

DEDICATIONS TO CITY

STATE OF ARIZONA SS. COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT JP 325, LLC, [“GRANTOR” OR “OWNER”], HAS SUBDIVIDED UNDER THE NAME “PARCEL 1 AT JUNIPER POINT”, A SUBDIVISION LOCATED IN SOUTH SECTIONS 27 AND 34, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF PARCEL 1 AT JUNIPER POINT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

RIGHT-OF-WAYS DEDICATED

PUBLIC RIGHT-OF-WAY (ROW). GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS DEDICATED

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS:

PUBLIC ACCESS EASEMENT TRAIL (PAET) FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS, BICYCLES, AND NON-MOTORIZED VEHICLES. GRANTOR SHALL MAINTAIN ALL TRAIL IMPROVEMENTS. MOTORIZED USES AND PRIVATE IMPROVEMENTS ARE PROHIBITED IN THE EASEMENT AREA, EXCEPT FOR CITY OPERATIONAL PURPOSES. TRAIL MAY BE REALIGNED AND/OR RECONFIGURED WITH FUTURE DEVELOPMENT.

PUBLIC UTILITY EASEMENT (PUE), FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

SEWER LINE EASEMENT (SLE), FOR PUBLIC SEWER SYSTEMS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF UNDERGROUND SEWER PIPELINES, MONITORING DEVICES, PIPES, MANHOLES, VALVES, AND ACCESS VAULTS.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

FLAGSTAFF URBAN TRAILS SYSTEM EASEMENT (FUTS) FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS AND BICYCLES, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, OF THE FLAGSTAFF URBAN TRAILS SYSTEM, INCLUDING ANY CITY FENCING, WALLS, GRADING, LANDSCAPING, LATERAL AND SUBJACENT SUPPORT, DRAINAGE STRUCTURES AND FACILITIES, SIGNS, OR OTHER FEATURES ASSOCIATED WITH THE TRAIL. MOTORIZED USES AND PRIVATE IMPROVEMENTS ARE PROHIBITED IN THE EASEMENT AREA, UNLESS PERMITTED BY THE FLAGSTAFF CITY CODE OR FOR CITY OPERATIONAL PURPOSES.

THE OWNER HERBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS: ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE HOMEOWNERS ASSOCIATION: 1. TRACT A IS DEDICATED FOR THE PURPOSE OF A POCKET PARK AS SHOWN HEREON. 2. TRACT B IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON. 3. TRACT C IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON. 4. TRACT D IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON. 5. TRACT E IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON. 6. TRACT F IS DEDICATED FOR THE PURPOSE OF RESOURCE PROTECTION AS SHOWN HEREON.

EASEMENT GENERAL CONDITIONS: ALL EASEMENTS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING GENERAL CONDITIONS: a. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT; b. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED; AND c. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;

d. IN THE EVENT THE CITY OF FLAGSTAFF HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, CITY OF FLAGSTAFF MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE CITY'S ACTUAL, REASONABLE MAINTENANCE COSTS AND RECORD IT AS A LIEN AGAINST GRANTOR'S PROPERTY UNTIL THE ASSESSMENT AND ANY STATUTORY INTEREST IS PAID; e. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS.

BINDING EFFECT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS. GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

BY: JP 325, LLC ITS: BRIAN RHOTON ITS: MANAGING MEMBER

STATE OF ARIZONA SS. COUNTY OF COCONINO ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT JP 325, 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 _____

SOURCE OF PROJECT INFORMATION BOUNDARY INFORMATION BASED ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

TOPOGRAPHIC INFORMATION BASED ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 01/03/2006.

SUPPLEMENTAL TOPOGRAPHIC INFORMATION BASED ON TOPOGRAPHIC SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., DATED 2/25/2020. BOUNDARY INFORMATION FOR APN 105-10-187 PROVIDED BY SWI, DATED 2/25/2020.

BASIS OF BEARING

N 00°20'48" W 2620.29' FROM EAST QUARTER CORNER OF SECTION 27 TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

LEGAL DESCRIPTION: APN 104-14-001B A PORTION OF PARCELS 1 AND 2 BASED ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

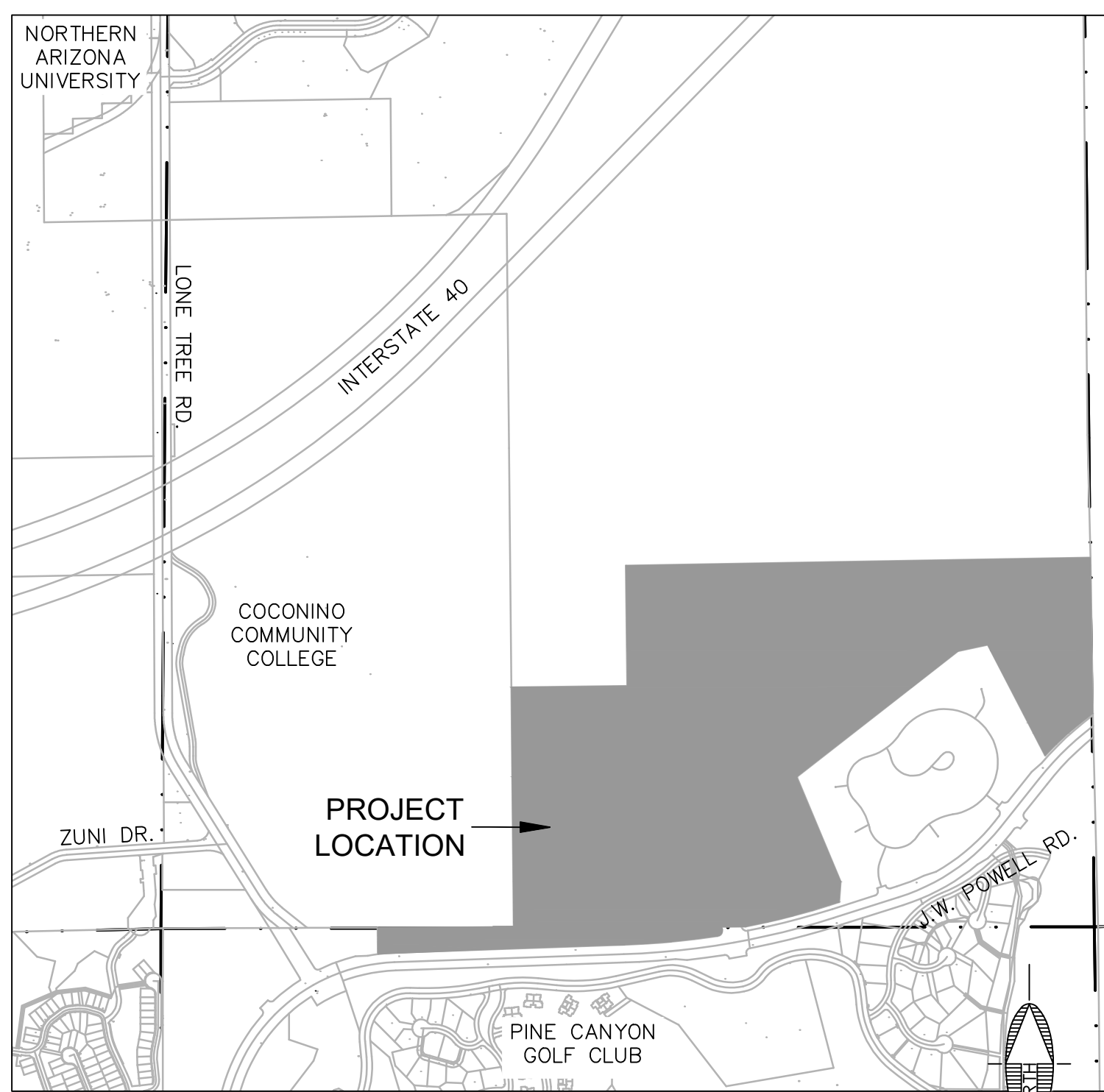
APN 104-10-187 TRACT 13 ACCORDING TO THE FINAL PLAT OF ESTATES AT PINE CANYON UNIT 1, CASE 8, MAP 92 OFFICIAL RECORDS OF COCONINO COUNTY.

FLOOD ZONE CLASSIFICATION: THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6817, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRE PREVENTION EACH HOME WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER THE INTERNATIONAL FIRE CODE (IFC) AND CITY OF FLAGSTAFF AMENDMENTS TO IFC.

FINAL PLAT FOR PARCEL 1 AT JUNIPER POINT A PLANNED RESIDENTIAL DEVELOPMENT FLAGSTAFF, ARIZONA

LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



PROPERTY OWNER: JP 325 LLC, BRIAN RHOTON, 3605 S. FLAGSTAFF RANCH RD. FLAGSTAFF, AZ 86005. SURVEYOR: SHEPHARD-WESNITZER, INC., AARON BORLING, RLS #48756, 110 WEST DALE AVE, FLAGSTAFF, AZ 86001, (928) 773-0354. PROJECT ENGINEER: SHEPHARD-WESNITZER INC., STEPHEN C. IRWIN, P.E. #584005, 110 WEST DALE AVE, FLAGSTAFF, AZ 86001, (928) 773-0354.

LEGEND

- ROW BOUNDARY, EX. EASEMENT, ROAD CENTERLINE, LOT LINE, EASEMENT, SECTION LINE, SLOPE EASEMENT, EASEMENT CENTERLINE, LOT SETBACK, FOUND MONUMENTS, SECTION CORNER AS NOTED, CALCULATED POINT

SWI SHEET INDEX table with columns: SHT NO., DWG. NO., DESCRIPTION. Rows: 1 CVR COVER SHEET, 2 FP1 EXISTING BOUNDARY & EASEMENTS, 3 FP2 FINAL PLAT OVERVIEW, 4 FP3 FINAL PLAT, 5 FP4 SECTIONS & SETBACKS

PROPERTY INFORMATION:

PARCEL 1 AT JUNIPER POINT ADDRESS - TBD FLAGSTAFF, AZ 86005. NUMBER OF UNITS/LOTS: 38. NUMBER OF TRACTS: 1. BUILDING TYPE: JUNIPER POINT PARCEL 1 SINGLE FAMILY HOME. FRONTAGE TYPE: PORCH.

APN# 104-14-001B (± 100.03 AC) ZONING: RURAL RESIDENTIAL (RR) GROSS ACREAGE: 100.03 ACRES NET ACREAGE: 98.37 ACRES MAXIMUM DENSITY: 1 UNIT PER ACRE MAXIMUM DENSITY FOR THIS PARCEL: 100 UNITS

APN# 104-10-187 (± 5.05 AC) ZONING: SINGLE-FAMILY RESIDENTIAL (R1) GROSS ACREAGE: 5.05 ACRES NET ACREAGE: 4.90 ACRES MAXIMUM DENSITY WITHIN THE RESOURCE PROTECTION OVERLAY, INSIDE OF A PEDESTRIAN SHED OF AN ACTIVITY CENTER: 6 UNITS PER ACRE MAXIMUM DENSITY FOR THIS PARCEL: 30 UNITS

130 UNITS ARE ALLOWED UNDER THE CURRENT ZONING. THIS SUBDIVISION IS CREATING 38 UNITS. THE REMAINING DENSITY UNDER THE CURRENT ZONING IS 92 UNITS.

- 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. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING TRACTS A-F, LANDSCAPING IN THE JW POWELL RIGHT OF WAY, THE LANDSCAPE CIRCLE IN THE CUL-DE-SAC, THE PUBLIC ACCESS TRAIL, AND THE DETENTION BASIN. 5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED 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. 6. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS. 7. ALL INDIVIDUAL LOT AREAS OUTSIDE THE MAXIMUM BUILDING COVERAGE, DRIVEWAYS, AND UTILITIES ARE DEEMED AS PRIVATE OPEN SPACE AND PROTECTED FOREST RESOURCE AREAS. 8. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR THE PARCEL 1 AT JUNIPER POINT SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT. 9. TRACT G IS OWNED AND MAINTAINED FOR FUTURE DEVELOPMENT BY JP 325, LLC, OR ITS SUCCESSORS. 10. RESOURCE PROTECTION. A BUILDING ENVELOPE FOR EACH LOT IS SHOWN AND PLATTED HEREON FOR THE PURPOSE OF MAINTAINING RESOURCES IN ACCORDANCE WITH THE ZONING CODE'S RESOURCE PROTECTION OVERLAY DESIGNATION. ALL DEVELOPMENT ON A LOT SHALL OCCUR WITHIN THE BUILDING ENVELOPE, EXCEPT THAT ACCESSORY STRUCTURES THAT COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE MAY BE DEVELOPED OUTSIDE OF THE BUILDING ENVELOPE, PROVIDED THAT NO RESOURCES ARE REMOVED OR ENCRONOACHED UPON. A MODIFICATION TO A LOT'S BUILDING ENVELOPE THAT COMPLIES WITH THE ZONING CODE MAY BE APPROVED BY THE CITY OF FLAGSTAFF'S PLANNING DIRECTOR AND RECORDED IN COCONINO COUNTY, ARIZONA. ALL APPLICABLE PROVISIONS OF THE ZONING CODE, AS AMENDED, SHALL APPLY. 11. SLOPE AND FOREST RESOURCES REMOVED OR ENCRONOACHED UPON WITH THE CONSTRUCTION OF THE EXTENDED DETENTION BASIN SHALL BE CREDITED TOWARD THE DEVELOPMENT OF APN 104-14-003C. EXCESS PROTECTED RESOURCES WILL BE TRANSFERRED TO FUTURE DEVELOPMENT PARCELS WITHIN JUNIPER POINT. 12. THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED. 13. THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT USING THE T3N.2 STANDARDS. 14. AIRPORT OVERFLIGHT AREA. THE PROPERTY IS LOCATED WITHIN AIRCRAFT OVERFLIGHT AREA AS SHOWN ON THE AIRPORT MASTER PLAN. THIS PROPERTY MAY BE AFFECTED BY NOISE OR EMISSIONS FROM AIRCRAFT. 15. FOREST AND SLOPE RESOURCES DISTURBED BY THE SEWER LINE AND DRAINAGE EASEMENTS WILL BE COUNTEd IN THE TOTAL DISTURBANCE OF FUTURE DEVELOPMENT OF TRACT G AND APN 104-14-003C.

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S R1 AND RR ZONING DISTRICTS. THE PROPOSED DEVELOPMENT IS USING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

UTILITY COMPANY CONTACTS UTILITY COMPANY APPROVAL

Table with columns: COMPANY, CONTACT, DATE. Rows: ARIZONA PUBLIC SERVICE (CHAD BROOKS), UNISOURCE ENERGY SERVICES (MARTIN CONBOY), CENTURYLINK (KEVIN WAGNER), ALTICE USA (SANFORD YAZZIE)

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION. THERE ARE NO APPARENT UTILITY CONFLICTS. REFER TO THE REVIEW AGENCY RESPONSE LETTERS FOR MORE INFORMATION.

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.



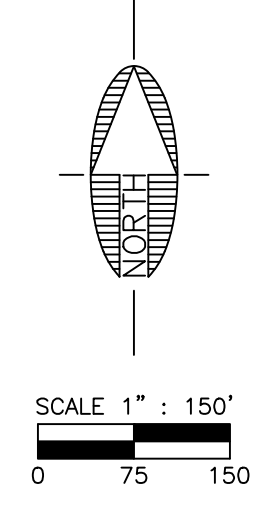
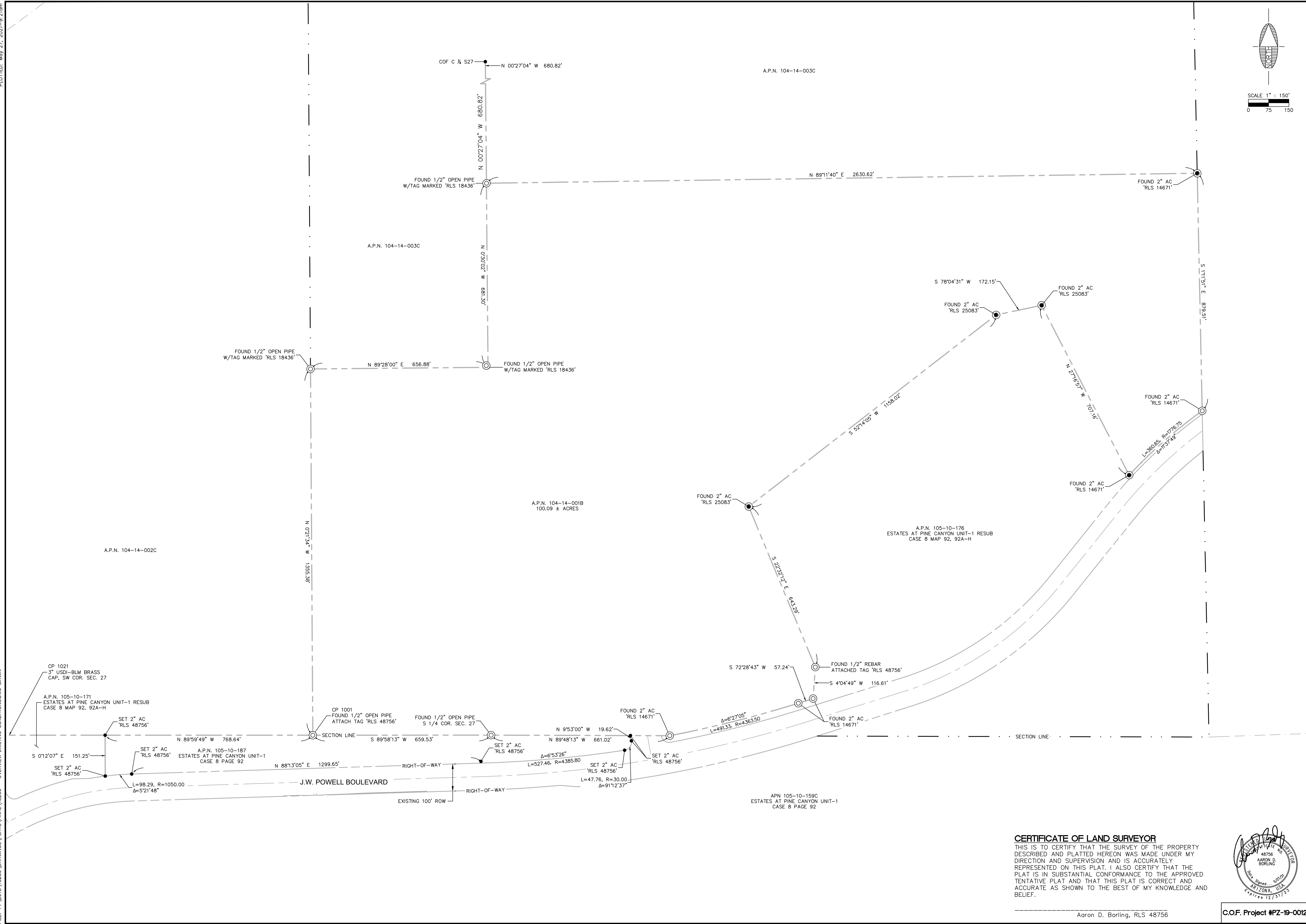
Aaron D. Borling, RLS 48756



C.O.F. Project #PZ-19-00122

Vertical sidebar containing: FLAGSTAFF ARIZONA, PARCEL 1 AT JUNIPER POINT FINAL PLAT, COVER SHEET, JOB NO: 18256, DATE: MAY 21, SCALE: AS SHOWN, DRAWN: KMF, DESIGN: KMF, CHECKER: AUB/SCI, 110 W. Dale Avenue, Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swigoz.com, SWI Shephard Wesnitzer, Inc., REVISIONS table, DRAWING NO. CVR, SHT NO. 1 OF 5

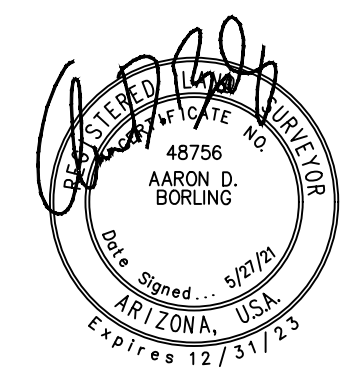
PLOTTED: May 27, 2021-9:21am

FILE: P:\2018\18256\DRAWINGS\PLATS\FINAL\18256 - OVERVIEW EXISTING CONDITIONS.DWG SIRWIN



JOB NO: 18256		DATE: MAY 21		SCALE: AS SHOWN		DRAWN: MMB		DESIGN: KMF		CHECKED: ADB/SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swigz.com											
 Shephard Wesnitzer, Inc.											
NO.	DESCRIPTION	DATE	BY								
Call out least two full working days before you begin excavation.  ARIZONA 811 Arizona One Stop 811 (928-5348) 088 8-1-1 or 1-800-544-1111 (928-5348)											
DRAWING NO. FP1											
SHT NO.	OF										
2	5										

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Aaron D. Borling, RLS 48756

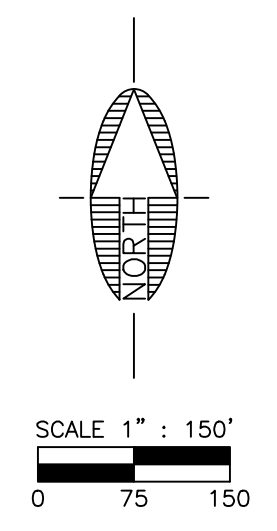
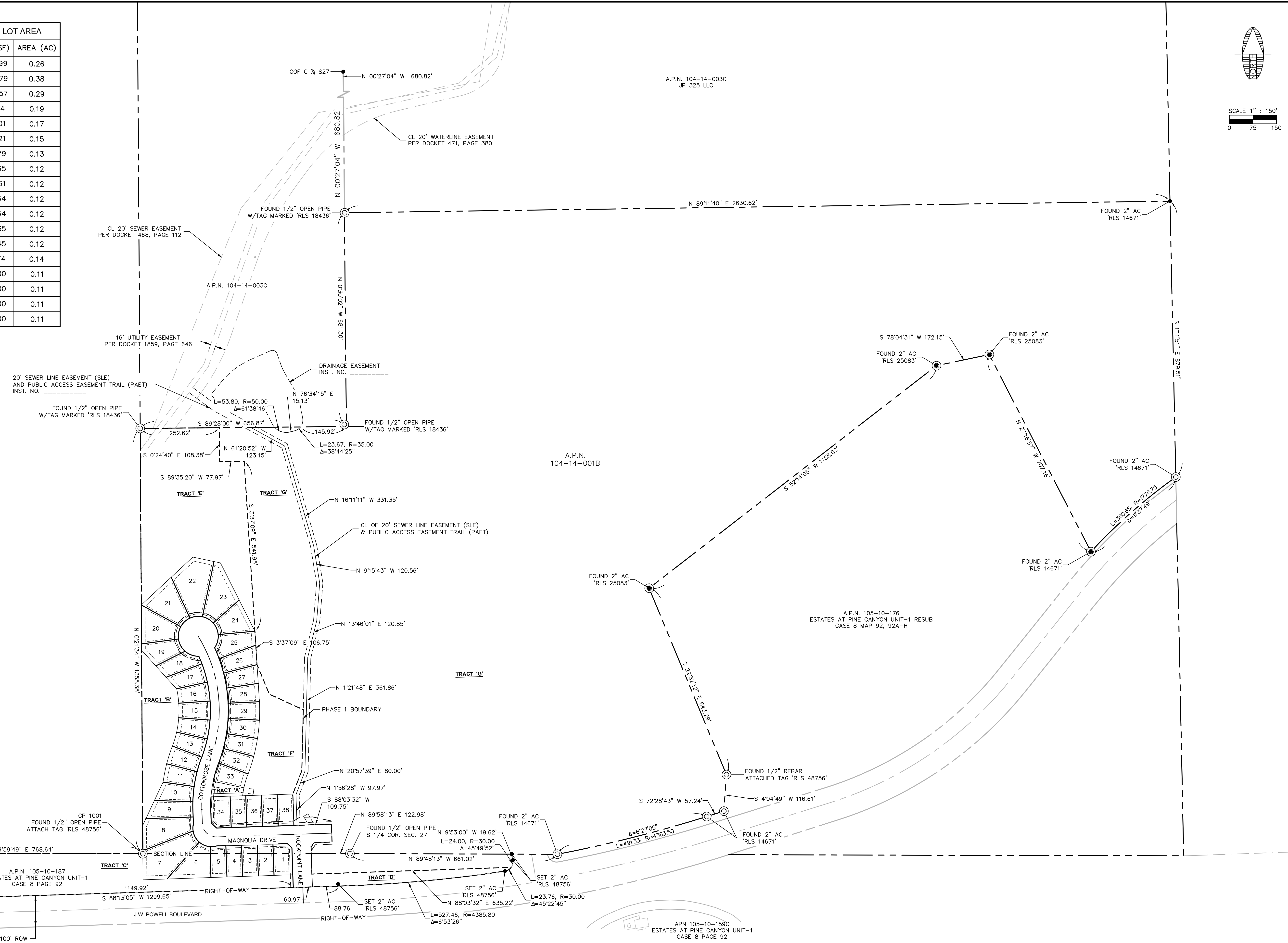
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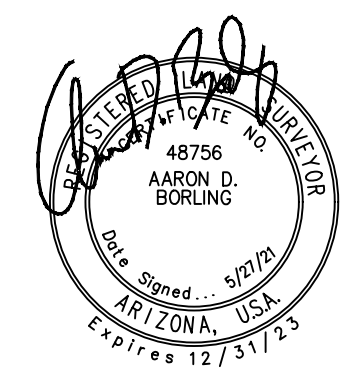
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PROPOSED LOT AREA			PROPOSED LOT AREA		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,900.00	0.14	21	11,492.99	0.26
2	5,000.00	0.11	22	16,373.79	0.38
3	5,000.00	0.11	23	12,426.57	0.29
4	5,000.00	0.11	24	8,112.14	0.19
5	5,016.54	0.12	25	7,572.01	0.17
6	9,600.85	0.22	26	6,368.21	0.15
7	16,040.61	0.37	27	5,688.79	0.13
8	11,678.47	0.27	28	5,389.65	0.12
9	7,251.54	0.17	29	5,354.61	0.12
10	6,035.10	0.14	30	5,354.64	0.12
11	5,394.21	0.12	31	5,354.64	0.12
12	5,379.12	0.12	32	5,354.35	0.12
13	5,360.51	0.12	33	5,376.45	0.12
14	5,361.12	0.12	34	6,135.74	0.14
15	5,361.12	0.12	35	5,000.00	0.11
16	5,361.12	0.12	36	5,000.00	0.11
17	5,886.56	0.14	37	5,000.00	0.11
18	6,201.86	0.14	38	5,000.00	0.11
19	7,113.34	0.16			
20	9,954.63	0.23			

TRACT TABLE		
TRACT	SQUARE FEET	ACRES
TRACT 'A'	3,775.07	0.09
TRACT 'B'	40,908.55	0.94
TRACT 'C'	122,841.87	2.82
TRACT 'D'	20,396.28	0.47
TRACT 'E'	155,939.96	3.58
TRACT 'F'	47,240.80	1.08
TRACT 'G'	3,843,881.69	88.24



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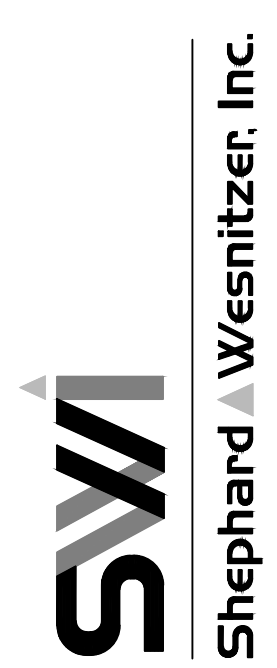
Aaron D. Borling, RLS 48756

C.O.F. Project #PZ-19-00122

FLAGSTAFF ARIZONA
 PARCEL 1 AT JUNIPER POINT FINAL PLAT
 FINAL PLAT OVERVIEW

JOB NO: 18256
 DATE: MAY 21
 SCALE: AS SHOWN
 DRAWN: KMF
 DESIGN: KMF
 CHECKED: ADB/SCI

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



NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.
ARIZONA 801
 Arizona Blue Stakes, Inc.
 808 841-1111 or 1-800-STATE-11 (782-5348)

DRAWING NO.
FP2
 SHT NO. OF
 3 OF
 5

FLAGSTAFF ARIZONA

PARCEL 1 AT JUNIPER POINT FINAL PLAT

FINAL PLAT

JOB NO: 18256 DATE: MAY 21 SCALE: AS SHOWN DRAWN: MMB/KMF CHECKED: ADB/SCI

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

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

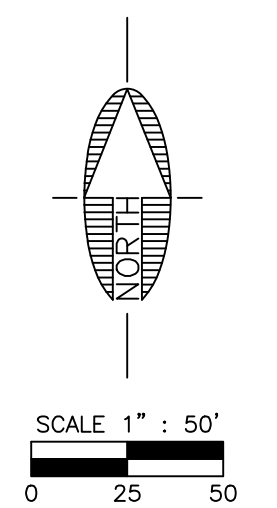
Call out least two full working days before you begin excavation.

ARIZONA 801
Arizona State Surveyors, Inc.

008 8-1-1 or 1-800-544-1111 (AZ-5348)

DRAWING NO. FP3

SHT NO. 4 OF 5



A.P.N.
104-14-002C

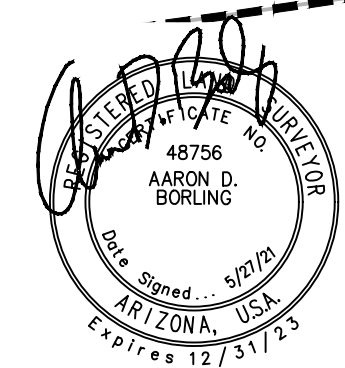
TRACT 'G'
A.P.N.
104-14-001B

A.P.N.
105-10-187

TRACT 'G'

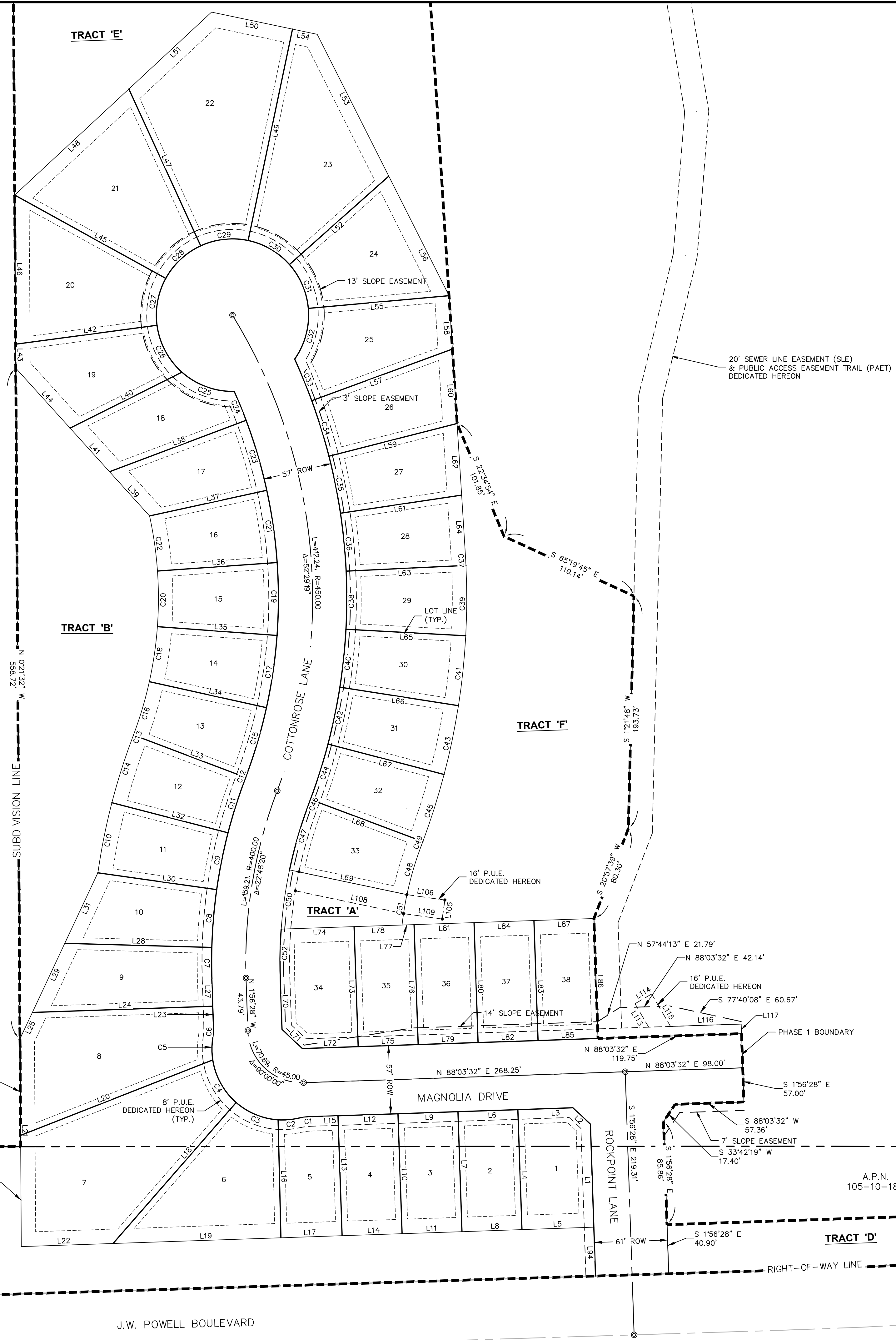
TRACT 'D'

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.



Aaron D. Borling, RLS 48756

C.O.F. Project #PZ-19-00122

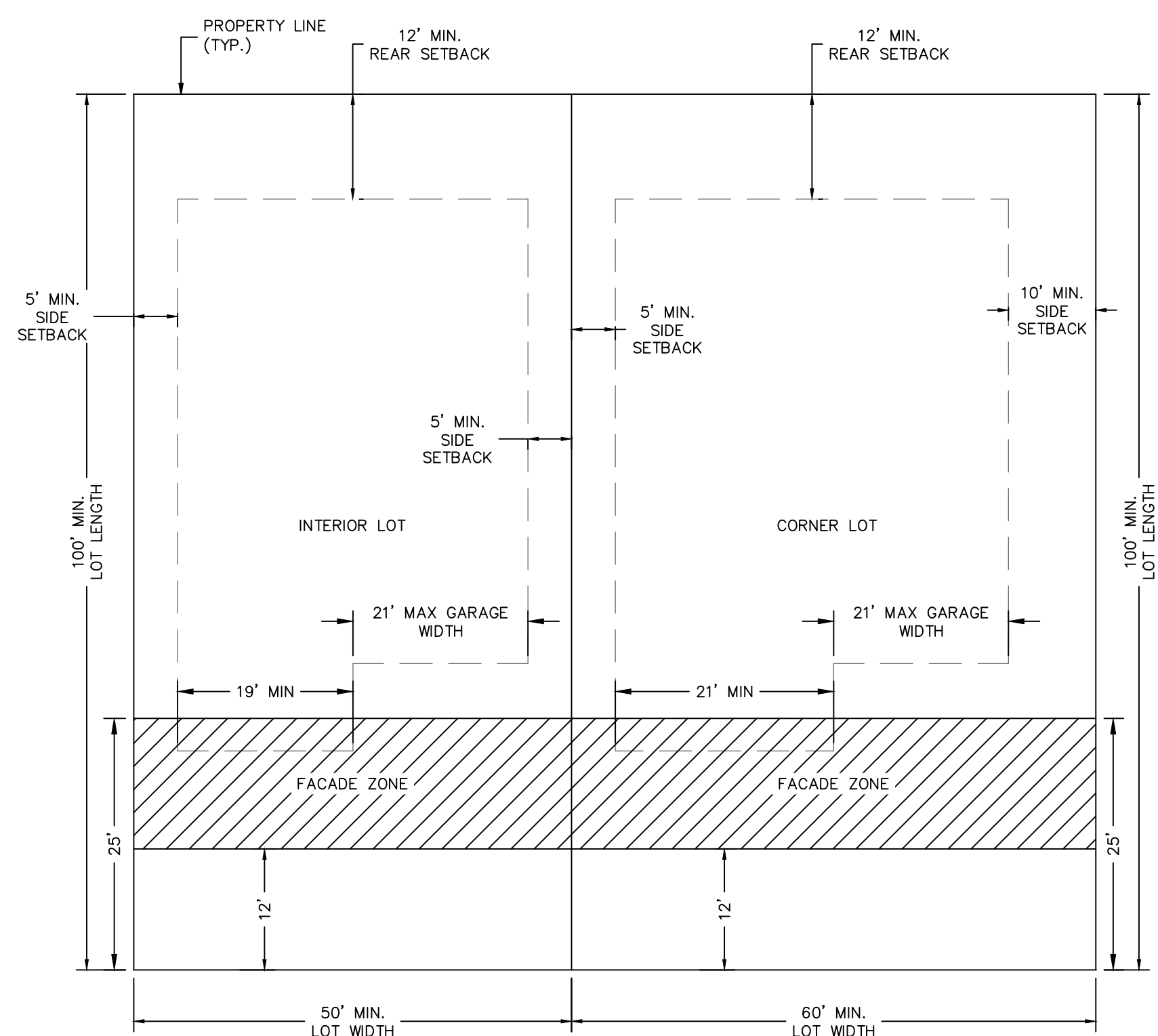


SECTION LINE

SECTION LINE

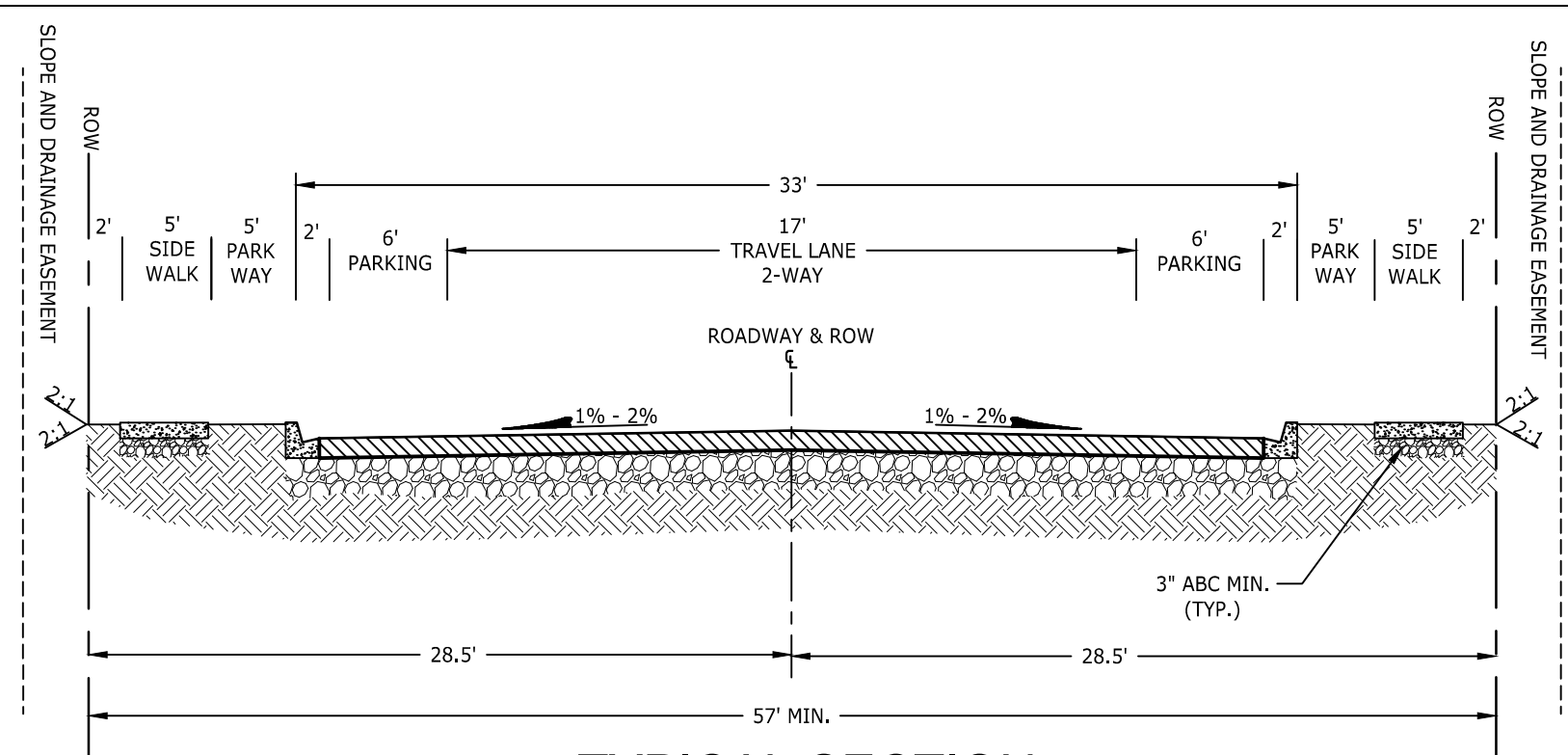
RIGHT-OF-WAY LINE

RIGHT-OF-WAY LINE

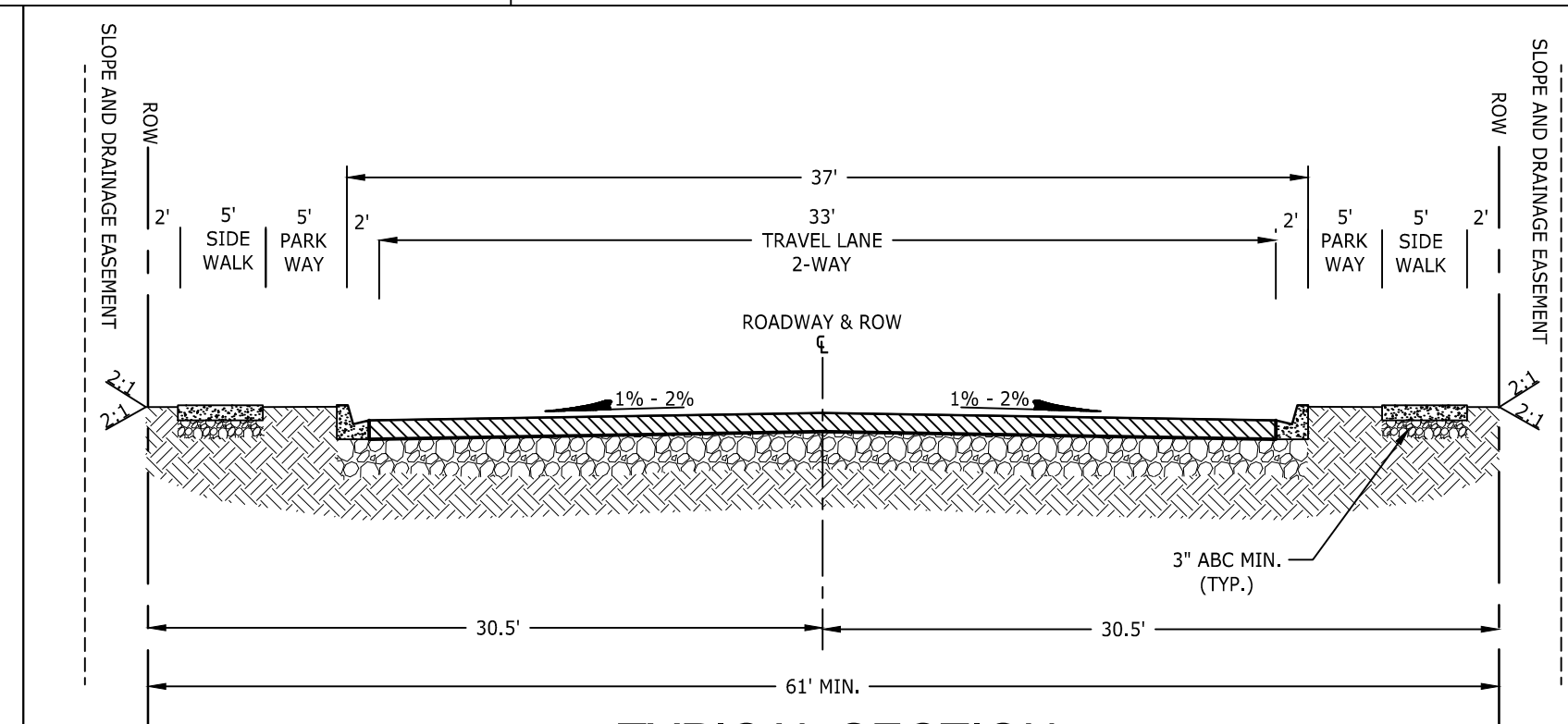


- LOT PROVISIONS:**
- NOMINAL LOT AREA TO BE MIN. 5,000 SF, TYPICAL 50'X100' LOTS.
 - LOT WIDTH FOR INTERIOR LOTS IS 50 FT AT FRONT SETBACK LINE.
 - LOT WIDTH FOR CORNER LOTS IS 60 FT AT FRONT SETBACK LINE.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 50%.
 - PER TRANSECT T3N2 AT LEAST 50% OF THE WIDTH OF THE HOUSE IS IN THE FACADE ZONE. ON 50' LOTS THE MINIMUM FACADE WIDTH IS 19'.
 - ALLOWABLE FRONTAGE TYPES PER TRANSECT T3N2: PORCH (ENGAGED, INTEGRAL, PROJECTING) AND COMMON YARD.
 - MINIMUM 10' GARAGE SETBACK FROM FRONT OF HOME.
 - MAXIMUM 21' GARAGE WIDTH.
 - PROVIDE A MINIMUM OF 2 PARKING SPACES PER LOT.
 - GROUND FINISH FLOOR LEVEL MAY BE LOWER THAN SIDEWALK GRADE AND 12" ABOVE SURROUNDING GRADE PROVIDING POSITIVE STORMWATER FLOW AWAY FROM THE HOME.
 - THE FRONT OF THE HOUSE MAY BE LOCATED OUTSIDE OF THE FRONT FACADE ZONE TO PRESERVE TREE RESOURCES, TO BE EVALUATED ON A CASE BY CASE BASIS.

JUNIPER POINT PARCEL 1 SINGLE FAMILY HOME
N.T.S.



TYPICAL SECTION
RESIDENTIAL LOCAL (COF 10-09-038)
N.T.S.



TYPICAL SECTION
RESIDENTIAL LOCAL "WIDE" (COF 10-09-037)
N.T.S.
NOTE: ONLY FOR SEGMENT OF ROCKPOINT THAT INTERSECTS WITH J.W. POWELL

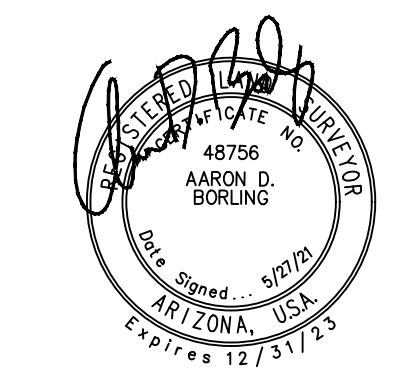
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.86	N 1°56'28" W
L2	20.00	N 46°56'28" W
L3	45.86	S 88°03'32" W
L4	100.00	S 1°56'28" E
L5	60.00	N 88°03'32" E
L6	50.00	S 88°03'32" W
L7	100.00	S 1°56'28" E
L8	50.00	N 88°03'32" E
L9	50.00	S 88°03'32" W
L10	100.00	S 1°56'28" E
L11	50.00	N 88°03'32" E
L12	50.00	S 88°03'32" W
L13	100.00	S 1°56'28" E
L14	50.00	N 88°03'32" E
L15	22.61	S 88°03'32" W
L16	98.29	S 1°21'29" E
L17	51.00	N 88°03'32" E
L18	155.93	N 41°08'01" E
L19	140.03	N 88°03'32" E
L20	171.97	S 68°35'30" W
L21	80.45	S 0°22'24" E
L22	76.49	N 88°03'32" E
L23	16.07	N 1°56'28" W
L24	150.47	N 88°03'32" E
L25	24.23	S 25°08'36" W
L27	22.59	N 1°56'28" W
L28	122.56	S 88°23'58" E
L29	63.61	S 25°08'36" W
L30	100.00	S 81°56'11" E
L31	64.89	S 25°08'36" W
L32	100.00	S 75°28'39" E
L33	100.00	S 69°15'48" E
L34	100.00	S 77°31'51" E
L35	100.00	S 85°47'57" E
L36	100.00	N 85°55'57" E
L37	100.00	N 77°39'51" E
L38	121.61	N 69°23'44" E
L39	49.71	S 42°09'52" E
L40	104.24	N 63°28'39" E
L41	49.04	S 42°09'52" E
L42	118.83	N 82°23'21" E
L43	20.00	S 0°21'39" E
L44	67.35	S 42°09'52" E
L45	143.79	S 61°07'10" E
L46	124.27	S 0°21'39" E
L47	143.79	S 24°37'41" E
L48	129.80	S 47°07'35" W
L49	180.00	S 11°51'48" W
L50	68.94	N 78°08'12" W
L51	94.12	S 47°07'35" W
L52	110.84	S 48°21'17" W
L53	132.31	N 26°46'45" W
L54	21.05	N 78°08'12" W
L55	117.76	S 84°50'46" W
L56	111.53	N 26°46'45" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L57	124.90	S 69°51'51" W
L58	44.61	N 3°37'09" W
L59	110.25	S 75°40'54" W
L60	62.13	N 3°37'09" W
L61	102.13	S 81°29'02" W
L62	59.76	N 3°37'09" W
L63	100.00	S 87°17'10" W
L64	49.65	N 3°37'09" W
L65	100.00	N 86°54'43" W
L66	100.00	N 81°06'35" W
L67	100.00	N 75°18'27" W
L68	100.00	N 69°30'00" W
L69	100.00	S 78°07'07" E
L70	43.79	S 1°56'28" E
L71	23.33	S 46°56'28" E
L72	46.50	N 88°03'32" E
L73	100.00	N 1°56'28" W
L74	60.87	S 88°03'32" W
L75	50.00	N 88°03'32" E
L76	100.00	N 1°56'28" W
L77	10.08	S 88°03'32" W
L78	39.92	S 88°03'32" W
L79	50.00	N 88°03'32" E
L80	100.00	S 1°56'28" E
L81	50.00	S 88°03'32" W
L82	50.00	N 88°03'32" E
L83	100.00	S 1°56'28" E
L84	50.00	S 88°03'32" W
L85	50.00	N 88°03'32" E
L86	100.00	S 1°56'28" E
L87	50.00	S 88°03'32" W
L88	119.75	N 88°03'32" E
L89	57.00	S 1°56'28" E
L90	57.36	S 88°03'32" W
L91	17.40	S 33°42'19" W
L92	20.73	S 1°56'28" E
L93	106.03	S 1°56'28" E
L94	40.73	N 1°56'28" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.88	59.00	10°33'50"
C2	16.64	59.00	16°09'37"
C3	38.59	59.00	37°28'43"
C4	41.28	59.00	40°05'29"
C5	17.92	59.00	17°23'52"
C6	10.88	59.00	10°33'50"
C7	26.49	428.50	3°32'30"
C8	48.33	428.50	6°27'47"
C9	48.31	428.50	6°27'33"
C10	59.58	528.50	6°27'33"
C11	47.43	428.50	6°20'30"
C12	0.94	421.50	0°07'40"
C13	0.72	321.50	0°07'40"
C14	58.50	528.50	6°20'30"
C15	60.82	421.50	8°16'03"
C16	46.39	321.50	8°16'03"
C17	60.83	421.50	8°16'06"
C18	46.40	321.50	8°16'06"
C19	60.83	421.50	8°16'06"
C20	46.40	321.50	8°16'06"
C21	60.83	421.50	8°16'06"
C22	46.40	321.50	8°16'06"
C23	60.83	421.50	8°16'06"
C24	26.11	421.50	3°32'58"
C25	47.47	63.50	42°50'08"
C26	45.26	63.50	40°50'09"
C27	40.44	63.50	36°29'29"
C28	40.44	63.50	36°29'29"
C29	40.44	63.50	36°29'29"
C30	40.44	63.50	36°29'29"
C31	40.44	63.50	36°29'29"
C32	44.80	63.50	40°25'15"
C33	37.39	478.50	4°28'40"
C34	48.48	478.50	5°48'17"
C35	48.48	478.50	5°48'19"
C36	48.48	478.50	5°48'19"
C37	9.08	578.50	0°53'59"
C38	48.48	478.50	5°48'19"
C39	58.61	578.50	5°48'17"
C40	48.48	478.50	5°48'19"
C41	58.61	578.50	5°48'17"
C42	48.48	478.50	5°48'19"
C43	58.61	578.50	5°48'17"
C44	48.48	478.50	5°48'16"
C45	58.61	578.50	5°48'18"
C46	3.04	478.50	0°21'51"
C47	58.24	371.50	8°58'58"
C48	42.57	271.50	8°58'58"
C49	3.68	578.50	0°21'51"
C50	49.84	371.50	7°41'13"
C51	25.65	271.50	5°24'47"
C52	39.78	371.50	6°08'08"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L105	16.00	S 8°04'37" W
L106	31.97	S 81°55'23" E
L108	92.18	S 78°07'07" E
L109	32.50	S 81°55'23" E
L113	22.66	S 30°20'54" E
L114	16.00	N 59°43'58" E
L115	31.29	S 30°20'54" E
L116	58.97	S 88°03'32" W
L117	8.00	N 1°56'28" W

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Aaron D. Borling, RLS 48756

C.O.F. Project #PZ-19-00122

FLAGSTAFF ARIZONA

PARCEL 1 AT JUNIPER POINT FINAL PLAT

JOB NO: 18256 DATE: MAY 21 SCALE: AS SHOWN DRAWN: MMB/KMF CHECKED: ADB/SCI

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

SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call or text at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
088 8-1-1 or 1-800-STATE-11 (928-5348)

DRAWING NO. **FP4**

SHT NO. 5 OF 5