

FILE: P:\2021\21264\DRAWINGS\PLATS\FINAL\21264-COVER.DWG EKEISER
PLOTTED: Mar 21, 2023 - 2:14pm

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT ABBOTT-RHOTON INVESTMENTS, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS 'OWNER' AND 'GRANTOR,' HAS SUBDIVIDED UNDER THE NAME SIRIUS AT TIMBERSKY, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER 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 SIRIUS AT TIMBERSKY 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 UTILITY EASEMENT (P.U.E.), 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.

PUBLIC DRAINAGE EASEMENT (DE), FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY OF FLAGSTAFF IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

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.

VEHICULAR NON-ACCESS EASEMENT (VNAE) FOR TRAFFIC CONTROL PURPOSES. VEHICLE ACCESS AND DRIVEWAYS ARE PROHIBITED IN THE EASEMENT AREA.

BENCH EASEMENT (BE) FOR A 1' LEVEL BENCH BEYOND THE RIGHT-OF-WAY LIMITS.

THE OWNER HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS; ASSIGNS ALL AREAS ON THIS PLAT MARKED P.U.E. 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.

EASEMENTS AND GENERAL CONDITIONS
GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA 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 SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- 1. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
- 2. 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
- 3. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
- 4. 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;
- 5. 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").

INTERIM LIABILITY.
ABBOTT-RHOTON INVESTMENTS, LLC., ["GRANTOR" OR "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.

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 _____, 202__.

BY: ABBOTT-RHOTON INVESTMENTS, LLC.
CLINTON WHITING

STATE OF ARIZONA
COUNTY OF COCONINO

ON THIS ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO REPRESENT ABBOTT-RHOTON INVESTMENTS, LLC, AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES

CITY OF FLAGSTAFF CERTIFICATION

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

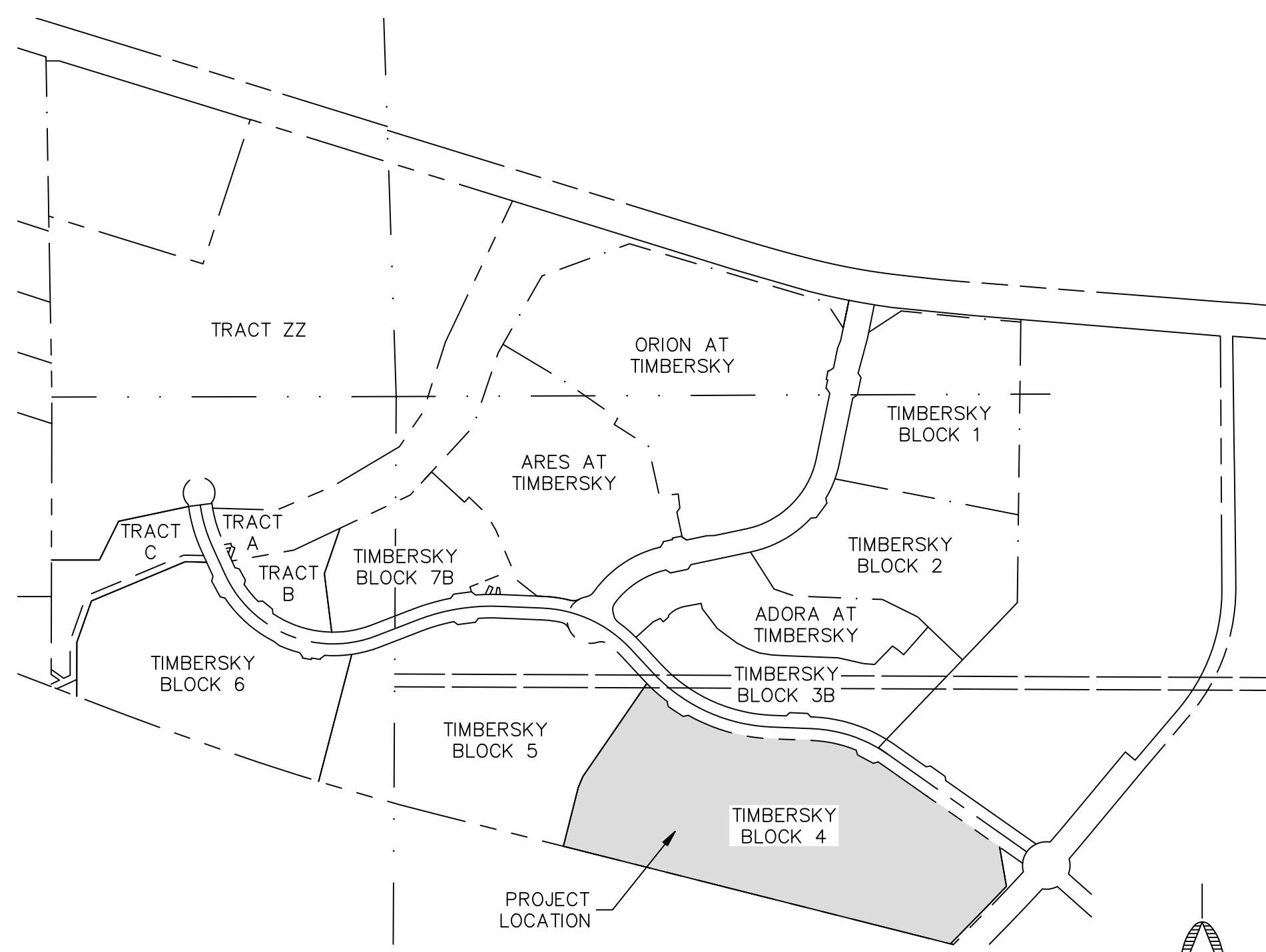
BY: _____
MAYOR
ATTEST: _____
CITY CLERK

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: _____
PLANNING DIRECTOR

FINAL PLAT FOR SIRIUS AT TIMBER SKY FLAGSTAFF, ARIZONA

A SUBDIVISION OF BLOCK 4 ACCORDING TO THE TIMBER SKY FINAL BLOCK PLAT, PHASE 2, INSTRUMENT NUMBER 3937728, OFFICIAL RECORDS OF COCONINO COUNTY
LOCATED IN SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

SHEET LIST TABLE		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	FP01	COVER SHEET
2	FP02	EXISTING BOUNDARY
3	FP03	FINAL PLAT
4	FP04	FINAL PLAT NRPP ENVELOPES
5	FP05	LINE TABLES

LEGEND

- EX. ROW
- EX. LOT LINE
- EX. CENTER LINE
- EX. EASEMENT
- EX. SECTION LINE
- PROJECT BOUNDARY
- PARCEL BOUNDARY
- ROW
- LOT LINE
- CENTERLINE
- EASEMENT (P.U.E./DE/VNAE/SLOPE)

PROPERTY INFORMATION:

APN# 112-01-707
BLOCK 4
AREA GROSS = 21.82 AC
AREA NET = 17.7 AC
DENSITY GROSS = 2.89 DU/AC
DENSITY NET = 3.56 DU/AC

ZONING: SINGLE-FAMILY DENSITY RESIDENTIAL (R1)

- TRACT A: DRAINAGE MAINTENANCE EASEMENT
- TRACT B: OPEN SPACE
- TRACT C: OPEN SPACE, RESOURCE PRESERVATION
- TRACT D: DRAINAGE EASEMENT
- TRACT E: DRAINAGE MAINTENANCE EASEMENT
- TRACT F: OPEN SPACE, OVERLOOK PARK
- TRACT G: OPEN SPACE
- TRACT H: OPEN SPACE
- TRACT I: OPEN SPACE
- TRACT J: OPEN SPACE
- TRACT K: OPEN SPACE
- TRACT L: OPEN SPACE

PROPERTY OWNER/DEVELOPER:

CAPSTONE HOMES
CONTACT: JOHN SUTHERLAND
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005
(928) 774-3826

CIVIL ENGINEER:

SHEPARD-WESNITZER, INC.
STEPHEN IRWIN, PE #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

SURVEYOR:

SHEPARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

NOTES:

- 1. TRACTS A THROUGH L ARE DEDICATED HEREON TO THE TIMBER SKY COMMUNITY ASSOCIATION FOR PURPOSES OF OPEN SPACE, DRAINAGE, AND RESOURCE PROTECTION AS LISTED ABOVE.
- 2. 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.
- 3. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- 4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- 5. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'SIRIUS AT TIMBER SKY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
- 6. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- 7. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON INFORMATION PER INST. #3810031, AND SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY SHEPARD-WESNITZER, INC. IN NOVEMBER 2020.
- 8. 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 ENCLOSED 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.

SITE BENCHMARK

2" ALUMINUM CAP IN MEDIAN NORTHEAST CORNER ISLAND OF MCALLISTER RANCH ROAD AND ALVAN CLARK WAY ROUNDABOUT
ELEVATION = 7088.834'

BASIS OF BEARING

NORTH 89-47-14 EAST, 2555.77' FROM THE NORTHWEST QUARTER CORNER OF SECTION 19 TO THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO THE INST. NO. 3810031, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

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

LUMEN
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.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

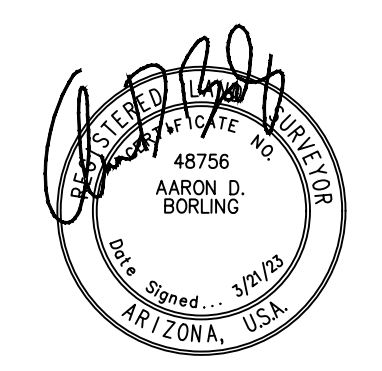
UTILITY CONFLICT

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 WITH APS, UNISOURCE, CENTURYLINK, AND ALTICE USA; HOWEVER, THEY DO HAVE EXISTING FACILITIES IN THE AREA THAT WILL NEED TO BE PROTECTED AND/OR RELOCATED.

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 THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.



Aaron D. Borling, RLS 48756

COVER SHEET

FLAGSTAFF ARIZONA

SIRIUS AT TIMBER SKY

JOB NO: 21264
DATE: MAR 23
SCALE: N/A
DRAWN: ELK
DESIGN: ELK
CHECKED: ADB

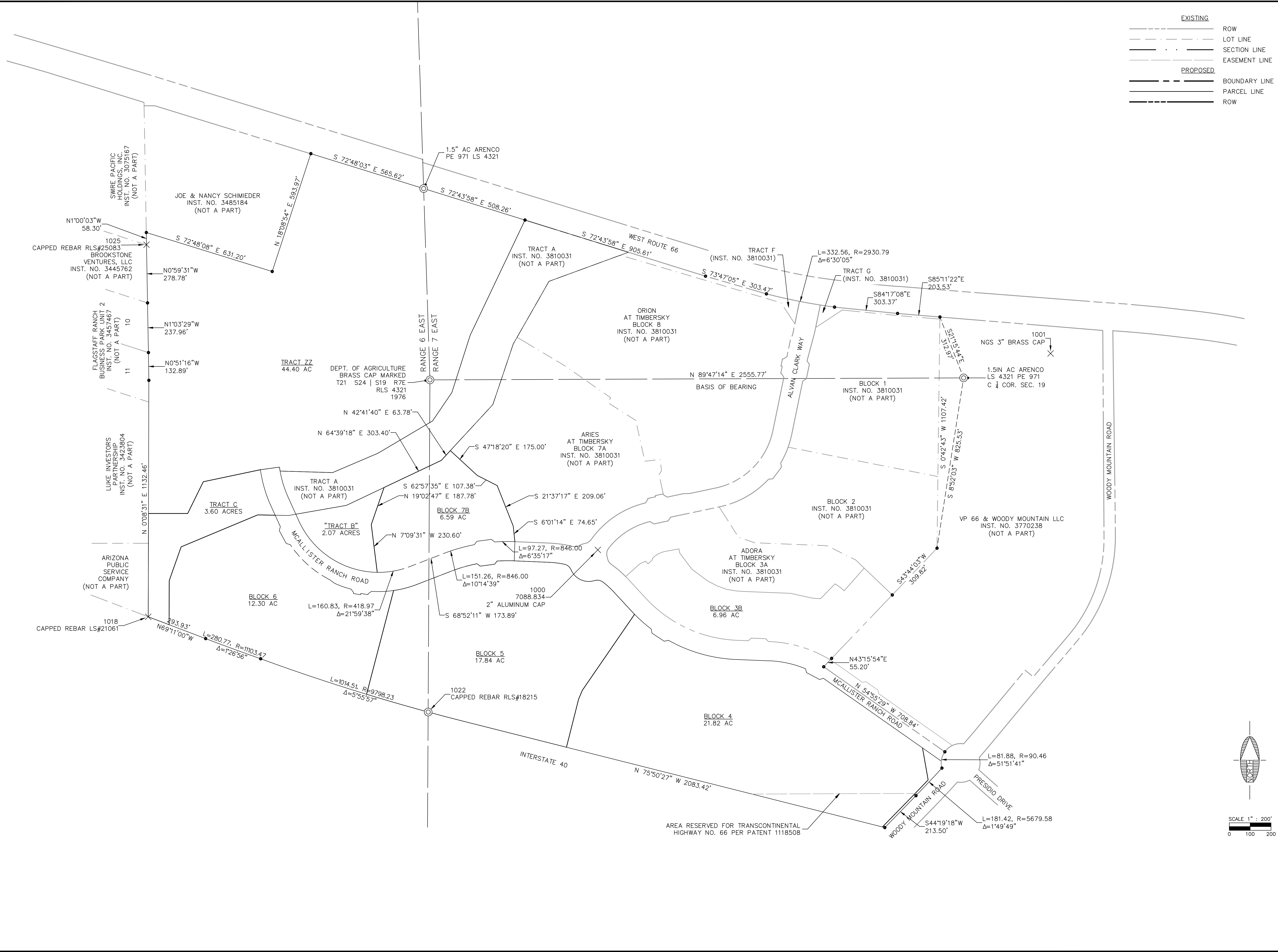
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.az.com

SWI
Shepard Wesnitzer, Inc.

NO.	DESCRIPTION	REVISIONS	DATE	BY

DRAWING NO.
FP01

SHT NO. OF
1 5

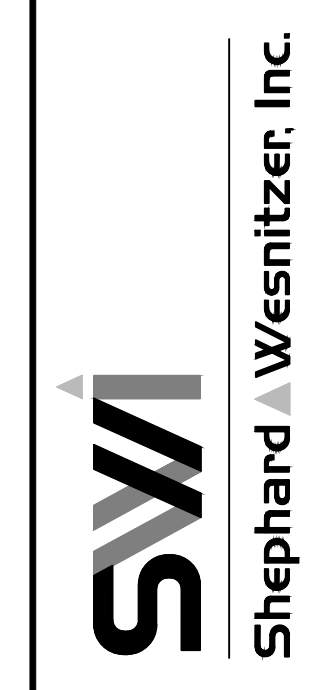


EXISTING	
---	ROW
---	LOT LINE
---	SECTION LINE
---	EASEMENT LINE
PROPOSED	
---	BOUNDARY LINE
---	PARCEL LINE
---	ROW

FLAGSTAFF ARIZONA
SIRIUS AT TIMBER SKY
EXISTING BOUNDARY

JOB NO.:	21264
DATE:	MAR 23
SCALE:	AS SHOWN
DRAWN:	BH, ELK
DESIGN:	BH, SVJ
CHECKED:	AUB

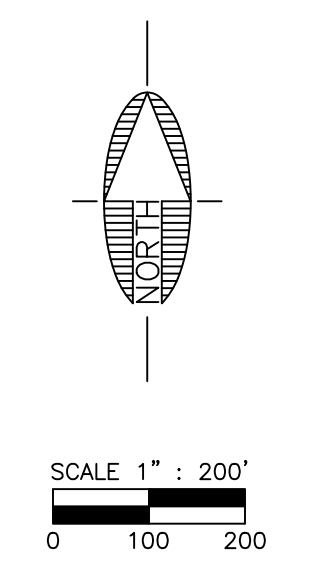
110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934 fax
www.swi.com

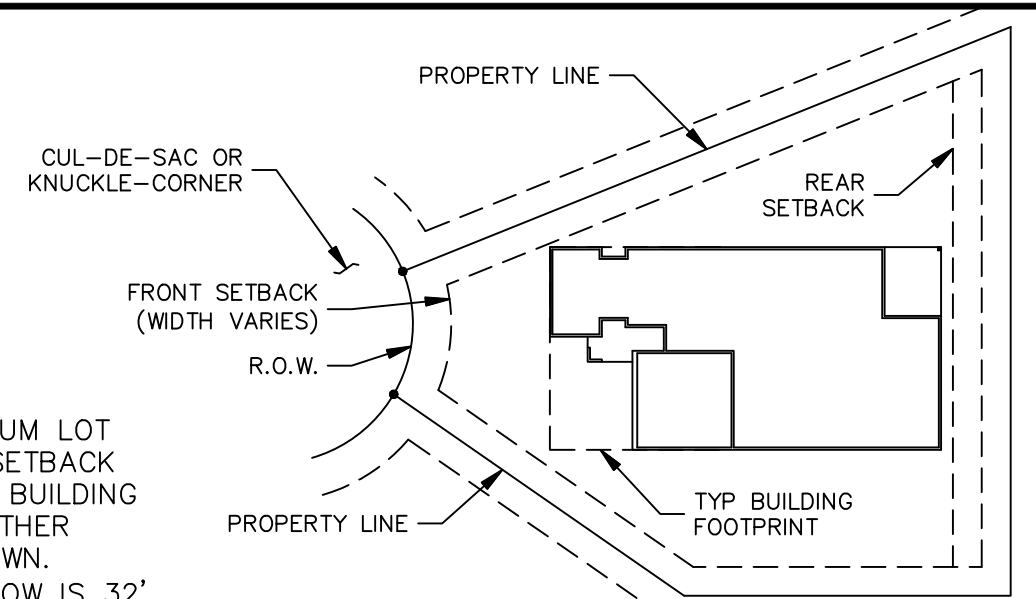


NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
888-841-1111 or 1-800-514-1111 (782-5348)

DRAWING NO.	FP02
SHT NO.	2 OF 5





NOTE: IN LOTS WHERE MINIMUM LOT WIDTH IS NOT MET AT THE SETBACK LINE, THE TYPICAL MAXIMUM BUILDING FOOTPRINT IS PROVIDED FURTHER BACK INTO THE LOT AS SHOWN. MINIMUM WIDTH SHOWN AT ROW IS 32'

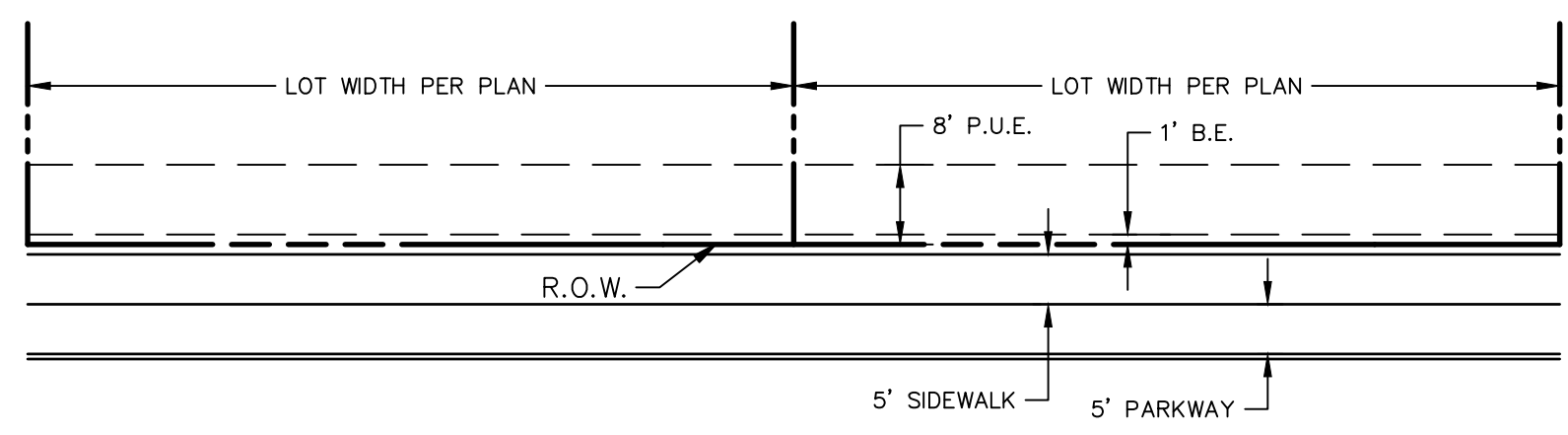
EXISTING 50' TELEPHONE LINE EASEMENT PER PATENT 118508 AND MAP PROVIDED BY ARIZONA PUBLIC SERVICE COMPANY

TEMPORARY 20' SECONDARY FIRE APPARATUS ROAD ACCESS EASEMENT. TO BE ABANDONED WITH PERMANENT DEDICATION OF BLOCK 4 AND 5 ROADS

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 THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

Aaron D. Borling, RLS 48756



TYPICAL EASEMENT LOCATIONS
NO SCALE
FP03

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	14.07	200.00	4°01'55"
C2	21.77	250.00	4°59'18"
C3	65.71	41.50	90°42'54"
C4	64.66	41.50	89°16'09"
C5	112.40	1227.50	5°14'48"
C6	52.65	41.50	72°41'42"
C7	24.16	277.50	4°59'18"
C8	13.85	50.00	15°52'27"
C9	41.67	68.00	35°06'36"
C10	104.29	68.00	87°52'15"
C11	13.19	50.00	15°06'41"
C12	29.60	1191.00	1°25'25"
C13	66.31	1191.00	3°11'24"
C14	42.53	1016.00	2°23'55"
C15	27.48	1016.00	1°32'59"
C16	51.92	1016.00	2°55'40"
C17	17.08	1016.00	0°57'47"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C18	62.32	1016.00	3°30'51"
C19	6.68	1016.00	0°22'36"
C20	68.99	1016.00	3°53'27"
C21	9.09	1016.00	0°30'46"
C22	29.09	1016.00	1°38'25"
C23	67.73	1136.00	3°24'59"
C24	77.14	1136.00	3°53'27"
C25	77.14	1136.00	3°53'27"
C26	67.85	1191.00	3°15'51"
C27	19.37	222.50	4°59'18"
C28	20.79	896.00	1°19'46"
C29	70.02	896.00	4°28'39"
C30	17.89	1136.00	0°54'08"
C31	68.53	1191.00	3°17'48"
C32	12.04	1191.00	0°34'45"
C33	77.14	1136.00	3°53'27"
C34	72.09	1191.00	3°28'05"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C35	42.69	1136.00	2°09'11"
C36	35.00	1191.00	1°41'02"
C37	107.22	841.00	7°18'16"
C38	80.02	841.00	5°27'05"
C39	70.02	896.00	4°28'39"
C40	20.00	896.00	1°16'44"
C41	13.85	50.00	15°52'27"
C42	80.02	841.00	5°27'05"
C43	68.86	896.00	4°24'13"
C44	22.73	68.00	19°08'54"
C45	46.79	68.00	39°25'29"
C46	46.79	68.00	39°25'29"
C47	27.32	68.00	23°01'12"
C48	13.85	50.00	15°52'27"
C49	49.80	327.50	8°42'46"
C50	64.48	327.50	11°16'52"
C51	99.58	272.50	20°56'15"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C52	75.66	721.00	6°00'46"
C53	68.60	721.00	5°27'05"
C54	68.60	721.00	5°27'05"
C55	68.60	721.00	5°27'05"
C56	58.91	721.00	4°40'52"
C57	77.63	503.97	8°49'31"
C58	88.53	503.97	10°03'55"
C59	12.04	503.97	1°22'07"
C60	68.86	896.00	4°24'13"
C61	80.02	841.00	5°27'05"
C62	68.86	896.00	4°24'13"
C63	68.71	841.00	4°40'52"
C64	62.21	896.00	3°58'40"
C65	175.64	329.00	30°35'16"
C66	59.14	384.00	8°49'29"
C67	63.70	384.00	9°30'16"
C68	105.20	1200.00	5°01'23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C69	32.78	1255.00	1°29'48"
C70	53.92	1255.00	2°27'42"
C71	13.22	50.00	15°08'58"
C72	58.87	68.00	49°35'56"
C73	62.73	68.00	52°51'08"
C74	13.85	50.00	15°52'27"
C75	44.43	63.50	40°05'22"
C76	36.66	63.50	33°04'29"
C77	63.69	63.50	57°27'54"
C78	43.95	63.50	39°39'27"
C79	32.69	63.50	29°29'56"
C80	70.40	63.50	63°31'14"
C81	26.17	18.00	83°18'22"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	5.00	S 69°54'00" W
L47	17.36	S 69°54'00" W
L48	18.33	N 13°46'27" W
L49	4.02	N 13°46'27" W
L56	23.20	S 76°03'14" W
L57	17.55	S 13°14'54" E
L58	6.63	S 13°14'54" E
L60	28.93	S 57°15'17" E
L61	79.65	N 77°44'19" W
L62	11.31	S 17°35'49" E
L63	7.10	N 39°52'04" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00	S 33°16'46" W
L2	56.63	N 14°09'11" E
L3	53.98	S 23°01'55" W
L4	38.36	S 33°16'46" W
L5	24.80	S 16°42'22" W
L6	4.88	S 37°18'41" W
L7	13.48	N 22°27'00" E
L8	6.22	N 12°51'58" W
L9	14.93	N 12°51'58" W
L10	25.76	N 37°18'41" E
L11	10.11	S 58°47'15" W
L12	11.24	S 58°47'15" W
L13	21.86	S 9°53'07" W
L14	41.68	N 11°19'42" E
L15	45.98	S 63°33'11" E
L16	25.10	S 54°54'34" E
L17	22.15	N 55°51'11" W
L18	47.53	N 13°25'20" E
L20	25.55	N 25°42'51" E
L21	41.48	N 28°54'14" E
L22	5.56	S 11°43'14" E
L24	15.25	S 11°43'14" E
L25	44.80	N 33°16'46" E
L26	22.67	N 54°06'33" E
L28	20.04	N 10°46'49" W
L32	70.06	N 14°09'11" E
L33	111.79	N 14°09'11" E
L34	31.02	N 14°09'11" E
L35	38.98	N 14°09'11" E
L36	31.48	S 22°27'36" W
L37	32.37	S 22°27'36" W
L38	70.00	S 35°05'26" W
L39	7.07	N 80°05'26" E
L40	14.14	N 80°05'26" E
L41	21.04	S 10°23'00" E



LEGEND

- EXISTING P.U.E. (AS LABELED)
- NEW V.N.A.E./B.E./P.U.E. (AS LABELED)
- EX LOT LINE
- EX STREET ROW
- EX STREET CENTERLINE
- PROPERTY BOUNDARY
- NEW STREET ROW
- NEW STREET CENTERLINE
- P.U.E.: PUBLIC AND PRIVATE UTILITY EASEMENT.
- B.E.: BENCH EASEMENT.
- S.E.: SLOPE EASEMENT.
- - CENTERLINE MONUMENT TO BE SET AT COMPLETION OF INFRASTRUCTURE
- ⊙ - MONUMENT TO BE SET AT COMPLETION OF INFRASTRUCTURE

FLAGSTAFF ARIZONA

SIRIUS AT TIMBER SKY

JOB NO: 21264
DATE: MAR 23
SCALE: AS SHOWN
DRAWN: ELK
DESIGN: ELK
CHECKED: AUB

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

APN: 112-01-019
VP 66 & WOODY MOUNTAIN LLC
INST NO. 3770238

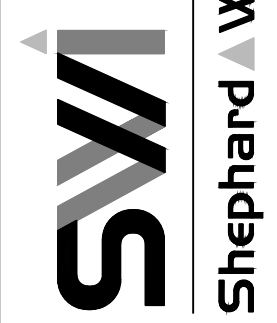
APN: 112-01-704
TIMBER SKY COMMUNITY ASSOCIATION
TRACT 'H' ACCORDING TO
TIMBER SKY PHASE 2
FINAL BLOCK PLAT
(NOT A PART)

AREA RESERVED FOR TRANSPORTATIONAL HIGHWAY NO. 66 PER PATENT 1118508

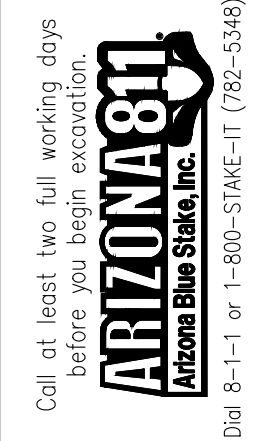
SCALE 1" = 60'

DRAWING NO. **FP03**

SHT NO. 3 OF 5



NO.	DESCRIPTION	DATE	BY



PLOTTED: Mar 21, 2023--2:15pm

RANGE 6 EAST
RANGE 7 EAST

EXISTING 50' TELEPHONE LINE
EASEMENT PER PATENT 118508
AND MAP PROVIDED BY ARIZONA
PUBLIC SERVICE COMPANY

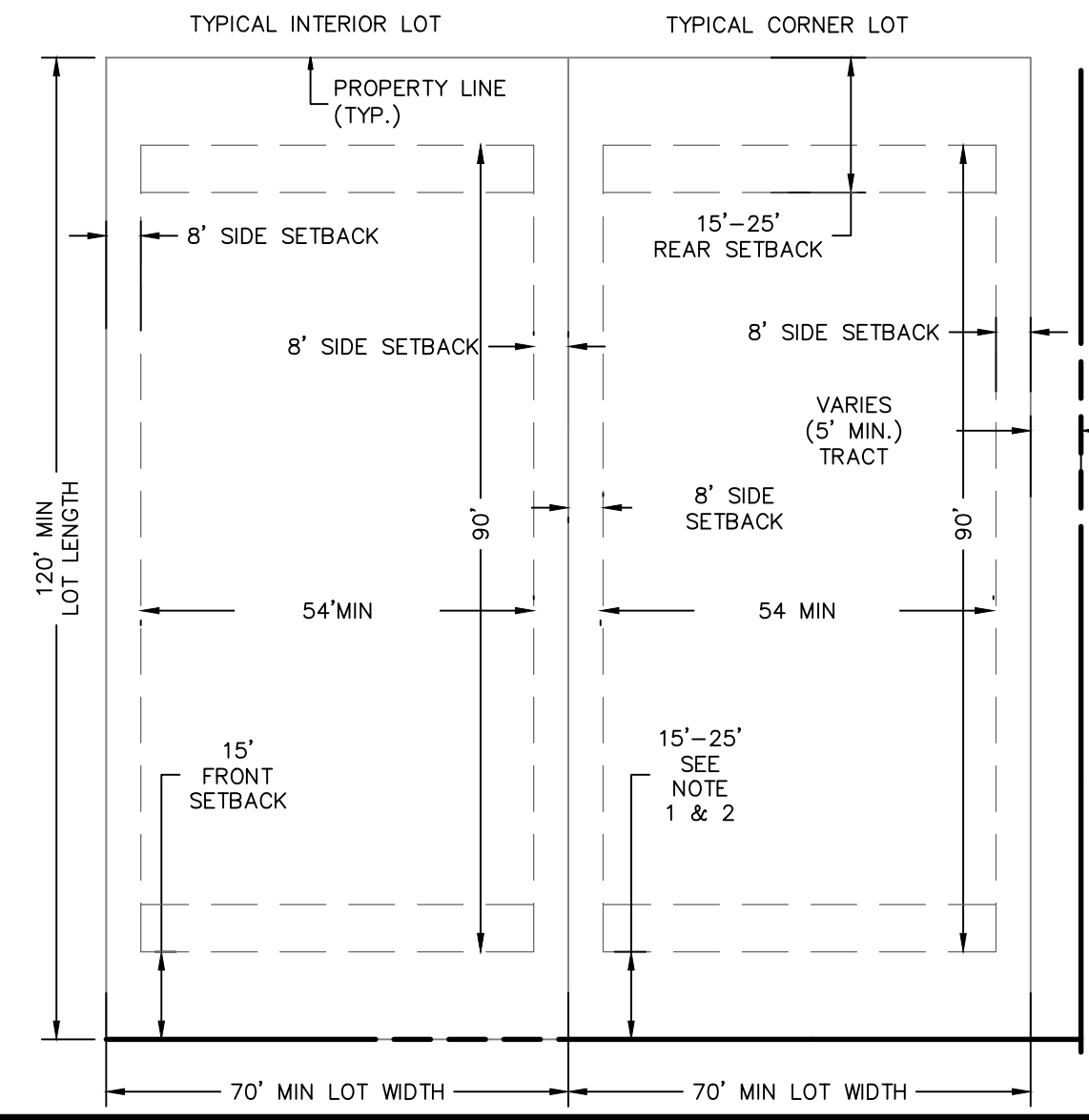
BLOCK 5
INST. NO. 3810031
(NOT A PART)

BLOCK 3A
INST. NO. 3810031
(NOT A PART)

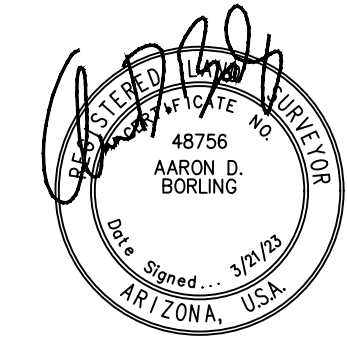
BLOCK 3B
APN: 112-01-165
INST. NO. 3770238
(NOT A PART)

92' ROW
PHASE 2 IMPROVEMENTS
MCALLISTER RANCH RD

APN: 112-01-019
VP 66 & WOODY
MOUNTAIN LLC
INST. NO. 3770238



- NOTES:
- FRONT SETBACK: 15' TO LIVABLE, FRONT PORCH, OR SIDE ENTRY GARAGE
 - FRONT SETBACK: 25' TO FRONT ENTRY GARAGE
 - SIDE SETBACK: 8'
 - REAR SETBACK: 15' TO 25'. 15' REAR SETBACK IS ALLOWED PROVIDED THAT ANY PORTION OF THE STRUCTURE LESS THAN 25' FROM THE REAR PROPERTY LINE DOES NOT EXCEED 50% OF THE LOT WIDTH.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 35%
 - MAXIMUM BUILDING ENVELOPE: 59' - 64' x 90' (ACTUAL DIMENSIONS VARY PER LOT)
 - CORNER SIDE SETBACK FOR INTERIOR LOT: 8'

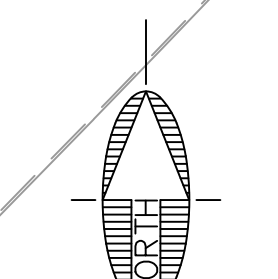


CERTIFICATE OF LAND SURVEYOR

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 THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

Aaron D. Borling, RLS 48756

AREA RESERVED FOR
TRANSCONTINENTAL
HIGHWAY NO. 66 PER
PATENT 1118508



SCALE 1" = 60'

FILE: P:\2021\21264\DRAWINGS\PLATS\FINAL\21264-NRPP ENVELOPES.DWG EKEISER

FLAGSTAFF ARIZONA

SIRIUS AT TIMBER SKY

FINAL PLAT NRPP ENVELOPES

JOB NO: 21264
DATE: MAR 23
SCALE: AS SHOWN
DRAWN: ELK
DESIGN: ELK
CHECKED: AUB

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

SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
DBS 84-11 or 1-800-514-1111 (828-5348)

DRAWING NO. FP04
SHT NO. 4 OF 5

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	90.24	S 52°41'19" E
L11	37.24	S 33°16'46" W
L12	18.01	S 16°42'22" W
L13	96.55	N 52°41'19" W
L15	54.06	N 34°30'20" E
L16	75.65	S 52°41'19" E
L17	9.00	N 37°18'41" E
L18	8.81	S 52°41'19" E
L19	11.56	N 37°18'41" E
L20	10.86	S 52°41'19" E
L21	33.44	N 37°18'41" E
L22	97.97	N 52°41'19" W
L23	54.06	S 34°30'20" W
L24	42.70	S 52°41'19" E
L25	9.19	S 37°18'41" W
L26	29.62	S 52°41'19" E
L27	4.78	N 37°18'41" E
L28	21.83	S 52°41'19" E
L29	47.78	S 37°18'41" W
L30	84.12	N 52°41'19" W
L31	8.66	N 37°15'20" E
L32	7.91	N 54°57'23" W
L33	43.89	N 34°32'11" E
L34	7.79	N 57°58'13" W
L35	50.67	N 34°30'20" E
L36	56.50	S 52°41'19" E
L37	11.21	S 37°18'41" W
L38	35.10	S 57°40'37" E
L39	10.93	S 33°23'36" W
L40	32.08	S 32°19'22" W
L41	84.17	N 57°40'32" W
L42	8.49	N 31°06'44" E
L43	53.05	N 34°30'20" E
L44	79.24	S 57°40'37" E
L45	12.42	S 32°19'23" W
L46	13.99	S 57°40'37" E
L47	40.58	S 32°19'23" W
L48	95.25	N 57°40'37" W
L49	83.53	S 6°42'30" W
L50	7.32	N 32°19'23" E
L51	93.60	N 57°40'37" W
L52	50.91	S 32°19'23" W
L53	89.88	S 57°40'37" E
L54	54.00	S 75°50'27" E
L55	11.00	N 14°09'33" E
L56	5.04	N 75°50'27" W
L57	23.00	N 14°09'33" E
L58	3.84	S 75°50'27" E
L59	43.81	N 14°09'33" E
L60	7.16	N 75°50'27" W
L61	14.02	N 14°09'33" E
L62	8.37	S 75°50'27" E
L63	13.98	N 14°09'33" E
L64	11.39	N 25°42'51" E
L65	13.96	S 86°32'51" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	5.64	S 28°54'14" W
L67	3.04	N 61°05'46" W
L68	19.85	S 28°54'14" W
L69	103.96	S 14°09'33" W
L70	104.69	N 14°09'34" E
L71	6.82	S 3°27'09" W
L72	9.77	S 25°42'46" W
L73	67.02	S 14°09'34" W
L74	10.23	S 75°50'26" E
L75	37.20	S 14°09'34" W
L76	43.77	S 75°50'26" E
L77	54.00	S 75°50'27" E
L78	81.02	N 14°09'33" E
L80	87.27	S 14°09'33" W
L81	88.25	S 15°06'22" W
L82	43.00	N 74°53'38" W
L83	19.94	N 15°06'22" E
L84	11.63	N 74°53'38" W
L85	69.98	N 14°09'28" E
L86	85.31	S 13°25'20" W
L87	49.80	N 76°34'40" W
L88	37.29	N 15°04'39" E
L89	6.67	N 74°55'21" W
L90	48.17	N 15°04'39" E
L91	90.00	N 21°4'28" E
L92	13.95	S 76°34'40" E
L93	3.48	N 13°25'20" E
L94	40.06	S 76°34'40" E
L95	88.98	S 13°25'20" W
L96	54.00	N 75°50'27" W
L97	84.80	N 13°24'59" E
L99	54.00	S 76°34'40" E
L100	90.12	S 13°23'51" W
L101	54.00	N 75°50'27" W
L102	34.72	N 13°21'29" E
L103	6.83	S 76°38'31" E
L104	15.97	N 13°21'29" E
L105	6.81	N 76°38'31" W
L106	38.74	N 13°21'29" E
L107	26.51	S 75°50'27" E
L108	10.12	S 14°09'33" W
L109	19.32	S 75°50'27" E
L110	94.05	N 13°25'20" E
L111	54.00	N 76°34'40" W
L112	19.30	S 13°25'20" W
L113	7.76	S 77°03'35" E
L114	64.11	S 12°56'25" W
L119	91.46	S 13°25'20" W
L120	37.07	N 76°34'40" W
L121	6.99	N 13°25'20" E
L122	16.93	N 76°34'40" W
L123	71.83	N 13°25'20" E
L124	13.91	S 76°34'40" E
L125	12.64	N 13°25'20" E
L126	40.09	S 76°34'40" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L127	43.00	S 76°34'40" E
L128	31.70	S 13°25'20" W
L129	6.18	S 76°34'40" E
L130	53.41	S 13°25'20" W
L131	49.18	N 75°50'27" W
L132	84.48	N 13°25'20" E
L137	84.47	S 13°25'20" W
L138	47.60	S 75°46'44" E
L139	80.74	N 13°26'19" E
L142	25.84	N 76°34'40" W
L143	6.42	S 13°25'20" W
L144	12.62	S 29°07'56" W
L145	1.51	S 60°52'04" W
L146	78.74	S 29°07'56" E
L147	45.00	N 60°52'04" E
L148	82.00	N 29°13'37" W
L150	91.53	S 62°29'45" E
L151	76.28	S 14°56'11" W
L152	54.05	N 61°48'27" W
L153	72.05	N 29°16'36" W
L155	79.65	S 75°50'49" E
L156	23.29	S 14°09'11" W
L157	4.45	S 75°50'49" E
L158	7.38	S 14°09'11" W
L159	9.86	S 75°50'49" E
L160	23.33	S 14°09'11" W
L164	21.26	N 14°09'11" E
L165	94.87	S 75°50'49" E
L166	47.25	N 22°27'36" E
L167	23.32	N 65°33'29" W
L168	10.22	N 24°26'31" E
L169	67.90	N 54°54'34" W
L171	8.87	S 72°30'11" E
L172	8.63	S 17°29'49" W
L173	9.82	N 72°30'11" W
L175	90.00	S 54°54'34" E
L176	54.00	S 35°05'26" W
L177	71.32	N 54°54'34" W
L178	5.92	N 35°05'26" E
L179	18.12	N 55°04'12" W
L180	48.13	N 34°25'44" E
L181	57.17	N 23°01'55" E
L182	18.93	N 51°52'11" W
L183	66.92	N 75°14'19" W
L184	24.52	S 35°06'22" W
L185	4.55	S 57°32'50" E
L186	27.74	S 23°01'55" W
L187	85.14	S 66°57'36" E
L188	32.14	N 14°09'11" E
L189	22.24	N 22°27'36" E
L190	83.15	S 66°58'05" E
L191	5.41	S 23°01'55" W
L192	19.25	S 66°58'05" E
L193	48.59	S 23°01'55" W
L194	97.22	N 66°58'05" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L195	23.82	N 66°58'05" W
L196	82.38	S 72°56'33" W
L197	55.01	S 14°09'11" W
L198	116.50	N 72°56'33" E
L199	13.87	S 30°23'37" E
L200	33.22	S 20°29'07" W
L201	3.48	S 72°56'33" W
L202	4.52	S 17°03'27" E
L203	90.66	S 72°56'33" W
L204	44.37	N 17°03'27" W
L205	111.18	N 72°56'33" E
L206	43.40	S 75°50'27" E
L207	76.62	N 14°09'33" E
L208	3.76	N 25°07'21" W
L209	14.95	N 75°50'27" W
L210	7.72	N 14°09'33" E
L212	89.46	S 14°09'33" W
L213	92.37	S 24°54'41" E
L214	43.00	S 13°25'20" W
L215	87.86	N 24°54'41" W
L216	9.35	N 65°05'19" E
L217	6.81	N 24°54'41" W
L219	12.02	S 57°15'17" E
L220	54.00	N 65°05'19" E
L221	118.05	S 24°55'54" E
L222	54.13	S 61°48'12" W
L223	58.41	N 24°54'41" W
L224	10.12	N 65°05'19" E
L225	36.97	N 25°17'35" W
L226	9.87	S 65°05'19" W
L227	25.78	N 24°54'41" W
L228	34.71	N 28°09'45" E
L229	6.52	N 61°50'59" W
L230	11.86	N 28°09'01" E
L231	6.52	S 61°50'59" E
L232	39.89	N 28°09'01" E
L234	81.21	S 32°05'55" W
L235	7.48	S 12°51'58" E
L236	55.71	S 60°05'38" E
L237	78.67	N 24°14'56" E
L238	9.54	N 66°37'45" W
L239	11.50	N 27°45'16" E
L240	45.17	N 64°08'12" W
L241	89.43	S 28°09'22" W
L242	72.66	N 20°21'13" E
L243	5.60	N 69°43'02" W
L244	16.74	N 22°40'39" E
L245	35.69	S 24°17'52" W
L246	6.17	S 65°42'25" E
L247	17.25	S 24°15'34" W
L248	7.80	N 65°44'26" W
L249	36.40	S 24°15'34" W
L250	90.00	S 15°34'31" W
L251	33.26	N 73°09'57" W
L252	4.83	N 16°50'03" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L253	26.66	N 73°09'57" W
L254	85.89	N 19°27'58" E
L255	90.00	N 13°25'20" E
L256	36.61	N 76°26'33" W
L257	6.21	S 13°13'37" W
L258	6.46	N 76°46'23" W
L259	14.64	S 13°13'37" W
L260	11.79	N 74°58'07" W
L261	69.08	S 15°34'31" W
L263	90.00	N 13°25'20" E
L264	50.26	N 76°34'40" W
L265	90.00	S 13°25'20" W
L266	50.26	S 76°34'40" E
L267	54.00	S 76°34'40" E
L268	41.95	N 13°25'20" E
L269	8.72	N 76°33'09" W
L270	48.05	N 13°26'51" E
L271	45.30	N 76°34'40" W
L272	90.00	S 87°43'21" E
L273	54.00	S 76°34'40" E
L274	90.00	S 13°25'20" W
L275	54.00	N 76°34'40" W
L276	45.87	N 13°25'20" E
L277	3.32	S 76°34'40" E
L278	18.11	N 13°25'20" E
L279	3.32	N 76°34'40" W
L280	26.02	N 13°25'20" E
L281	44.91	S 76°34'40" E
L282	16.84	N 13°25'20" E
L283	6.08	S 76°34'40" E
L284	8.70	N 13°25'20" E
L285	3.01	S 76°34'40" E
L286	61.73	N 13°25'20" E
L287	48.01	N 76°21'33" W
L288	12.22	S 13°25'20" W
L289	5.99	N 76°34'40" W
L290	75.24	S 13°25'20" W
L291	85.16	S 13°25'20" W
L292	15.09	S 77°11'36" E
L293	5.00	S 13°25'20" W
L294	28.25	S 76°34'40" E
L295	90.00	N 13°25'20" E
L296	43.34	N 76°34'40" W
L297	90.00	S 13°25'20" W
L298	51.47	S 76°34'40" E
L299	90.00	N 13°25'20" E
L300	51.47	N 76°34'40" W
L301	13.45	S 1°27'27" E
L302	41.00	S 13°25'20" W
L303	92.36	S 76°34'40" E
L305	26.77	N 78°09'57" W
L306	5.61	N 13°25'20" E
L307	81.63	N 76°34'40" W
L308	60.13	S 2°16'39" W
L309	50.44	S 76°34'40" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L310	15.96	N 13°25'20" E
L311	60.91	S 76°34'40" E
L312	1.04	N 13°25'20" E
L313	16.94	S 76°34'40" E
L314	27.04	N 35°05'26" E
L315	9.00	N 53°31'05" W
L316	13.37	N 11°09'19" E
L317	141.09	N 76°34'56" W
L318	74.53	S 2°16'39" W
L319	1.76	N 87°43'21" W
L320	29.68	S 2°16'39" W
L321	19.93	S 17°09'30" W
L322	30.65	N 76°20'39" W
L323	30.05	N 2°16'39" E
L324	17.08	N 87°43'21" W
L325	79.65	N 2°16'39" E
L326	18.83	