

PLOTTED: Jul 17, 2019 - 4:53pm

DEDICATION

STATE OF ARIZONA SS. COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: THAT WEDGE, LLC, ("OWNER") HAS SUBDIVIDED UNDER THE NAME OF 'THE WEDGE', LOCATED IN SECTION 30, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS THE PLAT OF 'THE WEDGE' AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE LOTS AS SHOWN HEREON AND THAT EACH SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT.

THE OWNER HEREBY DEDICATES TO THE CITY OF FLAGSTAFF:

- 1. THOSE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON FOR THE BENEFIT OF ALL AUTHORIZED UTILITY COMPANIES FOR PUBLIC UTILITY INSTALLATION, MAINTENANCE, AND ACCESS PURPOSES ONLY.
2. THOSE RIGHTS OF WAY (R.O.W.) SHOWN HEREON FOR USE/ACCESS BY THE PUBLIC AND USE BY ALL AUTHORIZED COMPANIES FOR THE CITY OF FLAGSTAFF.
3. TRACTS B, C, D, E, F, G, H, I, ARE DEDICATED TO 'THE WEDGE' HOA AS OPEN SPACE, DRAINAGE, AND DETENTION AS SHOWN HEREON.
4. A 30' P.U.E. AND PUBLIC DRAINAGE EASEMENT FOR ACCESS TO KILTIE LANE AS SHOWN HEREON.
5. A 30' 'FUTS' EASEMENT TO BE DEDICATED BY A SEPARATE INSTRUMENT AS SHOWN HEREON.

IN WITNESS WHEREOF, THE DECLARANT HAS CAUSED THIS DECLARATION TO BE DULY EXECUTED AS OF THIS _____ DAY OF _____, 20____

BY: WEDGE, LLC

BY: BRIAN RHOTON ITS: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA SS. COUNTY OF COCONINO

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE

UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT WEDGE, LLC, AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION (APN: 112-08-004B, RECORDER INSTRUMENT NO. 3802000)

A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE IN SECTION 30, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 30, SAID POINT BEING A FOUND 3'- COP, THENCE N 01° 06' 37" E [BASIS OF BEARING: CASE 8, MOP 64], ALONG THE WEST SECTION LINE OF SAID SECTION 30, FOR A DISTANCE OF 2707.85 FEET TO A FOUND L/2" REBAR W/RED COP, SAID POINT BEING THE WEST 1/4 OF SAID SECTION 30;

THENCE N 01° 19' 24" E, ALONG SAID WEST SECTION LINE, FOR A DISTANCE OF 2706.08 FEET TO A FOUND 3" BRASS CAP, SAID POINT BEING THE NORTHWEST SECTION CORNER OF SAID SECTION 18;

THENCE N 89° 45' 45" E, ALONG THE NORTH SECTION LINE OF SAID SECTION 30, FOR A DISTANCE OF 52.60 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING ON THE SOUTHERLY PARCEL LINE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT "R" RECORDED IN DOCKET 1305, PAGE 073 OF THE RECORDS OF COCONINO COUNTY, ARIZONA, FROM WHICH THE NORTH 1/4 OF SAID SECTION 30 BEARS N 89° 45' 45" E A DISTANCE OF 2579.43 FEET;

THENCE S 60° 08' 57" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 154.91 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12° 26' 12" AND A RADIUS OF 479.27 FEET, FOR A DISTANCE OF 104.03 FEET, THE CHORD OF SAID CURVE BEARS S 53° 56' 00" E FOR 103.83 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A POINT OF TANGENCY;

THENCE S 47° 42' 54" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 104.92 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A POINT OF TANGENCY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13° 19' 31" AND A RADIUS OF 368.98 FEET, FOR A DISTANCE OF 85.81 FEET, THE CHORD OF SAID CURVE BEARS S 54° 22' 40" E FOR 85.62 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 41' 24" AND A RADIUS OF 1386.42 FEET, FOR A DISTANCE OF 65.09 FEET, THE CHORD OF SAID CURVE BEARS S 54° 19' 32" E FOR 65.09 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05° 22' 56" AND A RADIUS OF 622.23 FEET, FOR A DISTANCE OF 58.46 FEET, THE CHORD OF SAID CURVE BEARS S 55° 21' 37" E FOR 58.44 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A POINT OF TANGENCY;

THENCE S 55° 40' 09" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 253.77 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 41' 24" AND A RADIUS OF 1386.42 FEET, FOR A DISTANCE OF 65.09 FEET, THE CHORD OF SAID CURVE BEARS S 54° 19' 32" E FOR 65.09 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE S 52° 58' 48" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 321.93 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE ON THE CENTERLINE OF WOODY MOUNTAIN ROAD;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00° 56' 40" AND A RADIUS OF 954.93 FEET, FOR A DISTANCE OF 15.74 FEET, THE CHORD OF SAID CURVE BEARS S 42° 54' 16" W FOR 15.74 FEET, TO THE INTERSECTION OF THE CENTERLINE OF SAID WOODY MOUNTAIN ROAD AND THE CENTERLINE OF KILTIE LANE;

THENCE CONTINUE SOUTHWESTERLY ALONG SAID CENTERLINE, ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23° 09' 43" AND A RADIUS OF 954.93 FEET, FOR A DISTANCE OF 386.03 FEET, THE CHORD OF SAID CURVE BEARS S 30° 51' 11" W FOR 383.41 FEET, TO A POINT OF TANGENCY;

THENCE S 19° - 16' 20" W FOR A DISTANCE OF 2305.44 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15° 30' 24" AND A RADIUS OF 716.20 FEET, FOR A DISTANCE OF 193.84 FEET, THE CHORD OF SAID CURVE BEARS S 11° 31' 08" W FOR 193.25 FEET, TO A POINT OF TANGENCY;

THENCE S 03° 45' 56" W FOR A DISTANCE OF 1997.22 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 30, FROM WHICH THE SOUTH 1/4 OF SAID SECTION 30 BEARS N 87° 46' 50" E A DISTANCE OF 2684.53 FEET;

THENCE S 87° 48' 50" W, ALONG SAID SOUTH SECTION LINE, FOR A DISTANCE OF 50.27 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM:

A PORTION OF A PARCEL OF LAND DESCRIBED IN CERTIFICATE OF PURCHASE RECORDED IN INSTRUMENT #5157989, SITUATED IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 30, SAID POINT BEING A FOUND 3" COP, THENCE N 89° 45' 45" E [BASIS OF BEARING (SOUTHWEST SECTION CORNER TO WEST 1/4 CORNER):

N 01° 06' 37" E (CASE 8, MAP 64), ALONG THE NORTH SECTION LINE OF SAID SECTION 30, FOR A DISTANCE OF 52.60 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING ON THE SOUTHERLY PARCEL LINE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT "R" RECORDED IN DOCKET 1305, PAGE 073 OF THE RECORDS OF COCONINO COUNTY, ARIZONA, FROM WHICH THE NORTH 1/4 OF SAID SECTION 30 BEARS N 89° 45' 45" E A DISTANCE OF 2579.43 FEET;

THENCE S 60° 08' 57" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 154.91 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12° 26' 12" AND A RADIUS OF 479.27 FEET, FOR A DISTANCE OF 104.03 FEET, THE CHORD OF SAID CURVE BEARS S 53° 56' 00" E FOR 103.83 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A POINT OF TANGENCY;

THENCE S 47° 42' 54" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 104.92 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A POINT OF TANGENCY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13° 19' 31" AND A RADIUS OF 368.98 FEET, FOR A DISTANCE OF 85.81 FEET, THE CHORD OF SAID CURVE BEARS S 54° 22' 40" E FOR 85.62 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 41' 24" AND A RADIUS OF 1386.42 FEET, FOR A DISTANCE OF 65.09 FEET, THE CHORD OF SAID CURVE BEARS S 54° 19' 32" E FOR 65.09 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05° 22' 56" AND A RADIUS OF 622.23 FEET, FOR A DISTANCE OF 58.46 FEET, THE CHORD OF SAID CURVE BEARS S 55° 21' 37" E FOR 58.44 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A POINT OF TANGENCY;

THENCE S 55° 40' 09" E, ALONG SAID SOUTHERLY PARCEL LINE, FOR A DISTANCE OF 253.77 FEET TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY PARCEL LINE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 41' 24" AND A RADIUS OF 1386.42 FEET, FOR A DISTANCE OF 65.09 FEET, THE CHORD OF SAID CURVE BEARS S 54° 19' 32" E FOR 65.09 FEET, TO A FOUND L/2" REBAR W/CAP 14671, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00° 56' 40" AND A RADIUS OF 954.93 FEET, FOR A DISTANCE OF 15.74 FEET, THE CHORD OF SAID CURVE BEARS S 42° 54' 16" W FOR 15.74 FEET, TO A POINT ON THE SAID CURVE;

THENCE CONTINUE SOUTHWESTERLY ALONG SAID CENTERLINE, ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 00' 05" AND A RADIUS OF 954.93 FEET, FOR A DISTANCE OF 50.02 FEET, THE CHORD OF SAID CURVE BEARS S 42° 54' 16" W FOR 50.02 FEET, TO A POINT OF TANGENCY;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08° 30' 09" AND A RADIUS OF 400.00 FEET, FOR A DISTANCE OF 81.28 FEET, THE CHORD OF SAID CURVE BEARS N 58° 21' 26" W FOR 81.14 FEET, TO A POINT OF TANGENCY;

THENCE N 54° 06' 21" W FOR A DISTANCE OF 425.74 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08° 30' 09" AND A RADIUS OF 400.00 FEET, FOR A DISTANCE OF 81.28 FEET, THE CHORD OF SAID CURVE BEARS N 58° 21' 26" W FOR 81.14 FEET, TO A POINT OF TANGENCY;

THENCE N 62° 36' 31" W FOR A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15° 01' 30" AND A RADIUS OF 500.00 FEET, FOR A DISTANCE OF 131.12 FEET, THE CHORD OF SAID CURVE BEARS N 55° 05' 45" W FOR 130.74 FEET, TO A POINT OF TANGENCY;

THENCE N 47° 35' 00" W FOR A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;

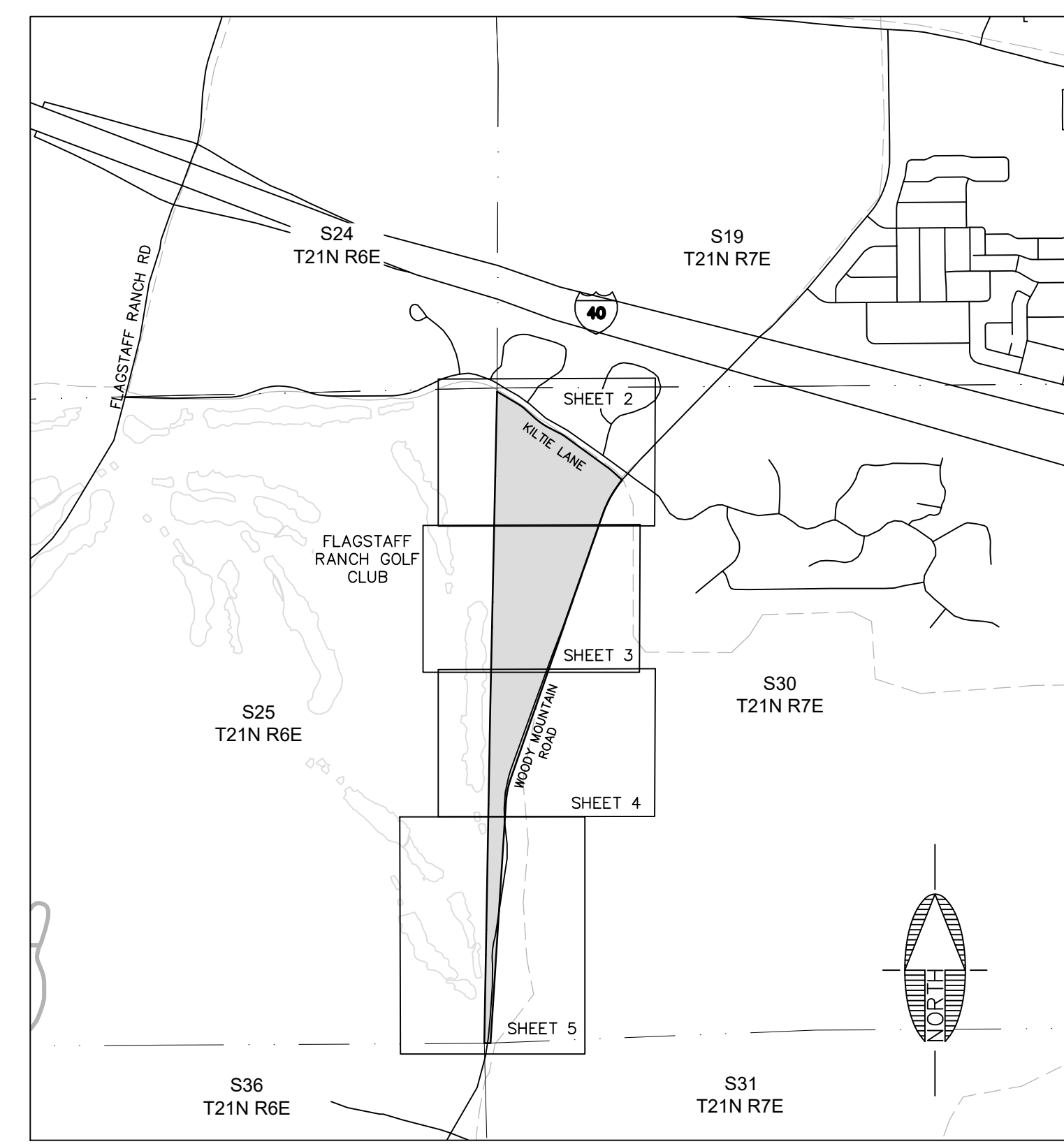
THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11° 38' 32" AND A RADIUS OF 400.00 FEET, FOR A DISTANCE OF 81.28 FEET, THE CHORD OF SAID CURVE BEARS N 53° 24' 16" W FOR 81.14 FEET, TO A POINT OF TANGENCY;

THENCE N 58° 13' 32" W FOR A DISTANCE OF 200.30 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 30;

THENCE N 01° 19' 24" E, ALONG SAID WEST SECTION LINE, FOR A DISTANCE OF 29.37 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING ALL OIL, GAS, METALS AND MINERAL RIGHTS AND RIGHT TO OTHER MATERIALS, AS APPROVED BY ARS 37-231, TOGETHER WITH ALL GEOTHERMAL RESOURCES AS PROVIDED BY ARS 37-231 AS RESERVED IN PATENT FROM THE STATE OF ARIZONA, RECORDED JULY 1, 2004 AS INSTRUMENT 04-327042.

FINAL PLAT FOR THE WEDGE

LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



LOCATION MAP NO SCALE

LEGEND

- ROAD CENTERLINE
LOT LINE
ROW
EASEMENT
SUBDIVISION BOUNDARY
SECTION LINE
EX. LOT LINE
EX. EASEMENT
CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
INTERIOR LOT CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION
1/2" REBAR W/ ALUMINUM CAP 'LS 14671'
SECTION CORNER AS NOTED
CALCULATED POINT

(R1) ALTA/ACSM LAND TITLE SURVEY BY NORTHLAND EXPLORATION SURVEYS, INC. STAMPED BY KENNETH A. KREINKE, RLS 14671 ON 03/27/2012.

Table with columns: LOT #, LOT SQUARE FOOTAGE, LOT ACRES. Row 1: LOT 44, 10298.04, 0.24

PROJECT OWNER:

WEDGE, LLC
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ 86005
(928) 774-3826
BRIAN RHOTON

CIVIL ENGINEER:

SHEPARD WESNITZER INC.
ART BECKWITH, PE #28658
75 KALLOF PLACE
SEDONA, AZ 86336
(928) 282-1061

SURVEYOR:

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

PROJECT INFORMATION

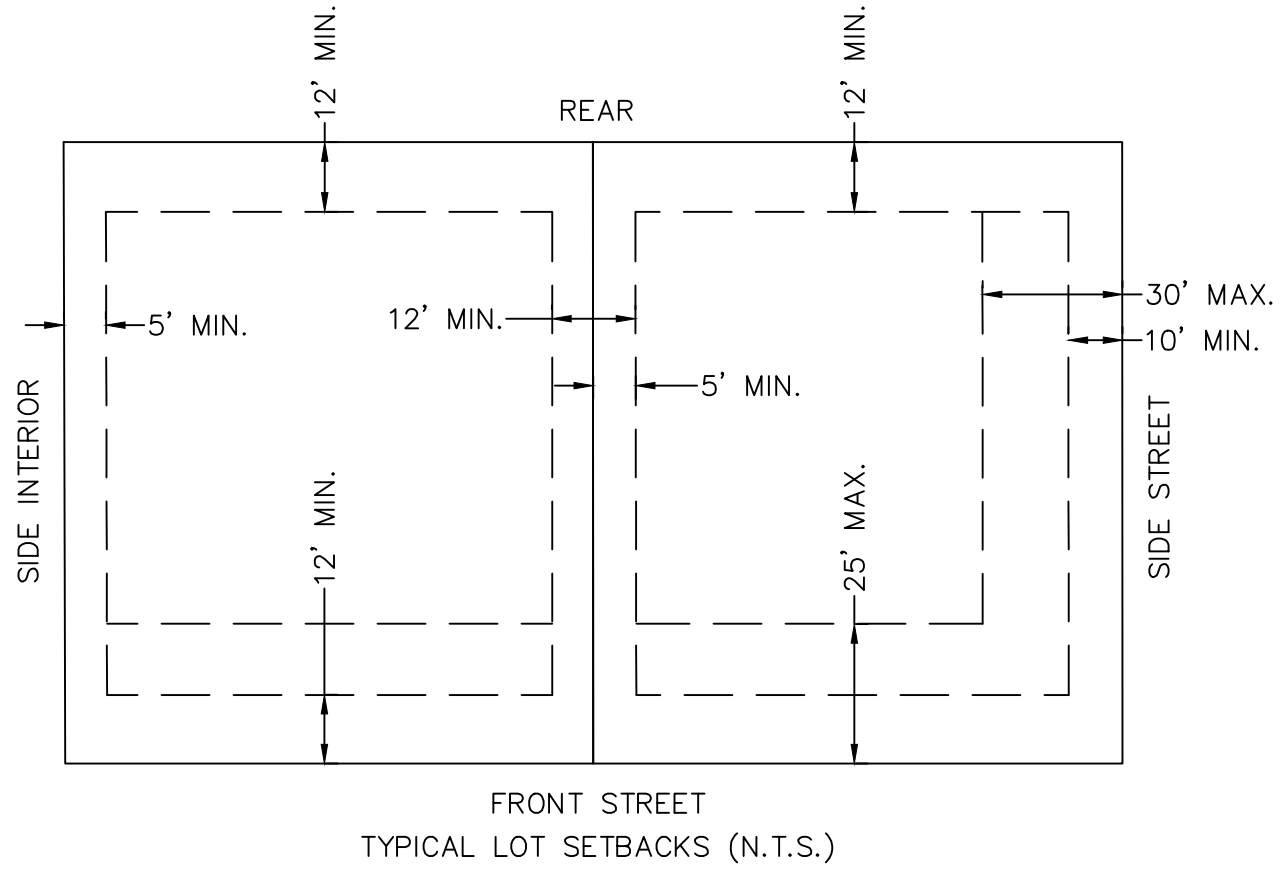
THE WEDGE
3501 S. WOODY MOUNTAIN ROAD
FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NO. 112-08-004B

NUMBER OF UNITS: 47
BUILDING TYPE: SINGLE FAMILY ESTATE
GROSS AREA: 47.26 ACRES
GROSS DENSITY: .99 UNIT PER ACRE
NET DENSITY (EXCLUDING ROADWAY): 1.01 UNITS PER ACRE
NET ACREAGE: 46.36
MAX. LOT COVERAGE: 50%

EXISTING ZONING: RR (SINGLE-FAMILY ESTATE, SEE SHEET 6 FOR DETAILS)

- 1. 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. 41-90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE WOODY MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTAINING THE SLOPE AND DRAINAGE EASEMENTS' INTEGRITY AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS WITHIN ALL TRACT BOUNDARIES.
5. THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THE REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.
6. DRAINAGE EASEMENTS CONFORM TO NATURAL OR MAN-MADE WATER COURSES. THESE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION. IN THE EVENT THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED IN THE OPINION OF THE CITY ENGINEER OF THE CITY OF FLAGSTAFF BY THE INDIVIDUAL PROPERTY OWNER, THEN THE CITY OF FLAGSTAFF SHALL HAVE THE AUTHORITY TO ENTER THE PROPERTY AND/OR CAUSE THE NECESSARY MAINTENANCE AND SHALL FURTHER HAVE THE AUTHORITY TO PASS ON ALL COSTS ASSOCIATED WITH SAID MAINTENANCE TO THE INDIVIDUAL PROPERTY OWNER.
7. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
8. HOA SHALL MAINTAIN ALL COMMON AREAS NOTED HEREON AS "TRACTS"
9. ALL INDIVIDUAL LOT AREAS OUTSIDE OF THE MAXIMUM BUILDING COVERAGE, DRIVEWAYS, AND UTILITIES ARE DEEMED AS PRIVATE OPEN SPACE AND PROTECTED FOREST RESOURCE AREAS.
10. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'THE WEDGE' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
11. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY 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.
12. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN ALTA SURVEY PROVIDED BY NORTHLAND EXPLORATION SURVEYS, INC., JOB NO. 12-010, DATED 03-27-2012.



CITY ENGINEER:

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

CITY UTILITIES DIRECTOR

BY: _____ DATE: _____

ARIZONA PUBLIC SERVICE

BY: _____ DATE: 10/26/2016

UNISOURCE ENERGY SERVICES

BY: _____ DATE: 10/31/2016

CENTURY LINK

BY: _____ DATE: 10/31/2016

SUDDENLINK

BY: _____ DATE: 10/27/2016

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.

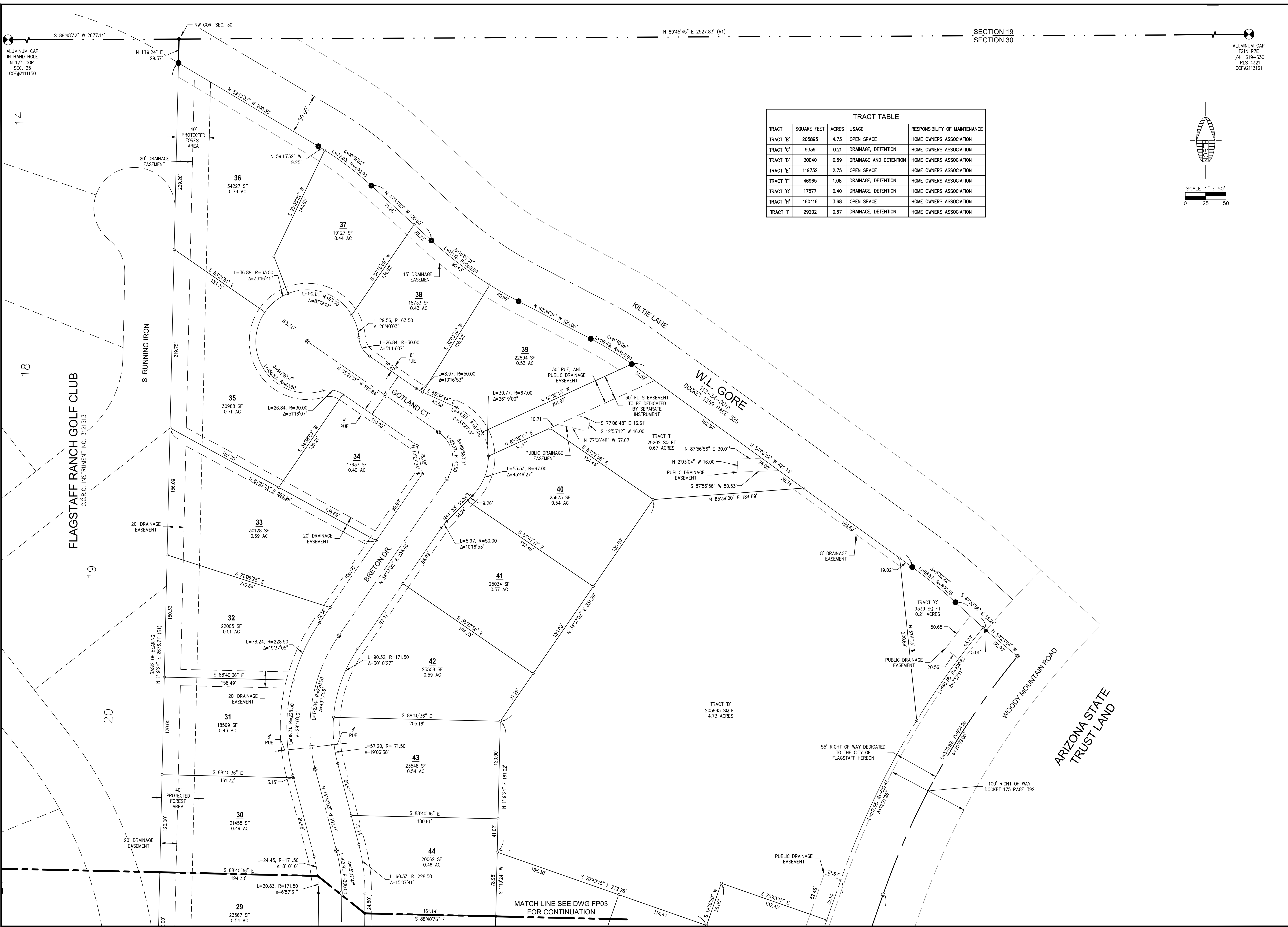
REGISTERED LAND SURVEYOR _____

DATE _____

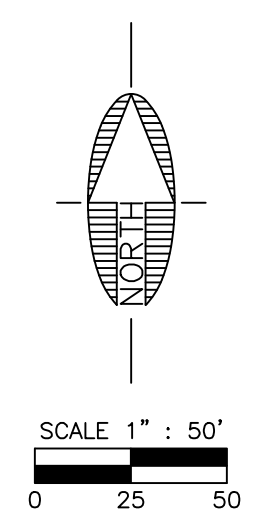
COVER SHEET C01 OF 6. Includes SWI logo, Shephard Wesnitzer, Inc. name, job details, and revision table.

FILE: P:\2017\17274\Drawings\Plots\Final\17274-Cover_Sheet.dwg <<c3d_imperial>

FILE: P:\2017\1274\Drawings\Plats\Final\1274-Final Plat.dwg <<3D Imperial>> PLOTTED: Jul 18, 2019 4:26pm



SECTION 19
SECTION 30



TRACT TABLE			
TRACT	SQUARE FEET	ACRES	RESPONSIBILITY OF MAINTENANCE
TRACT 'B'	205895	4.73	OPEN SPACE
TRACT 'C'	9339	0.21	DRAINAGE, DETENTION
TRACT 'D'	30040	0.69	DRAINAGE AND DETENTION
TRACT 'E'	119732	2.75	OPEN SPACE
TRACT 'F'	46965	1.08	DRAINAGE, DETENTION
TRACT 'G'	17577	0.40	DRAINAGE, DETENTION
TRACT 'H'	160416	3.68	OPEN SPACE
TRACT 'Y'	29202	0.67	DRAINAGE, DETENTION

FLAGSTAFF ARIZONA

THE WEDGE

JOB NO: 17274
DATE: JUL 19
SCALE: 1"=50'
DRAWN: MWJ/AJS
DESIGN: AHB
CHECKED: ADB

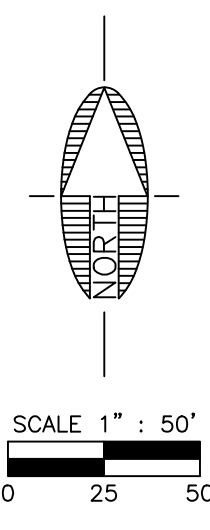
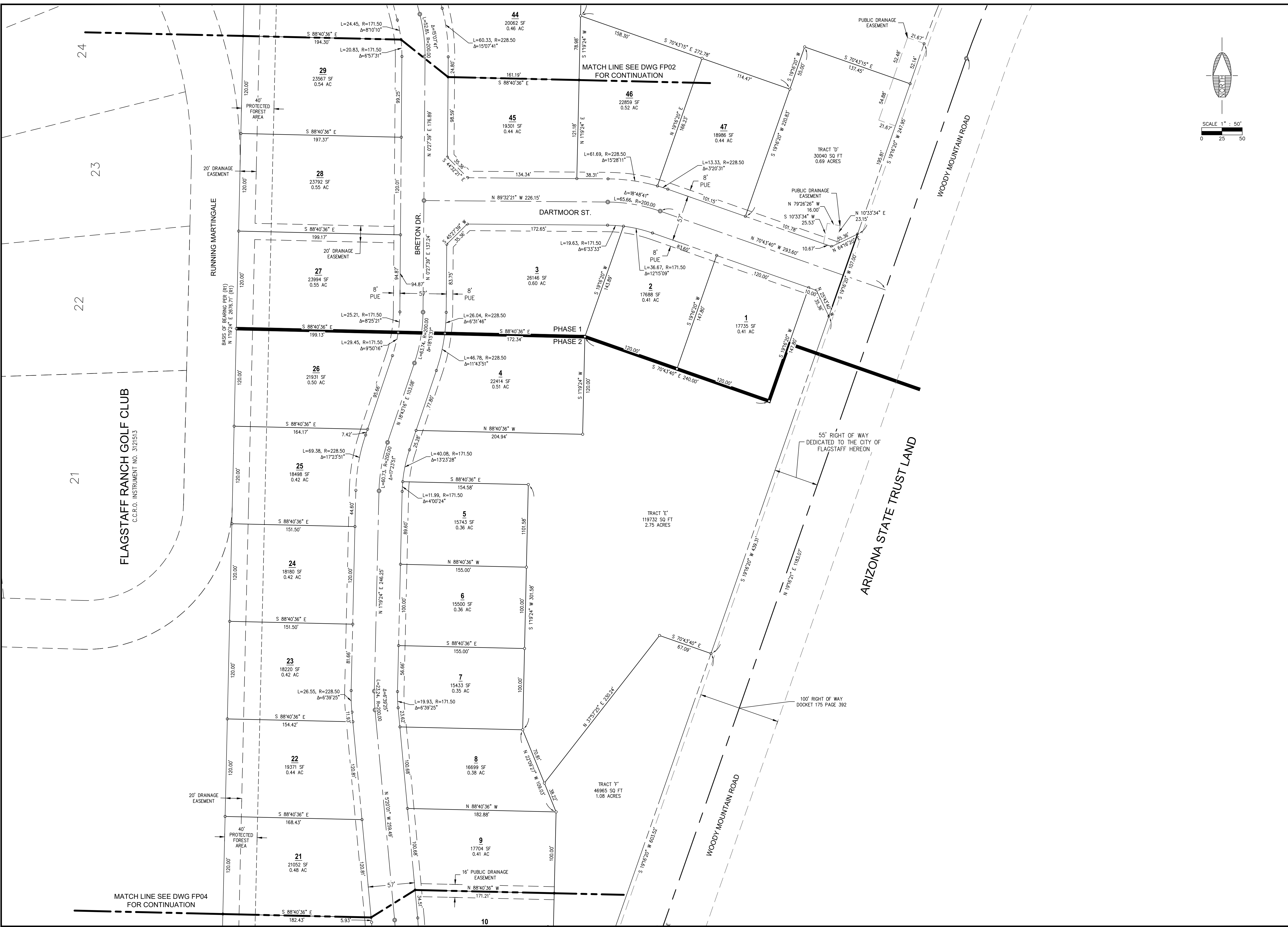
110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.6934 fax
928.774.6934 fax
www.swi.com


SWI
Shepherd Wesnitzen, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
Dial 8-1-1 or 1-800-531-AE-11 (765-5348)

SHEET
FP02
OF 6

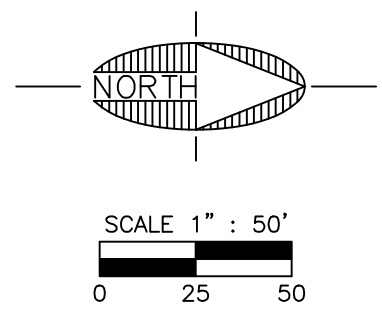
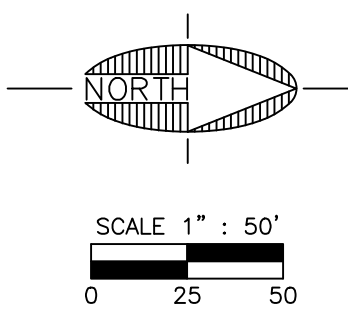
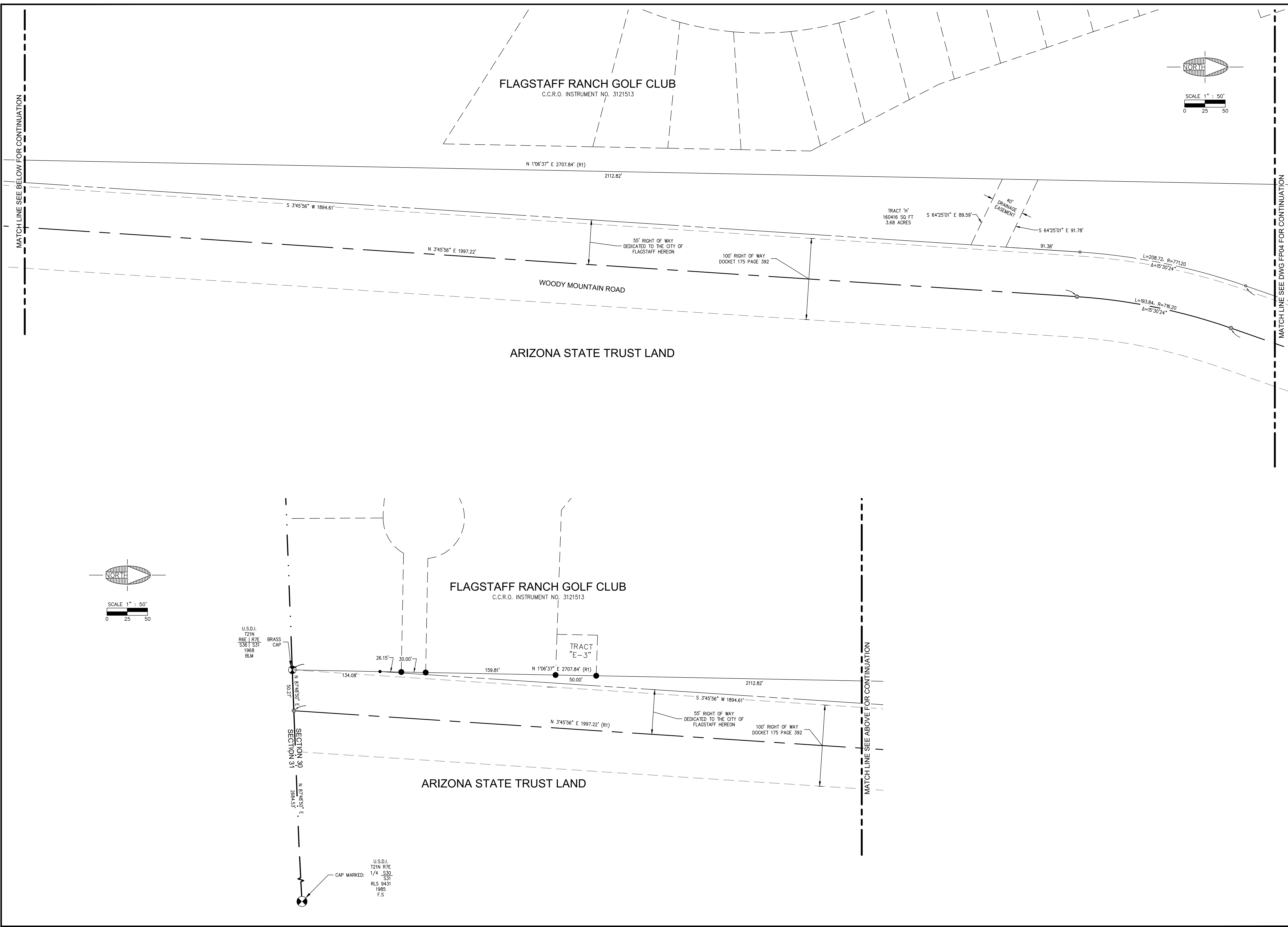


JOB NO: 17274		DATE: JUL 19		SCALE: AS SHOWN		DRAWN: MMJ/AJS		DESIGN: AHB		CHECKED: ADB																	
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.6934 fax www.swi2.com																											
 Shepherd Wesnitzen, Inc.																											
<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>												NO.	DESCRIPTION	DATE	BY												
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SHEET FP03 OF 6																											



PLOTTED: Jul 17, 2019 - 4:59pm

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U.S.D.I.
T21N
R7E
S36 S31
1968
BLM

SECTION 30
SECTION 31


CAP MARKED:
U.S.D.I.
T21N R7E
1/4 S30
S31
RLS 9431
1985
F.S

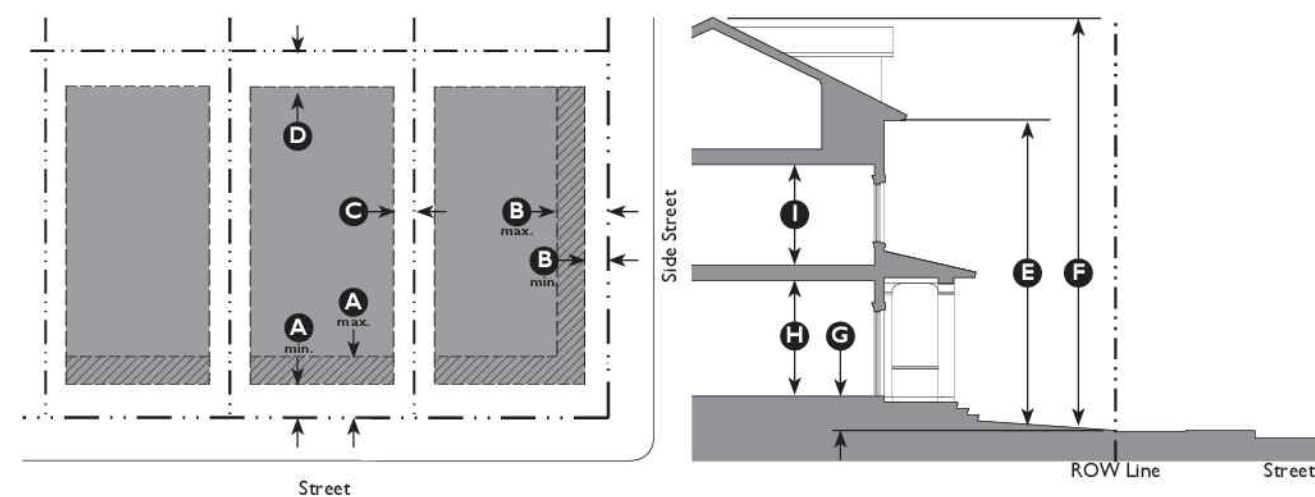
FLAGSTAFF RANCH GOLF CLUB
C.C.R.O. INSTRUMENT NO. 3121513

FLAGSTAFF RANCH GOLF CLUB
C.C.R.O. INSTRUMENT NO. 3121513

TRACT "E-3"

TRACT "H"
160416 SQ FT
3.68 ACRES

JOB NO: 17274		DATE: JUL 19		SCALE: AS SHOWN		DRAWN: MMJ/AJS		DESIGN: AHB		CHECKED: ADB	
110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swizo.com											
 Shepherd Wesnitzer, Inc.											
SHEET FP05 OF 6											
REVISIONS NO. DESCRIPTION DATE BY											
FLAGSTAFF ARIZONA FINAL PLAT-AREA 4											



Key

- ROW/Property Line
- Building Setback Line
- Building Area
- Façade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building	
Front ¹	12' min.; 25' max. A
Front Façade within Façade Zone	50% min.
Side Street/Civic Space	10' min.; 30' max. B
Side ²	5' min.; 12' min. combined C
Rear	12' min. D
Accessory Building or Structure	
Front	20' min.
Side	3' min.; 6' max.
Rear	3' min.

¹The setback may match an existing adjacent building as follows: the building may be placed to align with the façade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's façade that encroaches into the minimum setback.

²No side setback is required along the shared property line between side-by-side duplexes.

D. Building Form³

Height

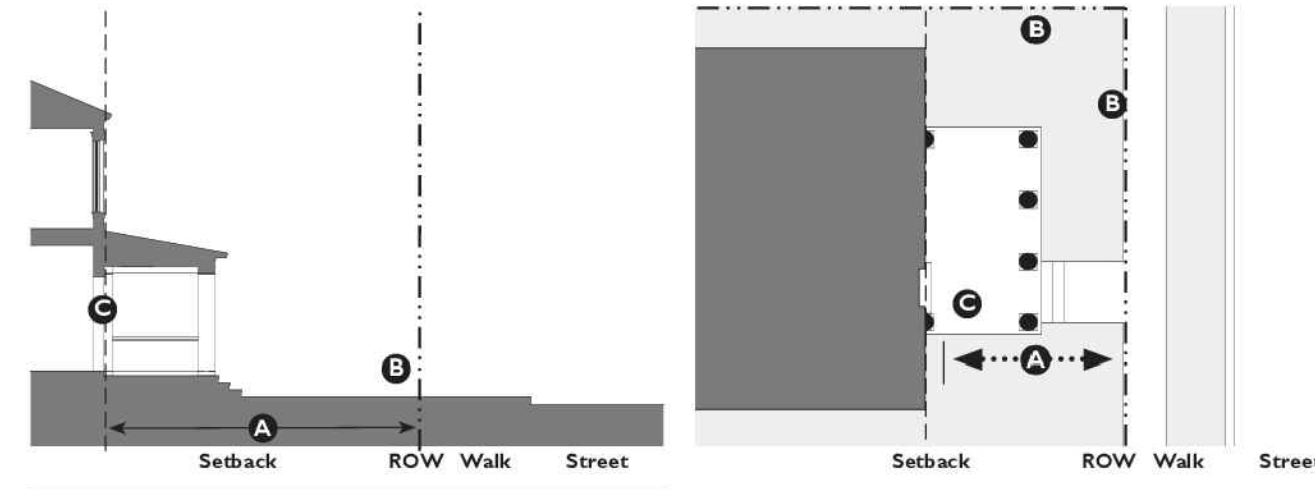
Principal Building	
Stories	3 stories max.
To Eave/Parapet	32' max. E
Overall	44' max. F
Accessory Building, Accessory Structure or Carriage House	
Stories	2 stories max.
To Eave/Parapet	18' max.
Overall	28' max.
Ground Floor Finish Level:	
Principal Building	18" min. above sidewalk G
Ground Floor Ceiling	
Principal Building	8' min. clear H
Upper Floor(s) Ceiling	8' min. clear I

³See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Footprint	
Lot Coverage	50% max.
Miscellaneous	
Mansard roof forms are not allowed.	

TYPICAL SINGLE FAMILY ESTATE (T3N.2) SETBACKS

(PER FLAGSTAFF ZONING CODE 10-40.40.060)



Key

- ROW/Property Line
- Setback Line

10-50.120.030 Common Yard

A. Description

The main façade of the building typically has a medium to large setback from the property line. The resulting front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and work in conjunction with the other private frontages.

B. Size

Depth	20' min. A
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C. Miscellaneous

Fences between front yards or between the sidewalk and front yard are not allowed in Common Yard Frontages.

Common Yard Frontages shall be used in conjunction with another allowed private frontage.



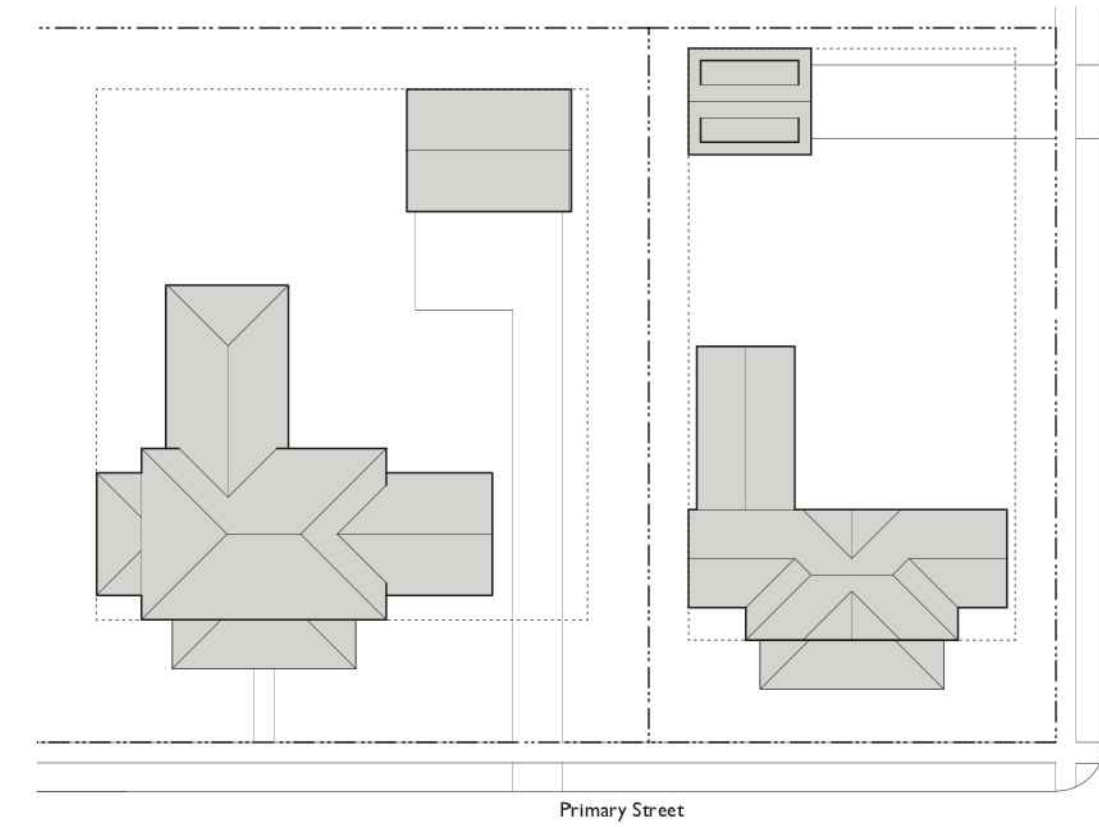
The front yards of these houses form a continuous common yard.



An example of a common yard.

TYPICAL SINGLE FAMILY ESTATE (T3N.2) COMMON YARD

(PER FLAGSTAFF ZONING CODE 10-50.120-4)



Typical Front-loaded Plan Diagram

Key

- ROW/Property Line
- Building Area

B. Lot		G. Private Open Space	
Lot Size ¹		Area	25% of lot area min.
Width	100' min.	Width	30' min.
Depth	100' min.	Depth	30' min.
Area	10,000 sf min.	H. Building Size and Massing	
C. Number of Units		Main Body	
Units	1 max.	48' max.	
D. Pedestrian Access		Secondary Wing	
Main Entrance Location	Primary Street	Width	
E. Allowed Frontages		36' max.	
Common Yard	Stoop	Miscellaneous	
Porch		Height	
F. Vehicle Access and Parking		See transect zone in which the building is proposed.	
Parking spaces may be enclosed, covered or open.		End Notes	
		¹ Applies to newly created lots.	

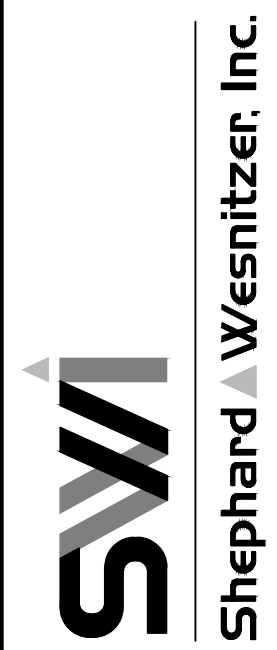
(Section 10-50.110.050 amended by Ord. 2016-07, adopted Feb. 16, 2016)

TYPICAL SINGLE FAMILY ESTATE (T3N.2) BUILDING ENVELOPE

(PER FLAGSTAFF ZONING CODE 10-50.110-9)

JOB NO:	17274
DATE:	JUL 19
SCALE:	AS SHOWN
DRAWN:	MMJ
DESIGN:	
CHECKED:	ADB

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Flagstaff, AZ 86001
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NO.	DESCRIPTION	DATE	BY

