

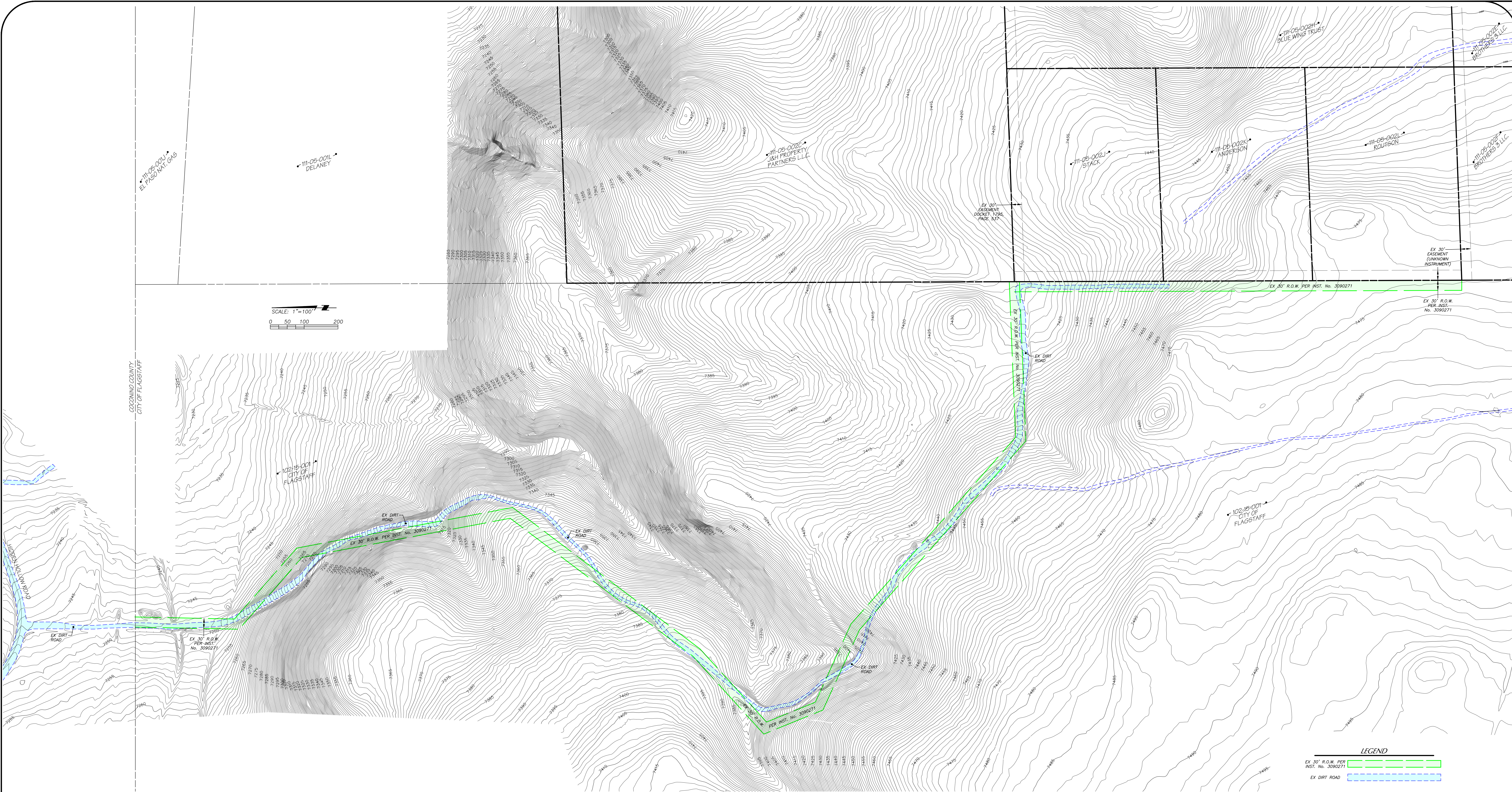
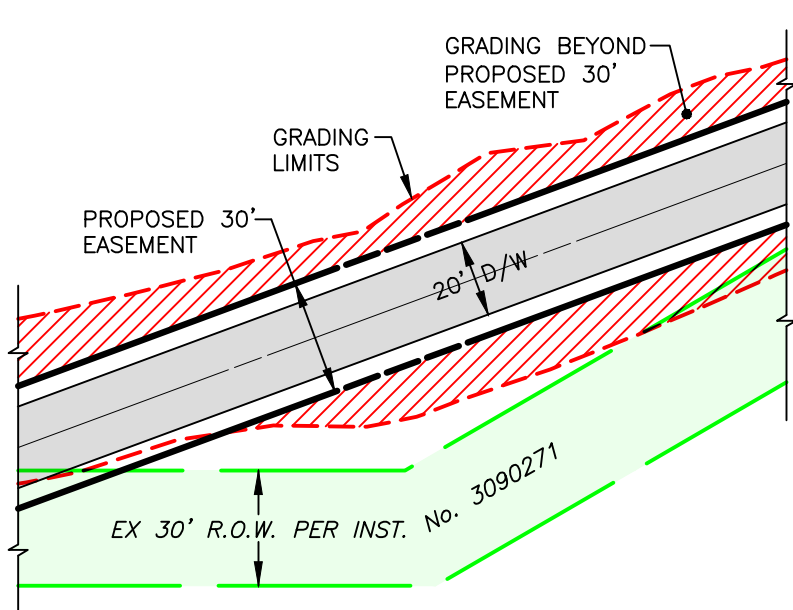


EXHIBIT IDENTIFYING EXISTING DRIVEWAY (DIRT ROAD) & EXISTING 30' R.O.W.

SHEET INDEX

- SHEET 1: EXISTING DRIVEWAY and R.O.W. CONDITION
- SHEET 2: PRELIMINARY PLAN and PROFILE
- SHEET 3: PRELIMINARY CROSS SECTIONS
- SHEET 4: PRELIMINARY ENLARGED PLAN and PROFILE (NORTH)
- SHEET 5: PRELIMINARY ENLARGED PLAN and PROFILE (SOUTH)

AREA CALCULATIONS



EX 30' R.O.W.:	3.54± AC.	
PROPOSED 30' EASEMENT TO PARCELS 5 & 6:	2.70± AC.	
PROPOSED EASEMENT FOR F.D. TURNAROUND - ADJACENT TO APN 11-05-002F:	0.02± AC.	
GRADING BEYOND PROPOSED 30' EASEMENT:	1.05± AC.	

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

TYPICAL DRIVEWAY SECTION ON SHEET 2 and
HORIZONTAL & VERTICAL GEOMETRY SHOWN
ON SHEETS 2, 4 & 5 HAS NOT BEEN REVIEWED
OR APPROVED BY THE CITY OF FLAGSTAFF.

AS SHOWN ON THESE PRELIMINARY EXHIBITS,
THE PROPOSED DRIVEWAY (ALONG WITH ANY
NECESSARY WALLS, DRAINAGE CHANNELS and
PIPES, CUT / FILL SLOPES, GUARDRAILS,
DRIVEWAY, TURNOUTS, SHOULDERS and
STORMWATER FACILITIES, ETC.) ARE NOT FULLY
CONTAINED WITHIN THE PROPOSED
EASEMENT AT MULTIPLE LOCATIONS.
ADDITIONAL SLOPE AND DRAINAGE,
MAINTENANCE EASEMENTS MAY BE REQUIRED.

GENERAL NOTE

THESE PRELIMINARY EXHIBITS HAVE BEEN PRODUCED TO ASSIST THE OWNER IN THE DETERMINATION OF THE POTENTIAL DEVELOPMENT
USES OF THIS PROPERTY. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT,
FRANCHISE UTILITY COMPANIES, OR ANY OTHER REGULATORY AGENCY. THIS INFORMATION IS PROVIDED BY **Mogollon** ENGINEERING
& SURVEYING, INC. USING OUR PRIOR EXPERIENCE AND PROFESSIONAL JUDGMENT AND IS INTENDED FOR USE UNDER THE TERMS OF
OUR CONTRACT. INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY COOPER AERIAL SURVEYS CO. IN 2006 AS
PROVIDED BY THE CLIENT.

SHEET NO. 1 OF 5

COP PROJECT # N/A

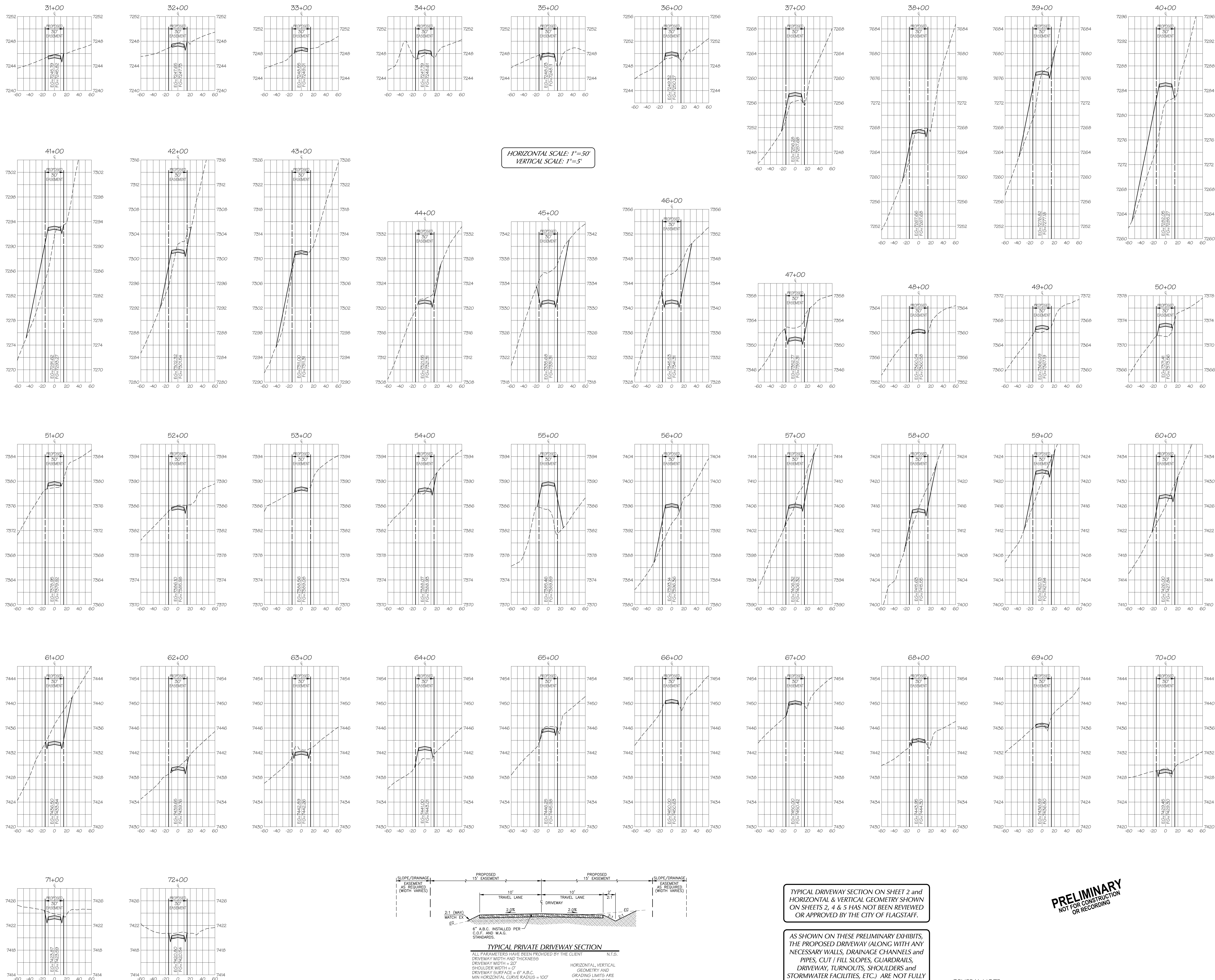
Mogollon
ENGINEERING
& SURVEYING
INC.

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

Mogollon
ENGINEERING
& SURVEYING
INC.
411 N. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

Mogollon
ENGINEERING
& SURVEYING
INC.
HIDDEN BLUFF
EXISTING DRIVEWAY and R.O.W.
EXHIBIT

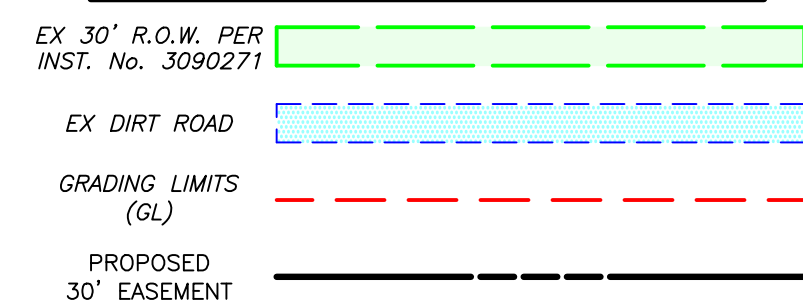
Mogollon
ENGINEERING
& SURVEYING
INC.
9/21/23
MES#05600



TYPICAL DRIVEWAY SECTION ON SHEET 2 and HORIZONTAL & VERTICAL GEOMETRY SHOWN ON SHEETS 2, 4 & 5 HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF FLAGSTAFF.

AS SHOWN ON THESE PRELIMINARY EXHIBITS, THE PROPOSED DRIVEWAY (ALONG WITH ANY NECESSARY WALLS, DRAINAGE CHANNELS AND PIPES, CUT / FILL SLOPES, GUARDRAILS, DRIVEWAY, TURNOUTS, SHOULDERS AND STORMWATER FACILITIES, ETC.) ARE NOT FULLY CONTAINED WITHIN THE PROPOSED EASEMENT AT MULTIPLE LOCATIONS. ADDITIONAL SLOPE AND DRAINAGE, MAINTENANCE EASEMENTS MAY BE REQUIRED.

GENERAL NOTE
THESE PRELIMINARY EXHIBITS HAVE BEEN PRODUCED TO ASSIST THE OWNER IN THE DETERMINATION OF THE POTENTIAL DEVELOPMENT USES OF THIS PROPERTY. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT, FRANCHISE UTILITY COMPANIES, OR ANY OTHER REGULATORY AGENCY. THIS INFORMATION IS PROVIDED BY **Mogollon ENGINEERING & SURVEYING, INC.** USING OUR PRIOR EXPERIENCE AND PROFESSIONAL JUDGMENT AND IS INTENDED FOR USE UNDER THE TERMS OF OUR CONTRACT. INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY COOPER AERIAL SURVEYS CO. IN 2006 AS PROVIDED BY THE CLIENT.



HORIZONTAL SCALE: $1''=50'$
VERTICAL SCALE: $1''=10'$

TYPICAL DRIVEWAY SECTION ON SHEET 2 and
HORIZONTAL & VERTICAL GEOMETRY SHOWN
ON SHEETS 2, 4 & 5 HAS NOT BEEN REVIEWED
OR APPROVED BY THE CITY OF FLAGSTAFF.

AS SHOWN ON THESE PRELIMINARY EXHIBITS, THE PROPOSED DRIVEWAY (ALONG WITH ANY NECESSARY WALLS, DRAINAGE CHANNELS AND PIPES, CUT / FILL SLOPES, GUARDRAILS, DRIVEWAY, TURNOUTS, SHOULDERS AND STORMWATER FACILITIES, ETC.) ARE NOT FULLY CONTAINED WITHIN THE PROPOSED EASEMENT AT MULTIPLE LOCATIONS. ADDITIONAL SLOPE AND DRAINAGE, MAINTENANCE EASEMENTS MAY BE REQUIRED.

GENERAL NOTE

THESE PRELIMINARY EXHIBITS HAVE BEEN PRODUCED TO ASSIST THE OWNER IN THE DETERMINATION OF THE POTENTIAL DEVELOPMENT USES OF THIS PROPERTY. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT, FRANCHISE UTILITY COMPANIES, OR ANY OTHER REGULATORY AGENCY. THIS INFORMATION IS PROVIDED BY **MOGOLLON ENGINEERING & SURVEYING, INC.** USING OUR PRIOR EXPERIENCE AND PROFESSIONAL JUDGMENT AND IS INTENDED FOR USE UNDER THE TERMS OF OUR CONTRACT. INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY **COOPER AERIAL SURVEYS CO.** IN 2006 AS PROVIDED BY THE CLIENT.

SHEET NO. 4 OF 5

