

PLOTTED: Oct 15, 2024-4:18pm

FILE: P:\2023\223102\DRAWINGS\PLATS\FINAL PLAT\223102-FINAL PLAT CVR.DWG HSCHNOEBELE

DEDICATION

STATE OF ARIZONA SS. COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT VP 66 & WOODY MOUNTAIN, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), ["GRANTOR" OR "OWNER"], HAS SUBDIVIDED UNDER THE NAME TIMBER SKY BLOCK 2, 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 TIMBER SKY BLOCK 2 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, AND THAT EACH LOT 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, 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.

DRAINAGE MAINTENANCE EASEMENT (D.M.E.) FOR CITY ACCESS TO MAINTAIN 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 AS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.

DRAINAGE EASEMENT (D.E.) FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATIONS, 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 THE MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

GRANTOR HEREBY DEDICATES A CROSS-ACCESS EASEMENT TO THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 2 AND BLOCK 1 OF THE TIMBER SKY FINAL BLOCK PLAT, INSTRUMENT #3810031, AS SHOWN HEREON FOR PURPOSES OF REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL DRIVEWAYS, ROADWAYS, WALKWAYS, AND SIDEWALKS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS THROUGH AND BETWEEN LOTS 1, 2, AND BLOCK 1 AS SHOWN HEREON.

GRANTOR HEREBY DEDICATES A PRIVATE DRAINAGE EASEMENT TO THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 2, INSTRUMENT #3810031, AS SHOWN HEREON FOR 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. THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 2 ARE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

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

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

BY: VINTAGE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ITS: MANAGER

BY: _____

ITS: _____

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 _____

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

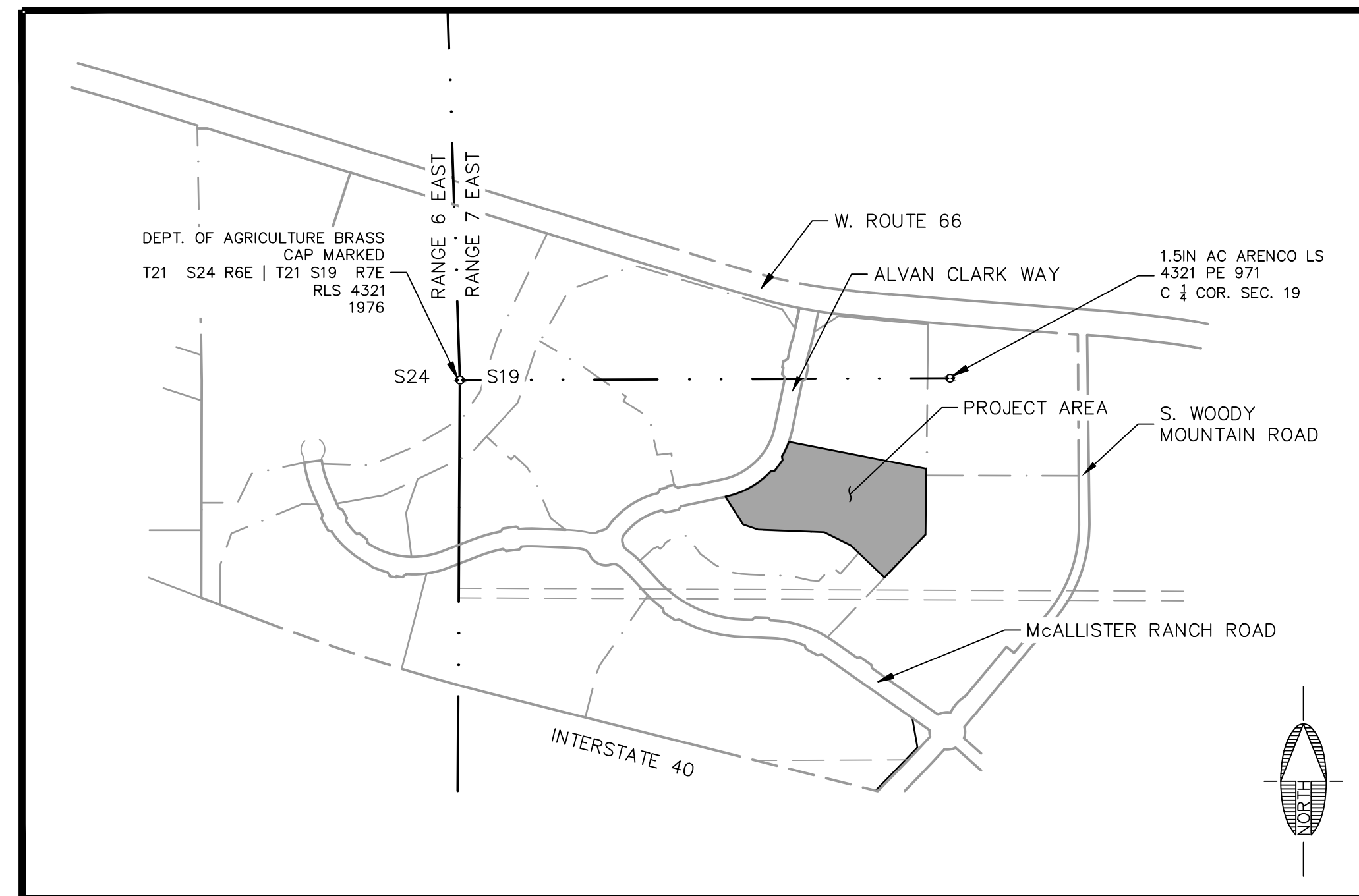
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE INTER-DIVISION STAFF REVIEW OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THE ____ DAY OF _____, 20____.

BY: _____ CITY ENGINEER

BY: _____ PLANNING DIRECTOR

FINAL PLAT FOR TIMBER SKY BLOCK 2 FLAGSTAFF, ARIZONA

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



VICINITY MAP N.T.S.

SHEET LIST TABLE with columns: DRAWING NUMBER, SHEET NUMBER, SHEET TITLE. Rows include CVR (COVER SHEET), EB01 (EXISTING BOUNDARY), FP01 (FINAL PLAT (1)), and FP02 (FINAL PLAT (2)).

SITE BENCHMARK

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

SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION PER INST. #3988091 OFFICIAL RECORDS OF COCONINO COUNTY, AND SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY SHEPHARD-WESNITZER, INC. IN JANUARY 2024.

BASIS OF BEARING

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

PROPERTY INFORMATION:

TIMBER SKY BLOCK 2 ADDRESS - TBD FLAGSTAFF, AZ 86001

NUMBER OF LOTS: 2 GROSS AREA: ±9.66 ACRES NET ACREAGE (EXCLUDING ROW): ±9.66 ACRES

- 1. 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.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. 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.

PROPERTY OWNER/DEVELOPER:

VP 66 & WOODY MOUNTAIN, LLC MARK ORTMAN 2502 E. CAMELBACK ROAD, SUITE 214 PHOENIX, AZ 85016 (602) 459-9929

CIVIL ENGINEER

SHEPHARD-WESNITZER, INC. STEPHEN IRWIN, PE #58405 110 W. DALE AVE. FLAGSTAFF, AZ 86001 (928) 774-0354

SURVEYOR

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

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET GEODETIC DATUM: NAD 83 (CONUS) VERTICAL DATUM: WGS - 1984 SYSTEM: UNITED STATES/STATE PLANE (1983) PROJECTION: TRANSVERSE MERCATOR LATITUDE OF GRID ORIGIN: N31.00000 LONGITUDE OF CENTRAL MERIDIAN: W111.9166667 NORTHING AT GRID ORIGIN: 0 FT EASTING AT CENTRAL MERIDIAN: 70,000 FT CENTRAL MERIDIAN SCALE FACTOR: 0.9999000

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" USING GPS WITH NGS GEOID MODEL "GEOID18". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST) LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON A LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #1000 = 3/4" REBAR W/SW 2" ALUMINUM CAP (GPS CONTROL POINT OFF MAP) LATITUDE = N35.187286571 NORTHING = 1523530.523 LONGITUDE = W111.697672592 EASTING = 765432.848 ELLIPSOID HEIGHT = 7017.970 FT ELEVATION = 7088.834 FT POINT #2404 = 3/4" REBAR W/WOODSON 3" ORANGE PLASTIC CAP LATITUDE = N35.188210289 NORTHING = 1523868.673 LONGITUDE = W111.694934170 EASTING = 766250.660 ELLIPSOID HEIGHT = 7021.753 FT ELEVATION = 7092.622 FT

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

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.

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A RESOURCE PROTECTION PLAN WILL BE SUBMITTED WITH FUTURE DEVELOPMENT.

FLOOD ZONE CLASSIFICATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6804G AND 04005C-6812G. THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THEREFORE, NO BUILDING WILL OCCUR IN A FLOODPLAIN.

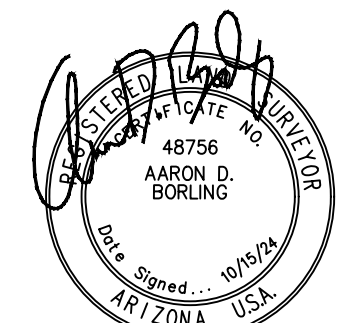
LEGAL DESCRIPTION:

PARCEL 1 AND PARCEL 2 AS SHOWN ON INSTRUMENT NUMBER 3993452, OFFICIAL RECORDS OF COCONINO COUNTY.

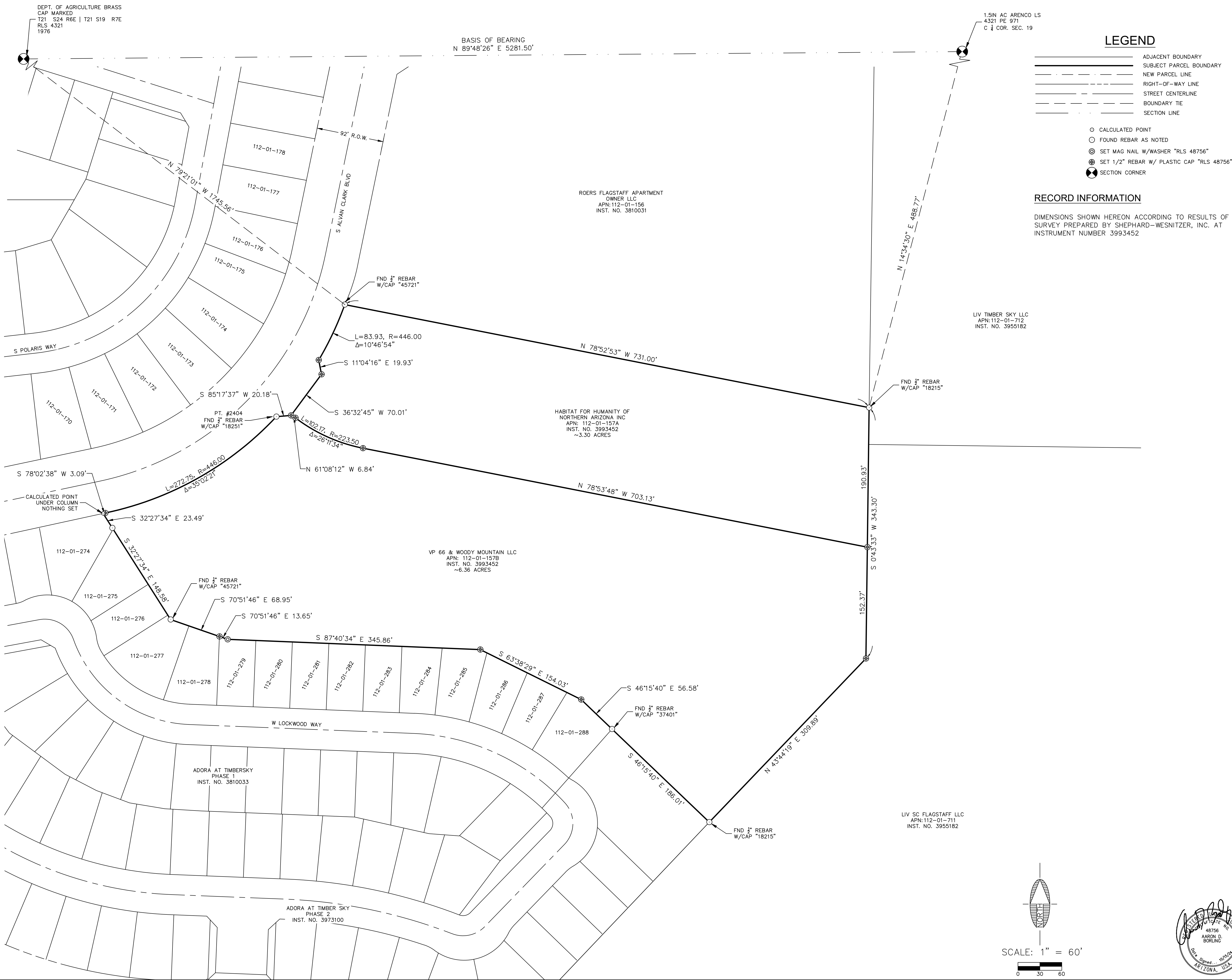
CERTIFICATE OF LAND SURVEYOR

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.

Signature of Aaron D. Borling, RLS 48756



Vertical sidebar containing: FLAGSTAFF ARIZONA, TIMBER SKY BLOCK 2 SUBDIVISION, COVER SHEET, JOB NO. 223102, DATE: OCT 24, SCALE: AS SHOWN, DRAWN: JDM/HAS, DESIGN: JDM, CHECKED: SGI, 110 W. Dale Avenue Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi2.com, Shephard Wesnitzer Inc An ARDURRA Company, REVISIONS table, ARIZONA 811 Arizona Blue Stakes Inc., Call at least two full working days before you begin excavation. 800 84-1111 or 1-800-STATE-11 (782-5348), DRAWING NO. CVR, SHT NO. 1 OF 4.



LEGEND

- ADJACENT BOUNDARY
- SUBJECT PARCEL BOUNDARY
- NEW PARCEL LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- BOUNDARY TIE
- SECTION LINE
- CALCULATED POINT
- FOUND REBAR AS NOTED
- ⊙ SET MAG NAIL W/WASHER "RLS 48756"
- ⊙ SET 1/2" REBAR W/ PLASTIC CAP "RLS 48756"
- ⊙ SECTION CORNER

RECORD INFORMATION

DIMENSIONS SHOWN HEREON ACCORDING TO RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. AT INSTRUMENT NUMBER 3993452

FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 2 SUBDIVISION

EXISTING BOUNDARY

JOB NO.	223102
DATE	OCT 24
SCALE	AS SHOWN
DRAWN	JDM/HAS
DESIGN	
CHECKED	SCI

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

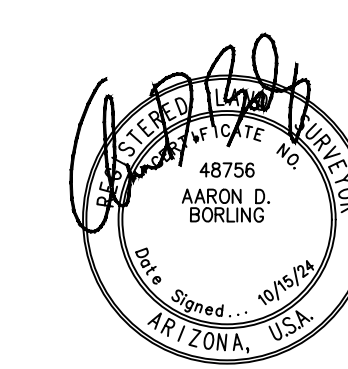
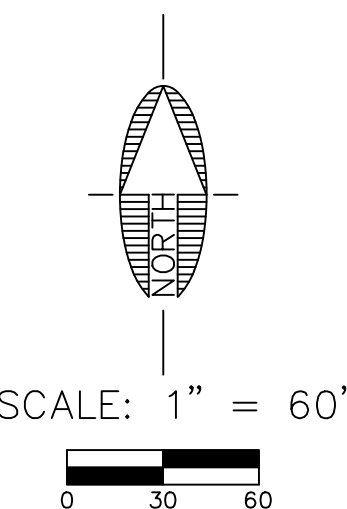
Shephard Wesnitzer Inc
An ARDURRA Company

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stakes, Inc.
808 84-1 or 1-800-514-6111 (782-5348)

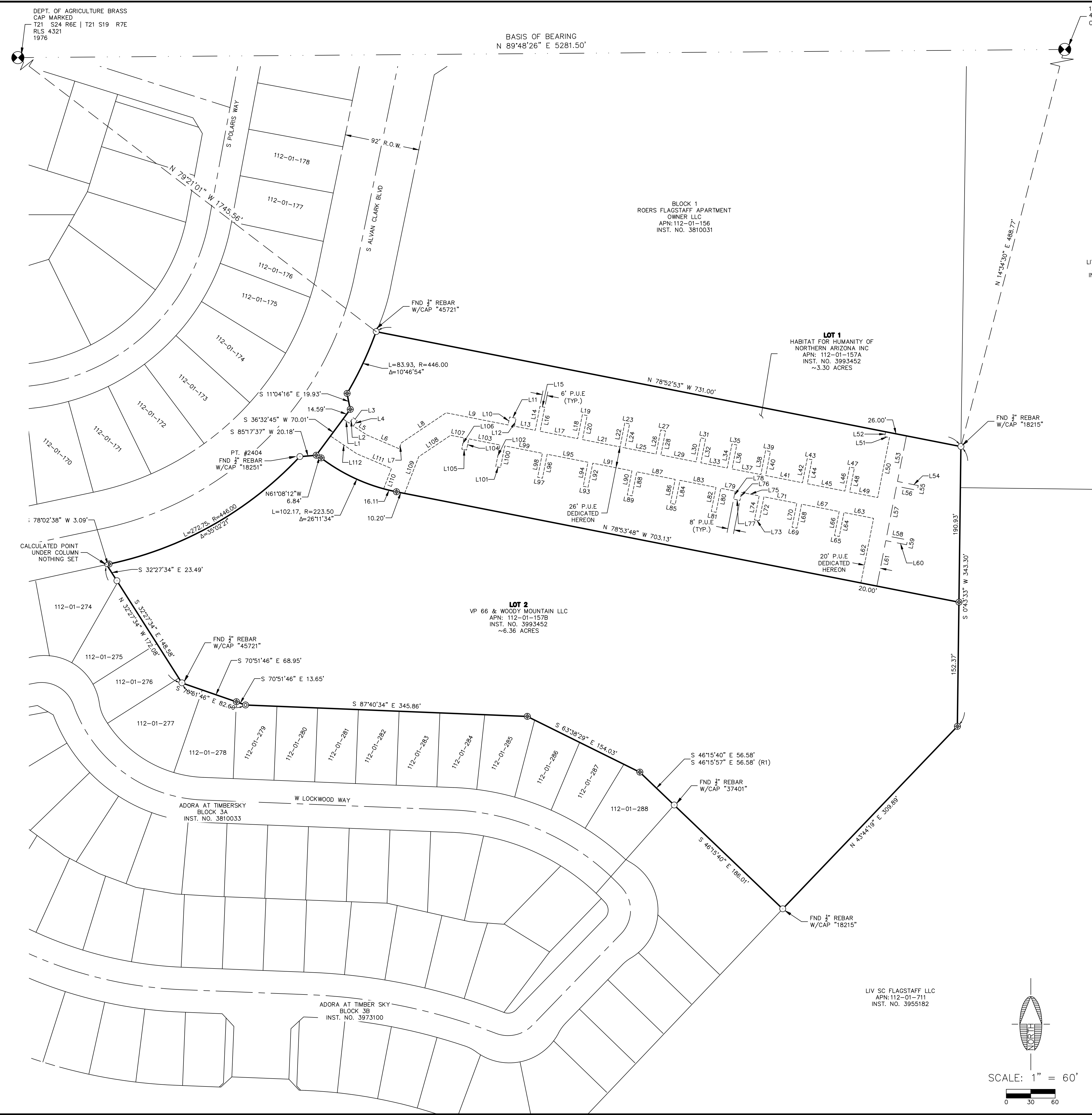
DRAWING NO. **EB01**

SHT NO. 2 OF 4



PLOTTED: Oct 15, 2024 - 4:18pm

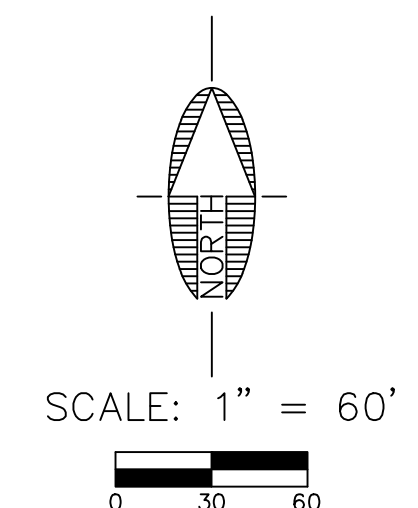
FILE: P:\2023\223102\DRAWINGS\PLATS\FINAL PLAT\223102-FINAL PLAT-FP01.DWG HSCHEIDT



LINE #	LENGTH	DIRECTION
L1	9.16	S 56°01'26" E
L2	8.19	N 35°04'44" E
L3	6.00	S 54°55'16" E
L4	8.08	S 35°04'44" W
L5	19.96	S 56°01'26" E
L6	42.99	S 66°56'33" E
L7	7.71	N 21°06'12" E
L8	66.09	N 56°06'25" E
L9	77.47	S 78°53'35" E
L10	10.00	N 11°06'25" E
L11	8.00	S 78°53'35" E
L12	10.00	S 11°06'25" W
L13	26.00	S 78°53'35" E
L14	30.00	N 11°06'25" E
L15	6.00	S 78°53'35" E
L16	30.00	S 11°06'25" W
L17	47.00	S 78°53'35" E
L18	30.00	N 11°06'25" E
L19	6.00	S 78°53'35" E
L20	30.00	S 11°06'25" W
L21	47.00	S 78°53'35" E
L22	30.00	N 11°06'25" E
L23	6.00	S 78°53'35" E
L24	30.00	S 11°06'25" W
L25	39.00	S 78°53'35" E
L26	30.00	N 11°06'25" E
L27	6.00	S 78°53'35" E
L28	30.00	S 11°06'25" W
L29	44.00	S 78°53'35" E
L30	30.00	N 11°06'25" E
L31	6.00	S 78°53'35" E
L32	30.00	S 11°06'25" W
L33	33.00	S 78°53'35" E
L34	30.00	N 11°06'25" E
L35	6.00	S 78°53'35" E
L36	30.00	S 11°06'25" W
L37	36.00	S 78°53'35" E
L38	30.00	N 11°06'25" E
L39	6.00	S 78°53'35" E
L40	30.00	S 11°06'25" W

LINE #	LENGTH	DIRECTION
L41	46.00	S 78°53'35" E
L42	30.00	N 11°06'25" E
L43	6.00	S 78°53'35" E
L44	30.00	S 11°06'25" W
L45	47.00	S 78°53'35" E
L46	30.00	N 11°06'25" E
L47	6.00	S 78°53'35" E
L48	30.00	N 11°06'25" W
L49	35.00	S 78°52'33" E
L50	75.01	N 11°07'27" E
L51	6.00	N 78°52'33" W
L52	6.00	N 11°06'25" E
L53	57.02	N 11°07'27" E
L54	26.00	N 78°54'31" W
L55	6.00	N 11°07'27" E
L56	26.00	S 78°53'35" E
L57	62.00	N 11°07'27" E
L58	26.00	N 78°53'35" W
L59	6.00	N 11°07'27" E
L60	26.00	S 78°53'35" E
L61	56.81	N 11°07'27" E
L62	80.80	S 11°07'27" W
L63	37.01	S 78°52'33" E
L64	30.00	N 11°06'25" E
L65	6.00	S 78°53'35" E
L66	30.00	S 11°06'25" W
L67	47.00	S 78°53'35" E
L68	30.00	N 11°06'25" E
L69	6.00	S 78°53'35" E
L70	30.00	S 11°06'25" W
L71	41.00	S 78°53'38" E
L72	30.00	N 11°06'25" E
L73	6.00	S 78°53'35" E
L74	30.00	S 11°06'25" W
L75	21.99	S 78°53'31" E
L76	10.00	N 11°07'46" E
L77	8.00	S 78°53'35" E
L78	10.00	S 11°07'46" W
L79	18.01	S 78°53'35" E
L80	30.00	N 11°06'25" E

LINE #	LENGTH	DIRECTION
L81	6.00	S 78°53'35" E
L82	30.00	S 11°06'25" W
L83	45.00	S 78°53'35" E
L84	30.00	N 11°06'25" E
L85	6.00	S 78°53'35" E
L86	30.00	S 11°06'25" W
L87	48.00	S 78°53'36" E
L88	30.00	N 11°06'25" E
L89	6.00	S 78°53'35" E
L90	30.00	S 11°06'25" W
L91	49.00	S 78°53'35" E
L92	30.00	N 11°06'25" E
L93	6.00	S 78°53'35" E
L94	30.00	S 11°06'25" W
L95	51.00	S 78°53'36" E
L96	30.00	N 11°06'25" E
L97	6.00	S 78°53'35" E
L98	30.00	S 11°06'25" W
L99	47.00	S 78°53'35" E
L100	27.00	N 11°06'25" E
L101	6.00	S 78°53'35" E
L102	27.00	S 11°06'25" W
L103	39.00	S 78°53'35" E
L104	14.00	N 11°06'25" E
L105	6.00	S 78°53'35" E
L106	14.00	S 11°06'25" W
L107	16.69	S 78°53'35" E
L108	47.12	N 56°06'25" E
L109	48.26	N 21°06'12" W
L110	26.73	S 11°06'12" W
L111	46.36	S 66°56'33" E
L112	38.09	S 56°01'26" E



FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 2 SUBDIVISION

FINAL PLAT (1)

JOB NO: 223102
DATE: OCT 24
SCALE: AS SHOWN
DRAWN: JOM/HAS
DESIGN: JOM/HAS
CHECKED: SGI

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

Shephard Wesnitzen Inc
An ARDURRA Company

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
DoB 8-1-1 or 1-800-514-1111 (828-5348)

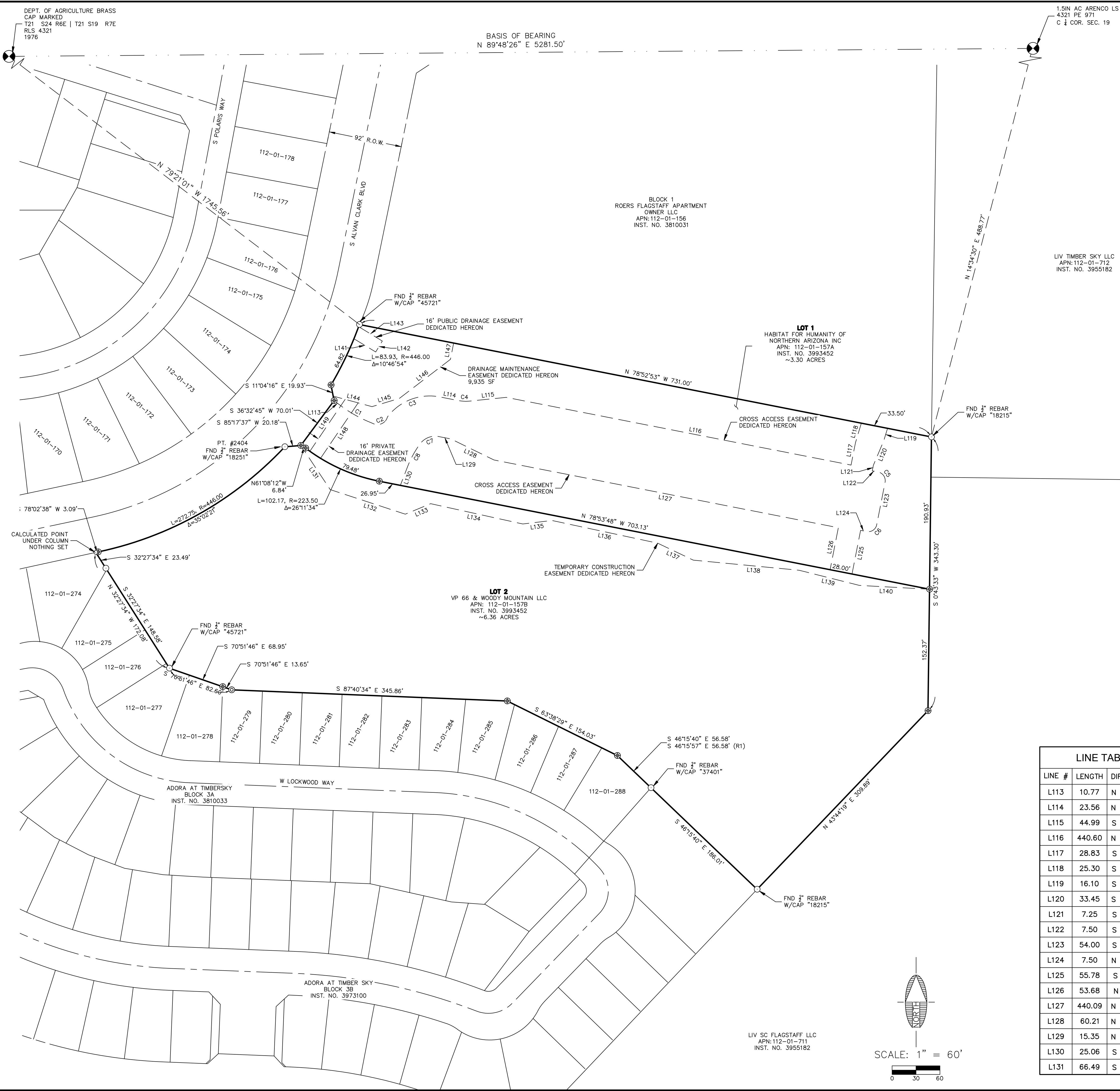
DRAWING NO. **FP01**

SHT NO. 3 OF 4

DATE: 10/24/24
DRAWN: JOM/HAS
DESIGN: JOM/HAS
CHECKED: SGI

PLOTTED: Oct 15, 2024 4:18pm

FILE: P:\2023\223102\DRAWINGS\PLATS\FINAL_PLAT_223102-FINAL_PLAT-FP01.DWG HSCHEKREBELN



LEGEND

- ADJACENT BOUNDARY
 - - - SUBJECT PARCEL BOUNDARY
 - - - NEW PARCEL LINE
 - - - RIGHT-OF-WAY LINE
 - - - STREET CENTERLINE
 - - - BOUNDARY TIE
 - - - SECTION LINE
- CALCULATED POINT
 - FOUND REBAR AS NOTED
 - ⊙ SET MAG NAIL W/WASHER "RLS 48756"
 - ⊙ SET 1/2" REBAR W/ PLASTIC CAP "RLS 48756"
 - ⊙ SECTION CORNER

RECORD INFORMATION

DIMENSIONS SHOWN HEREON ACCORDING TO RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. AT INSTRUMENT NUMBER 3993452

LINE TABLE

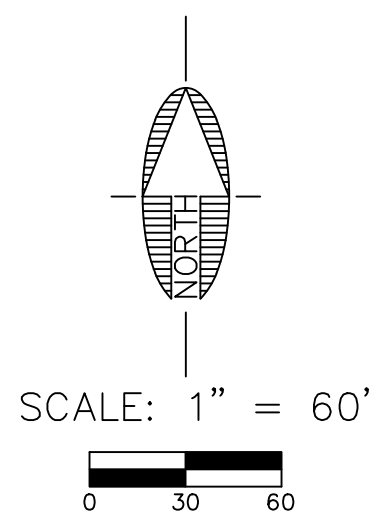
LINE #	LENGTH	DIRECTION
L113	10.77	N 53°13'44" W
L114	23.56	N 78°53'35" W
L115	44.99	S 84°10'30" W
L116	440.60	N 78°53'35" W
L117	28.83	S 11°09'53" W
L118	25.30	S 16°48'38" W
L119	16.10	S 17°02'46" W
L120	33.45	S 22°54'43" W
L121	7.25	S 11°07'27" W
L122	7.50	S 78°53'35" E
L123	54.00	S 11°07'27" W
L124	7.50	N 79°21'45" W
L125	55.78	S 11°06'11" W
L126	53.68	N 11°06'11" E
L127	440.09	N 78°52'33" W
L128	60.21	N 63°58'30" W
L129	15.35	N 78°53'35" W
L130	25.06	S 21°06'12" W
L131	66.49	S 33°40'53" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L132	99.07	S 71°52'45" E
L133	34.38	N 67°30'25" E
L134	118.32	S 77°35'25" E
L135	36.69	N 83°07'34" E
L136	135.75	S 77°53'33" E
L137	49.47	S 64°32'14" E
L138	133.40	S 84°32'27" E
L139	77.72	S 75°52'36" E
L140	88.14	S 86°52'15" E
L141	31.90	N 58°44'10" W
L142	16.00	S 31°15'50" W
L143	34.74	S 58°44'10" E
L144	50.43	S 74°48'11" E
L145	35.80	N 73°18'17" E
L146	80.69	N 52°35'39" E
L147	20.69	N 11°06'25" E
L148	84.04	N 34°10'27" E
L149	78.72	N 34°10'27" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C7	26.57	23.50	64°47'00"
C8	32.81	123.50	151°31'13"
C2	23.93	13.00	105°28'28"
C1	45.12	165.00	15°40'05"
C3	74.02	66.50	63°46'39"
C4	15.39	49.00	18°00'00"
C5	17.28	11.00	90°01'03"
C6	17.38	10.70	93°04'58"



FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 2 SUBDIVISION

FINAL PLAT (2)

JOB NO: 223102
DATE: OCT 24
SCALE: AS SHOWN
DRAWN: JOM/HAS
DESIGN: JOM/HAS
CHECKED: SCI

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

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Shephard Wesnitzer Inc
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NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
888-8-1-1 or 1-800-514-1111 (888-5148)

DRAWING NO. **FP02**

SHT NO. 4 OF 4

