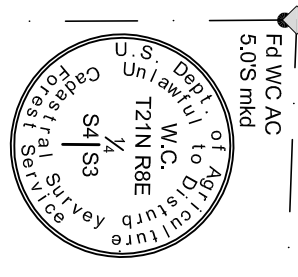


Final Modified Plat of Assessors Parcel No. 113-05-019

As recorded in Instrument #3891127, records of Coconino County, situated in the Southwest Quarter of Section 3, Township 21 North, Range 8 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.



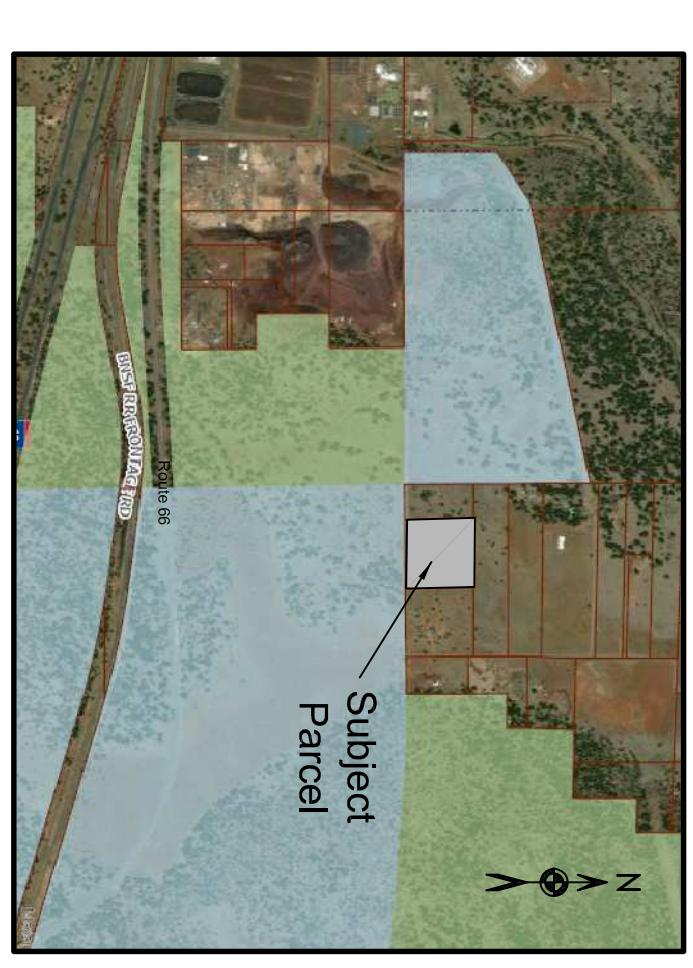
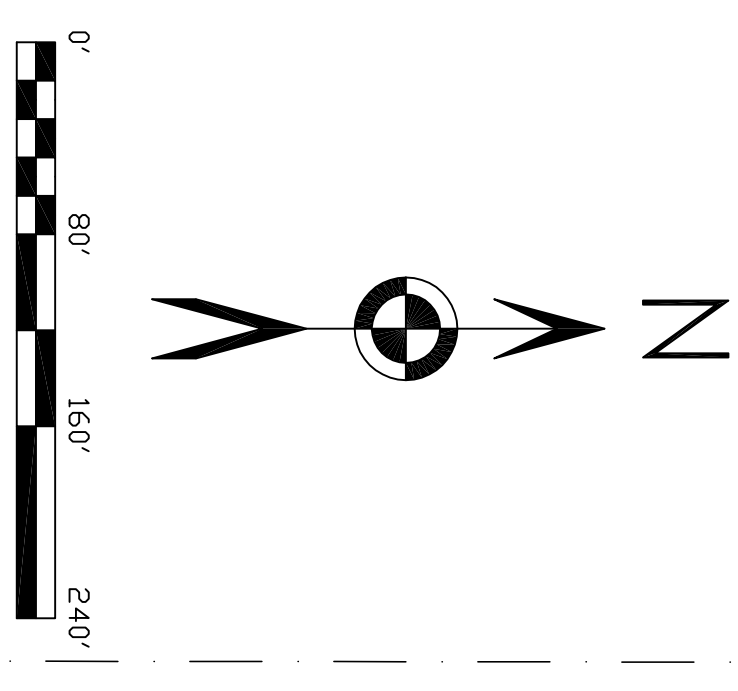
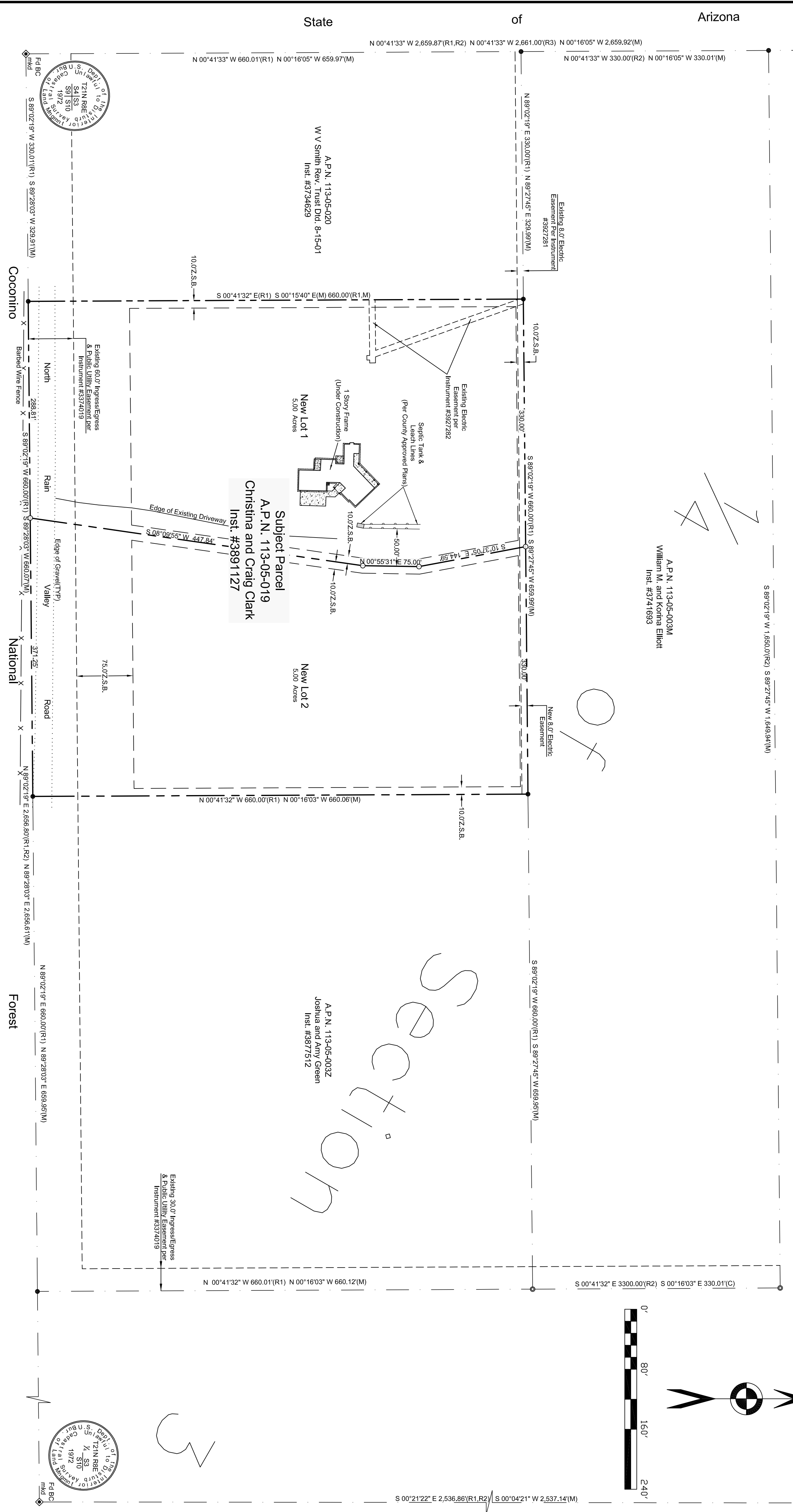
PLAT AC
C/L 3218

SW

N

OF

Section 3



Vicinity Map
(Not to Scale)

Declaration and Dedication:

State of Arizona }
County of Coconino } SS
KNOW ALL MEN BY THESE PRESENTS:
That Christina and Craig Clark have subdivided that parcel as described in Instrument #3891127, records of Coconino County, under the name, "Final Modified Plat of Assessor's Parcel No. 113-05-019" situated in the Southwest Quarter of Section 3, Township 21 North, Range 8 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona, and further declare that said plat sets forth the location and measurements of the individual lots, and that each individual lot shall be known by its number or other designation, given to each on this plat. Dedication to hereby dedicate the parcel within said access and service Final Modified Plat of Assessor's Parcel No. 113-05-019 with the existing streets previously dedicated to the public by the existing instruments as shown hereon.

IN WITNESS WHEREOF:
Christina Clark has hereunto caused her name to be attested and the same to be attested by his signature as Christina Clark hereunto duly authorized.
This _____ day of _____, 2021.

IN WITNESS WHEREOF:
Craig Clark has hereunto caused her name to be attested and the same to be attested by his signature as Christina Clark hereunto duly authorized.
This _____ day of _____, 2021.

ACKNOWLEDGMENT:
I, _____, of the County of Coconino, do hereby certify that the foregoing instrument for the purposes therein contained, was executed by me, as assessor, on this _____ day of _____, 2021, before me, assessor Craig Clark, who acknowledged himself to be duly authorized to execute the foregoing instrument for the purposes therein contained.
IN WITNESS WHEREOF: I hereunto set my hand and official seal
Nancy Public

City of Flagstaff Approvals:

It is hereby certified that this Plat has been officially approved for the record by the City of Flagstaff, Coconino County, Arizona, on this _____ day of _____, 2021.
By: _____ Mayor.
By: _____ City Clerk.
By: _____ Planning Director.
By: _____ City Engineer.

Legend/Record Information:

- ◆ Found Sectional Corner as noted. (R)- Record Information as noted.
- Circled Sectional Corner. (M)- Measured Bearings and Distances.
- Set 12" rebar with 14671. (R1)- Instrument # 3734628, C.C.R.
- Calculated Point. (R2)- Instrument # 3640154, C.C.R.
- Z.S.B.- Zoning Sublot. (R3)- Book 4 of Maps, Page 82, C.C.R.

Revisions: 12-9-21 City of Flagstaff comments.

Northland Exploration Surveys, Inc.		JOB NO.	
688 West Aspen Avenue, Flagstaff, Arizona 86001 (908) 774-0688 FAX (908) 774-0888		21-145	
SCALE: 1" = 80.0'	Final Modified Plat of A.P.N. 113-05-019	SHEET 1 OF 1	DATE: December 21, 2021
DRAWN BY: M.S.			
CHECKED BY: M. J. SARK			
CREATED BY: K. A. KRENKE			

Owner/Developer:

Christina and Craig Clark
8120 N. Browning Drive
Flagstaff, AZ, 86004
Ph: (908) 406-2636/3688

Utility Acknowledgement:

Arizona Public Service
Date: _____

Recording Instruments(Original):

Instrument #3891127, records of Coconino county.

Title Comments:

This Commitment constituted, Pioneer Title Agency, Inc., No. 7052181-05-JRK, Rural Residential (RR), per the City of Flagstaff Land Development Code.

Current Zoning(Subject Parcel):

Rural Residential (RR), per the City of Flagstaff Land Development Code.

Legal Description(Parent Parcel):

A portion of that parcel recorded in Exhibit "B" to Instrument "B" in Instrument No. 3884848, records of Coconino County, Arizona, situated in the Southwest Quarter of Section 3, Township 21 North, Range 8 East, Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:
The West 66.00 feet of the East 1,200.00 feet of the West 1,660.00 feet of the Section 03(03) West of Salt River Quarter of Section 3.

FEMA Flood Note:

Per FEMA Map No. 04050508311C, Panel 8599 dated September 3, 2010, the Subject Parcel is entirely within Zone X, which includes the 0.1% (100-year) annual chance floodplain but within the 0.2% (500-year) annual chance floodplain.

