

PLOTTED: Jul 26, 2018-9:01am

DEDICATION

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: That 66 and Fourth, LLC (An Arizona Limited Liability Company), as owner, hereby publishes this plat as and for THE TRAX - PHASE 2. A subdivision of a portion of land situated in the West Half of Section 13, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as shown platted hereon, and hereby declares that said plat sets forth the locations and gives the dimensions and measurements of the parcels, streets, tracts and easements constituting same and that each parcel, street, tract and easement shall be known by the number or name given to each, respectively, on said plat.

The Owner hereby dedicates to the City of Flagstaff:
1. an easement over, under and across that certain public drainage easement as depicted and described hereon for the purpose of protecting the public. This easement entitles the City to act as necessary to maintain drainage facilities.
2. all public utility easements (P.U.E.) shown hereon for the benefit of all authorized utility companies for public utility and access purposes only.
3. a public access easement shown hereon for the benefit of access purposes only.

IN WITNESS WHEREOF: 66 and Fourth, LLC, an Arizona limited liability company, has hereunto caused its name to be signed.

Done at Flagstaff, Arizona, this ____ day of _____, 2019,

By: Dakota 66th and Fourth, LLC
Its: Managing Member

By: JVT America, Inc.
Its: Managing Member

By: _____
Its: Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF COCONINO

On this ____ day of _____, 2019, before me, the undersigned personally appeared, _____, Manager of _____ an Arizona Corporation, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein constrained.

IN WITNESS WHEREOF I hereunto set forth my hand and official seal

NOTARY PUBLIC

My Commission Expires: _____

CITY OF FLAGSTAFF APPROVALS

CITY OF FLAGSTAFF
It is hereby certified that this plat has been officially approved for the record by the Council of the City of Flagstaff, Coconino County, Arizona, on the ____ day of _____, 2019.

By: _____ Mayor

ATTEST: _____ City Clerk

It is hereby certified that this plat has been officially approved for the record by the City of Flagstaff Planning Director and City Engineer, on the ____ day of _____, 2019.

By: _____ Planning Director
By: _____ City Engineer

LENDER:

BANKERS TRUST COMPANY, AN IOWA STATE CHARTERED BANK

By: _____
ITS: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: RYAN WIESNER
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
RYAN.WIESNER@APS.COM
PHONE: (928) 773-6447

CENTURYLINK
CONTACT: JASON DALE
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
JASON.DALE@CENTURYLINK.COM
PHONE: (928) 779-4931

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

RYAN WIESNER (BY LETTER) 12/10/18
BY: DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 11/05/18
BY: DATE:

CENTURYLINK

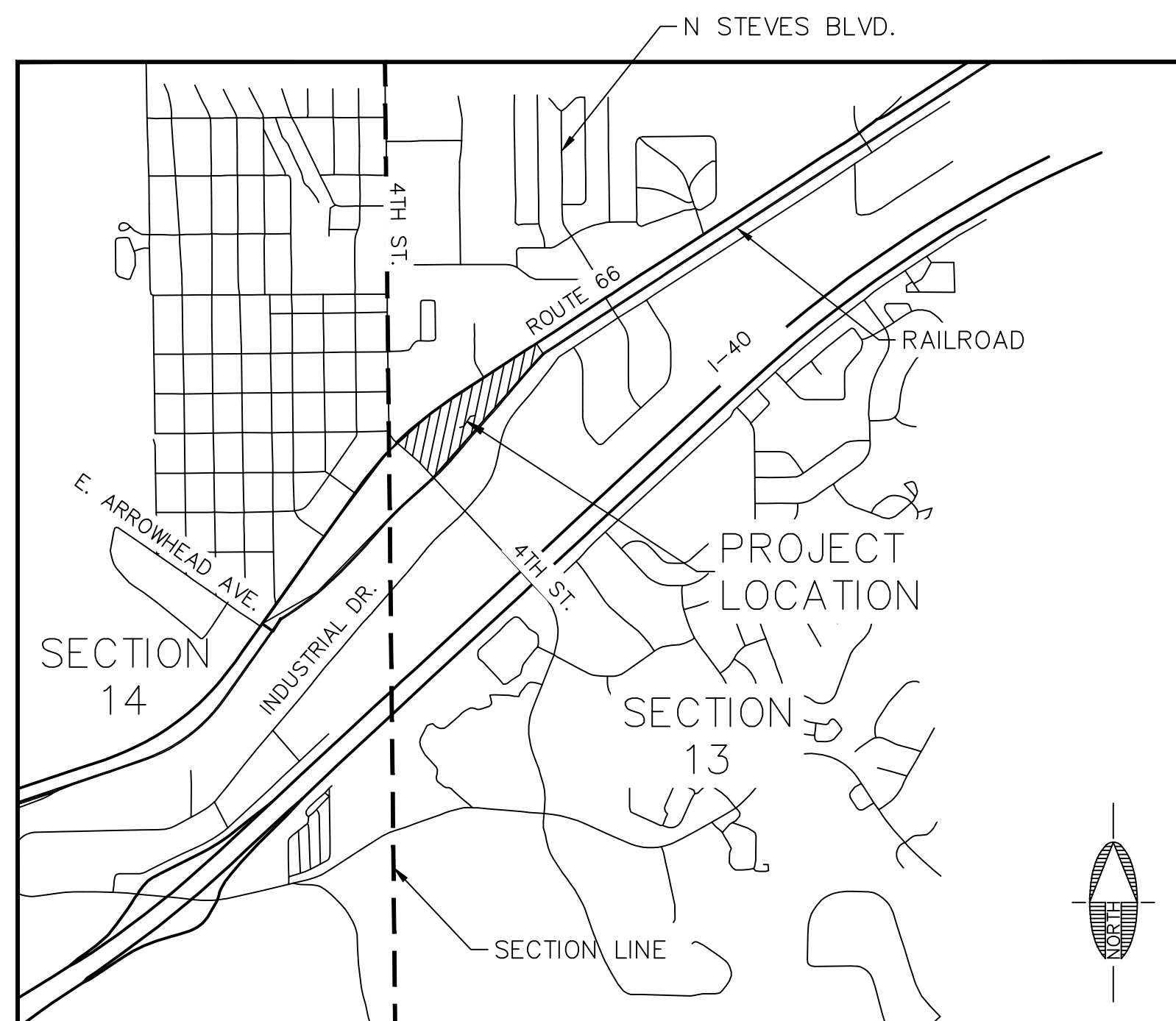
JASON DALE (BY LETTER) 11/05/18
BY: DATE:

ALTICE USA

SANFORD YAZZIE (BY LETTER) 11/05/18
BY: DATE:

FINAL PLAT OF
THE TRAX - PHASE 2
FLAGSTAFF, ARIZONA

LOCATED IN SECTION 13, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT RIVER
MERIDIAN, CITY OF FLAGSTAFF, COCONINO
COUNTY, ARIZONA



VICINITY MAP
N.T.S.

PROJECT OWNER:

66 AND FOURTH, LLC.
3599 LEE CIRCLE
PRESCOTT, AZ 86301

CIVIL ENGINEER:

SHEPARD-WESNITZER INC.
STEPHEN IRWIN #58405
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

SURVEYOR:

SHEPARD-WESNITZER, INC.
AARON D. BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354

Table with 3 columns: SHEET NO., DRAWING NO., SHEET TITLE. Rows include: 1, FP1, COVER SHEET; 2, FP2, OVERALL BOUNDARY; 3, FP3, LOT GEOMETRY; 4, FP4, EASEMENTS.

PROJECT INFORMATION:

THE TRAX - PHASE 2

NUMBER OF LOTS: 4
GROSS AREA: 8.74 ACRES
NET AREA: 8.52 ACRES

- 1. THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL UTILITIES, INCLUDING STREET LIGHTS AND ELECTRICAL LINES INSTALLED WITH THIS PROJECT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. NEW IMPERVIOUS AREA: 3.70 AC
TOTAL INCLUDES ROADWAY IMPROVEMENTS, SIDEWALKS, BUILDING PADS AND ASSOCIATED PARKING LOTS.
5. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.
6. ACCESS ACROSS THE LOTS IS PROVIDED PER THE EASEMENTS AND MAINTENANCE AGREEMENT, INSTRUMENT #XXXXXXX, OFFICIAL RECORDS OF COCONINO COUNTY.
7. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
8. FUTURE DEVELOPMENT ON EACH LOT SHALL PROVIDE DETENTION/LID FOR THE SECTION OF ROADWAY/DRIVEWAY WITHIN SAID LOT. THE SOUTHWEST PORTION OF LOT 9 SHALL DRAIN TO DETENTION/LID UNDERGROUND SYSTEM ON LOT 10. THE WESTERN PORTION OF LOT 11 SHALL BE DRAINED TO THE UNDERGROUND DETENTION/LID SYSTEM ON THE EAST SIDE OF LOT 10. LOTS 11 AND 12 CONTAIN TEMPORARY DETENTION/LID BASINS THAT ARE DESIGNED TO ACCOMMODATE RUNOFF FOR PORTIONS OF THE DRIVEWAYS, PER THE FINAL DRAINAGE REPORT FOR THE TRAX EAST-HOLIDAY INN & SUITES (DATED FEB. 1, 2018). ANY DEVELOPMENT ON THESE LOTS THAT RESULT IN THE REMOVAL OF THE TEMPORARY DETENTION/LID BASINS SHALL INCLUDE AN ONSITE DETENTION/LID BASINS LARGE ENOUGH TO ACCOMMODATE RUNOFF FROM THE DRIVEWAYS, OR THE CONSTRUCTION OF AN OFFSITE DETENTION/LID BASIN ON AN ADJACENT VACANT LOT TO TREAT AND RELEASE SAID RUNOFF.
9. THE OWNER(S) SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES; AND, THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.
10. RIGHT-OF-WAY WILL BE DEDICATED TO ADOT AND ACCEPTED THROUGH A RESOLUTION OF ESTABLISHMENT BY THE ARIZONA TRANSPORTATION BOARD AND THROUGH A SEPARATE LEGAL DOCUMENT.
11. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN ANY UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: (ORD. 1997, 6-15-99) A. REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING; (ORD. 2000-08, 6/6/00) B. CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

SUMMARY OF TRACTS:
TRACT A: FUTURE ADOT RIGHT-OF-WAY DEDICATION - 3,142 SF (0.072 AC)
TRACT B: FUTURE ADOT RIGHT-OF-WAY DEDICATION - 6,314 SF (0.145 AC)
TRACT C: FUTURE COF RIGHT-OF-WAY DEDICATION - 658 SF (0.015 AC)

FLOOD ZONE CLASSIFICATION:

THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6828G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING:

EXISTING ZONING: HIGHWAY COMMERCIAL (HC)

THE ENTIRE PROJECT AREA IS WITHIN THE CITY OF FLAGSTAFF ZONING "HIGHWAY COMMERCIAL (HC)" PER CITY OF FLAGSTAFF OFFICIAL ZONING MAP 9 & 10. THIS PROJECT WILL NOT INVOLVE REZONING.

CITY OF FLAGSTAFF ZONING CODE CODE SEC. 10-40.30.040 (HC)

- MAX. GROSS FAR 3.0
-MAX. BUILDING HEIGHT 60'
-FRONT SET BACK 0'
-SIDE INTERIOR 0'
15' ADJACENT TO RESIDENTIAL
-SIDE EXTERIOR 10'
-REAR 0'
15' ADJACENT TO RESIDENTIAL
-MIN. LOT AREA 9,000 SF
-MIN. WIDTH 60'
-MIN. DEPTH 100'
-STREET OR PERIPHERAL BUFFER 10'

RESOURCE PROTECTION OVERLAY ZONE:

THIS PROPERTY IS NOT WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE; THEREFORE, THERE ARE NO RESOURCES REQUIRING PROTECTION ON THIS PROPERTY.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the 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 tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor

Date _____

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. #PZ-17-00203

Vertical sidebar containing: FLAGSTAFF ARIZONA, TRAX EAST - HOLIDAY INN & SUITES, COVER SHEET, JOB NO: 17043, DATE: JUL 19, SCALE: AS SHOWN, DRAWN: KMF, DESIGN: KMF, CHECKED: SCJ/ADB, 110 W. Dale Avenue Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi.az.gov, SWI logo, Shephard Wesnitzer, Inc., REVISIONS table, ARIZONA 811 logo, and SHEET INDEX table.

FILE: P:\2017\17043\DRAWINGS\PLATS\FINAL\17043 - COVER.DWG KBAKER

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
 GEODETIC DATUM: NAD 83 (CONUS)
 VERTICAL DATUM: NAVD 88, REFERENCED FROM SWI CONTROL POINT "GEMINI"
 SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2005)

PROJECTION:
 TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN: 35° 10' 00" N
 LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
 NORTHING AT GRID ORIGIN: 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 SWI CONTROL POINT "GEMINI" USING GPS WITH NGS GEOID MODEL "GEOID03". 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 OVER-DETERMINED AND STATISTICALLY INDEPENDENT OBSERVATIONS.

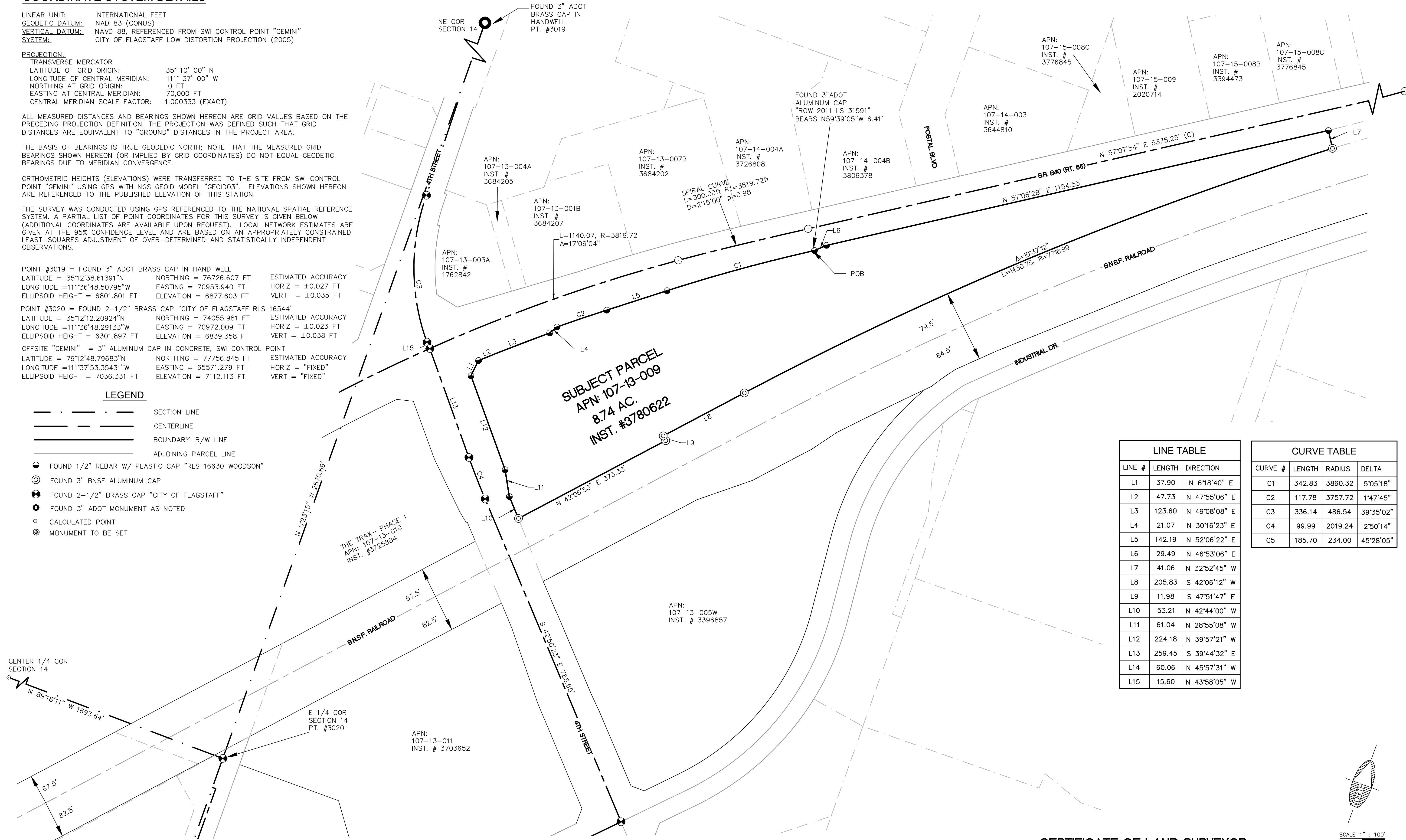
POINT #3019 = FOUND 3" ADOT BRASS CAP IN HAND WELL
 LATITUDE = 35°12'38.61391"N NORTHING = 76726.607 FT ESTIMATED ACCURACY
 LONGITUDE = 111°36'48.50795"W EASTING = 70953.940 FT HORIZ = ±0.027 FT
 ELLIPSOID HEIGHT = 6801.801 FT ELEVATION = 6877.603 FT VERT = ±0.035 FT

POINT #3020 = FOUND 2-1/2" BRASS CAP "CITY OF FLAGSTAFF RLS 16544"
 LATITUDE = 35°12'12.20924"N NORTHING = 74055.981 FT ESTIMATED ACCURACY
 LONGITUDE = 111°36'48.29133"W EASTING = 70972.009 FT HORIZ = ±0.023 FT
 ELLIPSOID HEIGHT = 6301.897 FT ELEVATION = 6839.358 FT VERT = ±0.038 FT

OFFSITE "GEMINI" = 3" ALUMINUM CAP IN CONCRETE, SWI CONTROL POINT
 LATITUDE = 79°12'48.79683"N NORTHING = 77756.845 FT ESTIMATED ACCURACY
 LONGITUDE = 111°37'53.35431"W EASTING = 65571.279 FT HORIZ = "FIXED"
 ELLIPSOID HEIGHT = 7036.331 FT ELEVATION = 7112.113 FT VERT = "FIXED"

LEGEND

- SECTION LINE
- CENTERLINE
- BOUNDARY-R/W LINE
- ADJOINING PARCEL LINE
- FOUND 1/2" REBAR W/ PLASTIC CAP "RLS 16630 WOODSON"
- ⊙ FOUND 3" BNSF ALUMINUM CAP
- ⊙ FOUND 2-1/2" BRASS CAP "CITY OF FLAGSTAFF"
- ⊙ FOUND 3" ADOT MONUMENT AS NOTED
- CALCULATED POINT
- ⊙ MONUMENT TO BE SET



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.90	N 61°8'40" E
L2	47.73	N 47°5'06" E
L3	123.60	N 49°08'08" E
L4	21.07	N 30°16'23" E
L5	142.19	N 52°06'22" E
L6	29.49	N 46°53'06" E
L7	41.06	N 32°52'45" W
L8	205.83	S 42°06'12" W
L9	11.98	S 47°51'47" E
L10	53.21	N 42°44'00" W
L11	61.04	N 28°55'08" W
L12	224.18	N 39°57'21" W
L13	259.45	S 39°44'32" E
L14	60.06	N 45°57'31" W
L15	15.60	N 43°58'05" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	342.83	3860.32	5°05'18"
C2	117.78	3757.72	1°47'45"
C3	336.14	486.54	39°35'02"
C4	99.99	2019.24	2°50'14"
C5	185.70	234.00	45°28'05"

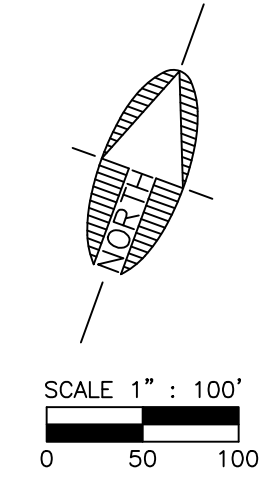
NOTE:
 ALL DIMENSIONS SHOWN HEREON ARE "MEASURED" UNLESS OTHERWISE NOTED.

- REFERENCE DOCUMENTS:
- INST #3396857 OFFICIAL RECORDS OF COCONINO COUNTY, CITY OF FLAGSTAFF CONSOLIDATION MAP PREPARED BY PLATEAU ENGINEERING
 - INST #3491704 OFFICIAL RECORDS OF COCONINO COUNTY, ALTA SURVEY PREPARED BY WOODSON ENGINEERING AND SURVEYING, INC.
 - ADOT RIGHT-OF-WAY PLANS, S.R. B40 M-951-6-801
 - INST #3725884, OFFICIAL RECORDS OF COCONINO COUNTY FINAL PLAT TRAX- PHASE 1
 - INST #3701458, OFFICIAL RECORDS OF COCONINO COUNTY, RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC.

CERTIFICATE OF LAND SURVEYOR

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 I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor _____
 Date _____



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. #PZ-17-00203

FLAGSTAFF ARIZONA

TRAX EAST - HOLIDAY INN & SUITES

OVERALL BOUNDARY

JOB NO: 17043
 DATE: JUL 19
 SCALE: AS SHOWN
 DRAWN: TNC
 DESIGN: SCI
 CHECKED: SCI

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.com

SWI
 Shephard Wesnitzer, Inc.

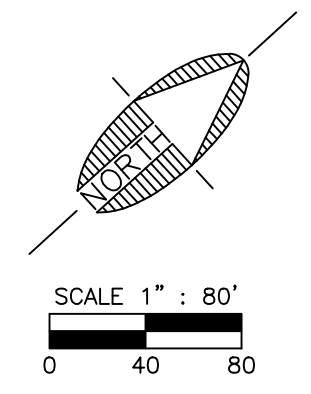
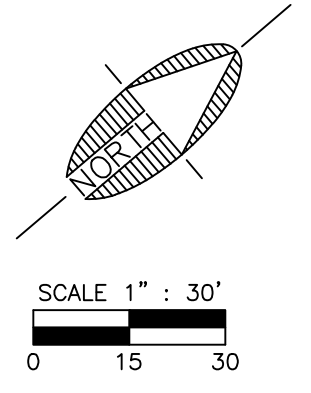
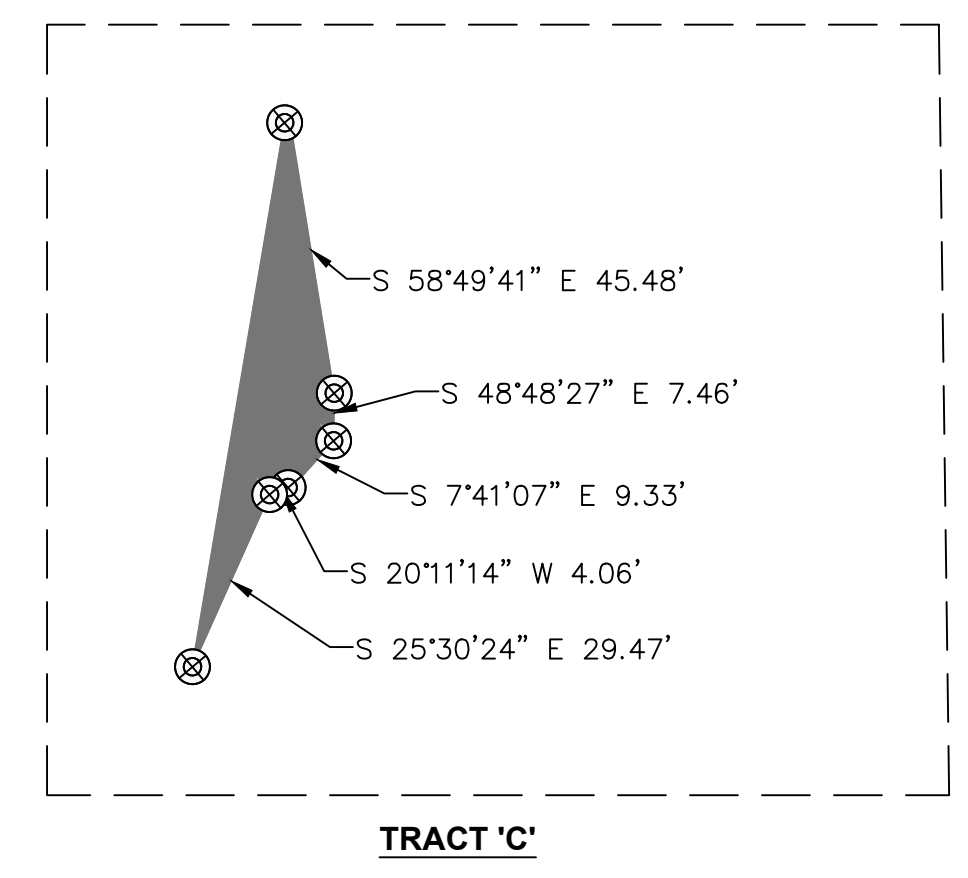
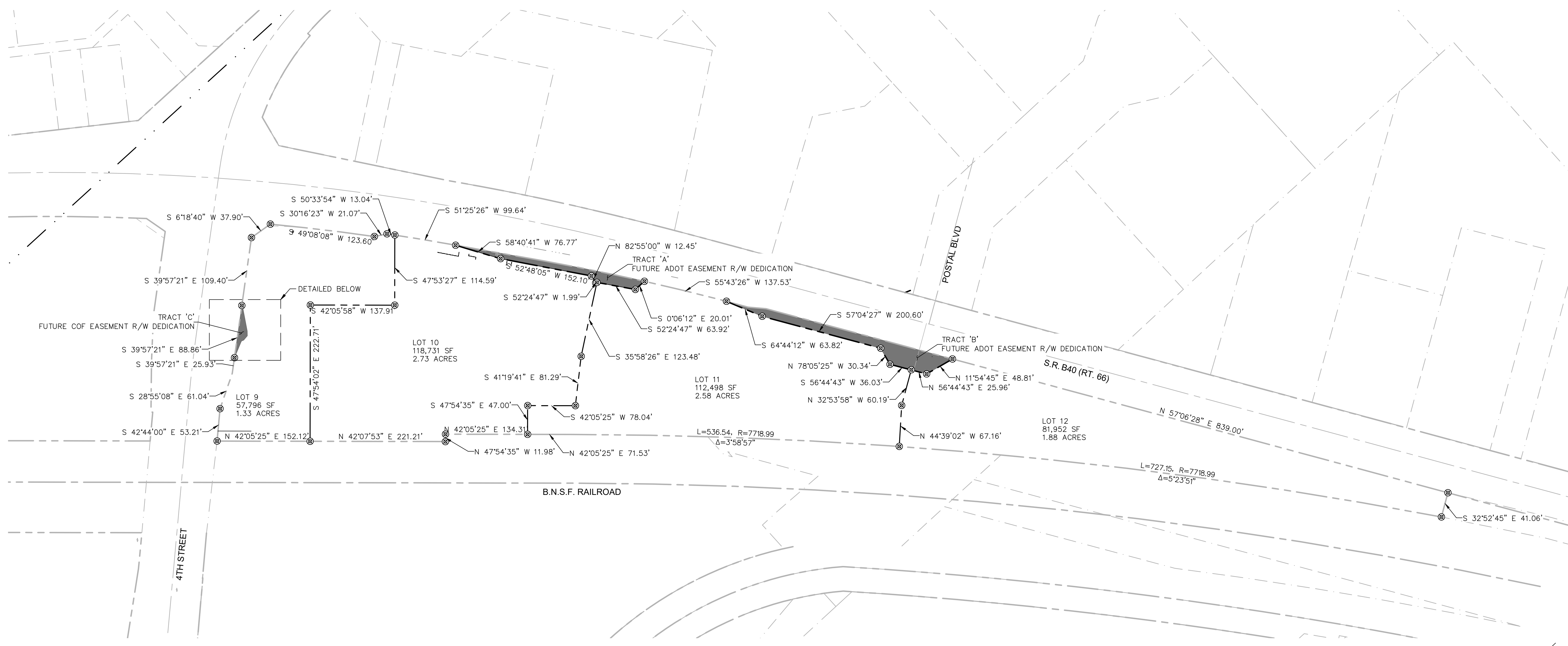
NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.

ARIZONA 801
 Arizona Blue Stakes, Inc.
 808 8-1-1 or 1-800-514-1111 (T82-5348)

DRAWING NO. **FP2**

SHT NO. 2 OF 4



CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and plotted 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 tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor _____
Date _____

PRELIMINARY

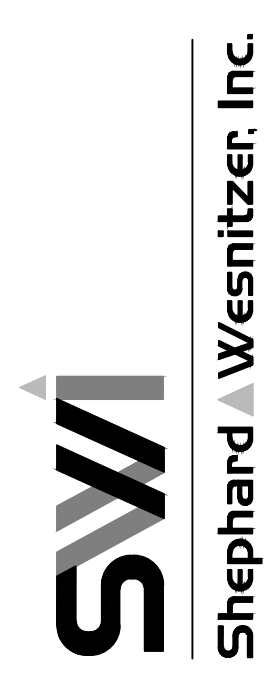
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. #PZ-17-00203

FLAGSTAFF
ARIZONA
TRAX EAST - HOLIDAY INN & SUITES
LOT GEOMETRY

JOB NO:	17043
DATE:	JUL 19
SCALE:	AS SHOWN
DRAWN:	TNC
DESIGN:	SCI
CHECKED:	SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiqz.com

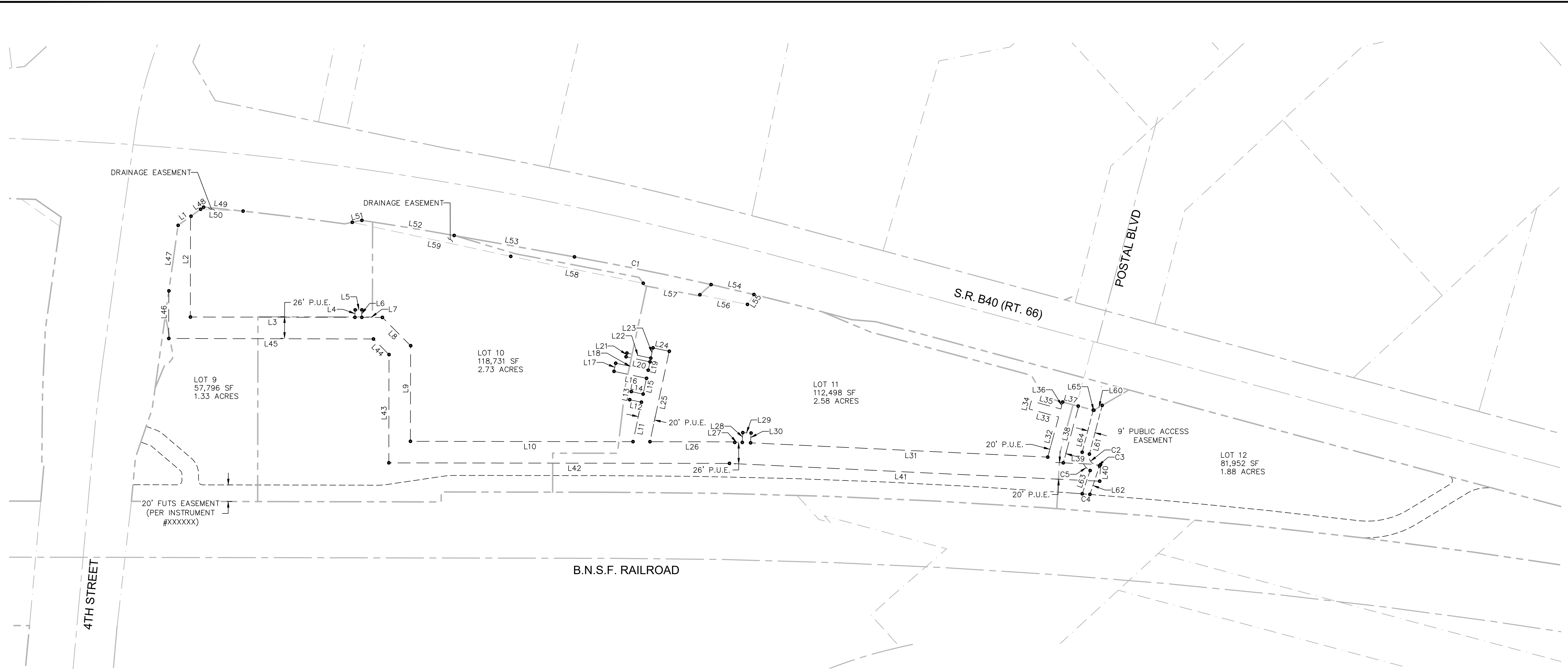


NO.	DESCRIPTION	DATE	BY



DRAWING NO.
FP3

SHT NO.	OF
3	4



LINE #	LENGTH	DIRECTION
L1	18.45	S 6°25'10" W
L2	121.21	N 47°53'27" W
L3	198.30	S 42°06'53" W
L4	9.00	S 45°52'51" E
L5	8.00	S 42°06'33" W
L6	9.00	N 47°06'31" W
L7	24.96	N 42°05'12" E
L8	48.21	S 87°06'33" W
L9	115.26	N 47°53'27" W
L10	268.26	S 42°05'25" W
L11	48.63	S 35°58'26" E
L12	14.50	N 54°01'34" E
L13	10.00	S 35°58'26" E
L14	14.50	S 54°01'34" W
L15	19.51	S 35°58'26" E
L16	40.11	N 54°01'34" E
L17	10.00	S 35°58'26" E
L18	40.11	S 54°01'34" W
L19	10.23	N 35°58'26" W
L20	29.52	N 54°01'34" E
L21	4.57	S 35°58'26" E
L22	29.52	S 4°01'34" W
L23	12.73	N 35°58'26" W
L24	20.00	S 54°01'34" W
L25	111.44	N 35°58'26" W

LINE #	LENGTH	DIRECTION
L26	96.41	S 42°05'25" W
L27	14.88	S 44°45'11" W
L28	11.78	S 45°14'49" E
L29	10.00	S 44°45'32" W
L30	11.78	N 45°14'49" W
L31	358.67	S 44°45'11" W
L32	50.11	N 32°51'31" W
L33	36.85	S 57°08'29" W
L34	10.00	N 32°51'31" W
L35	36.85	N 57°08'29" E
L36	8.67	N 32°51'31" W
L37	20.00	S 56°44'43" W
L38	70.72	N 32°41'05" W
L39	44.97	S 44°45'11" W
L40	20.00	N 45°14'49" W
L41	446.85	N 44°45'11" E
L42	410.52	N 42°05'25" E
L43	130.50	S 47°53'27" E
L44	26.63	N 87°06'33" E
L45	246.71	N 42°08'11" E
L46	57.37	S 47°53'27" E
L47	79.77	S 39°57'21" E
L48	4.60	S 6°25'10" W
L49	47.62	S 47°55'35" W
L50	51.15	N 44°30'37" E

LINE #	LENGTH	DIRECTION
L51	11.92	N 30°16'23" E
L52	112.67	N 51°19'28" E
L53	147.29	N 52°06'37" E
L54	52.93	N 55°05'45" E
L55	14.23	S 14°59'29" E
L56	58.55	S 53°29'03" W
L57	69.66	S 53°29'03" W
L58	162.94	S 53°29'03" W
L59	195.42	S 54°07'08" W
L60	11.66	N 11°54'45" E
L61	60.73	N 33°15'17" W
L62	36.13	N 29°16'34" W
L63	29.60	N 29°16'34" W
L64	52.51	N 33°15'17" W
L65	0.73	N 56°44'43" E

CURVE #	LENGTH	RADIUS	DELTA
C1	168.08	3860.32	2°29'41"
C2	15.83	10.50	86°22'12"
C3	5.67	219.00	1°28'58"
C4	9.29	7739.03	0°04'08"
C5	25.99	19.50	76°22'12"

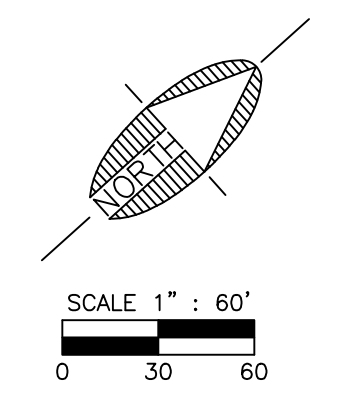
LEGEND

	PUBLIC UTILITY EASEMENT
	FUTS EASEMENT
	SLOPE AND DRAINAGE EASEMENT

CERTIFICATE OF LAND SURVEYOR

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I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor _____
Date _____



PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. #PZ-17-00203

JOB NO:	17043	DATE:	JUL 19	SCALE:	AS SHOWN	DRAWN:	TNC	DESIGN:	SCI	CHECKED:	SCI
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.com											
 Shepherd Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
					DRAWING NO.	FP4					
					SHT NO.	4	OF	4			