

CITY OF FLAGSTAFF ZONING NOTES

SITE DESIGN ABIDES FLAGSTAFF ZONING CODE SECTION 10-40.60.320.C.6.e.

1. SIMULATED PINE BRANCHES MUST BE LOCATED FROM A POINT THAT IS 25 PERCENT THE HEIGHT OF THE TOWER MEASURED FROM FINISHED GRADE TO THE TOP OF THE TOWER.
2. A DENSITY OF 2.3 SIMULATED BRANCHES PER ONE LINEAL FEET OF THE TOWER IS REQUIRED. BRANCHES SHALL BE INSTALLED ON THE TOWER IN A RANDOM ORGANIC PATTERN.
3. THE MINIMUM LENGTH FOR THE LOWER LEVEL SIMULATED BRANCHES IS 10 FEET LONG. SIMULATED BRANCHES MUST TAPER TOWARD THE TOP OF THE TOWER TO GIVE THE APPEARANCE OF A NATURAL CONICALLY-SHAPED EVERGREEN TREE.
4. THE TOWER SHALL BE PAINTED TO EMULATE A NATURAL TREE TRUNK, WHILE THE BOTTOM 25 PERCENT OF THE HEIGHT OF THE TRUNK SHALL BE COVERED WITH A SIMULATED TREE BARK PRODUCT.
5. ANTENNAS SHALL BE FITTED WITH A COVER OR OTHERWISE CAMOUFLAGED, AND SHALL NOT EXTEND BEYOND THE TREE BRANCHES LOCATED IMMEDIATELY ADJACENT TO THE ANTENNAS.



**SUN STATE
TOWERS**

AZ10-037 BULLWHIP / AZ2 CHESHIRE

APN: 111-01-006C

3100 N. FORT VALLEY RD.

FLAGSTAFF, AZ 86001

COCONINO COUNTY

PREPARED FOR

**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	AZ10-037 BULLWHIP
DRAWN BY:	JC
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	01/27/2020	90% REVIEW	JC
0	02/04/2020	FINAL ZONING	JC
1	03/10/20	FINAL ZONING	PSW
2	10/22/2020	FINAL ZONING	CS

SITE DIRECTIONS

DEPART 1426 N. MARVIN ST., GILBERT, AZ 85233. TURN LEFT ONTO W. MERILL AVE. TURN LEFT ONTO N. COOPER RD. TURN LEFT TO MERGE ONTO US-60 W. MERGE ONTO I-10 W. KEEP RIGHT AT THE FORK TO CONTINUE ON I-17 N/US-60 W, FOLLOW SIGNS FOR FLAGSTAFF. CONTINUE ONTO S. MILTON RD. CONTINUE ONTO W. HISTORIC RTE 66. TURN LEFT ONTO N. HUMPHREYS ST. TURN LEFT ONTO US-180 W. TURN RIGHT THEN ARRIVE AT 3100 N. FORT VALLEY RD.

PROJECT DESCRIPTION

- SCOPE OF WORK**
- INSTALL PROPOSED 70'-0" SUN STATE TOWERS MONOPINE
 - INSTALL PROPOSED 30'X30' CMU WALL
 - INSTALL PROPOSED OUTDOOR POWER CABINET
 - INSTALL PROPOSED OUTDOOR RF CABINET
 - INSTALL PROPOSED ELECTRICAL SERVICE
 - INSTALL PROPOSED TELCO SERVICE
 - INSTALL [6] PROPOSED ANTENNAS
 - INSTALL [6] PROPOSED REMOTE RADIO HEADS
 - INSTALL [1] PROPOSED 12-PORT OVP
 - INSTALL [2] PROPOSED HYBRID CABLES
 - INSTALL [1] PROPOSED GPS ANTENNA AT GROUND LEVEL

CONTACT INFORMATION

CLIENT:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [602] 463-9514

PROPERTY OWNER:
MUSEUM OF NORTHERN ARIZONA
3101 N. FORT VALLEY RD.
FLAGSTAFF, AZ 86001
CONTACT: MICHAEL MONGINI
PHONE: [928] 226-0000

TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588 EXT. 214

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: [480] 664-9588 ext. 230

ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

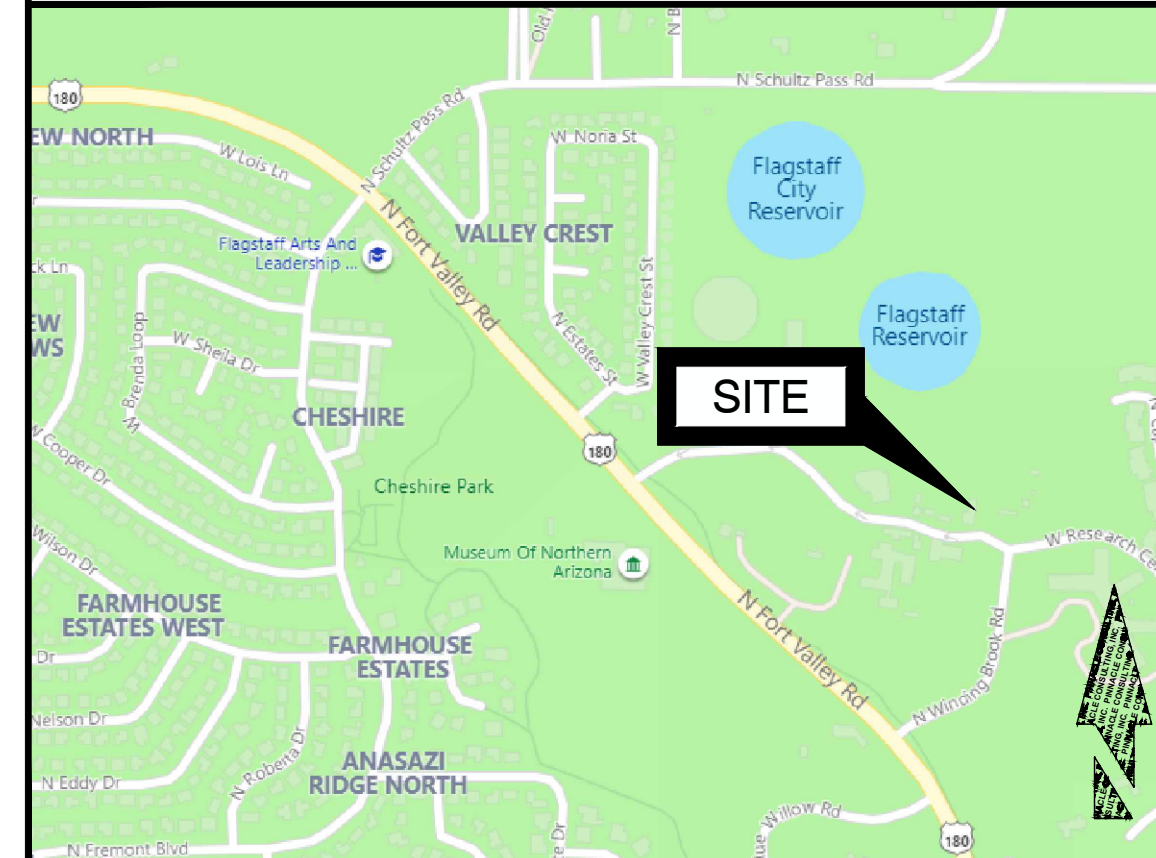
ZONING: PF
PARCEL #: 111-01-006C
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 900 SQ. FT
JURISDICTION: CITY OF FLAGSTAFF
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. MONOPINE BRANCH DENSITY IS 4 PER FOOT WITH INTENT TO EXCEED MINIMUM REQUIREMENT.

VICINITY MAP



SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
LS-4	TOPOGRAPHIC SURVEY
LS-5	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	EXISTING ENLARGED SITE PLAN
Z-3	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-4	CONSTRUCTION EASEMENT DETAIL
Z-5	FINAL EASEMENT DETAIL
Z-6	ELEVATIONS
Z-7	ELEVATIONS

NEW SITE LOCATION

LATITUDE	35.235898°	35° 14' 09.234" N [NAD83]
LONGITUDE	-111.663754°	-111° 39' 49.516" W [NAD83]
GROUND ELEVATION		7100.8' [NAVD88]

APPROVALS

[RF]:	_____	DATE: _____
[CONST.]:	_____	DATE: _____
[RE]:	_____	DATE: _____
LANDLORD:	_____	DATE: _____

**FINAL
FOR ZONING
ONLY**

**AZ10-037 BULLWHIP AZ2
CHESHIRE**
3100 N. FORT VALLEY RD.
FLAGSTAFF, AZ 86001
COCONINO COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE, COMMITMENT NO.: 29815639 EFFECTIVE DATE: 08/02/19, AND BY FIRST AMERICAN TITLE, COMMITMENT NO.: 4148TAZ EFFECTIVE DATE 05/10/19.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE DESIGNATION

THE PROPOSED EASEMENT AREA SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04005C8806G DATED 09/03/10.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 12/12/19.

SCHEDULE B EXCEPTIONS (ORDER NO. 4148TAZ)

- 19. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1294 OF OFFICIAL RECORDS, PAGE 477.
- 22. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1868 OF OFFICIAL RECORDS, PAGE 213.
- 23. AN EASEMENT FOR ROAD MAINTENANCE AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1868 OF OFFICIAL RECORDS, PAGE 219.
- 25. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES RECORDED AS 2000-3040261, OF OFFICIAL RECORDS.
- 29. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2009-3525922, OF OFFICIAL RECORDS.
- 30. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED AS 2009-3529778, OF OFFICIAL RECORDS.
- 31. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2012-3616314, OF OFFICIAL RECORDS AND RECORDED AS 2012-3617464, OF OFFICIAL RECORDS.

ITEMS 1-18, 20, 21, 24, 26-28, AND 32 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SCHEDULE B EXCEPTIONS (ORDER NO. 29815639)

- 9. UTILITY EASEMENT IN FAVOR OF ARIZONA PUBLIC SERVICE COMPANY SET FORTH IN INSTRUMENT RECORDED ON AUGUST 15, 1989 IN DEED BOOK 1294, PAGE 477.
- 10. MAINTENANCE AGREEMENT DATED APRIL 22, 1996, BY AND BETWEEN MUSEUM OF NORTHERN ARIZONA, AN ARIZONA NOT FOR PROFIT CORPORATION AND CITY OF FLAGSTAFF, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, RECORDED ON APRIL 23, 1996 IN DEED BOOK 1868, PAGE 219.
- 11. PUBLIC PEDESTRIAN ACCESS EASEMENT IN FAVOR OF CITY OF FLAGSTAFF, A ARIZONA MUNICIPAL CORPORATION SET FORTH IN INSTRUMENT RECORDED ON FEBRUARY 23, 2000 IN INSTRUMENT NO. 3040261.

ITEMS 1-8 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PARENT PARCEL LEGAL DESCRIPTION

PARCEL 1:
THAT CERTAIN TRACT OF LAND LYING EAST OF THE FLAGSTAFF CITY PROPERTY, BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 1966.6 FEET EAST OF THE NORTHWEST CORNER OF SECTION 4; THENCE EAST 862. FEET TO A PIPE; THENCE SOUTH 1325 FEET TO A PIPE; THENCE WEST 862 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY OF THE CITY OF FLAGSTAFF; THENCE NORTH TO THE POINT TO BEGINNING AND CONTAINING 26 ACRES MORE OR LESS, IN COCONINO COUNTY, ARIZONA.

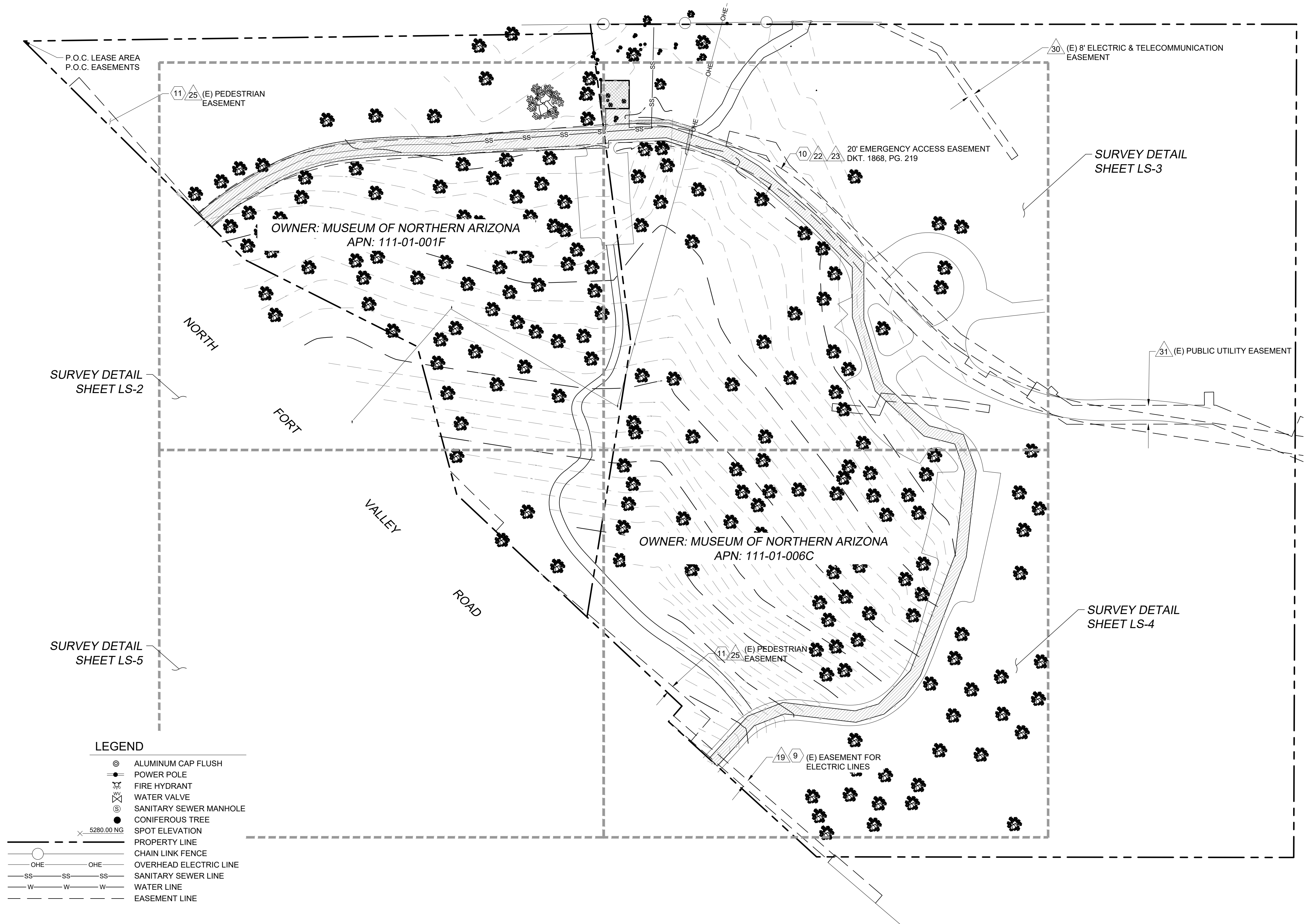
LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO STATE OF ARIZONA FROM THE MUSEUM OF NORTHERN ARIZONA, INC., AN ARIZONA CORPORATION, FORMERLY KNOWN AS NORTHERN ARIZONA SOCIETY OF SCIENCE AND ART, AN ARIZONA CORPORATION BY WARRANTY DEED DATED SEPTEMBER 14, 1989 AND RECORDED JANUARY 12, 1990 IN DEED BOOK 1319, PAGE 129.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO CITY OF FLAGSTAFF, A ARIZONA MUNICIPAL CORPORATION FROM MUSEUM OF NORTHERN ARIZONA, INC., AN ARIZONA NON-PROFIT CORPORATION, FORMERLY KNOWN AS NORTHERN ARIZONA SOCIETY OF SCIENCE AND ART, AN ARIZONA NON-PROFIT CORPORATION BY SPECIAL WARRANTY DEED DATED DECEMBER 15, 2005 AND RECORDED JANUARY 24, 2006 IN INSTRUMENT NO. 3366369. AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NORTHERN ARIZONA SOCIETY OF SCIENCE AND ART INCORPORATED FROM MARY RUSSELL F. COLTON AND HAROLD S. COLTON BY WARRANTY DEED DATED OCTOBER 9, 1957 AND RECORDED DECEMBER 30, 1957 IN DEED BOOK 114, PAGE 305.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5 EAST S. 0°00'30" EAST, A DISTANCE OF 800.00 FEET; RUN THENCE NORTH 0°00'30" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 5, A DISTANCE OF 783.98 FEET TO A POINT ON THE CENTERLINE, OF THE FORT VALLEY ROAD (U.S. 180); RUN THENCE NORTH 40°51'30" WEST ALONG SAID CENTERLINE, A DISTANCE OF 689.82 FEET; THENCE SOUTH 49°08'30" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 5°23'40" WEST, A DISTANCE OF 820.90 FEET; THENCE SOUTH 40°51'30" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 51°34'30" EAST, A DISTANCE OF 646.48 FEET TO THE POINT OF BEGINNING.

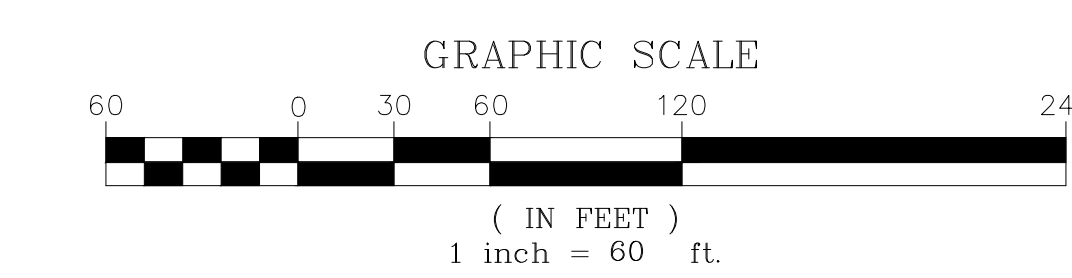
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LEGEND

	ALUMINUM CAP FLUSH
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	CONIFEROUS TREE
	SPOT ELEVATION
	PROPERTY LINE
	CHAIN LINK FENCE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER LINE
	WATER LINE
	EASEMENT LINE



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	SKN
CHECKED BY:	ABM

REVISIONS

NO.	DATE	DESCRIPTION
5	03/30/21	TITLE REVIEW
4	10/27/20	REVISION
3	03/18/20	SHIFT EASEMENTS
2	02/10/20	ADD TITLE
1	12/18/19	DESCRIPTION

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
124 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-9292

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008256

SITE NAME:
AZ10-037 BULLWHIP

SITE ADDRESS:
**FORT VALLEY ROAD
FLAGSTAFF, AZ 86001**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-1	REVISION: 4
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SUN STATE TOWERS
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Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
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PROJECT No.
10008256

SITE NAME:
AZ10-037 BULLWHIP

SITE ADDRESS:
FORT VALLEY ROAD
FLAGSTAFF, AZ 86001

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-2	REVISION: 4
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LINE	LENGTH	BEARING
L1	22.06	N0° 00' 00"E
L2	25.00	N90° 00' 00"E
L3	20.31	S0° 00' 00"E
L4	11.22	N85° 31' 46"E
L5	31.80	S89° 37' 14"E
L6	65.52	S70° 58' 13"E
L7	39.10	S58° 45' 41"E
L8	82.32	S49° 26' 55"E
L9	70.30	S44° 51' 25"E
L10	60.51	S0° 00' 00"E
L11	71.42	S17° 12' 33"E
L12	66.41	S46° 59' 10"E
L13	37.79	S75° 35' 38"E
L14	40.87	S19° 27' 02"E
L15	92.96	S6° 31' 56"W
L16	135.83	S21° 07' 34"W
L17	28.15	S36° 38' 38"W
L18	28.67	S50° 26' 25"W
L19	31.05	S73° 42' 18"W
L20	76.87	N83° 19' 17"W
L21	34.64	S68° 43' 44"W
L22	58.49	S42° 25' 01"W
L23	12.00	N47° 34' 59"W

LINE	LENGTH	BEARING
L24	61.29	N42° 25' 01"E
L25	40.44	N68° 43' 44"E
L26	77.42	S83° 19' 17"E
L27	26.14	N73° 42' 18"E
L29	49.45	N43° 29' 52"E
L30	132.66	N21° 07' 34"E
L31	88.66	N6° 31' 56"E
L32	31.71	N19° 27' 02"W
L33	33.91	N75° 35' 38"W
L34	70.93	N47° 20' 37"W
L35	82.53	N17° 12' 33"W
L36	53.50	N0° 00' 00"E
L37	64.52	N44° 51' 25"W
L38	57.86	N48° 23' 58"W
L39	22.11	N51° 52' 33"W
L40	38.01	N58° 42' 04"W
L41	36.93	N69° 33' 19"W
L42	26.36	N73° 10' 07"W
L43	61.75	S87° 20' 42"W
L44	7.93	S0° 00' 00"E
L45	24.34	S49° 44' 28"W
L46	20.01	N45° 17' 31"W

LEGEND

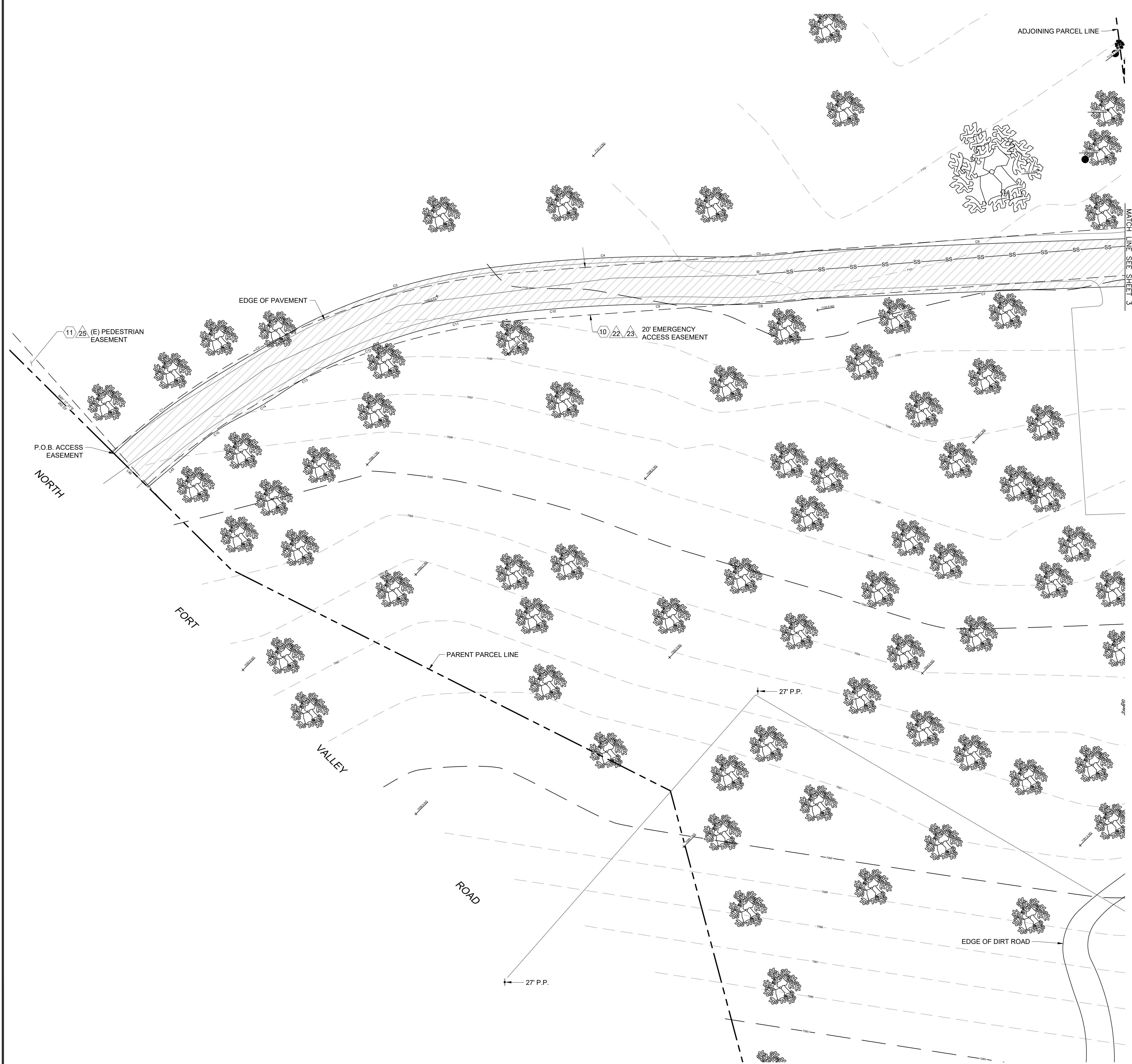
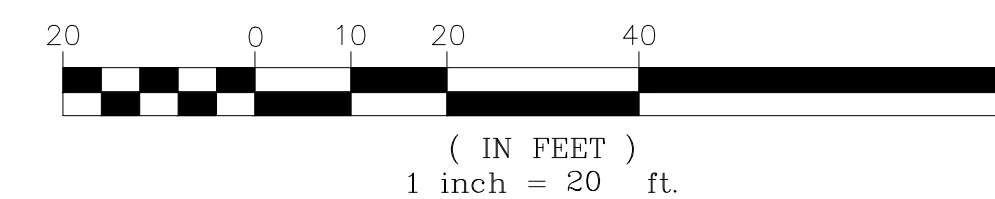
- ⊙ ALUMINUM CAP FLUSH
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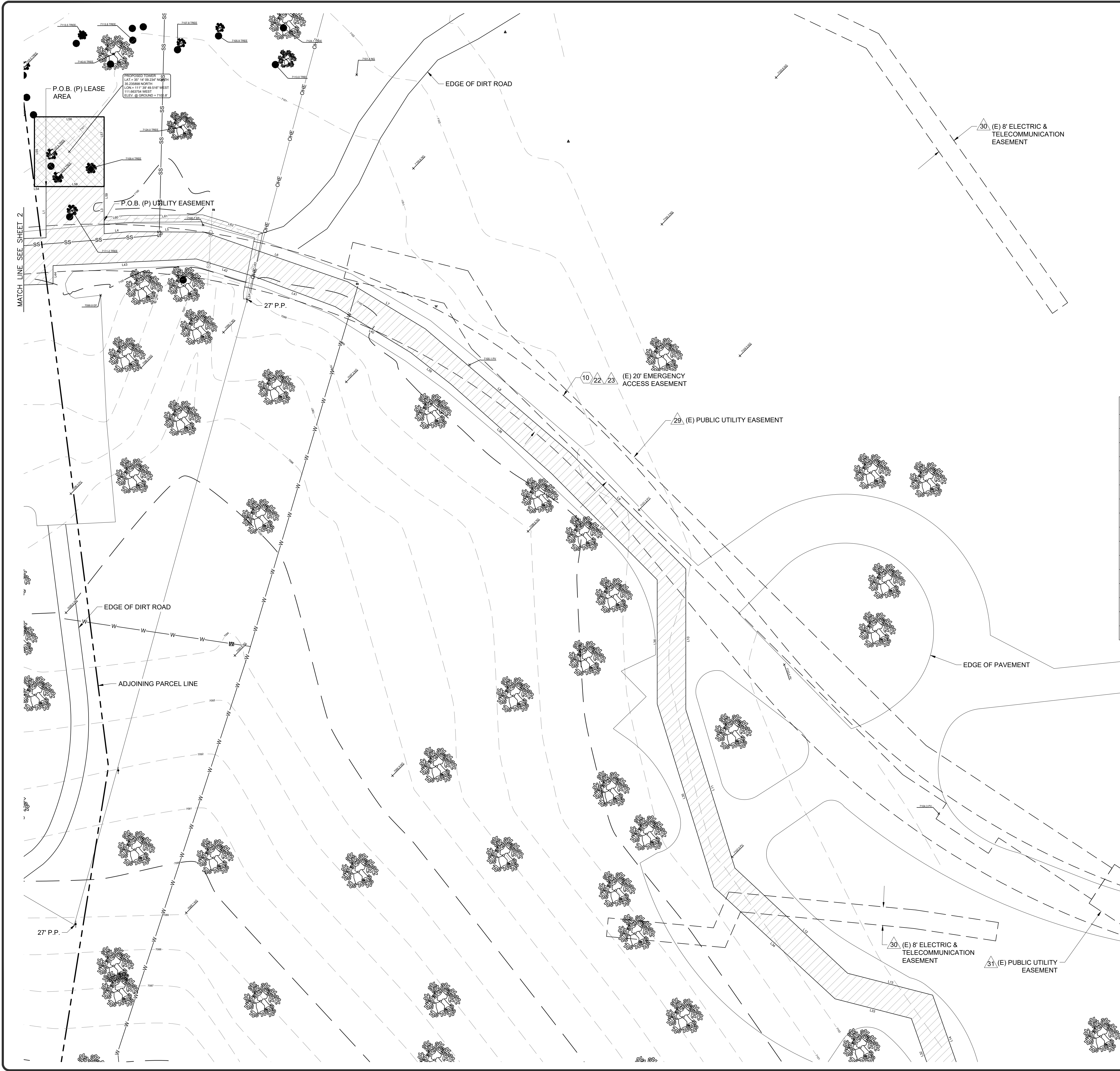
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	53.77	250.10	12°19'05"	N52° 42' 29"E	53.67
C2	42.24	1704.99	1°25'10"	N59° 34' 36"E	42.24
C3	84.53	246.03	19°41'07"	N73° 09' 50"E	84.11
C4	91.54	615.14	8°31'36"	N87° 16' 11"E	91.46
C5	39.43	234.41	9°38'15"	N86° 42' 52"E	39.38
C6	144.46	9243.49	0°53'44"	N87° 45' 28"E	144.46
C7	145.60	9223.49	0°54'16"	S87° 46' 05"W	145.60
C8	41.83	254.41	9°25'12"	S86° 49' 23"W	41.78
C9	44.28	595.14	4°15'48"	S89° 24' 05"W	44.27
C10	44.28	595.14	4°15'48"	S85° 08' 17"W	44.27
C11	38.51	226.03	9°45'41"	S78° 07' 33"W	38.46
C12	38.51	226.03	9°45'41"	S68° 21' 52"W	38.46
C13	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C14	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C15	24.41	91.09	15°21'26"	S55° 48' 18"W	24.34



GRAPHIC SCALE





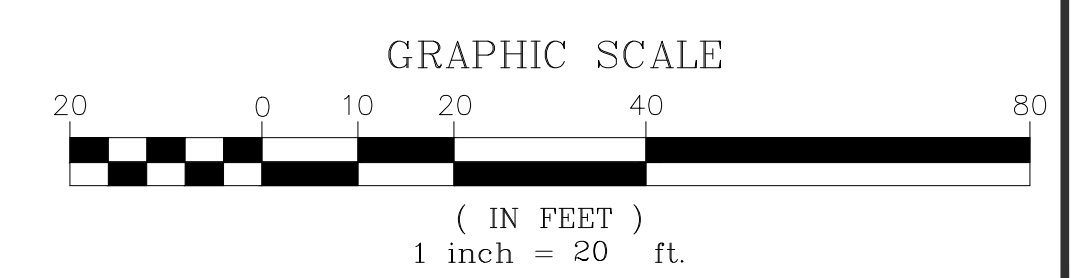
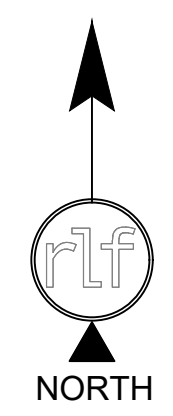
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LINE	LENGTH	BEARING
L24	61.29	N42° 25' 01"E
L25	40.44	N68° 43' 44"E
L26	77.42	S83° 19' 17"E
L27	26.14	N73° 42' 18"E
L29	49.45	N43° 29' 52"E
L30	132.66	N21° 07' 34"E
L31	88.66	N6° 31' 56"E
L32	31.71	N19° 27' 02"W
L33	33.91	N75° 35' 38"W
L34	70.93	N47° 20' 37"W
L35	82.53	N17° 12' 33"W
L36	53.50	N0° 00' 00"E
L37	64.52	N44° 51' 25"W
L38	57.86	N48° 23' 58"W
L39	22.11	N51° 52' 33"W
L40	38.01	N58° 42' 04"W
L41	36.93	N69° 33' 19"W
L42	26.36	N73° 10' 07"W
L43	61.75	S87° 20' 42"W
L44	7.93	S0° 00' 00"E
L45	24.34	S49° 44' 28"W
L46	20.01	N45° 17' 31"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	53.77	250.10	12°19'05"	N52° 42' 29"E	53.67
C2	42.24	1704.99	1°25'10"	N59° 34' 36"E	42.24
C3	84.53	246.03	19°41'07"	N73° 09' 50"E	84.11
C4	91.54	615.14	8°31'36"	N87° 16' 11"E	91.46
C5	39.43	234.41	9°38'15"	N86° 42' 52"E	39.38
C6	144.46	9243.49	0°53'44"	N87° 45' 28"E	144.46
C7	145.60	9223.49	0°54'16"	S87° 46' 05"W	145.60
C8	41.83	254.41	9°25'12"	S86° 49' 23"W	41.78
C9	44.28	595.14	4°15'48"	S89° 24' 05"W	44.27
C10	44.28	595.14	4°15'48"	S85° 08' 17"W	44.27
C11	38.51	226.03	9°45'41"	S78° 07' 33"W	38.46
C12	38.51	226.03	9°45'41"	S68° 21' 52"W	38.46
C13	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C14	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C15	24.41	91.09	15°21'26"	S55° 48' 18"W	24.34

LEGEND

- ALUMINUM CAP FLUSH
- POWER POLE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ SANITARY SEWER MANHOLE
- CONIFEROUS TREE
- ⊗ SPOT ELEVATION
- PROPERTY LINE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE
- EASEMENT LINE



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	SKN
CHECKED BY:	ABM

REVISIONS

NO.	DATE	DESCRIPTION
5	03/30/21	TITLE REVIEW
4	10/27/20	REVISION
3	03/18/20	SHIFT EASEMENTS
2	02/10/20	ADD TITLE
1	12/18/19	DESCRIPTION

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
124 N. STADEM DR. • TEMPE AZ 85281
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PROJECT No.
10008256

SITE NAME:
AZ10-037 BULLWHIP

SITE ADDRESS:
**FORT VALLEY ROAD
FLAGSTAFF, AZ 86001**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-3	REVISION: 4
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MATCH LINE SEE SHEET 3

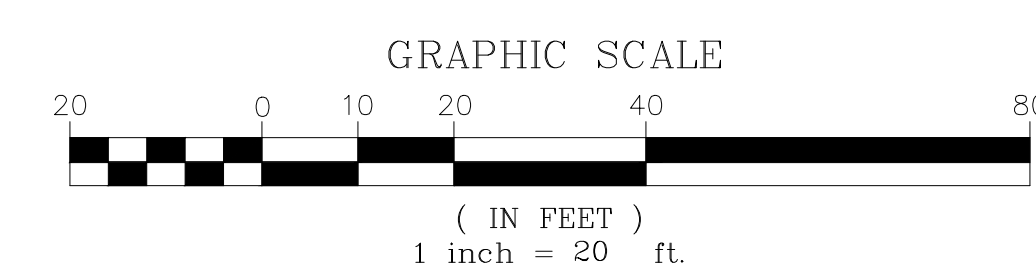
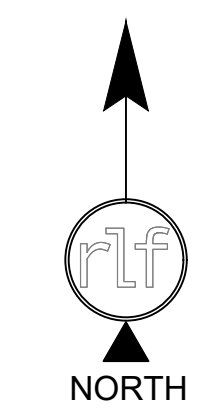
LINE TABLE		
LINE	LENGTH	BEARING
L1	22.06	N0° 00' 00"E
L2	25.00	N90° 00' 00"E
L3	20.31	S0° 00' 00"E
L4	11.22	N85° 31' 46"E
L5	31.80	S89° 37' 14"E
L6	65.52	S70° 58' 13"E
L7	39.10	S58° 45' 41"E
L8	82.32	S49° 26' 55"E
L9	70.30	S44° 51' 25"E
L10	60.51	S0° 00' 00"E
L11	71.42	S17° 12' 33"E
L12	66.41	S46° 59' 10"E
L13	37.79	S75° 35' 38"E
L14	40.87	S19° 27' 02"E
L15	92.96	S6° 31' 56"W
L16	135.83	S21° 07' 34"W
L17	28.15	S36° 38' 38"W
L18	28.67	S50° 26' 25"W
L19	31.05	S73° 42' 18"W
L20	76.87	N83° 19' 17"W
L21	34.64	S68° 43' 44"W
L22	58.49	S42° 25' 01"W
L23	12.00	N47° 34' 59"W

LINE TABLE		
LINE	LENGTH	BEARING
L24	61.29	N42° 25' 01"E
L25	40.44	N68° 43' 44"E
L26	77.42	S83° 19' 17"E
L27	26.14	N73° 42' 18"E
L29	49.45	N43° 29' 52"E
L30	132.66	N21° 07' 34"E
L31	88.66	N6° 31' 56"E
L32	31.71	N19° 27' 02"W
L33	33.91	N75° 35' 38"W
L34	70.93	N47° 20' 37"W
L35	82.53	N17° 12' 33"W
L36	53.50	N0° 00' 00"E
L37	64.52	N44° 51' 25"W
L38	57.86	N48° 23' 58"W
L39	22.11	N51° 52' 33"W
L40	38.01	N58° 42' 04"W
L41	36.93	N69° 33' 19"W
L42	26.36	N73° 10' 07"W
L43	61.75	S87° 20' 42"W
L44	7.93	S0° 00' 00"E
L45	24.34	S49° 44' 28"W
L46	20.01	N45° 17' 31"W

LEGEND

- ⊙ ALUMINUM CAP FLUSH
- POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CONIFEROUS TREE
- SPOT ELEVATION
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- OVERHEAD ELECTRIC LINE
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- WATER LINE
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	53.77	250.10	12°19'05"	N52° 42' 29"E	53.67
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C5	39.43	234.41	9°38'15"	N86° 42' 52"E	39.38
C6	144.46	9243.49	0°53'44"	N87° 45' 28"E	144.46
C7	145.60	9223.49	0°54'16"	S87° 46' 05"W	145.60
C8	41.83	254.41	9°25'12"	S86° 49' 23"W	41.78
C9	44.28	595.14	4°15'48"	S89° 24' 05"W	44.27
C10	44.28	595.14	4°15'48"	S85° 08' 17"W	44.27
C11	38.51	226.03	9°45'41"	S78° 07' 33"W	38.46
C12	38.51	226.03	9°45'41"	S68° 21' 52"W	38.46
C13	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C14	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C15	24.41	91.09	15°21'26"	S55° 48' 18"W	24.34



SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
 GILBERT, AZ 85233
 PHONE: 480-664-9588 - FAX 480-664-9850

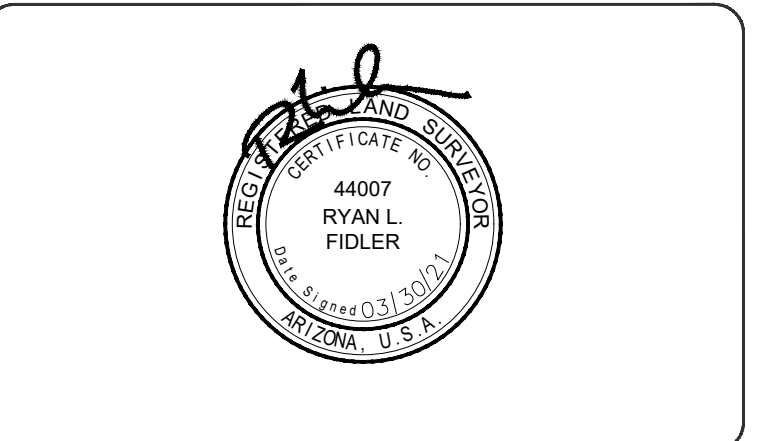
PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	SKN
CHECKED BY:	ABM

REVISIONS		
NO.	DATE	DESCRIPTION
5	03/30/21	TITLE REVIEW
4	10/27/20	REVISION
3	03/18/20	SHIFT EASEMENTS
2	02/10/20	ADD TITLE
1	12/18/19	DESCRIPTION

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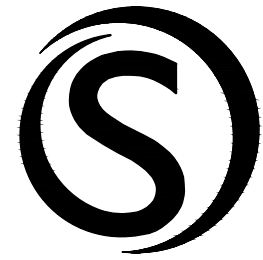
PROJECT No.
10008256

SITE NAME:
AZ10-037 BULLWHIP

SITE ADDRESS:
**FORT VALLEY ROAD
 FLAGSTAFF, AZ 86001**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-4	REVISION: 4
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SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

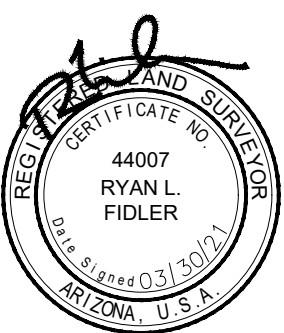


1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	SKN
CHECKED BY:	ABM

REVISIONS

NO.	DATE	DESCRIPTION
5	03/30/21	TITLE REVIEW
4	10/27/20	REVISION
3	03/18/20	SHIFT EASEMENTS
2	02/10/20	ADD TITLE
1	12/18/19	PRELIMINARY



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PROJECT No.
10008256

SITE NAME:
AZ10-037 BULLWHIP

SITE ADDRESS:
FORT VALLEY ROAD
FLAGSTAFF, AZ 86001

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-5	REVISION: 4
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SCHEDULE B EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (GENERAL EXCEPTION, NOT SHOWN HEREON)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT SHOWN HEREON)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (GENERAL EXCEPTION, NOT SHOWN HEREON)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT SHOWN HEREON)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT SHOWN HEREON)
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT SHOWN HEREON) SPECIAL EXCEPTIONS:
- THE PROPERTY INSURED HEREIN IS NOW LISTED AS TAX-EXEMPT FOR THE YEAR 2018. THIS POLICY IS SUBJECT TO ALL TAXES WHICH MAY BE HEREAFTER LEVIED AGAINST SAID PROPERTY. (GENERAL EXCEPTION, NOT SHOWN HEREON)
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED ON DECEMBER 30, 1957, AS DOCUMENT NO. DEED BOOK 114, PAGE 305. (NOT A SURVEY RELATED MATTER)
- UTILITY EASEMENT IN FAVOR OF ARIZONA PUBLIC SERVICE COMPANY SET FORTH IN INSTRUMENT RECORDED ON AUGUST 15, 1989 IN DEED BOOK 1294, PAGE 477. (BLANKET IN NATURE)
- MAINTENANCE AGREEMENT DATED APRIL 22, 1996, BY AND BETWEEN MUSEUM OF NORTHERN ARIZONA, AN ARIZONA NOT FOR PROFIT CORPORATION AND CITY OF FLAGSTAFF, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, RECORDED ON APRIL 23, 1996 IN DEED BOOK 1868, PAGE 219. (SHOWN HEREON)
- PUBLIC PEDESTRIAN ACCESS EASEMENT IN FAVOR OF CITY OF FLAGSTAFF, A ARIZONA MUNICIPAL CORPORATION SET FORTH IN INSTRUMENT RECORDED ON FEBRUARY 23, 2000 IN INSTRUMENT NO. 3040261. (SHOWN HEREON)

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 7 EAST, COCONINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN MINOR LAND DIVISION MAP OF DOCKET 1320, PAGE 505, AS DEPICTED IN RECORD OF SURVEY BOOK 22, PAGE 69; THENCE SOUTH 45°17'31" EAST 262.53 FEET ALONG THE SOUTHWEST LINE OF SAID PROPERTY TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PARCEL LINE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.10 FEET, WITH A CHORD BEARING NORTH 52°42'29" EAST, 53.67 FEET, THROUGH A CENTRAL ANGLE OF 12°19'05", AN ARC LENGTH OF 53.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1704.99 FEET, THROUGH A CENTRAL ANGLE OF 01°25'10", AN ARC LENGTH OF 42.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 246.03 FEET, WITH A CHORD BEARING NORTH 73°09'50" EAST, 84.11 FEET, THROUGH A CENTRAL ANGLE OF 19°41'07", AN ARC LENGTH OF 84.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 615.14 FEET, THROUGH A CENTRAL ANGLE OF 08°31'36", AN ARC LENGTH OF 91.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 234.41 FEET, THROUGH A CENTRAL ANGLE OF 09°38'15", AN ARC LENGTH OF 39.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 9243.49 FEET, WITH A CHORD BEARING NORTH 87°45'28" EAST, 144.46 FEET, THROUGH A CENTRAL ANGLE OF 00°53'44", AN ARC LENGTH OF 144.46 FEET; THENCE NORTH 00°00'00" EAST, 22.06 FEET; THENCE NORTH 90°00'00" EAST, 25.00 FEET; THENCE SOUTH 00°00'00" EAST, 20.31 FEET; THENCE NORTH 85°31'46" EAST, 11.22 FEET; THENCE SOUTH 89°37'14" EAST, 31.80 FEET; THENCE SOUTH 70°58'13" EAST, 65.52 FEET; THENCE SOUTH 58°45'41" EAST, 39.10 FEET; THENCE SOUTH 49°26'55" EAST, 82.32 FEET; THENCE SOUTH 44°51'25" EAST, 70.30 FEET; THENCE SOUTH 00°00'00" EAST, 60.51 FEET; THENCE SOUTH 17°12'33" EAST, 71.42 FEET; THENCE SOUTH 48°59'10" EAST, 66.41 FEET; THENCE SOUTH 75°35'38" EAST, 37.79 FEET; THENCE SOUTH 19°27'02" EAST, 40.87 FEET; THENCE SOUTH 06°31'56" WEST, 92.96 FEET; THENCE SOUTH 21°07'34" WEST, 135.83 FEET; THENCE SOUTH 36°38'38" WEST, 28.15 FEET; THENCE SOUTH 50°28'25" WEST, 28.67 FEET; THENCE SOUTH 73°42'18" WEST, 31.05 FEET; THENCE NORTH 83°19'17" WEST, 76.87 FEET; THENCE SOUTH 68°43'44" WEST, 34.64 FEET; THENCE SOUTH 42°25'01" WEST, 58.49 FEET; THENCE NORTH 47°34'59" WEST, 12.00 FEET; THENCE NORTH 42°25'01" EAST, 61.29 FEET; THENCE NORTH 68°43'44" EAST, 40.44 FEET; THENCE SOUTH 83°19'17" EAST, 77.42 FEET; THENCE NORTH 73°42'18" EAST, 26.14 FEET; THENCE NORTH 43°29'52" EAST, 49.45 FEET; THENCE NORTH 21°07'34" EAST, 132.66 FEET; THENCE NORTH 06°31'56" EAST, 88.66 FEET; THENCE NORTH 19°27'02" WEST, 31.71 FEET; THENCE NORTH 75°35'38" WEST, 33.91 FEET; THENCE NORTH 47°29'37" WEST, 70.93 FEET; THENCE NORTH 17°12'33" WEST, 82.53 FEET; THENCE NORTH 00°00'00" EAST, 53.50 FEET; THENCE NORTH 44°51'25" WEST, 64.52 FEET; THENCE NORTH 48°23'58" WEST, 57.86 FEET; THENCE NORTH 51°52'33" WEST, 22.11 FEET; THENCE NORTH 58°42'04" WEST, 38.01 FEET; THENCE NORTH 69°33'19" WEST, 36.93 FEET; THENCE NORTH 73°10'07" WEST, 26.36 FEET; THENCE SOUTH 87°20'42" WEST, 61.75 FEET; THENCE SOUTH 00°00'00" EAST, 7.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 9223.49 FEET, WITH A CHORD BEARING SOUTH 87°46'05" WEST, 145.60 FEET, THROUGH A CENTRAL ANGLE OF 00°54'16", AN ARC LENGTH OF 145.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 254.41 FEET, WITH A CHORD BEARING SOUTH 86°49'23" WEST, 41.78 FEET, THROUGH A CENTRAL ANGLE OF 09°25'12", AN ARC LENGTH OF 41.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 595.14 FEET, THROUGH A CENTRAL ANGLE OF 04°15'48", AN ARC LENGTH OF 44.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 595.14 FEET, THROUGH A CENTRAL ANGLE OF 04°15'48", AN ARC LENGTH OF 44.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 226.03 FEET, THROUGH A CENTRAL ANGLE OF 09°45'41", AN ARC LENGTH OF 38.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 226.03 FEET, THROUGH A CENTRAL ANGLE OF 09°45'41", AN ARC LENGTH OF 38.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 152.06 FEET, THROUGH A CENTRAL ANGLE OF 07°48'49", AN ARC LENGTH OF 20.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 152.06 FEET, THROUGH A CENTRAL ANGLE OF 07°48'49", AN ARC LENGTH OF 20.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 91.09 FEET, THROUGH A CENTRAL ANGLE OF 15°21'26", AN ARC LENGTH OF 24.41 FEET; THENCE SOUTH 49°44'28" WEST, 24.34 FEET; THENCE NORTH 45°17'31" WEST, 20.01 FEET TO THE POINT OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 7 EAST, COCONINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN MINOR LAND DIVISION MAP OF DOCKET 1320, PAGE 505, AS DEPICTED IN RECORD OF SURVEY BOOK 22, PAGE 69; THENCE SOUTH 45°17'31" EAST 262.53 FEET ALONG THE SOUTHWEST LINE OF SAID PROPERTY; THENCE DEPARTING SAID PARCEL LINE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.10 FEET, WITH A CHORD BEARING NORTH 52°42'29" EAST, 53.67 FEET, THROUGH A CENTRAL ANGLE OF 12°19'05", AN ARC LENGTH OF 53.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1704.99 FEET, THROUGH A CENTRAL ANGLE OF 01°25'10", AN ARC LENGTH OF 42.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 246.03 FEET, WITH A CHORD BEARING NORTH 73°09'50" EAST, 84.11 FEET, THROUGH A CENTRAL ANGLE OF 19°41'07", AN ARC LENGTH OF 84.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 615.14 FEET, THROUGH A CENTRAL ANGLE OF 08°31'36", AN ARC LENGTH OF 91.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 234.41 FEET, THROUGH A CENTRAL ANGLE OF 09°38'15", AN ARC LENGTH OF 39.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 9243.49 FEET, WITH A CHORD BEARING NORTH 87°45'28" EAST, 144.46 FEET, THROUGH A CENTRAL ANGLE OF 00°53'44", AN ARC LENGTH OF 144.46 FEET; THENCE NORTH 00°00'00" EAST, 22.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 5.00 FEET; THENCE NORTH 00°00'00" WEST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 30.00 FEET; THENCE SOUTH 00°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" WEST, 25.00 FEET; TO THE POINT OF BEGINNING.

UTILITY EASEMENT LEGAL DESCRIPTION

A 3.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 7 EAST, COCONINO COUNTY, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

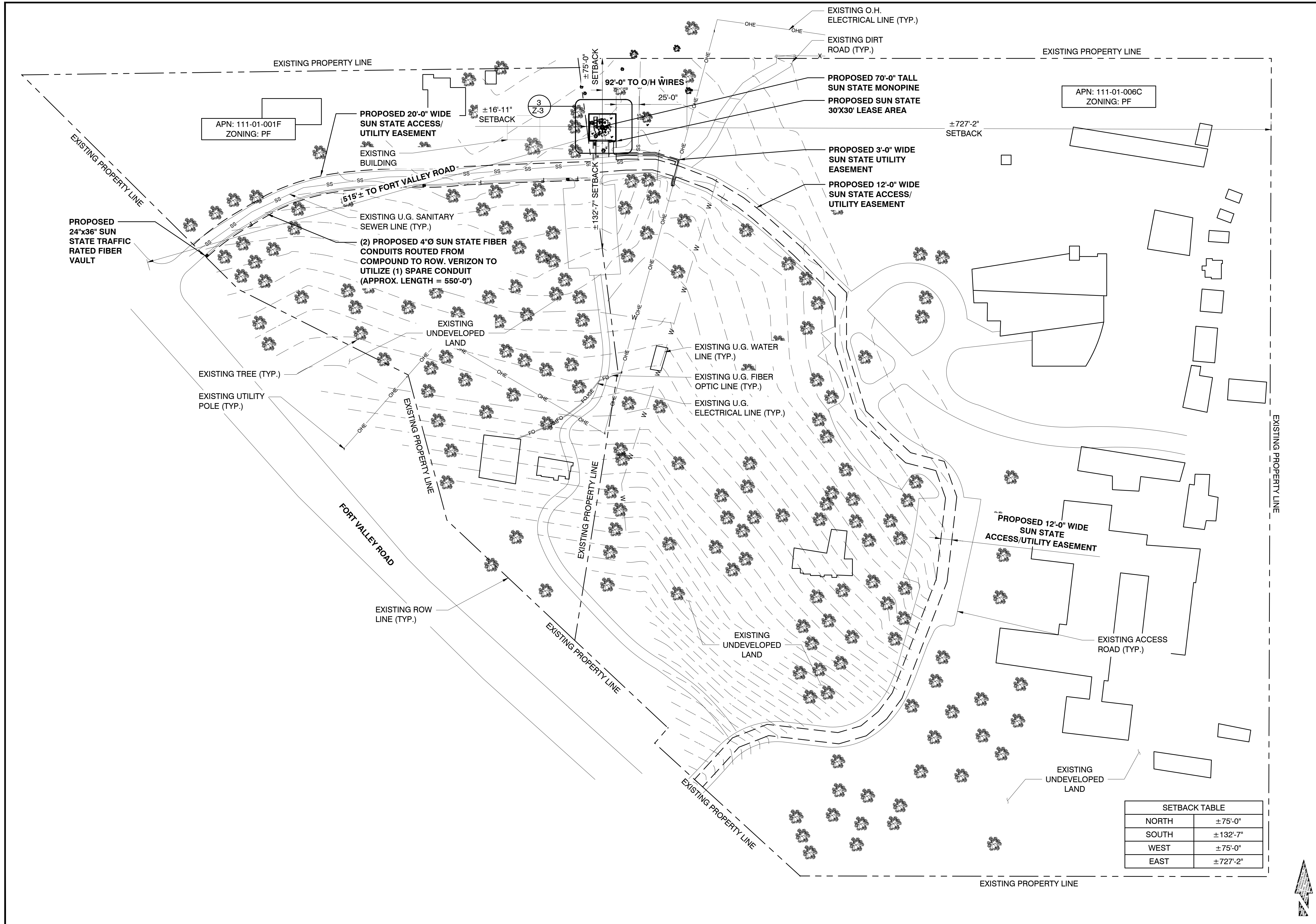
COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN MINOR LAND DIVISION MAP OF DOCKET 1320, PAGE 505, AS DEPICTED IN RECORD OF SURVEY BOOK 22, PAGE 69; THENCE SOUTH 45°17'31" EAST 262.53 FEET ALONG THE SOUTHWEST LINE OF SAID PROPERTY; THENCE DEPARTING SAID PARCEL LINE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.10 FEET, WITH A CHORD BEARING NORTH 52°42'29" EAST, 53.67 FEET, THROUGH A CENTRAL ANGLE OF 12°19'05", AN ARC LENGTH OF 53.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1704.99 FEET, THROUGH A CENTRAL ANGLE OF 01°25'10", AN ARC LENGTH OF 42.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 246.03 FEET, WITH A CHORD BEARING NORTH 73°09'50" EAST, 84.11 FEET, THROUGH A CENTRAL ANGLE OF 19°41'07", AN ARC LENGTH OF 84.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 615.14 FEET, THROUGH A CENTRAL ANGLE OF 08°31'36", AN ARC LENGTH OF 91.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 234.41 FEET, THROUGH A CENTRAL ANGLE OF 09°38'15", AN ARC LENGTH OF 39.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 9243.49 FEET, WITH A CHORD BEARING NORTH 87°45'28" EAST, 144.46 FEET, THROUGH A CENTRAL ANGLE OF 00°53'44", AN ARC LENGTH OF 144.46 FEET; THENCE NORTH 00°00'00" EAST, 22.06 FEET; THENCE NORTH 90°00'00" EAST, 25.00 FEET; THENCE SOUTH 00°00'00" EAST, 14.73 FEET TO THE POINT OF BEGINNING.


THENCE NORTH 85°28'37" EAST, 10.10 FEET; THENCE NORTH 89°30'49" EAST, 32.14 FEET; THENCE SOUTH 73°10'07" EAST, 25.39 FEET; THENCE SOUTH 11°21'48" WEST, 25.43 FEET; THENCE SOUTH 00°00'00" EAST, 2.47 FEET TO THE POINT OF TERMINUS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.06	N0° 00' 00"E
L2	25.00	N90° 00' 00"E
L3	20.31	S0° 00' 00"E
L4	11.22	N85° 31' 46"E
L5	31.80	S89° 37' 14"E
L6	65.52	S70° 58' 13"E
L7	39.10	S58° 45' 41"E
L8	82.32	S49° 26' 55"E
L9	70.30	S44° 51' 25"E
L10	60.51	S0° 00' 00"E
L11	71.42	S17° 12' 33"E
L12	66.41	S46° 59' 10"E
L13	37.79	S75° 35' 38"E
L14	40.87	S19° 27' 02"E
L15	92.96	S6° 31' 56"W
L16	135.83	S21° 07' 34"W
L17	28.15	S36° 38' 38"W
L18	28.67	S50° 26' 25"W
L19	31.05	S73° 42' 18"W
L20	76.87	N83° 19' 17"W
L21	34.64	S68° 43' 44"W
L22	58.49	S42° 25' 01"W
L23	12.00	N47° 34' 59"W

LINE TABLE		
LINE	LENGTH	BEARING
L24	61.29	N42° 25' 01"E
L25	40.44	N68° 43' 44"E
L26	77.42	S83° 19' 17"E
L27	26.14	N73° 42' 18"E
L29	49.45	N43° 29' 52"E
L30	132.66	N21° 07' 34"E
L31	88.66	N6° 31' 56"E
L32	31.71	N19° 27' 02"W
L33	33.91	N75° 35' 38"W
L34	70.93	N47° 20' 37"W
L35	82.53	N17° 12' 33"W
L36	53.50	N0° 00' 00"E
L37	64.52	N44° 51' 25"W
L38	57.86	N48° 23' 58"W
L39	22.11	N51° 52' 33"W
L40	38.01	N58° 42' 04"W
L41	36.93	N69° 33' 19"W
L42	26.36	N73° 10' 07"W
L43	61.75	S87° 20' 42"W
L44	7.93	S0° 00' 00"E
L45	24.34	S49° 44' 28"W
L46	20.01	N45° 17' 31"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	53.77	250.10	12°19'05"	N52° 42' 29"E	53.67
C2	42.24	1704.99	1°25'10"	N59° 34' 36"E	42.24
C3	84.53	246.03	19°41'07"	N73° 09' 50"E	84.11
C4	91.54	615.14	8°31'36"	N87° 16' 11"E	91.46
C5	39.43	234.41	9°38'15"	N86° 42' 52"E	39.38
C6	144.46	9243.49	0°53'44"	N87° 45' 28"E	144.46
C7	145.60	9223.49	0°54'16"	S87° 46' 05"W	145.60
C8	41.83	254.41	9°25'12"	S86° 49' 23"W	41.78
C9	44.28	595.14	4°15'48"	S89° 24' 05"W	44.27
C10	44.28	595.14	4°15'48"	S85° 08' 17"W	44.27
C11	38.51	226.03	9°45'41"	S78° 07' 33"W	38.46
C12	38.51	226.03	9°45'41"	S68° 21' 52"W	38.46
C13	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C14	20.74	152.06	7°48'49"	S59° 34' 36"W	20.72
C15	24.41	91.09	15°21'26"	S55° 48' 18"W	24.34



PREPARED FOR

SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
 GILBERT, AZ 85233
 PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

 126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233

PROJECT NO: AZ10-037 BULLWHIP
 DRAWN BY: JC
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	01/27/2020	90% REVIEW	JC
0	02/04/2020	FINAL ZONING	JC
1	03/10/20	FINAL ZONING	PSW
2	10/22/2020	FINAL ZONING	CS

FINAL FOR ZONING ONLY

AZ10-037 BULLWHIP AZ2 CHESHIRE
 3100 N. FORT VALLEY RD.
 FLAGSTAFF, AZ 86001
 COCONINO COUNTY

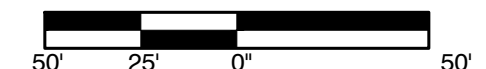
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

SETBACK TABLE

NORTH	±75'-0"
SOUTH	±132'-7"
WEST	±75'-0"
EAST	±727'-2"

SITE PLAN

24"x36" SCALE: 1" = 50'
 11"x17" SCALE: 1" = 100'
 50' 25' 0' 50'



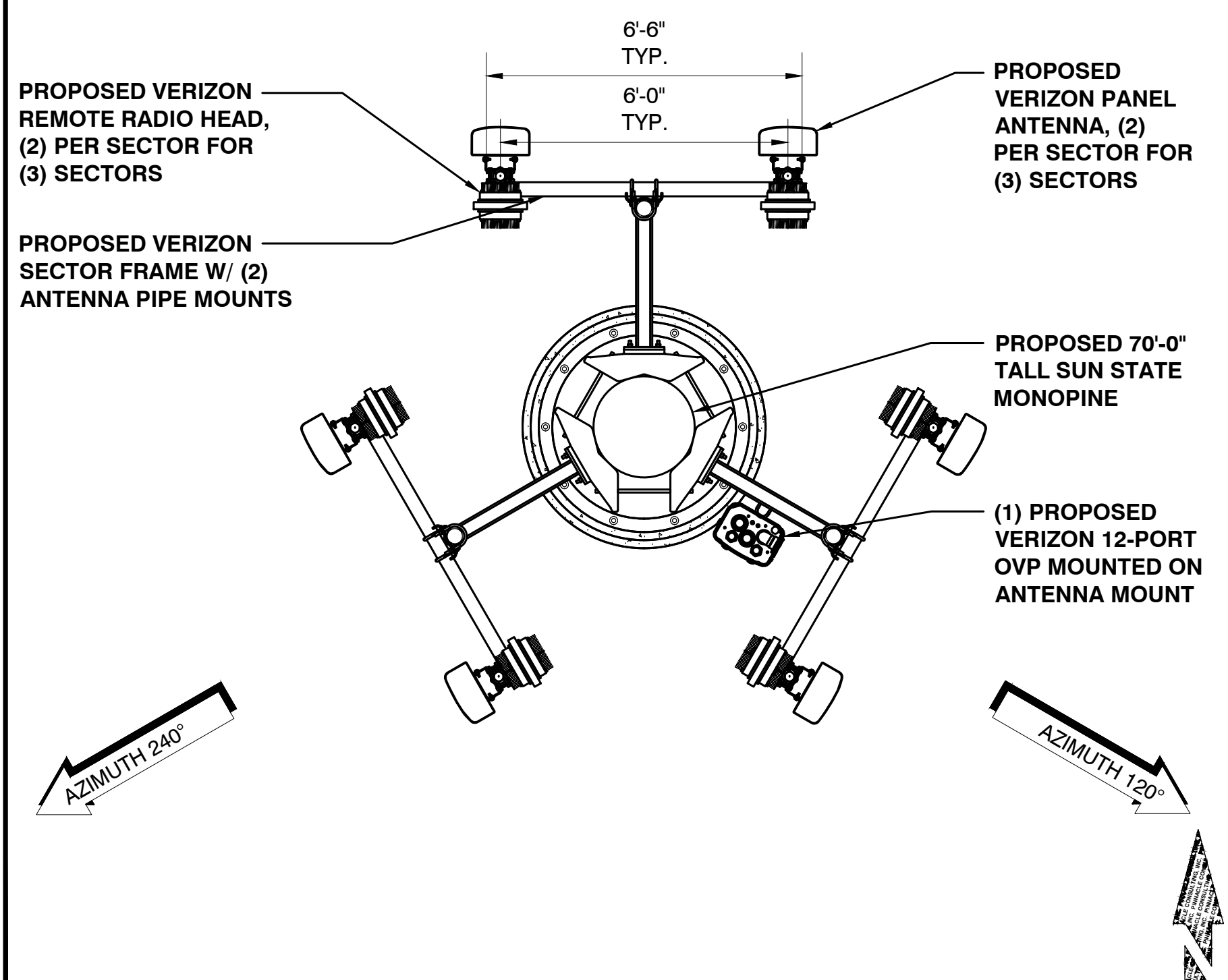
NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	0°	±75'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	120°				
GAMMA	240°				

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

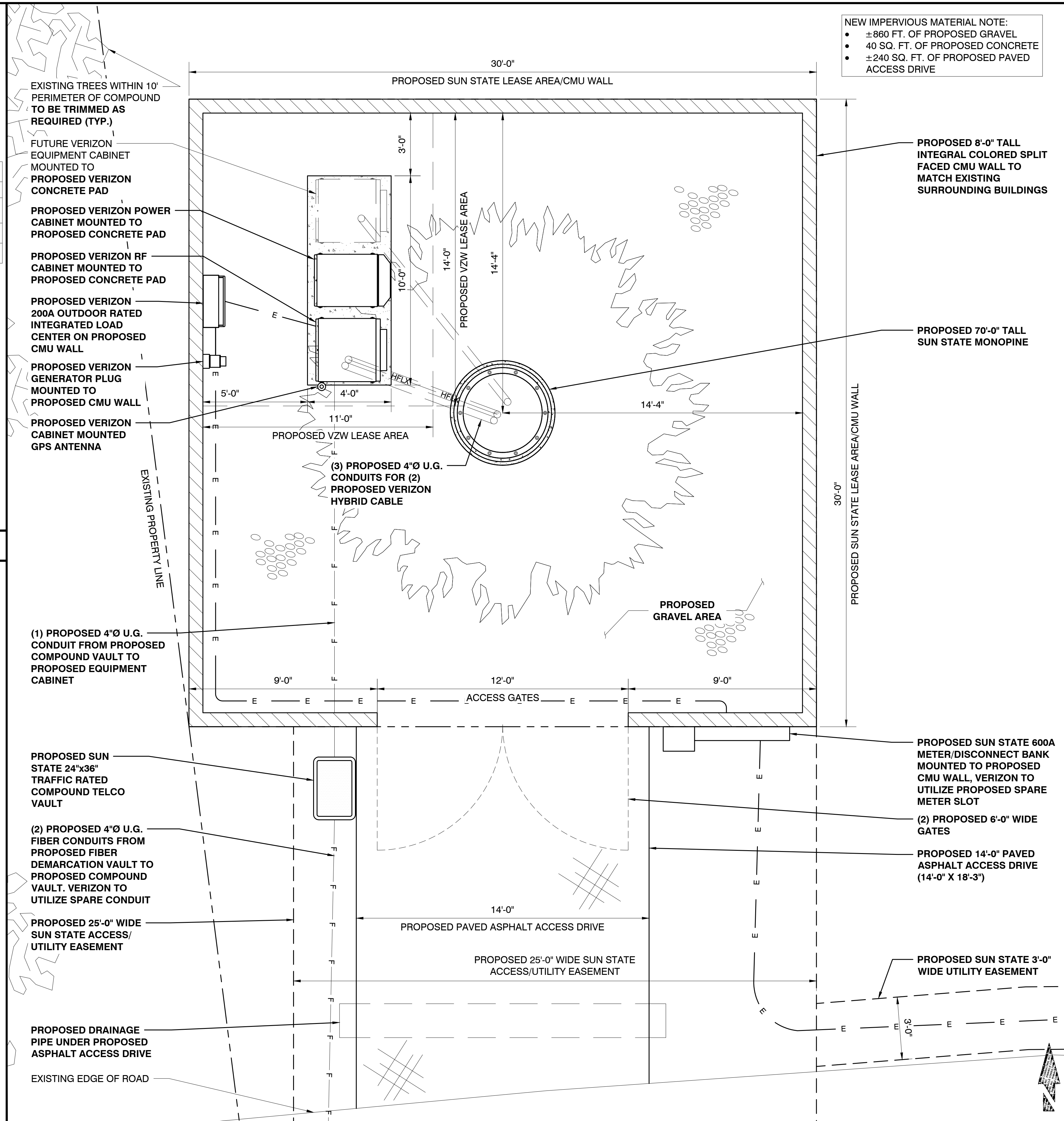
CABLING DETAIL

*NOTE:
• ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE
• IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS



ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



NEW ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
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CARRIER

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Construction - Project Management - Site Development
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GILBERT, AZ 85233

PROJECT NO:	AZ10-037 BULLWHIP
DRAWN BY:	JC
CHECKED BY:	KF

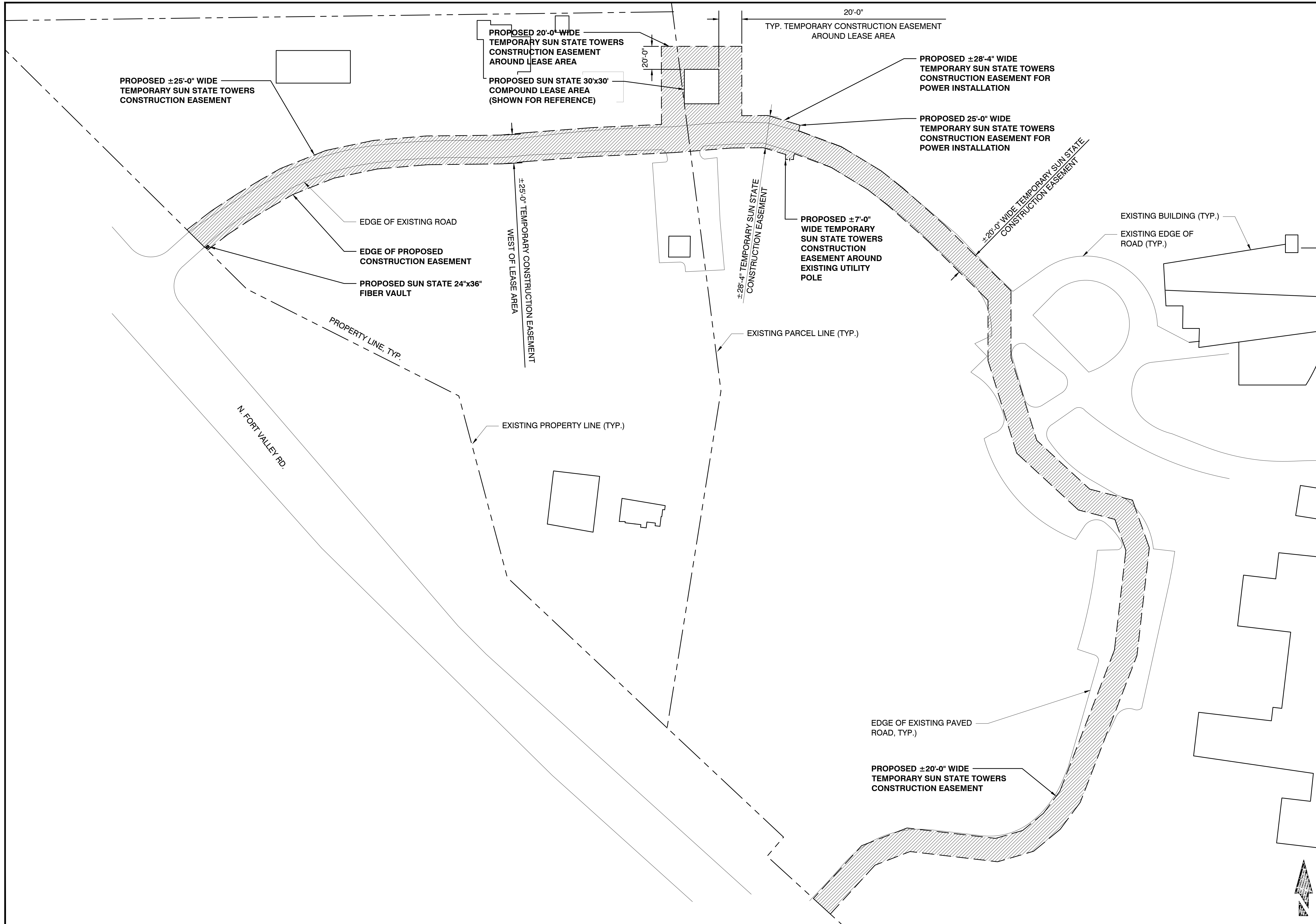
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1	03/10/20	FINAL ZONING	PSW
2	10/22/2020	FINAL ZONING	CS

FINAL FOR ZONING ONLY


AZ10-037 BULLWHIP AZ2 CHESHIRE
3100 N. FORT VALLEY RD.
FLAGSTAFF, AZ 86001
COCONINO COUNTY

SHEET TITLE
ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER
Z-3



PREPARED FOR



**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER



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A&E CONSULTING FIRM & SITE ACQUISITION



**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	AZ10-037 BULLWHIP
DRAWN BY:	JC
CHECKED BY:	KF

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1	03/10/20	FINAL ZONING	PSW
2	10/22/2020	FINAL ZONING	CS

**FINAL
FOR ZONING
ONLY**

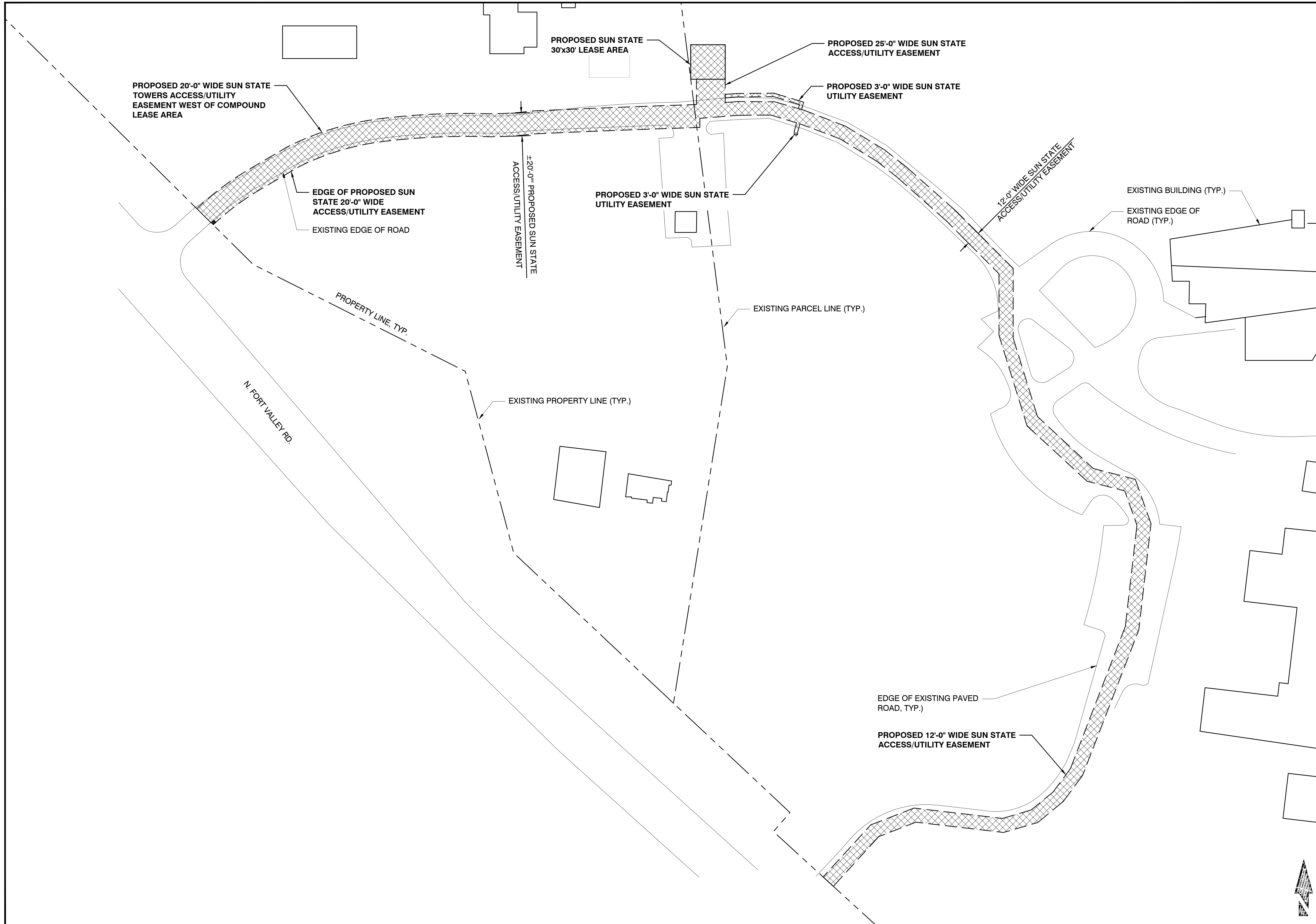
AZ2 CHESHIRE
3100 N. FORT VALLEY RD.
FLAGSTAFF, AZ 86001
COCONINO COUNTY

SHEET TITLE
**CONSTRUCTION
EASEMENT DETAIL**


SHEET NUMBER
Z-4

CONSTRUCTION EASEMENT DETAIL

24"x36" SCALE: 1"=40' XREF
11"x17" SCALE: 1/84" = 1'-0"



PREPARED FOR



**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
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A&E CONSULTING FIRM & SITE ACQUISITION



**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	AZ10-037 BULLWHIP
DRAWN BY:	JC
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	01/27/2020	90% REVIEW	JC
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1	03/10/20	FINAL ZONING	PSW
2	10/22/2020	FINAL ZONING	CS

**FINAL
FOR ZONING
ONLY**

AZ2 CHESHIRE
3100 N. FORT VALLEY RD.
FLAGSTAFF, AZ 86001
COCONINO COUNTY

SHEET TITLE
FINAL EASEMENT DETAIL

SHEET NUMBER
Z-5

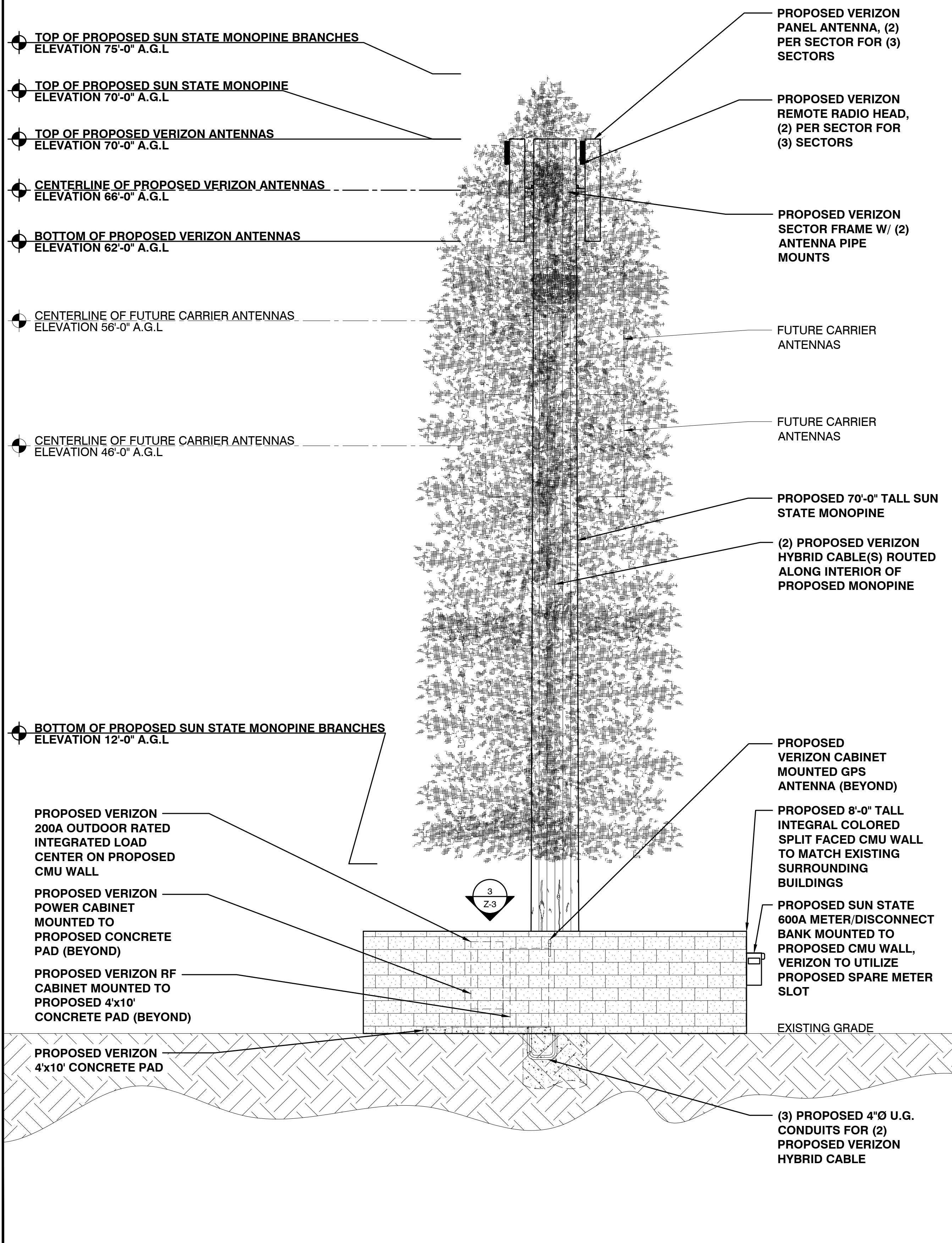
FINAL EASEMENT DETAIL

24"x36" SCALE: 1"=40' XREF
11"x17" SCALE: 1/64" = 1'-0"



1

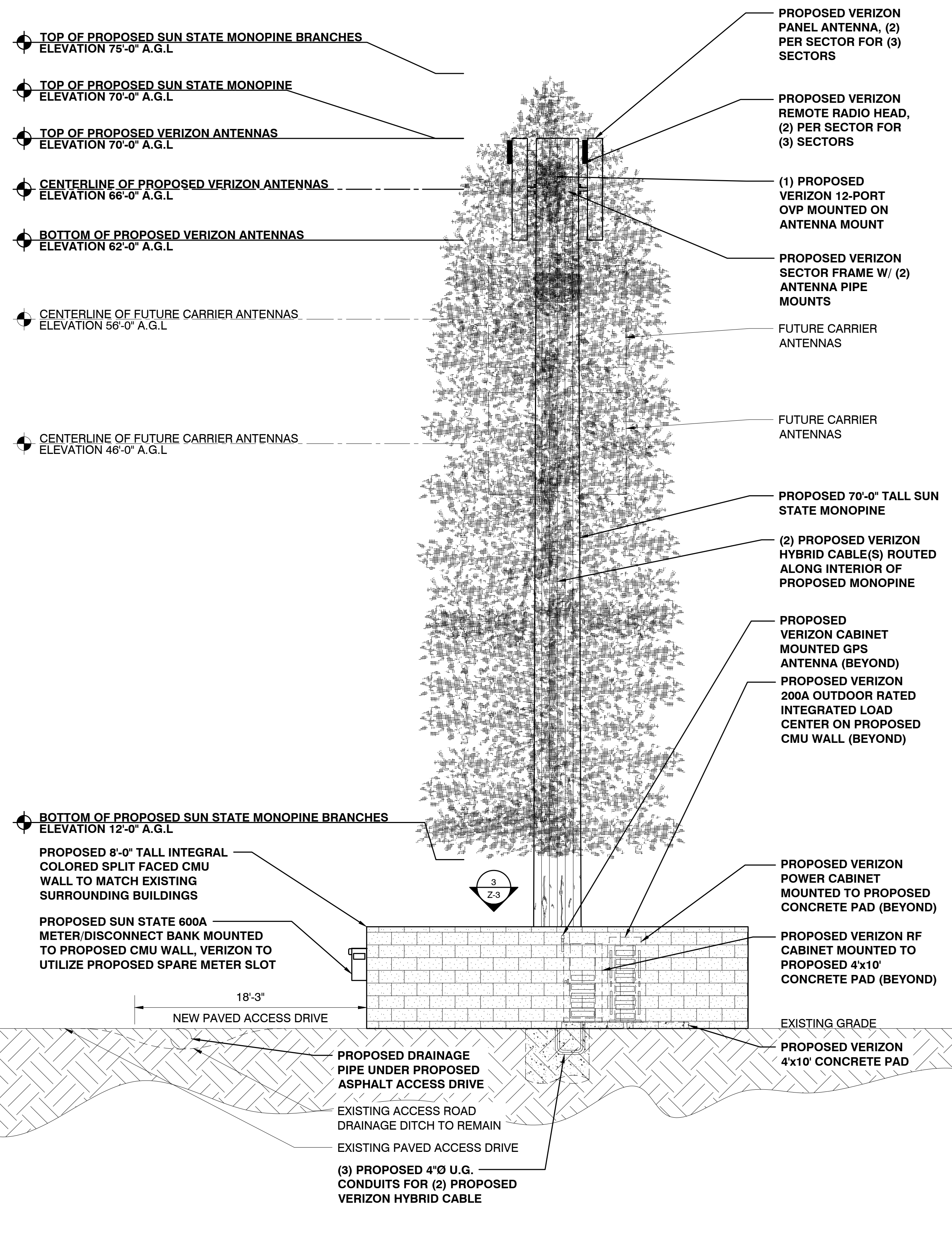
*MONOPINE NOTE:
 • ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (PROVIDED BY LANDLORD)
 • BRANCH DENSITY (4) BRANCHES PER FOOT, 6-10 FT LENGTHS. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.



NEW WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

*MONOPINE NOTE:
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 • BRANCH DENSITY (4) BRANCHES PER FOOT, 6-10 FT LENGTHS. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.



NEW EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

PREPARED FOR

**SUN STATE
TOWERS**
 1426 NORTH MARVIN STREET #101
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A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE
CONSULTING, INC.**
 Construction - Project Management - Site Development
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233

PROJECT NO:	AZ10-037 BULLWHIP
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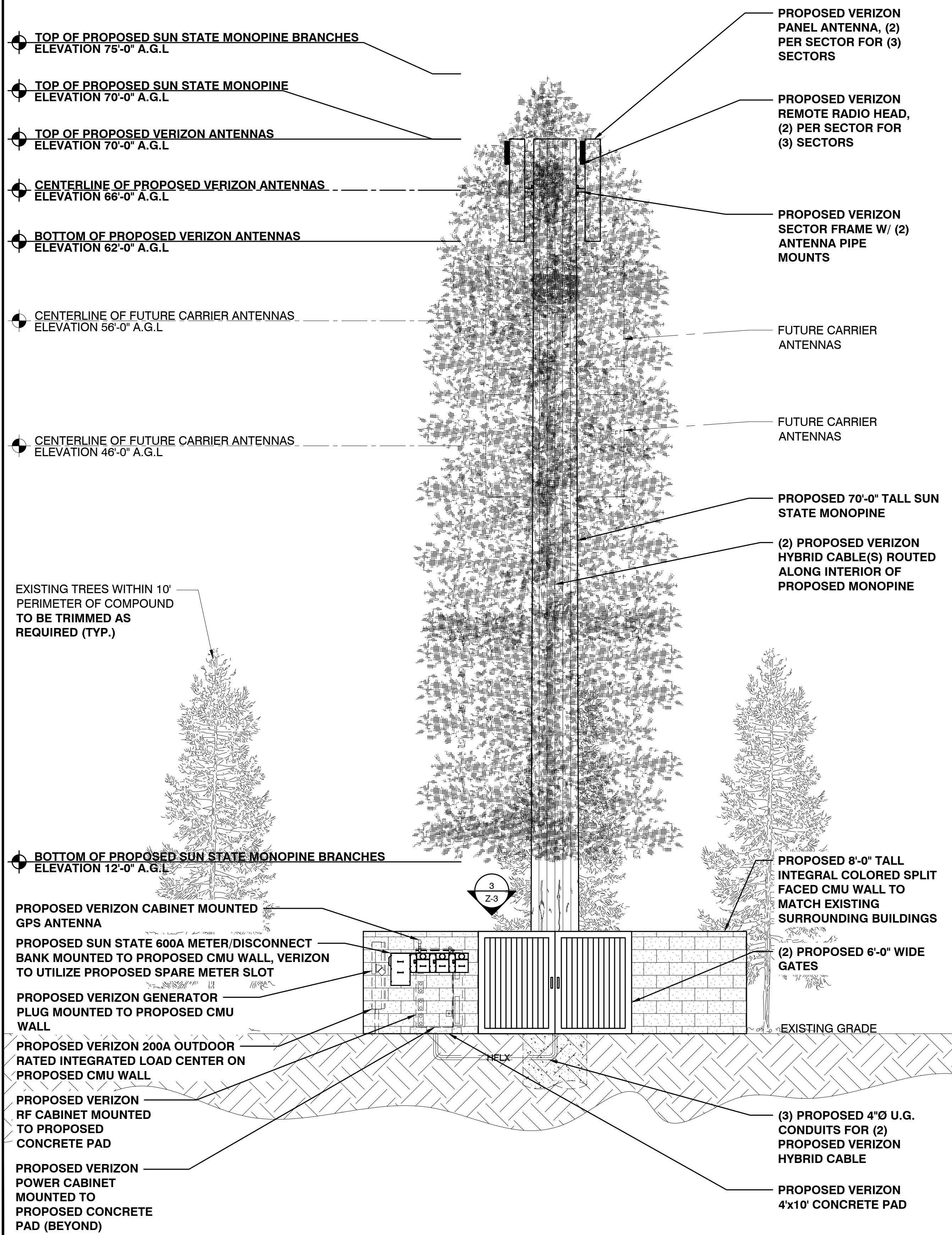
**FINAL
FOR ZONING
ONLY**

**AZ10-037 BULLWHIP AZ2
CHESHIRE**
 3100 N. FORT VALLEY RD.
 FLAGSTAFF, AZ 86001
 COCONINO COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-6

*MONOPINE NOTE:
 • ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (PROVIDED BY LANDLORD)
 • BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

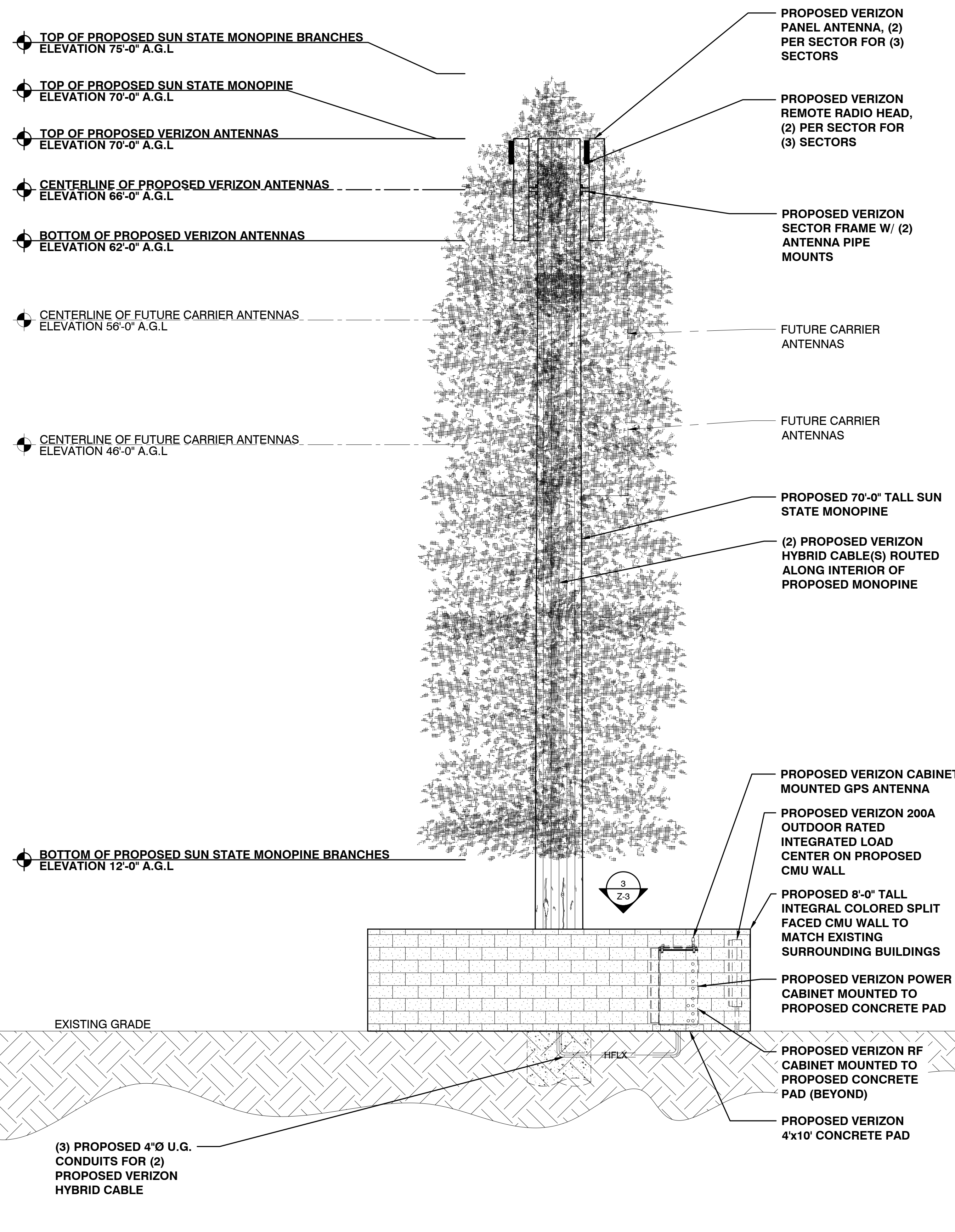


NEW SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

1

*MONOPINE NOTE:
 • ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (PROVIDED BY LANDLORD)
 • BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.



NEW NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR

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 1426 NORTH MARVIN STREET #101
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2	10/22/2020	FINAL ZONING	CS

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AZ10-037 BULLWHIP AZ2 CHESHIRE

3100 N. FORT VALLEY RD.
 FLAGSTAFF, AZ 86001
 COCONINO COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-7