

PLOTTED: Nov 26, 2019 - 2:51pm
FILE: P:\2014\14225\DRAWINGS (ALT 4)\PLATS\FINAL\14225 - FINAL PLAT COVER.DWG SWIN

DEDICATION

STATE OF ARIZONA SS.
COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: THAT VP CINEMA, LLC, ("OWNER") HAS SUBDIVIDED UNDER THE NAME OF 'MILL TOWN MIXED-USE', LOCATED IN SECTION 21, 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 'MILL TOWN MIXED-USE' 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 THE FOLLOWING:

- 1. THOSE PROPOSED 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. THE EXACT LOCATION OF EACH P.U.E. MAY BE ESTABLISHED BY SEPARATE INSTRUMENT WHICH LOCATION, IF DIFFERENT FROM THE PROPOSED LOCATION SHOWN HEREON, SHALL GOVERN.
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. A PERMANENT FLAGSTAFF URBAN TRAIL SYSTEM (F.U.T.S.) EASEMENT TO THE CITY OF FLAGSTAFF OVER, UNDER AND ACROSS TRACT A AS SHOWN.

FEE TITLE TO TRACT A AND TRACT B ARE NOT BEING DEDICATED TO THE CITY OF FLAGSTAFF PURSUANT TO THIS PLAT.

IN WITNESS WHEREOF, THE DECLARANT HAS CAUSED THIS DECLARATION TO BE DULY EXECUTED AS OF THIS _____ DAY OF _____, 2019.

VP CINEMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: VP FLAGSTAFF P3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ITS: MEMBER

BY: VINTAGE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ITS: MANAGER

BY: EDWARD & COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ITS: ADMINISTRATIVE MEMBER

BY: NAME: MARK ORTMAN, JR. ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA SS.
COUNTY OF COCONINO

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT VINTAGE PARTNERS, 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 _____

CITY OF FLAGSTAFF CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, 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 INTERNAL DEVELOPMENT STAFF BOARD OF THE CITY OF FLAGSTAFF, ARIZONA ON THE _____ DAY OF _____, 2019.

BY: _____ CHAIRPERSON/PLANNING DIRECTOR

BY: _____ CITY ENGINEER

LEGAL DESCRIPTION (APN 103-21-001):

INSTRUMENT # N/A. OWNED BY THE STATE OF ARIZONA PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-697103-PHX1, EFFECTIVE DATE: OCTOBER 10, 2014 AT 7:30 A.M.

PARCEL NO. 1:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF OAK CREEK HIGHWAY, AND THE SECTION LINE BETWEEN SECTION 21 AND 28, TOWNSHIP 21 NORTH, RANGE 7 EAST, WHICH IS NORTH 89° 55' 55" EAST, 1336.8 FEET FROM SECTION CORNER COMMON TO SECTIONS 20, 21, 29 AND 28, WHICH IS THE SOUTHEAST CORNER OF THE PLOT TO BE CONVEYED;

THENCE NORTH 1° 23' WEST 760 FEET, WHICH IS THE NORTHEAST CORNER OF PLOT TO BE CONVEYED;

THENCE SOUTH 89° 55' WEST 286.57 FEET, WHICH IS THE NORTHWEST CORNER OF THE PLOT TO BE CONVEYED;

THENCE SOUTH 1° 23' EAST, 760 FEET, WHICH IS THE SOUTHWEST CORNER OF THE PLOT TO BE CONVEYED;

THENCE NORTH 89° 55' EAST, 286.57 FEET, WHICH IS THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EXISTING FLAGSTAFF SHOP SITE ON THE SOUTH LINE OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, FROM WHENCE THE SOUTHWEST CORNER OF SECTION 21 BEARS SOUTH 89° 55' WEST 1050.23 FEET;

THENCE NORTH 1° 23' WEST ALONG THE WEST LINE OF SAID SHOP SITE 760 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89° 55' EAST ALONG THE NORTH LINE OF SAID SHOP SITE 286.57 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 1° 23' WEST 150 FEET;

THENCE SOUTH 89° 55' WEST 386.57 FEET;

THENCE SOUTH 1° 23' EAST 910 FEET TO A POINT ON THE AFORESAID SOUTH SECTION LINE;

THENCE NORTH 89° 55' EAST ALONG SAID SECTION LINE 100 FEET TO THE POINT OF BEGINNING.

NOTES:

- UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE "MEASURED"
-FOUR "RECORD" DIMENSIONS (R), REFER TO SUBJECT PARCEL LEGAL DESCRIPTION, THIS SHEET, AND INSTR. #3341515, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.
-ALL PLATTED PROPERTY LINES AS SHOWN HEREON CONTAIN A MATHEMATICAL CLOSURE WHICH DOES NOT EXCEED 0.1 FEET.
REFERENCE DOCUMENTS:
(R1) - CASE 5, MAP 3, OFFICIAL RECORDS OF COCONINO COUNTY
(R2) - CASE 4, MAP 62, OFFICIAL RECORDS OF COCONINO COUNTY
(R3) - ADOT RESULTS OF SURVEY, PROJECT NO. 089A ON 403 H088B, DRAWING NO. D-03-7-701, DATED 4/23/2013
(R4) - BOOK 3, PAGE 81, OFFICIAL RECORDS OF COCONINO COUNTY

LEGAL DESCRIPTION (APN 103-21-002):

INSTRUMENT #3341515, OWNED BY THE CITY OF FLAGSTAFF PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-697102-PHX1, EFFECTIVE DATE: OCTOBER 17, 2014 AT 7:30 A.M.

PARCEL NO. 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, BEARING NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 950.23 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 AND 29, TOWNSHIP 21 NORTH, RANGE 7 EAST;

THENCE NORTH 1 DEGREE 23 MINUTES WEST A DISTANCE OF 1175.80 FEET;

THENCE SOUTH 88 DEGREES 04 MINUTES 12 SECONDS WEST A DISTANCE OF 413.66 FEET;

THENCE SOUTH 2 DEGREES 45 MINUTES 42 SECONDS WEST A DISTANCE OF 131.33 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 1382.40 FOOT RADIUS CURVE, CONCAVE TO THE EAST A DISTANCE OF 602.58 FEET TO A POINT OF TANGENT;

THENCE SOUTH 22 DEGREES 12 MINUTES 48 SECONDS EAST ALONG THIS TANGENT LINE A DISTANCE OF 476.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 55 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 166.90 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEARING NORTH 1 DEGREE 23 MINUTES WEST A DISTANCE OF 910.00 FEET FROM A POINT ON THE SOUTH LINE OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST THAT BEARS NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 950.23 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 1 DEGREE 23 MINUTES WEST A DISTANCE OF 35.01 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 386.57 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89A, ACCORDING TO BOOK 6 OF PROMISCUOUS RECORDS, PAGE 315, RECORDS OF COCONINO COUNTY, ARIZONA;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 89A A DISTANCE OF 35.00 FEET MORE OR LESS;

THENCE SOUTH 89 DEGREES 55 MINUTES WEST A DISTANCE OF 386.57 FEET MORE OR LESS TO THE POINT OF BEGINNING.

FINAL PLAT FOR MILL TOWN MIXED-USE FLAGSTAFF, ARIZONA

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



VICINITY MAP N.T.S.

PROJECT OWNER:

VP CINEMA, LLC 2502 E. CAMELBACK RD. STE. 214 PHOENIX, AZ 85016 (602) 459-9931

CIVIL ENGINEER:

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

SURVEYOR:

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

Table with 3 columns: SHEET NO., DRAWING NO., SHEET TITLE. Rows include FP01 COVER SHEET, FP02 EXISTING BOUNDARIES & EASEMENTS, FP03 FINAL PLAT.

LEGEND

- ROAD CENTERLINE
LOT LINE
ROW
EASEMENT
SUBDIVISION BOUNDARY
SECTION LINE
EX. LOT LINE
EX. EASEMENT
3" REBAR W/ ALUMINUM CAP 'RLS 48756'
ALL OTHER MONUMENTS FOUND AS NOTED ON SHEET 2
SECTION CORNER AS NOTED MONUMENT TO BE SET UPON COMPLETION OF ROADWAY IMPROVEMENTS
LOT #
LOT SQUARE FOOTAGE
LOT ACREAGE

PROJECT INFORMATION

MILL TOWN MIXED-USE 1801 S. MILTON ROAD & 701 W. UNIVERSITY AVENUE FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NOS. 103-21-001 & 103-21-002

NUMBER OF LOTS/TRACTS: 4 BUILDING TYPE: MIXED-USE GROSS AREA: 18.08 ACRES NET ACREAGE (EXCLUDING ROW): 12.66 ACRES

EXISTING ZONING: HC (HIGHWAY COMMERCIAL)

- 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 CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THE REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.
5. 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.
6. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
7. ACTION 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.
8. SITE TOPOGRAPHY FROM AERIAL SURVEY DATA PROVIDED BY AEROTECH MAPPING IN APRIL 2015, SUPPLEMENTED BY ADDITIONAL FIELD SURVEY AND AERIAL MAPPING SURVEY CONTROL BY SHEPARD-WESNITZER, INC. PERFORMED IN APRIL 2015. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE-GROUND APPURTENANCES, AVAILABLE UTILITY BLUE-STAKE MARKINGS, CITY OF FLAGSTAFF GIS UTILITY MAPS, AND CITY OF FLAGSTAFF AS-BUILT PLANS. FOR ACCURATE UTILITY LOCATIONS, ADDITIONAL UTILITY PIT-HOLING AND/OR BLUE-STAKING MAY BE REQUIRED TO REVEAL ACTUAL UNDERGROUND LOCATIONS. REFER TO ALTA SURVEYS PREPARED BY SWI FOR ASSESSOR'S PARCEL NUMBERS 103-21-001 (INST. # NOT AVAILABLE) AND 103-21-002 (INST. #3341515), DATED 5-12-2015, SWI PROJECT NO. 14225. BASIS OF BEARING: NORTH 89-26-37 EAST, 1322.62' BETWEEN THE SOUTHWEST CORNER OF SECTION 21 AND THE W 1/16TH CORNER COMMON TO SECTIONS 21 AND 28, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. AS SHOWN ON AFOREMENTIONED ALTA SURVEYS PREPARED BY SWI.

SUMMARY OF TRACTS: TRACT A: SLOPE AND TREE RESOURCE PRESERVATION - 78,693 SF, 1.81 ACRES TRACT B: DETENTION/LID AND TREE RESOURCE PRESERVATION - 6,360 SF, 0.15 ACRES

FLOOD ZONE CLASSIFICATION:

THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6816G, 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 ZONING ORDINANCE 2018-13. CITY OF FLAGSTAFF ZONING CODE CODE SEC. 10-40.30.040 (HC)

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

RESOURCE PROTECTION OVERLAY ZONE:

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. THE RESOURCES HEREIN SHALL BE PRESERVED BASED ON THE APPROVED NRPP PROVIDED WITH ZONING ORDINANCE NO. 2018-13.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE CENTURYLINK
UNISOURCE ENERGY SERVICES ALTICE USA
BY: _____ DATE: _____ BY: _____ DATE: _____

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 Aaron B. Borling, RLS #48756, State of Arizona, expires 12/31/2020

C.O.F. #PZ-16-00239

Vertical sidebar containing: FLAGSTAFF ARIZONA, MILL TOWN MIXED-USE FINAL PLAT, COVER SHEET, JOB NO. 14225, DATE: NOV 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.com, SWI logo, Shepard Wesnitzer, Inc. logo, REVISIONS table, DRAWING NO. FP01, SHT NO. 1 OF 3.

PLOTTED: Nov 26, 2019 - 2:51pm

FILE: P:\2014\14225\DRAWINGS (ALT 4)\PLATS\FINAL\14225 - FINAL PLAT EXISTING BOUNDARIES & EASEMENTS.DWG SRWIN

NOTES:

-UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE "MEASURED"
-FOR "RECORD" DIMENSIONS (R), REFER TO SUBJECT PARCEL LEGAL DESCRIPTION, SHEET 1.
-(C) - CALCULATED DIMENSION

REFERENCE DOCUMENTS:

- (R1) - CASE 5, MAP 3, OFFICIAL RECORDS OF COCONINO COUNTY
(R2) - CASE 4, MAP 62, OFFICIAL RECORDS OF COCONINO COUNTY
(R3) - ADOT RESULTS OF SURVEY, PROJECT NO. 089A CN 403 H0888, DRAWING NO. D-03-7-701, DATED 4/23/2013
(R4) - BOOK 3, PAGE 81, OFFICIAL RECORDS OF COCONINO COUNTY
(R5) - INST. #3341515, OFFICIAL RECORDS OF COCONINO COUNTY

APN: 112-24-016
WOODLANDS VILLAGE UNIT 1
CASE 4, MAP 62 C.C.R.
PO BOX 3568
FLAGSTAFF, AZ 86001
ZONING: HR

APN: 103-20-059C
UNIVERSITY SQUARE APARTMENTS
PO BOX 3568
FLAGSTAFF, AZ 86003
ZONING: HC

APN: 103-21-002
PARCEL NO. 1
9.27 ACRES
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
COUNTY INSTRUMENT #3341515
ZONING: RR

APN: 103-21-002
PARCEL NO. 2
0.31 ACRES
CITY OF FLAGSTAFF

APN: 103-21-001
PARCEL NO. 2
3.12 ACRES
STATE OF ARIZONA

APN: 103-21-001
PARCEL NO. 1
5.01 ACRES
STATE OF ARIZONA
219 E CHERRY AVE.
FLAGSTAFF, AZ 86001
COUNTY INSTRUMENT #-N/A
ZONING: PF

FOUND ILLEGIBLE 2" ALUMINUM CAP AT CENTERLINE INTERSECTION OF UNIVERSITY AVE. AND WOODLANDS VILLAGE BLVD.

FOUND 1/2" REBAR W/ TAG "RLS 26047"

CENTERLINE ELECTRIC EASEMENT NO WIDTH SPECIFIED TO BE REMOVED

8' ELECTRIC EASEMENT TO REMAIN

FOUND 1/2" REBAR, NO I.D. ATTACHED TAG "RLS 48756"

SEWER EASEMENT TO REMAIN

FOUND 3" BRASS CAP ON 2" PIPE USDI-BLM CADASTRAL SURVEY SW COR. SEC. 21 1965

APN: 103-32-008A
GATEWAY CENTRE
CASE 5, MAP 3
BRE/LQ PROPERTIES LLC
909 HIDDEN RIDGE STE 600
IRVING, TX 75038
ZONING: HC

FOUND 1/2" REBAR, NO I.D.

APN: 103-32-001
GATEWAY CENTRE
CASE 5, MAP 3
FLAGSTAFF HOTEL GROUP LLC
2402 MILFORD DR
SAN RAMON, CA 94582
ZONING: HC

FOUND ADOT MONUMENT IN CONCRETE 7408+16.76 1960

FOUND 3" BRASS CAP ON 2" PIPE USDI-BLM CADASTRAL SURVEY W 1/16 COR. SEC. 21/28 1965

FOUND ADOT MONUMENT IN CONCRETE 7408+16.76 1960

APN: 103-24-002G
CHARLES J & DOROTHY B SAUNDERS TRUSTEES; C&DB
RVCBL LIV TR DTD 12-7-90
PO BOX 52085
PHOENIX, AZ 85072
ZONING: HC

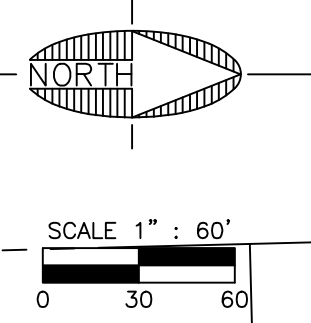
APN: 103-22-004N
NAU - NNY PROPERTIES LLC
15011 WEST COOLIDGE ST
GOODYEAR, AZ 85395
ZONING: HC

APN: 103-22-004V
PIZZA HUT OF ARIZONA INC
5902 E PIMA ST
TUCSON, AZ 85712
ZONING: HC

APN: 103-22-004S
UNIVERSITY WEST LP
192 SUMMERFIELD CT STE 102
ROANOKE, VA 24019
ZONING: HC

APN: 103-22-004D
1372 PINE STREET ASSOCIATES LTD
PO BOX 13059
OAKLAND, CA 94661
ZONING: HC

FOUND 2" BRASS CAP IN CONCRETE "ARENCO 1/4 S21-S28

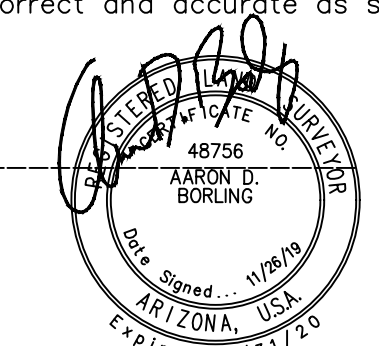


Project metadata including Job No. 14225, Date Nov 19, Scale AS SHOWN, and client information for SWI Shephard Westnitzer, Inc. Includes a table for revisions and a drawing number FP02 of 3 sheets.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and platted herein 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
Signature of Aaron H. Borling



C.O.F. #PZ-16-00239

PLOTTED: Nov 26, 2019 - 2:51pm

FILE: P:\2014\14225\DRAWINGS (ALT 4)\PLATS\FINAL\14225 - FINAL PLATTING BIRWIN

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.00	N 1'25'27" W
L2	129.11	S 1'29'09" E
L3	780.81	S 1'28'21" E
L4	12.34	N 89'24'00" E
L5	3.66	N 89'26'37" E
L6	347.36	N 89'26'37" E
L7	107.41	N 89'26'37" E
L8	80.34	S 89'26'37" W
L9	477.16	S 22'42'39" E
L11	79.65	S 2'14'41" W
L12	51.35	N 2'14'41" E
L13	119.50	S 87'36'18" W
L14	73.88	S 87'36'18" W
L15	5.52	N 1'47'44" W
L16	230.64	N 1'47'31" W
L17	142.14	S 89'18'19" W
L18	249.73	S 89'24'36" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	22.69	S 45'16'07" E
L21	116.43	N 88'38'19" E
L22	69.24	N 88'38'19" E
L23	7.18	N 53'11'05" E
L24	7.18	S 31'17'01" E
L25	31.67	S 70'26'26" E
L26	14.03	S 70'04'18" E
L27	72.81	N 4'54'08" E
L28	60.66	N 35'31'00" W
L29	26.33	N 35'31'00" W
L30	103.16	N 35'31'00" W
L31	26.44	N 35'31'00" W
L32	216.60	N 35'31'00" W
L33	79.55	N 9'08'10" E
L34	33.04	S 21'33'09" W
L35	104.94	S 14'15'29" W
L36	35.27	S 68'26'36" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	16.94	S 59'23'35" E
L38	14.44	S 57'51'11" E
L39	20.98	S 12'26'01" W
L40	19.77	S 18'26'13" W
L41	23.28	S 72'21'47" E
L42	4.27	N 22'14'10" E
L43	10.00	S 67'45'51" E
L44	6.24	S 22'14'10" W
L45	6.99	N 83'10'12" W
L46	10.00	N 6'49'48" E
L47	6.59	S 83'10'12" E
L48	4.79	S 55'14'04" W
L49	10.00	N 34'45'56" W
L50	5.78	N 55'14'04" E
L51	6.00	S 55'14'04" W
L52	10.00	N 35'31'00" W
L53	6.00	N 55'14'04" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L54	85.53	S 89'26'37" W
L55	33.79	S 7'38'33" W
L56	29.84	S 7'38'33" W
L57	27.66	S 18'30'39" W
L58	281.29	S 87'36'18" W
L59	14.31	N 15'10'19" E
L60	294.21	N 87'36'18" E
L61	219.95	S 87'36'18" W
L62	87.48	N 89'26'29" E
L63	284.04	S 1'28'21" E
L64	58.94	S 11'33'38" W
L65	172.52	S 1'20'34" E
L66	19.96	S 44'44'23" E
L67	112.98	N 1'28'21" W
L68	153.39	S 88'31'39" W
L69	93.30	N 1'28'21" W
L70	24.98	N 1'39'41" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L71	12.00	N 1'28'21" W
L72	18.70	N 88'31'39" E
L73	52.81	N 1'28'21" W
L74	12.00	N 1'28'21" W
L75	18.70	N 88'31'39" E
L76	52.81	N 1'28'21" W
L77	53.59	N 9'12'02" W
L78	172.72	N 1'39'41" W
L79	23.20	S 88'31'39" W
L80	12.00	N 1'28'21" W
L81	23.16	N 88'31'39" E
L82	84.55	N 1'39'41" W
L83	4.17	S 89'36'46" W
L84	10.00	N 1'28'21" W
L85	4.14	N 89'36'46" E
L86	112.25	N 1'39'41" W
L87	23.47	S 88'34'49" W
L88	12.00	N 1'28'21" W
L89	23.43	N 88'34'49" E
L90	24.98	N 1'39'41" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L91	138.61	S 88'31'39" W
L92	12.00	N 0'50'04" W
L93	142.44	N 88'31'39" E
L94	37.32	N 5'34'07" E
L95	20.00	N 1'28'21" W
L96	127.39	S 88'31'39" W
L97	17.68	N 1'28'21" W
L98	18.72	N 88'31'39" E
L99	10.00	N 1'28'21" W
L100	18.72	S 88'31'39" W
L101	15.38	N 1'28'21" W
L102	38.71	N 89'05'39" E
L103	12.00	N 1'28'21" W
L104	38.71	S 89'05'39" W
L105	84.81	N 1'28'21" W
L106	53.63	N 9'12'02" W
L107	4.76	N 1'39'41" W

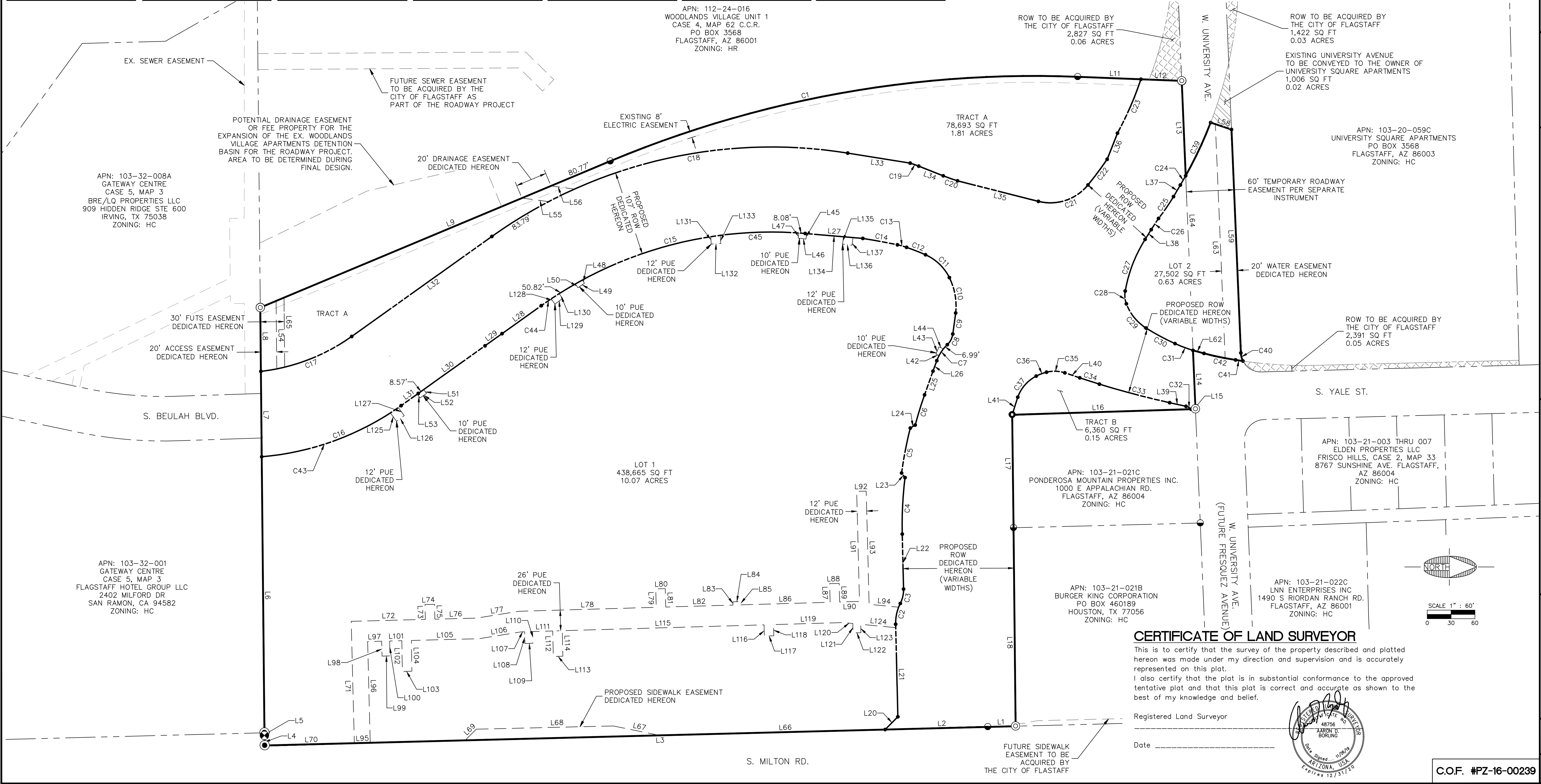
LINE TABLE		
LINE #	LENGTH	DIRECTION
L108	14.73	N 88'31'39" E
L109	10.00	N 1'28'21" W
L110	14.76	S 88'31'39" W
L111	25.26	N 1'39'41" W
L112	32.06	N 88'31'39" E
L113	12.00	N 1'28'21" W
L114	32.10	S 88'31'39" W
L115	253.88	N 1'39'41" W
L116	14.04	N 88'31'38" E
L117	12.00	N 1'28'22" W
L118	14.08	S 88'31'38" W
L119	87.74	N 1'39'41" W
L120	12.10	N 5'34'07" E
L121	11.87	N 89'36'46" E
L122	10.00	N 1'28'21" W
L123	10.64	S 89'36'46" W
L124	44.12	N 5'34'07" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L125	13.03	S 53'43'45" W
L126	12.00	S 36'16'15" E
L127	12.52	N 53'43'45" E
L128	8.09	N 53'43'45" E
L129	12.00	N 36'16'15" W
L130	7.42	S 53'43'45" W
L131	9.38	S 86'01'09" W
L132	12.00	S 3'58'51" E
L133	10.24	N 86'01'09" E
L134	46.45	N 4'54'08" E
L135	9.29	S 83'10'12" E
L136	12.00	N 6'49'48" E
L137	9.70	N 83'10'12" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	602.12	1382.40	24'57'20"
C2	27.07	55.25	28'04'21"
C3	18.74	38.25	28'04'21"
C4	71.21	488.50	8'21'07"
C5	57.68	493.50	6'41'47"
C6	39.81	488.50	4'40'09"
C7	24.28	52.00	26'45'11"
C8	15.40	22.72	38'49'43"
C9	22.63	5012.00	0'15'31"
C10	45.87	81.00	32'26'42"
C11	42.44	61.00	39'51'34"
C12	25.61	298.00	4'55'24"
C13	11.91	98.00	6'57'54"
C14	44.25	857.50	2'57'25"
C15	351.31	498.00	40'25'08"
C16	189.00	352.00	30'45'51"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C17	123.69	245.00	28'55'36"
C18	471.50	605.00	44'39'10"
C19	11.49	152.00	4'19'53"
C20	19.12	251.57	4'21'17"
C21	69.36	61.00	65'09'07"
C22	40.37	481.00	4'48'30"
C23	74.07	427.00	9'56'19"
C24	13.47	528.00	1'27'42"
C25	33.30	248.00	7'41'39"
C26	16.86	500.00	1'55'54"
C27	70.05	181.00	22'10'29"
C28	16.37	31.00	30'15'37"
C29	39.93	61.00	37'30'04"
C30	41.47	298.00	7'58'22"
C31	24.20	198.00	7'00'07"
C32	7.55	12.50	34'37'43"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C33	123.69	245.00	28'55'36"
C34	471.50	605.00	44'39'10"
C35	11.49	152.00	4'19'53"
C36	19.12	251.57	4'21'17"
C37	69.36	61.00	65'09'07"
C38	40.37	481.00	4'48'30"
C39	74.07	427.00	9'56'19"
C40	13.47	528.00	1'27'42"
C41	33.30	248.00	7'41'39"
C42	16.86	500.00	1'55'54"
C43	70.05	181.00	22'10'29"
C44	16.37	31.00	30'15'37"
C45	39.93	61.00	37'30'04"
C46	41.47	298.00	7'58'22"
C47	24.20	198.00	7'00'07"
C48	7.55	12.50	34'37'43"



APN: 112-24-016
 WOODLANDS VILLAGE UNIT 1
 CASE 4, MAP 62 C.C.R.
 PO BOX 3568
 FLAGSTAFF, AZ 86001
 ZONING: HR

ROW TO BE ACQUIRED BY
 THE CITY OF FLAGSTAFF
 2,827 SQ FT
 0.06 ACRES

ROW TO BE ACQUIRED BY
 THE CITY OF FLAGSTAFF
 1,422 SQ FT
 0.03 ACRES

EXISTING UNIVERSITY AVENUE
 TO BE CONVEYED TO THE OWNER OF
 UNIVERSITY SQUARE APARTMENTS
 1,006 SQ FT
 0.02 ACRES

APN: 103-20-059C
 UNIVERSITY SQUARE APARTMENTS
 PO BOX 3568
 FLAGSTAFF, AZ 86003
 ZONING: HC

APN: 103-32-008A
 GATEWAY CENTRE
 CASE 5, MAP 3
 BRE/LQ PROPERTIES LLC
 909 HIDDEN RIDGE STE 600
 IRVING, TX 75038
 ZONING: HC

POTENTIAL DRAINAGE EASEMENT
 OR FEE PROPERTY FOR THE
 EXPANSION OF THE EX. WOODLANDS
 VILLAGE APARTMENTS DETENTION
 BASIN FOR THE ROADWAY PROJECT.
 AREA TO BE DETERMINED DURING
 FINAL DESIGN.

20' DRAINAGE EASEMENT
 DEDICATED HEREON

EXISTING 8'
 ELECTRIC EASEMENT

PROPOSED
 ROW
 DEDICATED
 HEREON
 (VARIABLE
 WIDTHS)

60' TEMPORARY ROADWAY
 EASEMENT PER SEPARATE
 INSTRUMENT

20' WATER EASEMENT
 DEDICATED HEREON

ROW TO BE ACQUIRED BY
 THE CITY OF FLAGSTAFF
 2,391 SQ FT
 0.05 ACRES

30' FUTURE EASEMENT
 DEDICATED HEREON

20' ACCESS EASEMENT
 DEDICATED HEREON

S. BEULAH BLVD.

12' PUE DEDICATED
 HEREON

10' PUE DEDICATED
 HEREON

12' PUE DEDICATED
 HEREON

LOT 1
 438,665 SQ FT
 10.07 ACRES

12' PUE DEDICATED
 HEREON

PROPOSED ROW
 DEDICATED HEREON
 (VARIABLE
 WIDTHS)

TRACT B
 6,360 SQ FT
 0.15 ACRES

APN: 103-21-021C
 PONDEROSA MOUNTAIN PROPERTIES INC.
 1000 E APPALACHIAN RD.
 FLAGSTAFF, AZ 86004
 ZONING: HC

S. YALE ST.

APN: 103-21-003 THRU 007
 ELDEN PROPERTIES LLC
 FRISCO HILLS, CASE 2, MAP 33
 8767 SUNSHINE AVE. FLAGSTAFF,
 AZ 86004
 ZONING: HC

APN: 103-21-022C
 LNN ENTERPRISES, INC
 1490 S RIORDAN RANCH RD.
 FLAGSTAFF, AZ 86001
 ZONING: HC

APN: 103-32-001
 GATEWAY CENTRE
 CASE 5, MAP 3
 FLAGSTAFF HOTEL GROUP LLC
 2402 MILFORD DR
 SAN RAMON, CA 94582
 ZONING: HC

26' PUE DEDICATED
 HEREON

12' PUE DEDICATED
 HEREON

PROPOSED SIDEWALK
 EASEMENT
 DEDICATED HEREON

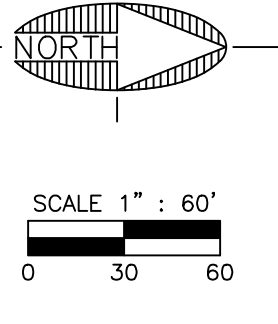
12' PUE DEDICATED
 HEREON

PROPOSED ROW
 DEDICATED HEREON
 (VARIABLE
 WIDTHS)

APN: 103-21-021B
 BURGER KING CORPORATION
 PO BOX 460189
 HOUSTON, TX 77056
 ZONING: HC

(FUTURE FRESQUEZ AVENUE)

W. UNIVERSITY AVE.

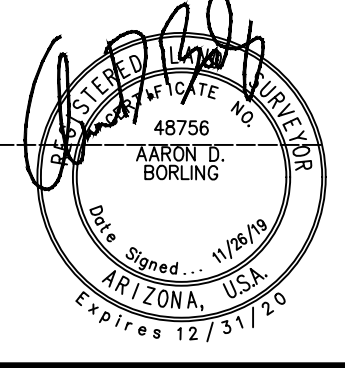


CERTIFICATE OF LAND SURVEYOR

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 _____



FLAGSTAFF ARIZONA

MILL TOWN MIXED-USE FINAL PLAT

FINAL PLAT

JOB NO: 14225
 DATE: NOV 19
 SCALE: AS SHOWN
 DRAWN: KMF
 DESIGN: KMF
 CHECKED: SCJ/ADB

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

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 801
 Arizona Blue Stakes, Inc.
 808 84-11 or 1-800-524-6111 (Toll-Free)

DRAWING NO.
FP03

SHT NO. OF
 3 OF 3

C.O.F. #PZ-16-00239