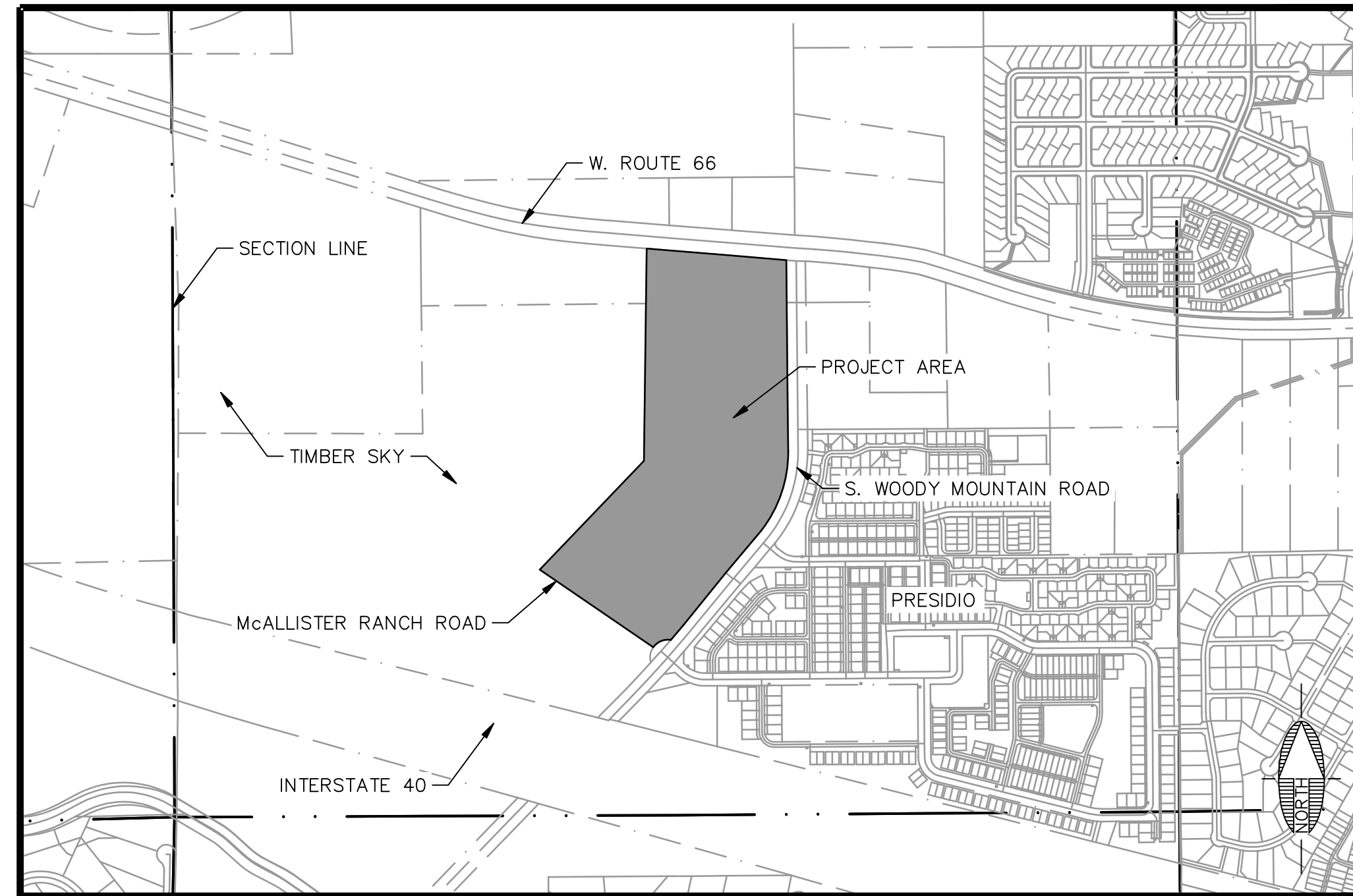


FINAL PLAT FOR @LIV FLAGSTAFF, ARIZONA

LOCATED IN SECTION 19, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA SS.
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT LIV SC FLAGSTAFF, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ["GRANTOR" OR "OWNER"], AND VP 66 WOODY MOUNTAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ["OWNER"], HAS SUBDIVIDED UNDER THE NAME @LIV, A SUBDIVISION LOCATED IN A PORTION OF SECTION 19, 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 @LIV 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.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION:

- ALL PUBLIC RIGHTS-OF-WAY (ROW) SHOWN ON THE PLAT FOR PUBLIC USE, IN FEE SIMPLE. 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.
- 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.
- DRAINAGE MAINTENANCE EASEMENT (DME), FOR CITY ACCESS TO MAINTAIN PRIVATE DRAINAGE WAYS AND DRAINAGE FEATURES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES, IN THE EVENT GRANTOR HAS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.
- 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. PRIVATE IMPROVEMENTS ARE PROHIBITED IN THE EASEMENT AREA WITHIN FIVE FEET OF THE EDGE OF THE TRAIL.

GRANTOR HEREBY DEDICATES AN EASEMENT TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS:

- 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.

EASEMENT GENERAL CONDITIONS: ALL EASEMENTS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
- 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
- GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
- 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;
- 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 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 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").

INTERIM LIABILITY

LIV SC FLAGSTAFF, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ["OWNER"], DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY AS DEPICTED ON THIS PLAT UNTIL THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND FORMALLY ACCEPTED BY THE CITY ENGINEER ("ACCEPTANCE DATE"). GRANTOR SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS HIS/HER/THEIR NAMES(S) TO BE SIGNED THIS _____ DAY OF _____, 20____.

OWNER/GRANTOR: LIV SC FLAGSTAFF, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

OWNER: VP 66 & WOODY MOUNTAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

BY: EDWARD & COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	EB01	EXISTING BOUNDARY AND EASEMENTS
3	FP01	FINAL PLAT

BASIS OF BEARING

NORTH 89-34-20 EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTION

THAT PIECE OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 3770238, OFFICIAL RECORDS OF COCONINO COUNTY.

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, COCONINO COUNTY, ARIZONA, ON THE ____ DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE INTER-DIVISION STAFF REVIEW OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THE ____ DAY OF _____, 20____.

BY: _____
CITY ENGINEER

BY: _____
CITY PLANNING DIRECTOR

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6812G, EFFECTIVE SEPTEMBER 2, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ALTA/ACSM LAND TITLE SURVEY BY WOODSON ENGINEERING AND SURVEYING, INC., DATED NOVEMBER 14, 2014.

ACKNOWLEDGEMENT

STATE OF ARIZONA SS.
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED BY SELF TO REPRESENT VP 66 & WOODY MOUNTAIN, LLC, AND THAT HE OR SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

PROJECT DEVELOPER:

LIV COMMUNITIES, LLC.
CONTACT: BETH HEATH
8950 S. 52ND STREET, SUITE 115
TEMPE, AZ 85284
(480) 750-7269

VINTAGE PARTNERS 2.0, LLC.
CONTACT: MARK ORTMAN
2502 E. CAMELBACK ROAD, STE. 214
PHOENIX, AZ 85016
(602) 459-9929

PROJECT ATTORNEY:

GAMMAGE & BURNHAM ATTORNEYS AT LAW
CONTACT: LINDSAY SCHUBE
140 N. CENTRAL AVE, 20TH FLOOR
PHOENIX, AZ 85004
(602) 256-4471

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
CONTACT: STEPHEN C. IRWIN, P.E. #58405
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT DATA:

ENTIRE PARCEL BREAKDOWN:
TOTAL PARCEL GROSS ACREAGE: 36.94 AC

LOT 1:
GROSS ACREAGE: 23.08 AC
WOODY MTN ROW: 1.16 AC
McALLISTER ROW: 0.80 AC
NET ACREAGE: 21.12 AC
LOT 2:
GROSS ACREAGE: 13.86 AC

LOT 1 DENSITY:

URBAN GROSS ACREAGE = 7.85 AC
URBAN GROSS DENSITY = 71 DU / 7.85 AC = 9.04 DU/AC
URBAN NET DENSITY, EXCLUDING CIVIC SPACE = 71 DU / 5.22 AC = 13.60 DU/AC
SUBURBAN GROSS ACREAGE = 15.23 AC
SUBURBAN GROSS DENSITY = 131 DU / 15.23 AC = 8.60 DU/AC

- 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.
- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES
- 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.
- THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED.

UTILITY COMPANY CONTACTS

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

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

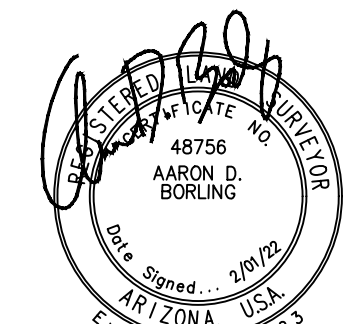
CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

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

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 LETTER 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

PROJECT OWNER:

LIV COMMUNITIES, LLC.
CONTACT: BETH HEATH
8950 S. 52ND STREET, SUITE 115
TEMPE, AZ 85284
(480) 750-7269
OWNER OF LOT 1

VP 66 & WOODY MOUNTAIN, LLC.
CONTACT: WALTER CRUTCHFIELD
2502 E. CAMELBACK ROAD, STE. 214
PHOENIX, AZ 85016
(480) 231-0814
OWNER OF LOT 2

PROJECT SURVEYOR:

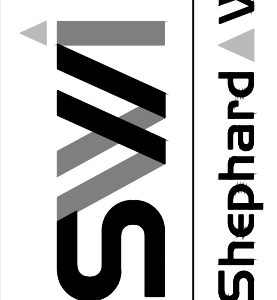
SHEPHARD-WESNITZER, INC.
CONTACT: AARON D. BORLING, RLS #48756
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY INFORMATION:

APN#: 112-01-019 (±36.94 AC)
2701 S. WOODY MOUNTAIN ROAD
FLAGSTAFF, AZ 86001
EXISTING ZONING LOT 1: MEDIUM DENSITY RESIDENTIAL (MR)
REZONE PER ORDINANCE NO. 2021-01
EXISTING ZONING LOT 2: RURAL RESIDENTIAL (RR) & G - GENERAL - 10 AC MIN

JOB NO:	22014
DATE:	JAN 22
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	KMF
CHECKED:	AUB

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



NO.	DESCRIPTION	DATE	BY

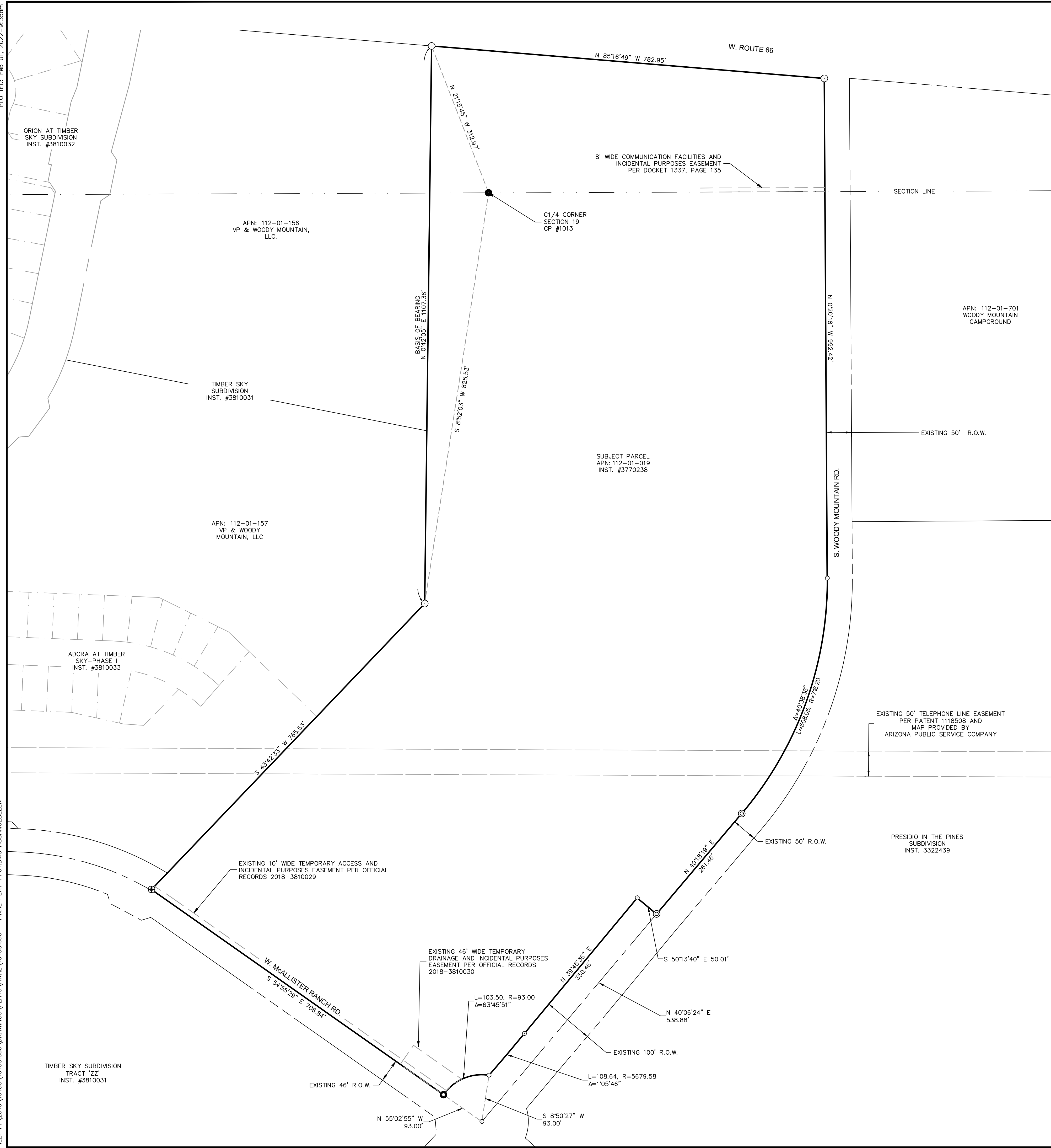
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
888 84-1111 or 1-800-574-6111 (Toll-Free)

DRAWING NO.
CVR

SHT NO. OF
1 3

PLOTTED: Feb 01, 2022 - 9:35am

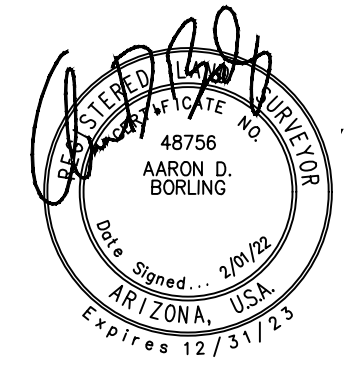
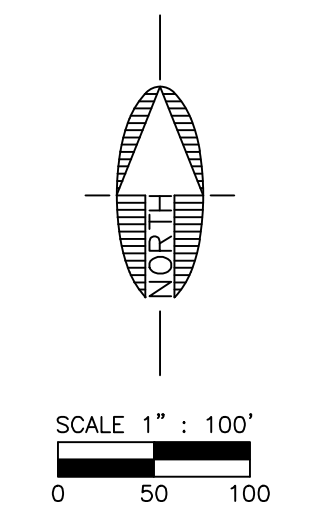
FILE: P:\2019\19188\DRAWINGS\PLATS\FINAL\19188.006 - FINAL.PLT - FPD.DWG HSCHOEBELE



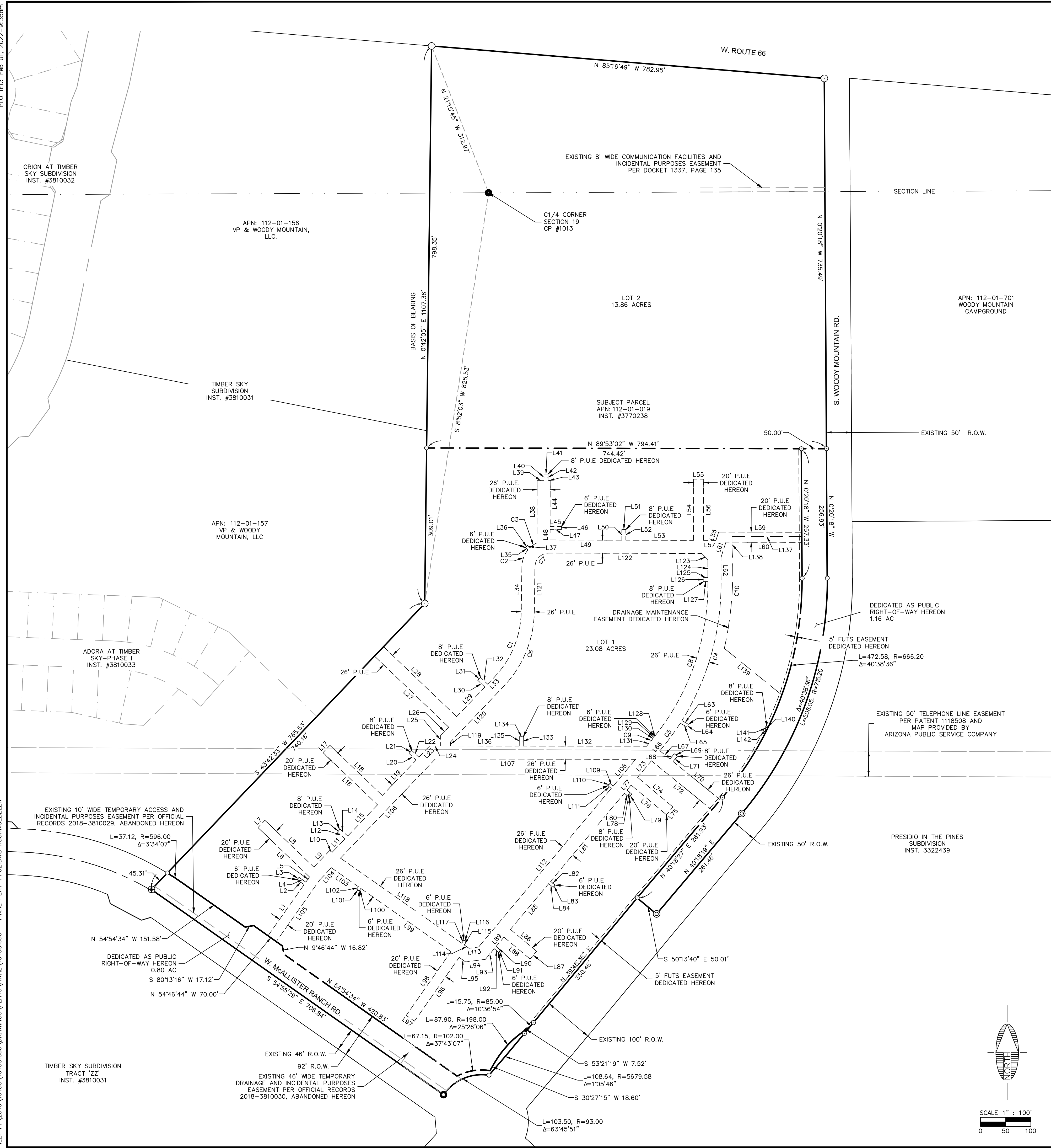
LEGEND

- FOUND 1/2" REBAR WITH CAP LS 4321"
 - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - ⊗ FOUND REBAR WITH CAP LS 14184
 - ⊙ FOUND ALUMINUM CAP LS 40321
 - FOUND ALUMINUM CAP LS 14671
 - MONUMENT TO BE SET
-
- BOUNDARY TIE LINE
 - ADJACENT PROPERTY LINE
 - BOUNDARY LINE
 - ROW LINE
 - SECTION LINE
 - EASEMENT
 - ROAD CENTERLINE
 - 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
 - ROW RIGHT-OF-WAY
 - #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

FLAGSTAFF ARIZONA	
@LIV SUBDIVISION	EXISTING BOUNDARY AND EASEMENTS
JOB NO. 22014	DATE: FEB 22
SCALE: AS SHOWN	DRAWN: HAS
DESIGN: KMF	CHECKED: AUB
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.com	
 Shephard Wesnitzer, Inc.	
REVISIONS	BY
NO.	DATE
DESCRIPTION	
Call at least two full working days before you begin excavation. ARIZONA Blue Stakes, Inc.	
DRAWING NO. EB01 SHT NO. 2 OF 3	



FILE: P:\2019\19188\006\DRAWINGS\PLATS\FINAL\19188_006 - FINAL PLAT - FP02.DWG HSCHEIBELN
 PLOTTED: Feb 01, 2022 - 9:35am



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	124.25	N 35°12'30" E
L2	16.68	S 54°47'30" E
L3	6.00	S 35°12'30" W
L4	16.68	N 54°47'30" W
L5	12.71	N 35°12'30" E
L6	141.79	S 46°16'29" E
L7	20.00	S 43°43'31" W
L8	134.51	S 46°16'29" E
L9	45.47	S 43°43'31" W
L10	6.07	N 54°58'12" W
L11	36.87	S 43°43'31" W
L12	20.06	S 48°06'17" E
L13	8.00	N 41°53'43" E
L14	20.32	S 48°06'17" E
L15	85.60	S 43°43'31" W
L16	150.01	S 46°16'29" E
L17	20.00	N 43°43'31" E
L18	144.01	S 46°16'29" E
L19	97.09	S 43°43'31" W
L20	19.45	S 46°38'31" E
L21	8.00	S 43°21'29" W
L22	19.50	S 46°38'31" E
L23	31.09	S 43°43'31" W
L24	21.19	S 89°54'42" E
L25	20.04	S 0°05'18" W
L26	23.89	N 43°43'31" E
L27	203.95	N 46°16'29" W
L28	200.96	N 46°16'29" W
L29	81.21	S 43°43'31" W
L30	19.80	S 46°24'53" E
L31	8.00	S 43°35'07" W
L32	19.82	S 46°24'53" E
L33	19.62	S 43°43'31" W
L34	89.79	S 0°49'56" W
L35	6.85	S 45°39'45" E
L36	6.00	N 44°20'15" E
L37	6.65	S 45°39'45" E
L38	123.39	N 0°07'51" E
L39	13.70	N 89°52'09" W
L40	13.07	N 0°07'51" E
L41	8.00	S 89°52'09" E
L42	13.07	N 0°07'51" E
L43	4.30	N 89°52'09" W
L44	90.88	N 0°07'51" E
L45	22.50	N 89°51'53" W
L46	6.00	N 0°08'07" E
L47	22.50	N 89°51'53" W
L48	21.00	N 0°07'51" E
L49	142.62	N 89°52'09" W
L50	21.25	N 0°07'51" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L51	8.00	S 89°52'09" E
L52	21.25	N 0°07'51" E
L53	134.34	N 89°52'09" W
L54	121.47	N 0°07'40" E
L55	20.00	N 89°52'20" W
L56	121.47	N 0°07'40" E
L57	24.62	N 89°52'09" W
L58	17.32	N 17°55'43" E
L59	165.26	S 89°52'22" E
L60	150.84	S 89°52'10" E
L61	32.13	N 17°55'43" E
L62	51.71	N 0°12'27" W
L63	15.13	S 60°19'37" E
L64	6.00	S 29°40'23" W
L65	15.42	N 60°19'37" W
L66	4.91	N 39°55'23" E
L67	26.02	S 50°56'14" E
L68	13.44	S 39°03'46" W
L69	8.00	N 50°56'14" W
L70	120.36	S 50°56'14" E
L71	13.44	S 39°03'46" W
L72	154.77	S 50°56'14" E
L73	42.88	N 39°55'23" E
L74	91.76	N 50°04'37" W
L75	20.00	S 39°55'23" W
L76	91.76	N 50°04'37" W
L77	12.91	N 39°55'23" E
L78	12.56	N 50°07'09" W
L79	8.00	S 39°52'51" W
L80	12.56	N 50°07'09" W
L81	228.23	N 39°55'23" E
L82	11.50	N 50°04'37" W
L83	6.00	S 39°55'23" W
L84	11.50	N 50°04'37" W
L85	118.45	N 39°55'23" E
L86	67.77	S 50°02'57" E
L87	20.00	S 39°57'03" W
L88	67.76	S 50°02'57" E
L89	24.05	N 39°55'23" E
L90	11.00	N 50°04'37" W
L91	6.00	S 39°55'23" W
L92	11.00	N 50°04'37" W
L93	27.46	N 39°55'23" E
L94	39.59	N 82°28'36" E
L95	15.68	S 54°58'12" E
L96	154.68	N 35°01'48" E
L97	20.00	N 54°58'12" W
L98	154.68	N 35°01'48" E
L99	218.56	S 54°58'12" E
L100	5.90	N 35°01'48" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	6.00	N 54°58'12" W
L102	5.90	S 35°01'48" W
L103	65.61	N 54°58'12" W
L104	33.11	S 43°43'31" W
L105	150.12	N 35°12'30" E
L106	272.46	S 43°43'31" W
L107	397.99	S 89°54'42" E
L108	69.37	N 39°55'23" E
L109	8.46	S 50°04'37" E
L110	6.00	S 39°55'23" W
L111	8.46	S 50°04'37" E
L112	410.60	N 39°55'23" E
L113	19.34	N 82°28'36" E
L114	11.57	S 54°58'12" E
L115	7.50	S 35°01'48" W
L116	6.00	N 54°58'12" W
L117	7.50	S 35°01'48" W
L118	294.17	S 54°58'12" E
L119	7.69	S 0°05'18" W
L120	153.86	S 43°43'31" W
L121	89.79	S 0°49'56" W
L122	303.67	N 89°52'09" W
L123	17.46	N 44°52'09" W
L124	35.59	N 0°12'27" W
L125	9.50	N 89°47'33" E
L126	8.00	N 0°12'27" W
L127	9.50	N 89°47'33" E
L128	0.99	N 51°00'49" W
L129	6.00	S 38°59'11" W
L130	0.99	N 51°00'49" E
L131	14.95	N 39°55'23" E
L132	244.91	S 89°54'42" E
L133	18.45	S 0°14'00" W
L134	8.00	S 89°46'00" E
L135	18.47	S 0°14'00" W
L136	136.72	S 89°54'42" E
L137	138.81	S 89°51'02" E
L138	22.06	N 0°12'27" W
L139	146.99	N 50°59'08" W
L140	2.89	S 61°41'10" E
L141	8.00	S 28°18'50" W
L142	3.17	S 61°41'10" E

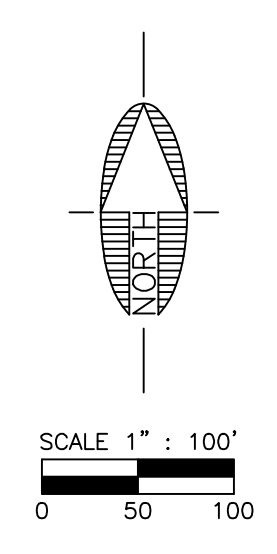
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	143.36	191.50	42°53'36"
C2	35.82	53.50	38°21'39"
C3	17.06	53.50	18°16'31"
C4	286.73	508.50	32°18'28"
C5	63.42	508.50	7°08'45"
C6	162.83	217.50	42°53'36"
C7	42.86	27.50	89°17'55"
C8	327.06	482.50	38°50'16"
C9	4.89	482.50	0°34'50"
C10	201.67	712.04	16°13'40"

LEGEND

- FOUND 1/2" REBAR WITH CAP LS 4321"
- FOUND 1/2" REBAR
- ⊗ FOUND REBAR WITH CAP LS 14184
- ⊙ FOUND ALUMINUM CAP LS 40321
- FOUND ALUMINUM CAP LS 14671
- MONUMENT TO BE SET

- BOUNDARY TIE LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- ROW LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT CENTERLINE
- ASSESSOR'S PARCEL NUMBER (APN)
- RIGHT-OF-WAY
- INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

401--XX--XXX
 ROW
 #000000



FLAGSTAFF ARIZONA

FINAL PLAT

JOB NO: 22014
 DATE: FEB 22
 SCALE: AS SHOWN
 DRAWN: KMF
 DESIGN: KMF
 CHECKED: AUB

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

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.
 ARIZONA 811
 Arizona Blue Stakes, Inc.
 808 84-11 or 1-800-514-1111 (TUE-FRI 8-5348)

DRAWING NO. **FP01**

SHT NO. 3 OF 3

INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER