

DEDICATION

STATE OF ARIZONA

COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS:

THAT FIMBREZ ESTATES, LLC, ["GRANTOR" OR "OWNER"], HAS SUBDIVIDED UNDER THE NAME FIMBREZ ESTATES, A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, DESCRIBED AS IN INSTRUMENT NUMBER 3945038, RECORDS OF COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF FIMBREZ ESTATES 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.

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, INCLUDING THE ENTIRETY OF TRACT A, DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS:

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.

EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (ESVAE) FOR PUBLIC USE, INCLUDING WITHOUT LIMITATION, THE RIGHT OF ACCESS FOR EMERGENCY, POLICE, FIRE, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES. GRANTOR SHALL CONSTRUCT AND MAINTAIN THE ESVAE IN ACCORDANCE WITH ENGINEERING STANDARDS FOR HEAVY EQUIPMENT IN COMPLIANCE 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 ON THE TRAIL, UNLESS PERMITTED BY THE FLAGSTAFF CITY CODE OR FOR CITY OPERATIONAL PURPOSES. VEHICULAR ACCESS TO THE PRIVATE PROPERTIES ON THE PRIVATE ROADWAY WILL BE MAINTAINED.

PUBLIC UTILITY EASEMENT (PUE), FOR PUBLIC USE AND PUBLIC UTILITY COMPANIES, 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 ACCESS EASEMENT (PAE) FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS, BICYCLES, MOTORIZED AND NON-MOTORIZED VEHICLES. GRANTOR IS RESPONSIBLE FOR SNOW REMOVAL IN THE EASEMENT AREA, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

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 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").

ACKNOWLEDGEMENT

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

FIMBREZ ESTATES, LLC
BY _____
ITS _____

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

BENJAMIN F. FIMBREZ
BY _____
ITS _____

STATE OF ARIZONA)
) SS
COUNTY OF COCONINO)
ON THIS ____ DAY OF _____, 20__, BEFORE ME PERSONALLY
APPEARED _____, THE _____, AN _____

FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT

NOTARY PUBLIC

FINAL PLAT of FIMBREZ ESTATES

A 6-LOT SUBDIVISION OF THAT PARCEL SHOWN IN INSTRUMENT NO. 3945308, SITUATED IN SECTIONS 20 & 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, CONTAINING ±10.04 ACRES

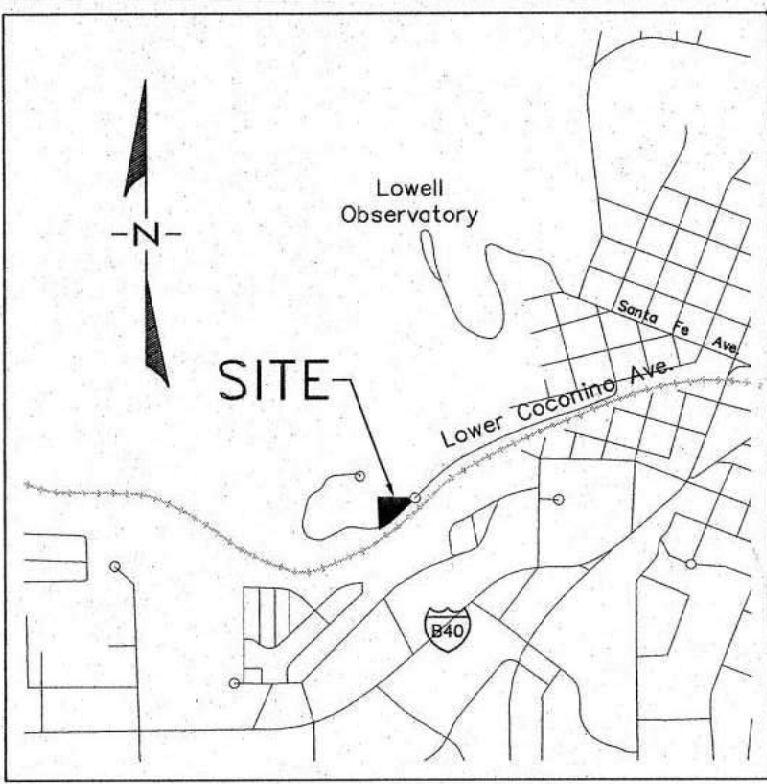
SURVEY CONTROL NOTES

FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN 2022

BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21: S 88°27'23" E

WATER SUPPLY

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. 41-900002.0002.



VICINITY MAP

FLAGSTAFF, ARIZONA (NOT TO SCALE)

PARCEL AREAS

PARCEL	AREA
LOT 1	48,570 SQ. FT.
LOT 2	63,849 SQ. FT.
LOT 3	59,112 SQ. FT.
LOT 4	60,623 SQ. FT.
LOT 5	56,645 SQ. FT.
LOT 6	46,570 SQ. FT.
TRACT A	102,057 SQ. FT.

SURVEY NOTES

- THIS MAP WAS PREPARED FROM NOTES OF FIELD SURVEYS PERFORMED BY ME DURING 2022.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS A COMPLETE AND ACCURATE REPRESENTATION OF SAID SURVEYS.
- MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN.
- THIS MAP DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ACTUAL OWNERSHIP LINES MAY BE AFFECTED BY MONUMENTS, LINES OF OCCUPATION, AND OTHER UNWRITTEN RIGHTS.
- ALL LOT CORNER MONUMENTS HAVE BEEN SET AS SHOWN HEREON.

OWNER

BENJAMIN AND BARBARA FIMBREZ
14638 n. 10th STREET
PHOENIX, AZ 85022

ENGINEER

ALICIA STOFFERS, PE
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN STREET
FLAGSTAFF, AZ 86001

APPROVALS

APPROVED BY MAYOR AND CITY COUNCIL OF FLAGSTAFF ON THIS ____ DAY OF _____, 202__.

MAYOR _____ CITY CLERK _____

APPROVED BY THE CITY OF FLAGSTAFF ENGINEERING DEPARTMENT ON THIS ____ DAY OF _____, 202__.

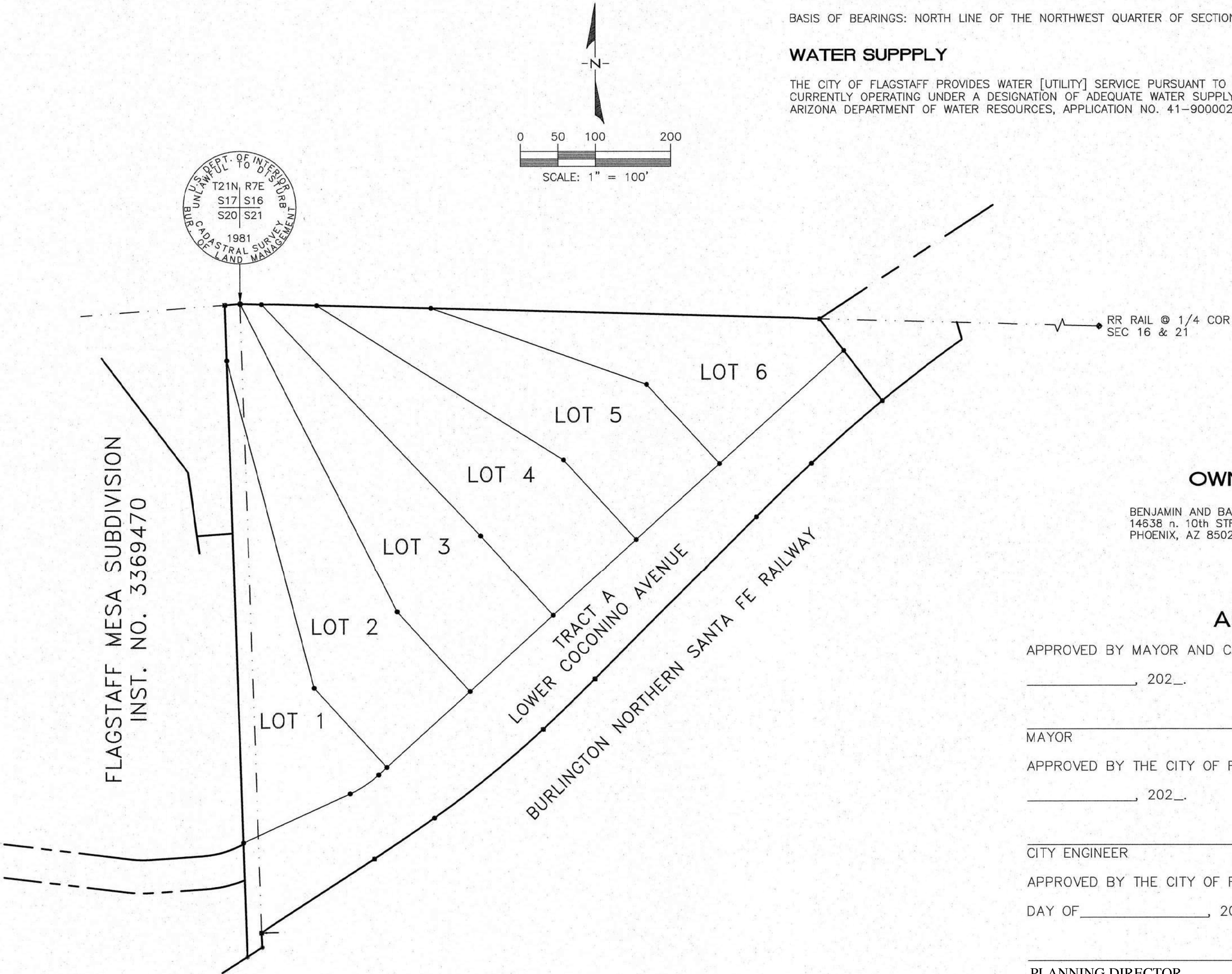
CITY ENGINEER _____

APPROVED BY THE CITY OF FLAGSTAFF PLANNING AND ZONING DIRECTOR ON THIS ____ DAY OF _____, 202__.

PLANNING DIRECTOR _____

UTILITY ACKNOWLEDGEMENTS

UTILITY COMPANY	SIGNATURE	DATE
ARIZONA PUBLIC SERVICE CO. BY LETTER		1/4/2023
ALTICE BY LETTER		3/28/2023
OPTIMUM BY LETTER		3/13/2023
UNISOURCE UTILITY SERVICES BY LETTER		4/10/2023



PLAT NOTES

FLOOD ZONE. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04005C6808G, WITH A DATE OF IDENTIFICATION OF 9/3/2010, FOR COMMUNITY NO. 040020, IN COCONINO COUNTY, ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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 ENCROACHED 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.

DEDICATIONS TO HOA

THE STORM WATER BASIN AND COLLECTION INFRASTRUCTURE WITHIN TRACT A SHALL BE OWNED BY THE COMMUNITY ASSOCIATION, WHO SHALL BE SOLELY RESPONSIBLE FOR ITS OPERATION, MAINTENANCE, AND LIABILITY

THE PRIVATE ROADWAY WITHIN TRACT A SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION, AND IT SHALL REMAIN OPEN TO THE PUBLIC WITHOUT RESTRICTION OF CONDITION, AND NO GATE, GUARDHOUSE, OR OTHER DEVICE OR STRUCTURE MAY BE USED ON SUCH PRIVATE ROADWAY WITHIN THE SUBDIVISION TO IMPEDE PUBLIC ACCESS.



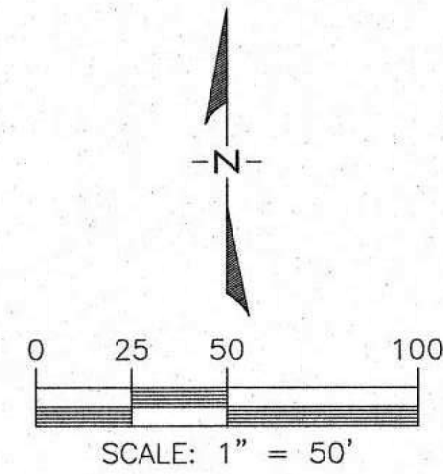
120053

WOODSON ENGINEERING AND SURVEYING, LLC
124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

6-15-2023

FINAL PLAT
FIMBRE ESTATES
FLAGSTAFF, ARIZONA

DRAFTED BY: AF
DATE: 6-15-2023
PROJECT NO.: 120053
REV: 120053.dwg



SURVEY CONTROL NOTES

FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN 2022

BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21: S 88°27'23" E

DOCKET 32, PAGE 649

PARCEL AREAS

PARCEL	AREA
LOT 1	48,570 SQ. FT.
LOT 2	63,849 SQ. FT.
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LOT 5	56,645 SQ. FT.
LOT 6	46,570 SQ. FT.
TRACT A	102,057 SQ. FT.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N85° 07' 35"E	20.33'
L2	N57° 07' 48"E	23.56'
L3	N02° 31' 21"W	19.18'
L4	N47° 41' 18"E	17.72'

CURVE TABLE			
CURVE NO.	DELTA	RADIUS	LENGTH
C1	017°56'23"	146.30'	45.81'

FLAGSTAFF MESA SUBDIVISION
INST. NO. 3369470

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES
AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS
WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING:

- REMOVABLE OR WIRE FENCING; AND,
- CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN
WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE
EASEMENT.

FLAGSTAFF MESA SUBDIVISION
INST. NO. 3369470

TRACT B

LOWER COCONINO AVENUE
(PRIVATE)

FLAGSTAFF MESA SUBDIVISION
INST. NO. 3369470
TRACT A

1/2" REBAR

1-1/2" ALUMINUM CAP
MARKED "LS 14671"

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LOT 1
BUILDING AREA
13,997 SQ. FT.

LOT 2
BUILDING AREA
13,997 SQ. FT.

LOT 3
BUILDING AREA
13,997 SQ. FT.

LOT 4
BUILDING AREA
13,997 SQ. FT.

LOT 5
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13,997 SQ. FT.

LOT 6
BUILDING AREA
13,997 SQ. FT.

SURVEY NOTES

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BY ME DURING 2022.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS A COMPLETE
AND ACCURATE REPRESENTATION OF SAID SURVEYS.
- MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN.
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PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ACTUAL OWNERSHIP
LINES MAY BE AFFECTED BY MONUMENTS, LINES OF OCCUPATION, AND
OTHER UNWRITTEN RIGHTS.
- ALL LOT CORNER MONUMENTS HAVE BEEN SET AS SHOWN HEREON.



OWNER

BENJAMIN AND BARBARA FIMBREZ
14638 N. 10TH STREET
PHOENIX, AZ 85022

ENGINEER

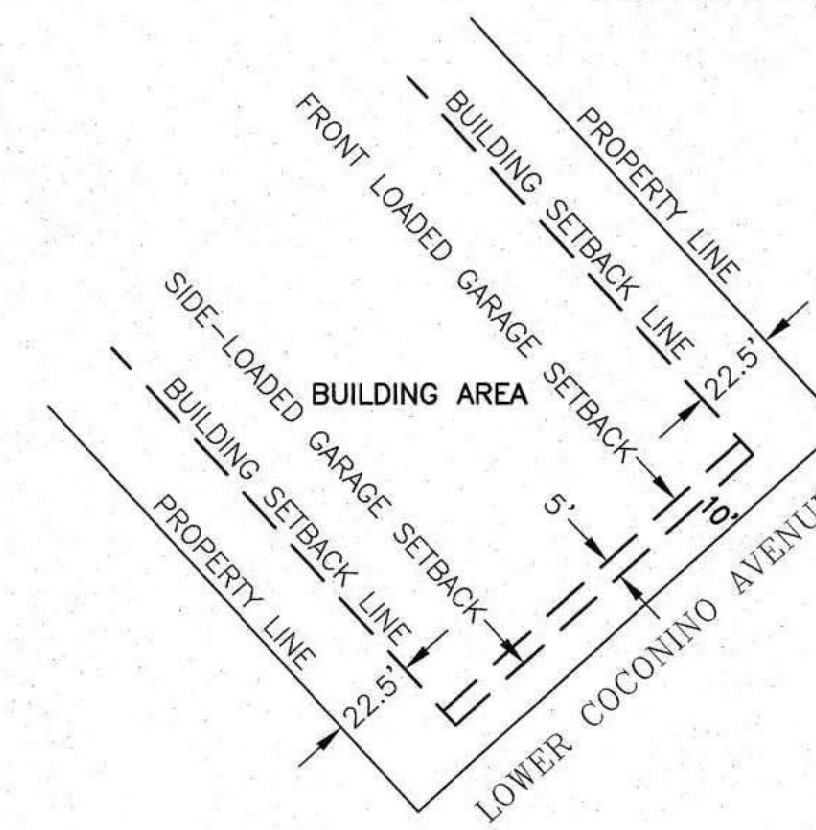
ALICIA STOFFERS, PE
WOODSON ENGINEERING AND SURVEYING, LLC
124 N. ELDEN STREET
FLAGSTAFF, AZ 86001

THE ENTIRETY OF TRACT A INCLUDES THE FOLLOWING EASEMENTS
DEDICATED TO THE CITY OF FLAGSTAFF:
DRAINAGE MAINTENANCE EASEMENT (DME),
EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (ESVAE)
FLAGSTAFF URBAN TRAILS SYSTEM EASEMENT (FUTS)
PUBLIC UTILITY EASEMENT (PUE),

LEGEND

- SECTION CORNER AS NOTED
- FOUND RIGHT-OF-WAY MONUMENT AS NOTED
- FOUND REBAR AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND PIPE AS NOTED
- SET 1/2" REBAR WITH CAP MARKED "LS 16630"
- FOUND NAIL AS NOTED
- CALCULATED LOCATION
- MEASURED DATA
- RECORD DATA

TYPICAL BUILDING SETBACKS



*NOTE: THE FRONT BUILDING SETBACK SHALL BE A MINIMUM
OF 10' OR AT THE EXISTING INGRESS/EGRESS EASEMENT
DESCRIBED IN INSTRUMENT NO. 3267556, WHICHEVER IS
GREATER. WHEN THE EXISTING EASEMENT IS ABANDONED ALL
LOTS SHALL MAINTAIN A MINIMUM SETBACK OF 10'.
SIDE-LOADING GARAGES WILL MAINTAIN A 10' SETBACK AND
FRONT-LOADING GARAGES WILL REQUIRE A 15' SETBACK FROM
THE EXISTING RIGHT-OF-WAY.

120053

WOODSON ENGINEERING AND SURVEYING, LLC
124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

6-15-2023

FINAL PLAT
FIMBRE ESTATES
FLAGSTAFF, ARIZONA

DRAFTED BY: AIF
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