



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue

Flagstaff, AZ 86001

928.773.0354

928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

PROJECT NARRATIVE For HIGHGATE FLAGSTAFF SITE PLAN SUBMITTAL

SWI Project # 18051

Section 15, T 21 N, R 07 E, G&SRM
Coconino County, Flagstaff, Arizona

Prepared for:

Buron Inc. / Highgate
14203 Wide Hollow Road
Yakima, WA 98908

Prepared by:

Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

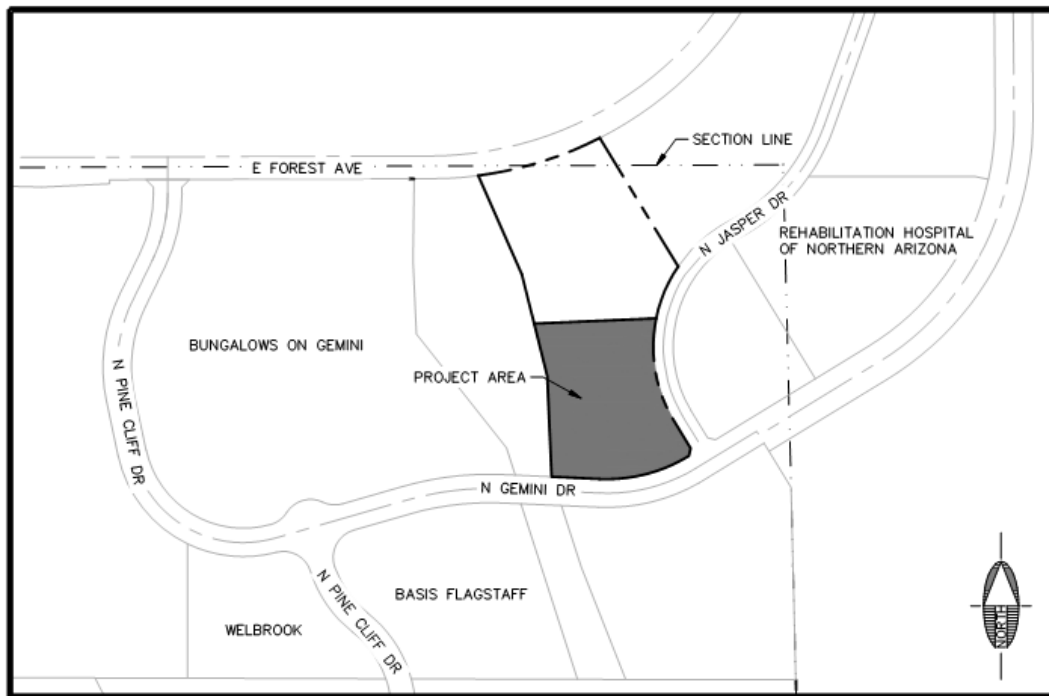
Originally Prepared:
September 17, 2018

Revised:
October 18, 2018

PROJECT SUMMARY

Highgate is proposing a new congregate care facility on McMillan Mesa called Highgate Flagstaff. The proposed site will consist of a new 2- and 3-story building with 60 assisted care apartments and 20 memory care apartments on approximately 3.34 acres. The facility will also have common areas including a dining room, kitchen, laundry, and activity spaces. The first floor is approximately 33,315 square feet, the second is approximately 31,666 square feet, and the third is approximately 23,831 square feet. The total square footage of the assisted care facility is approximately 88,812 square feet. The maximum allowable lot coverage for the site is 40% and the proposed building offers about 23% lot coverage.

The project is located on the west side of N. Jasper Drive and the north side of N. Gemini Drive, see Vicinity Map shown below. Access to the site will be provided by a proposed full access driveway on N. Jasper Drive and a proposed right-out only driveway on N. Gemini Drive.



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is located at 1831 N. Jasper Drive in Flagstaff, Arizona. The Site Plan application is specifically for APN 101-46-012. The project site is positioned in the Northeast ¼ of Section 15, Township 21 North, and Range 07 East, of the Gila and Salt River Base Meridian, Coconino County. The site is currently zoned Research and Development (RD) and will be rezoned to Community Commercial (CC) with the proposed project.

PROJECT DESCRIPTION

Highgate intends on building a congregate care facility to help provide support for the seniors of the Flagstaff Community. Buron Inc. / Highgate has hired SWI to compile and submit a site plan for submittal to the City of Flagstaff to satisfy the requirements of the City's Site Plan checklist.

LEGAL DESCRIPTION

The ALTA for the project is included in the Appendix.

WATER/SEWER

Water to the site will be provided by connection to an existing 8" water stub located in the northeast corner of the site. Sewer will be provided by a connection to an existing 6" sewer stub in the southeast corner of the site.

DRAINAGE/STORMWATER

The City requires detention/LID for any commercial development greater than ¼ acre in size. A waiver may be granted for sites with under 5,000 square feet of impervious area. The proposed site is undeveloped; therefore, 84,846 square feet of impervious cover are added with this project. A 7,245 cubic foot underground LID basin is proposed to be located in the southwest portion of the site. Regional Detention Pond A-1, north of Bungalows on Gemini, will provide detention for this project. According to the Drainage Statement Letter submitted with this application, additional onsite detention for the project is not required.

Appendix A

PLOTTED: Apr 10, 2018 - 2:13pm

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,
AND THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,
COCONINO COUNTY, ARIZONA

LEGAL DESCRIPTION

PER COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 16, 2018 AT 5:00 P.M.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED FLAGSTAFF, IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 3, MCMILLAN MESA VILLAGE, TRACT E & F, ACCORDING TO PLAT RECORDED AUGUST 16, 2016 IN INSTRUMENT NO. 3760563, RECORDS OF COCONINO COUNTY, ARIZONA.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 (SEE BELOW)
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION

PROJECTION:
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 35° 00' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
NORTHING AT GRID ORIGIN: 0.0 FT
EASTING AT CENTRAL MERIDIAN: 70,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

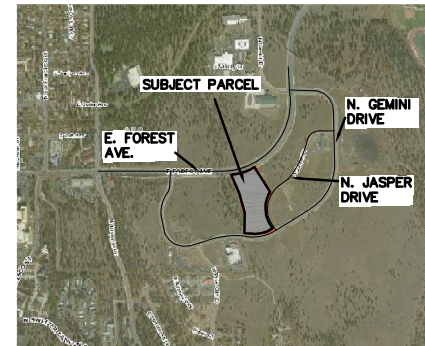
ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" (CORS NAVD 88) USING GPS WITH NGS GEOID MODEL "GEOID12A (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT # 4251 3" BRASS CAP USDI-BLM 1981
LATITUDE = N35°12'38.55632" NORTHING = 76721.086 FT ESTIMATED ACCURACY
LONGITUDE = W111°37'52.41747" EASTING = 76721.086 FT HORIZ = ±0.051 FT
ELLIPSOID HEIGHT = 7027.83 FT ELEVATION = 7100.402 FT VERT = ±0.061 FT

POINT # 4000 2" ALUMINUM CAP "COF 40321"
LATITUDE = N35°12'36.86546" NORTHING = 65519.087 FT ESTIMATED ACCURACY
LONGITUDE = W111°37'53.98090" EASTING = 76550.088 FT HORIZ = ±0.046 FT
ELLIPSOID HEIGHT = 7017.788 FT ELEVATION = 7090.321 FT VERT = ±0.069 FT

POINT # 3068 NAIL IN CONCRETE
LATITUDE = N35°12'38.27311" NORTHING = 76692.569 FT ESTIMATED ACCURACY
LONGITUDE = W111°38'02.11052" EASTING = 64844.278 FT HORIZ = ±0.036 FT
ELLIPSOID HEIGHT = 6998.673 FT ELEVATION = 7071.189 FT VERT = ±0.054 FT



VICINITY MAP (Not to scale)

ZONING CLASSIFICATION

RESEARCH AND DEVELOPMENT (RD)
CITY OF FLAGSTAFF LAND DEVELOPMENT CODE SEC. 10-40.30.025 (RD)

- SETBACK FRONT (MIN.): 25' -BUILDING HEIGHT (MAX.): 60'
- COVERAGE (MAX.): 25%
- GROSS FAR (MAX.): 0.5
- LOT REQUIREMENTS
- AREA GROSS (MIN.): 20,000 SF
- WIDTH (MIN.): 75'
- DEPTH (MIN.): ---
- SETBACK REAR ADJACENT TO RESIDENTIAL(MIN.): 15'
- ALL OTHER USES(MIN.): 10'
- SETBACK SIDE ADJACENT TO RESIDENTIAL(MIN.): 15'
- ALL OTHER USES(MIN.): 0'
- EXTERIOR (MIN.) 15'

FLOOD ZONE CLASSIFICATION

ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6809G, EFFECTIVE DATE 9-03-2010).

SCHEDULE B ITEMS

THE FOLLOWING LIST CONSISTS OF THE SCHEDULE B EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 16, 2018 AT 5:00PM

ITEM NO.	BOOK /PAGE	DESCRIPTION	LOCATION
1	N/A	SUBSEQUENT TAXES /ASSESSMENTS	N/A
2	N/A	TAXES /ASSESSMENTS 2017	N/A
3	N/A	TAXES /ASSESSMENTS 2018	N/A
4	N/A	LIABILITIES AND OBLIGATION	N/A
5	N/A	RESERVATIONS AND EXCEPTIONS	N/A
6	N/A	WATER RIGHTS	N/A
7	DOCKET 1156, PAGE 190	ELECTRICAL LINE EASEMENT	AS SHOWN
8	DOCKET 1531, PAGE 90	PUBLIC ROW EASEMENT	N/A
9	INST#3084268, 3087622, 3120952 3376524, 3470071, 3582684, 3672665 ,3761162	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, OBLIGATIONS	N/A
10	INST#3220486, 3480611, 3529585, 3582684	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, OBLIGATIONS	N/A
11	INST#3432671	TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS	N/A
12	INST#3488287, 3514405	EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS	AS SHOWN
13	INST#3488288 INST#3488289, 2485980,	TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS RESTRICTIONS, CONDITIONS, COVENANTS,	N/A
14	3582684, 3672665	RESERVATIONS, LIABILITIES, OBLIGATIONS	N/A
15	INST#3488289, 3485979	FAILURE TO RECORD RATIFICATION	N/A
16	INST. #3760562	TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS	N/A
17	INST# 3760563	EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS	AS SHOWN
18	N/A	POSSIBLE RIGHTS OF PARTIES	N/A

NOTES

AS TO THE TITLE MATTERS SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 16, 2018 AT 5:00 PM

SHEPHARD-WESNITZER, INC. AND AARON D. BORLING, RLS, MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT COMMITMENT FOR TITLE INSURANCE.

AS FOR THE BOUNDARY INFORMATION SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED ON RECORD INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE ORDER NO. A-102920 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 16, 2018 AT 5:00 PM

NO OTHER REFERENCE INFORMATION NOT LISTED IN THE CURRENT TITLE REPORT OR SHOWN HEREON WAS RESEARCHED, REFERENCED, OR MADE A PART OF THIS SURVEY.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED BY SHEPHARD-WESNITZER, INC. IN JANUARY 2018. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE-GROUND APPURTENANCES, AVAILABLE UTILITY BLUE-STAKE MARKINGS, AND CITY OF FLAGSTAFF GIS UTILITY MAPS. FOR ACCURATE UTILITY LOCATIONS, ADDITIONAL UTILITY POT-HOLING AND/OR BLUE-STAKING MAY BE REQUIRED TO REVEAL ACTUAL UNDERGROUND LOCATIONS.

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO N. KING STREET, A PUBLIC RIGHT-OF-WAY AS SHOWN.

NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER - NOTES, LEGAL DESCRIPTION
2	SUBJECT PARCEL GEOMETRY
3	TOPOGRAPHIC FEATURES

LAND SURVEYOR CERTIFICATE:

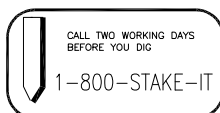
TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 6, 7(a), 7(b)(i), 7(c), 8, 11, 13 FROM TABLE A THEREOF. THE FILED WORK WAS COMPLETED ON APRIL 1, 2018.

DATE OF PLAT OR MAP: 4-9-2018

Aaron D. Borling
Aaron D. Borling, RLS 48756

FILE: P:\2018\18051\Survey\Drawings\ALTA COVER SHEET.dwg MJB-CSD-17



REVISIONS			
NO.	DESCRIPTION	DATE	BY



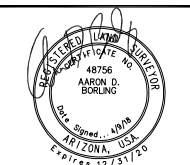
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO:	18051
DATE:	4-9-2018
SCALE:	AS SHOWN
DRAWN:	MJR
DESIGN:	
CHECKED:	ADB

HIGHGATE FLAGSTAFF

FLAGSTAFF,
ARIZONA

ALTA/NSPS LAND TITLE SURVEY
APN: 101-14-6012



DRAWING NO.

A1

SHT NO. OF
1 3

PLOTTED: Apr 25, 2018 - 4:53pm

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,
AND THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,
COCONINO COUNTY, ARIZONA

LEGEND

- PARCEL BOUNDARY LINE
- EASEMENTS AS NOTED
- SECTION LINE
- SETBACK AS NOTED
- SETBACK AS NOTED
- ADJACENT PARCEL / RIGHT-OF-WAY
- CENTERLINE
- FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND 2" ALUMINUM CAP "SWI 40640"
- FOUND 2" ALUMINUM CAP "COF 40321" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/ TAG STAMPED "RLS 40460"
- FOUND NAIL
- SET 1/2" REBAR W/ ALUM. CAP "RLS 48756"

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 (SEE BELOW)
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION

PROJECTION:
 TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN: 35° 00' 00" N
 LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
 NORTHING AT GRID ORIGIN: 0.0 FT
 EASTING AT CENTRAL MERIDIAN: 70,000 FT
 CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

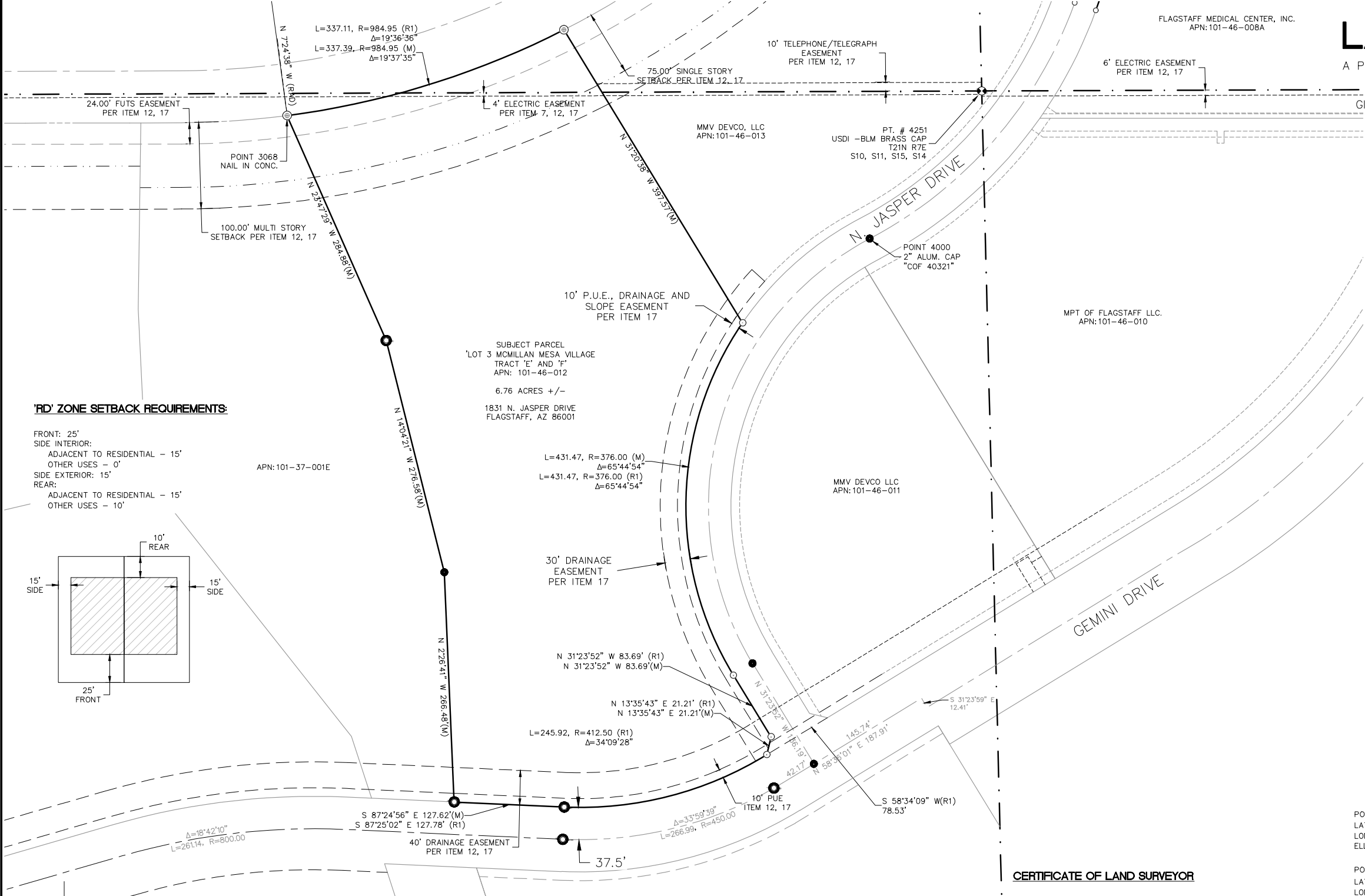
ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" (CORS NAVD 88) USING GPS WITH NGS GEODID MODEL "GEOD12A (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT # 4251 3" BRASS CAP USDI-BLM 1981
 LATITUDE = N35°12'38.55632" NORTHING = 76721.086 FT ESTIMATED ACCURACY
 LONGITUDE = W111°37'52.41747" EASTING = 76721.086 FT HORIZ = ±0.051 FT
 ELLIPSOID HEIGHT = 7027.83 FT ELEVATION = 7100.402 FT VERT = ±0.061 FT

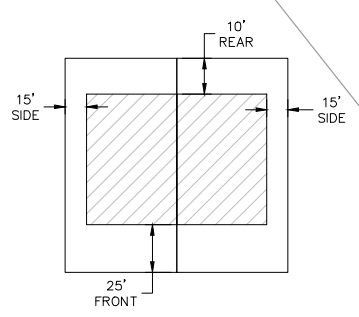
POINT # 4000 2" ALUMINUM CAP "COF 40321"
 LATITUDE = N35°12'36.86546" NORTHING = 65519.087 FT ESTIMATED ACCURACY
 LONGITUDE = W111°37'53.98090" EASTING = 76550.088 FT HORIZ = ±0.046 FT
 ELLIPSOID HEIGHT = 7017.788 FT ELEVATION = 7090.321 FT VERT = ±0.069 FT

POINT # 3068 NAIL IN CONCRETE
 LATITUDE = N35°12'38.27311" NORTHING = 76692.569 FT ESTIMATED ACCURACY
 LONGITUDE = W111°38'02.11052" EASTING = 64844.278 FT HORIZ = ±0.036 FT
 ELLIPSOID HEIGHT = 6998.673 FT ELEVATION = 7071.189 FT VERT = ±0.054 FT



'RD' ZONE SETBACK REQUIREMENTS:

FRONT: 25'
 SIDE INTERIOR:
 ADJACENT TO RESIDENTIAL - 15'
 OTHER USES - 0'
 SIDE EXTERIOR: 15'
 REAR:
 ADJACENT TO RESIDENTIAL - 15'
 OTHER USES - 10'



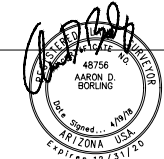
APN: 101-37-001E

REFERENCE DOCUMENTS, OFFICIAL RECORDS OF COCONINO COUNTY:
 (R1) - FINAL PLAT OF MCMILLA MESA VILLAGE TRACTS 'E' AND 'F' PREPARED BY SHEPHARD WESNITZER INC. JULY 14, 2016, INST. #3760563 OFFICIAL RECORDS OF COCONINO COUNTY
 (M) - MEASURED DIMENSIONS

CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756



SCALE: 1" = 60'

FILE: P:\2018\18051_Survey\Drawings\ALTA\CC_ALTA_BOUNDARY_SHEET_2.dwg SWI-CDD-ADB

CALL TWO WORKING DAYS BEFORE YOU DIG
 1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SWI
 Shephard Wesnitzer, Inc.

110 West Dale Ave
 Flagstaff, Az 86001
 928.773.0354
 928.774.8934 fax
 www.swiaz.com

JOB NO: 18051
 DATE: 4-19-2018
 SCALE: 1"=60'
 DRAWN: MJR
 DESIGN:
 CHECKED: ADB

HIGHGATE FLAGSTAFF
 ALTA/NSPS LAND TITLE SURVEY
 APN: 101-46-012

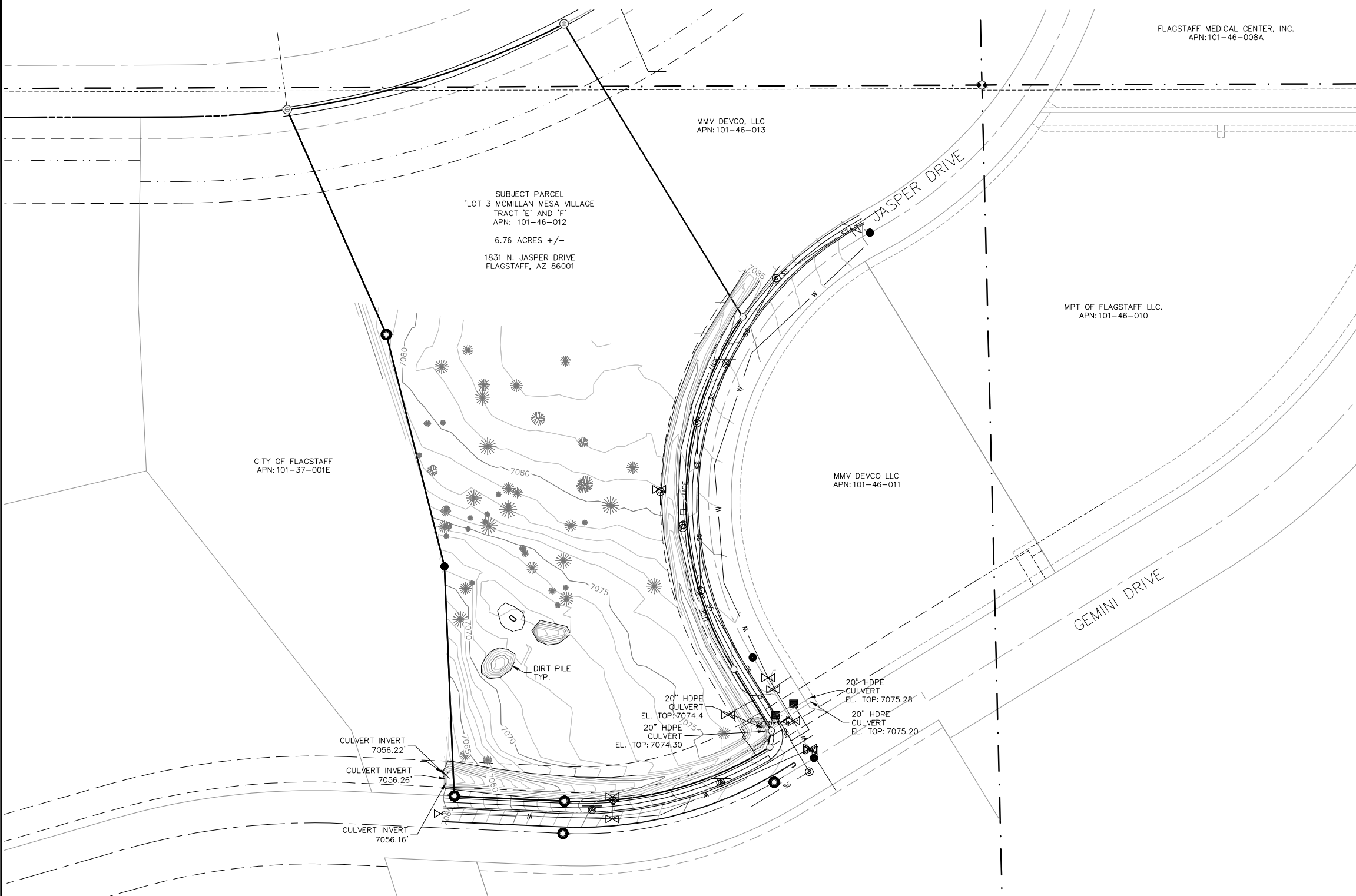
FLAGSTAFF, ARIZONA

DRAWING NO. **A2**
 SHEET NO. **2** OF **3**

PLOTTED: Apr 23, 2018 8:08am

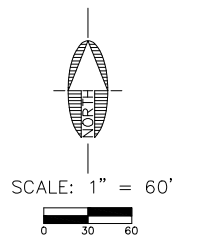
ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,
AND THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,
COCONINO COUNTY, ARIZONA



LEGEND

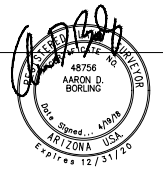
- 1000 CONTOUR LINES
- PARCEL BOUNDARY LINE
- EDGE OF ASPHALT
- EDGE OF CURB/GUTTER
- EDGE OF CONCRETE
- CENTERLINE
- EDGE OF BUILDING
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- PAINT STRIPE
- SEWER MANHOLE TOP
- SEWER VALVE
- WATER VALVE
- TELEPHONE RISER
- GAS RISER
- ELECTRIC TRANSFORMER
- ELECTRIC PULLBOX
- SIGN
- FIRE HYDRANT
- CATCH BASIN/GRATE
- PINE TREE
- JUNIPER TREE



CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756



CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.

110 West Dale Ave
Flagstaff, Az 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO: 18051
DATE: 4-19-2018
SCALE: 1"=60'
DRAWN: MJR
DESIGN:
CHECKED: ADB

HIGHGATE FLAGSTAFF
ALTA/NSPS LAND TITLE SURVEY
APN: 101-46-012
FLAGSTAFF, ARIZONA
DRAWING NO. **A3**
SHT NO. 3 OF 3

FILE: P:\2018\18051\Survey\Drawings\ALTA\CC_ALTA_TOPO_SHEET_3.dwg SW-CSD-ABB