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
 CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
 736 SOUTH 900 EAST, SUITE B105
 ST. GEORGE, UTAH 84790
 (435) 628-4700

PRELIMINARY PLAT FOR OLSON SUBDIVISION
 LOCATED IN THE NE 1/4 OF SEC 6, T41N, R6W, G&SRM
 COLORADO CITY, MOHAVE COUNTY, ARIZONA



CHECKED BY: SK
 DRAWN BY: SK
 DATE: 6/23/23
 JOB NO.: 22-95

SCALE: 1"=40'

SHEET NO.: 1 OF 1