

DEDICATION

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT ABBOTT RHOTON INVESTMENTS, L.L.C., ["GRANTOR" OR "OWNER"] HAS SUBDIVIDED UNDER THE NAME ATLAS AT TIMBER SKY, 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 ATLAS AT TIMBER SKY 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.

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. 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.

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.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

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

PUBLIC ACCESS EASEMENT (PAE) FOR NON-MOTORIZED PUBLIC ACCESS FOR A PEDESTRIAN, BICYCLE AND OTHER SIMILAR NON-MOTORIZED USES. THE HOA IS RESPONSIBLE FOR SNOW REMOVAL AND MAINTENANCE OF THE EASEMENT AREA, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

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, L.L.C., ["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, L.L.C.

BY: CLINTON WHITING MEMBER

STATE OF ARIZONA
COUNTY OF COCONINO

ON THIS ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT ABBOTT RHOTON INVESTMENTS, L.L.C., 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, ARIZONA ON THE ____ DAY OF _____, 20__.

BY: MAYOR

ATTEST: CITY CLERK

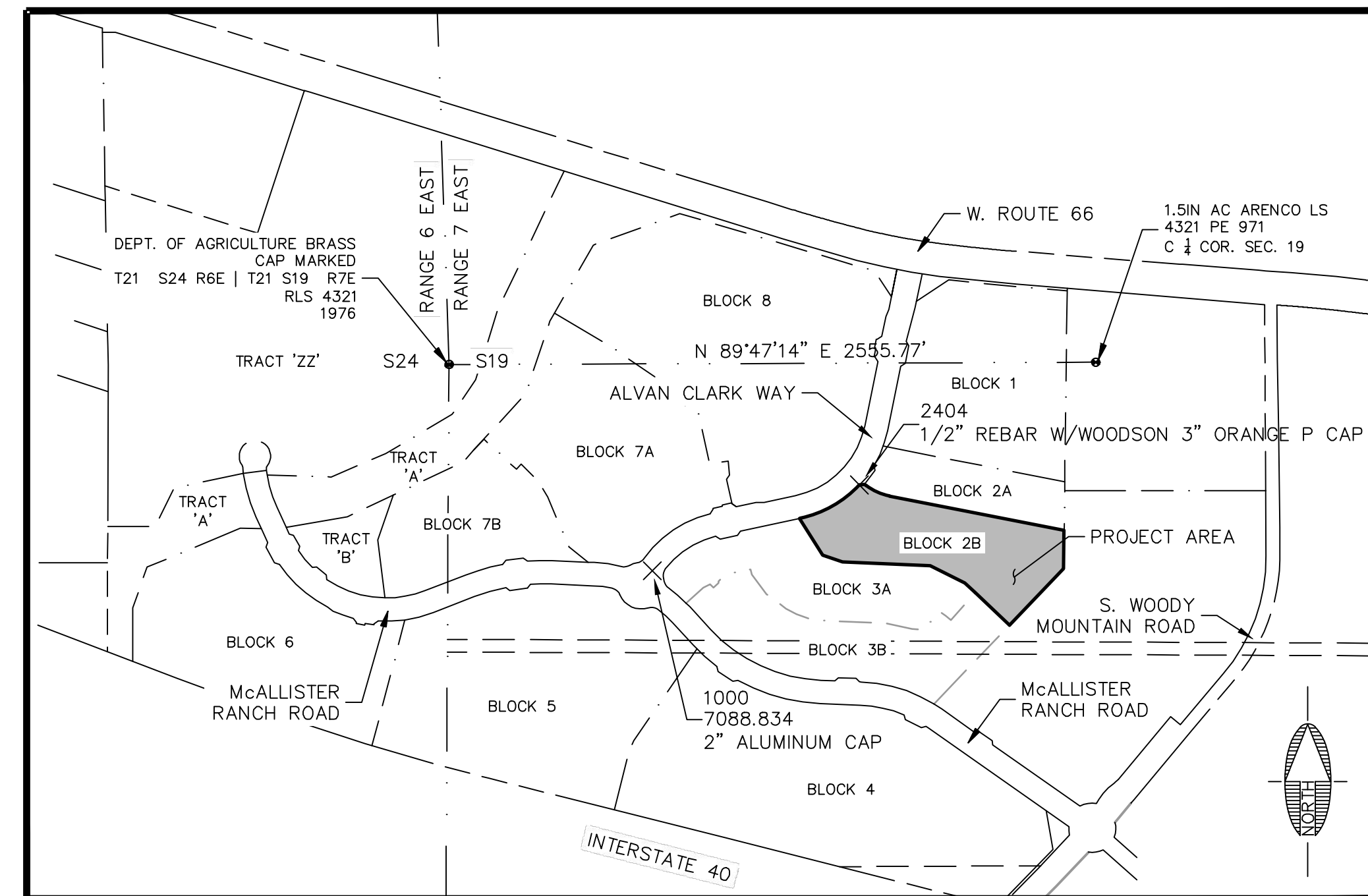
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE INTERNAL DEVELOPMENT STAFF BOARD OF THE CITY OF FLAGSTAFF, ARIZONA ON THE ____ DAY OF _____, 20__.

BY: CITY ENGINEER

BY: CITY PLANNING DIRECTOR

FINAL PLAT FOR ATLAS AT TIMBER SKY FLAGSTAFF, ARIZONA

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



VICINITY MAP N.T.S.

PROPERTY OWNER/DEVELOPER:

ABBOTT-RHOTON INVESTMENTS LLC
3605 S. FLAGSTAFF RANCH ROAD
PHOENIX, AZ 86001

CIVIL ENGINEER

ARDURRA GROUP, INC.
DAN NYX, PE
1801 WEST ROUTE 66, STES 117
FLAGSTAFF, AZ 86001
(928) 774-0354

SURVEYOR

ARDURRA GROUP, INC.
AARON BORLING, RLS #48756
1801 WEST ROUTE 66, STES 117
FLAGSTAFF, AZ 86001
(928) 774-0354

SITE BENCHMARK

2" ALUMINUM CAP IN MEDIAN NORTHEAST CORNER ISLAND OF McALLISTER RANCH ROAD AND ALVAN CLARK WAY ROUNDABOUT
POINT #1,000
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. AN ARDURRA COMPANY 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.

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:

LOT 2 ACCORDING TO THE FINAL PLAT FOR TIMBER SKY BLOCK 2, INSTRUMENT NUMBER 4010656, OFFICIAL RECORDS OF COCONINO COUNTY.

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 GEOD 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 = 1/2" 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 = 3/8" 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

PROPERTY INFORMATION:

ATLAS AT TIMBER SKY
ADDRESS - TBD
FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NO. 112-01-157B

ZONING: HIGH DENSITY RESIDENTIAL (HR)
NUMBER OF LOTS: 58

GROSS ACREAGE: ±6.36 ACRES
ROW ACREAGE: ±1.47 ACRES
NET ACREAGE (EXCLUDING ROW): ±4.89 ACRES
DENSITY GROSS: 9.12 DU/ACRE
DENSITY NET: 11.86 DU/ACRE

TRACT 'A': COMMON SPACES
TRACT 'B': COMMON SPACES
TRACT 'C': COMMON SPACES AND DRAINAGE AND DRAINAGE MAINTENANCE EASEMENT
TRACT 'D': COMMON SPACES AND DRAINAGE AND DRAINAGE MAINTENANCE EASEMENT

- 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. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON SPACES TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED 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.
6. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
7. ALL INDIVIDUAL LOT AREAS OUTSIDE THE MAXIMUM BUILDING COVERAGE, DRIVEWAYS, AND UTILITIES ARE DEEMED AS PRIVATE OPEN SPACE AND PROTECTED FOREST RESOURCE AREAS.
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.
9. THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT.

PLANNED RESIDENTIAL DEVELOPMENT DESIGN ELEMENT

- d. AVERAGE DWELLING UNITS NO LARGER THAN 1,800 SQUARE FEET NOT INCLUDING GARAGE. 3 POINTS
e. SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS OR LARGER LANDSCAPING AREAS (ONE POINT FOR EACH). 2 POINTS
TOTAL POINTS: 5 POINTS

UTILITY COMPANY CONTACTS

APS
CONTACT: BRADY HORN
2202 E. HUNTINGTON
FLAGSTAFF, AZ 86004
BRADY.HORN@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.

CERTIFICATE OF LAND SURVEYOR

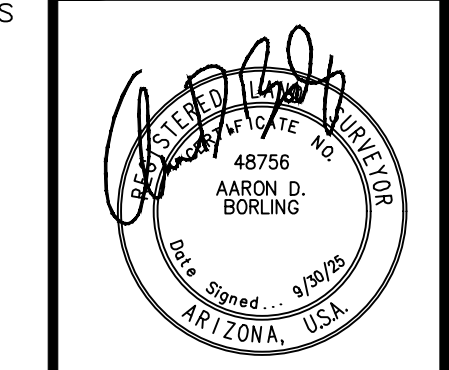
THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT, AND IS CORRECT AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO CONFLICTING ENCUMBRANCES AFFECTING THE SUBJECT PARCEL.

Aaron D. Borling, RLS 48756

SHEET INDEX table with columns SHEET NO., DWG NO., TITLE and rows 1 CVR COVER SHEET, 2 EB01 EXISTING BOUNDARY, 3 FP01 FINAL PLAT, 4 FP02 FINAL PLAT NRPP

REVISION table with columns NO., DATE, BY, and empty rows for revisions.

ARDURRA logo and contact information: 01-928-774-0354, 1801 WEST ROUTE 66, STES 117, 135-201, FLAGSTAFF, AZ 86001, www.ardurra.com

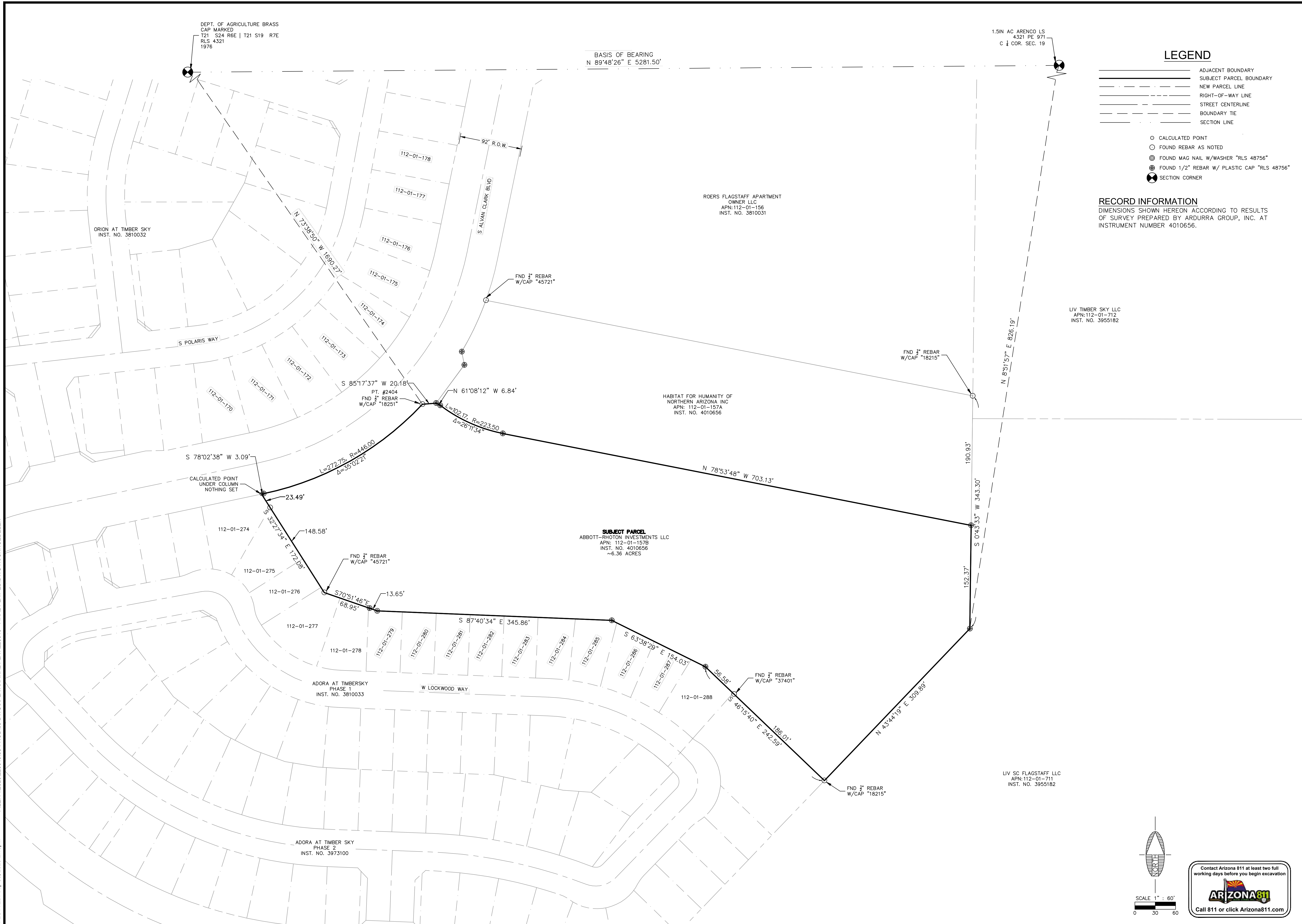


Project title block: ATLAS AT TIMBER SKY - FINAL PLAT, COVER SHEET, JOB NO: 225019, DESIGN BY: CVR, DRAWN BY: HAS, CHECKED: ADB, DATE: SEPTEMBER 2025, DWG: CVR, SHEET: 1 OF 4



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PLOTTED: Sep 30, 2025-2:10pm



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
- FOUND MAG NAIL W/WASHER "RLS 48756"
- FOUND 1/2" REBAR W/ PLASTIC CAP "RLS 48756"
- SECTION CORNER

RECORD INFORMATION

DIMENSIONS SHOWN HEREON ACCORDING TO RESULTS OF SURVEY PREPARED BY ARDURRA GROUP, INC. AT INSTRUMENT NUMBER 4010656.

NO.	DATE	BY	REVISION

01-998-773-0954
1804 WEST ROUTE 66,
SUITE 117, 135, 201
FLAGSTAFF, AZ 86801
www.ardurra.com

ARDURRA
COLLABORATE. INNOVATE. CREATE.

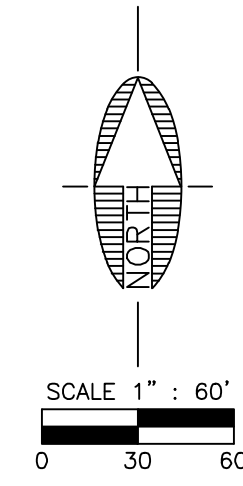
ATLAS AT TIMBER SKY - FINAL PLAT

EXISTING BOUNDARY

FLAGSTAFF

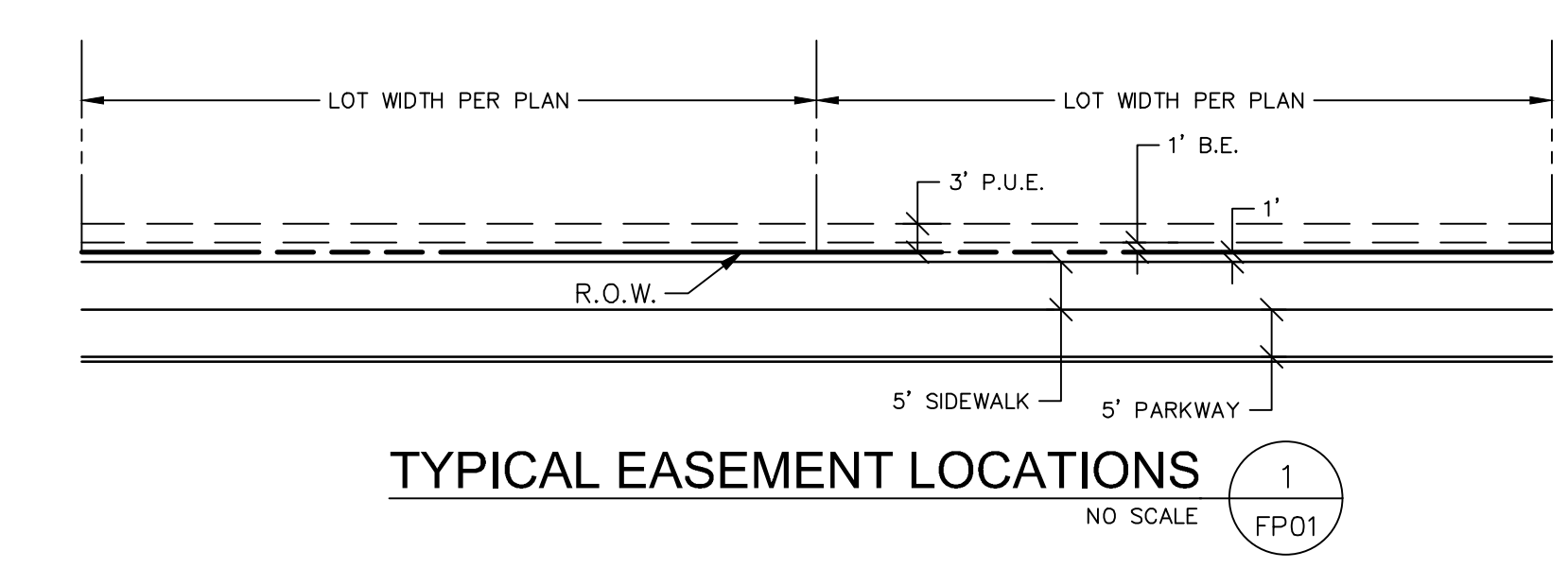
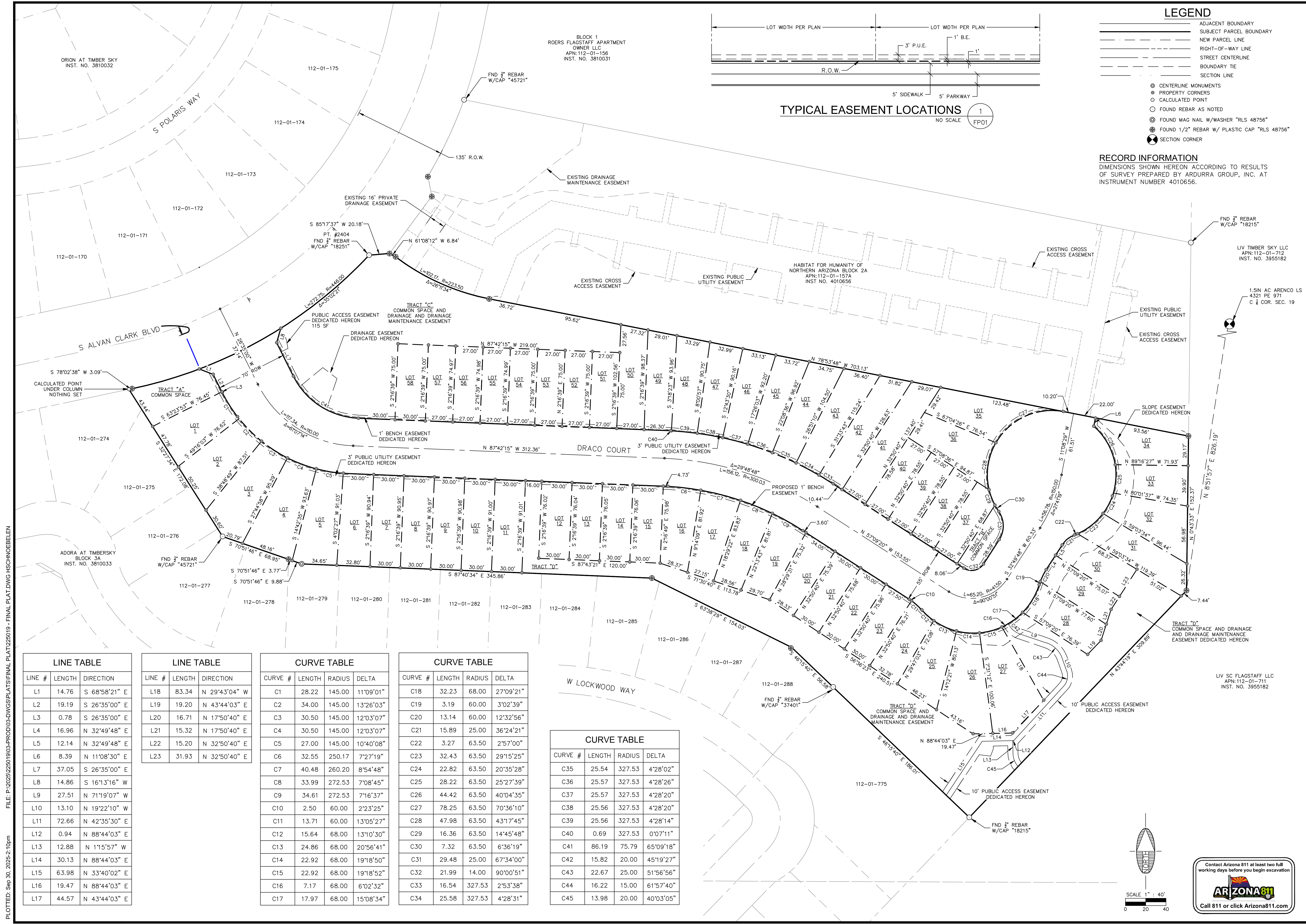
COCOONING

JOB NO.:	225019
DESIGN BY:	HAS
DRAWN BY:	ADB
CHECKED:	ADB
DATE:	SEPTEMBER 2025
DWG.:	EB01
SHEET:	2
OF:	4



Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com



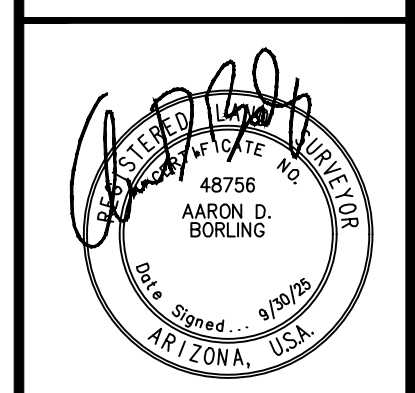
LEGEND

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

RECORD INFORMATION
 DIMENSIONS SHOWN HEREON ACCORDING TO RESULTS OF SURVEY PREPARED BY ARDURRA GROUP, INC. AT INSTRUMENT NUMBER 4010656.

NO.	DATE	BY	REVISION

01-998-773.0354
 1800 WEST ROUTE 66,
 STEES 117, 135, 201
 FLAGSTAFF, AZ 86801
www.ardurra.com



ATLAS AT TIMBER SKY - FINAL PLAT

FINAL PLAT

COCONINO

DWG:	FP01	JOB NO.:	225019
SHEET:	3	DESIGN BY:	HAS
OF:	4	DRAWN BY:	ADB
		CHECKED:	
		DATE:	SEPTEMBER 2025

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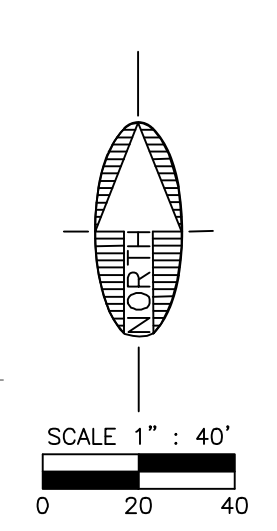
LINE #	LENGTH	DIRECTION
L1	14.76	S 68°58'21" E
L2	19.19	S 26°35'00" E
L3	0.78	S 26°35'00" E
L4	16.96	N 32°49'48" E
L5	12.14	N 32°49'48" E
L6	8.39	N 11°08'30" E
L7	37.05	S 26°35'00" E
L8	14.86	S 16°13'16" W
L9	27.51	N 71°19'07" W
L10	13.10	N 19°22'10" W
L11	72.66	N 42°35'30" E
L12	0.94	N 88°44'03" E
L13	12.88	N 11°5'57" W
L14	30.13	N 88°44'03" E
L15	63.98	N 33°40'02" E
L16	19.47	N 88°44'03" E
L17	44.57	N 43°44'03" E

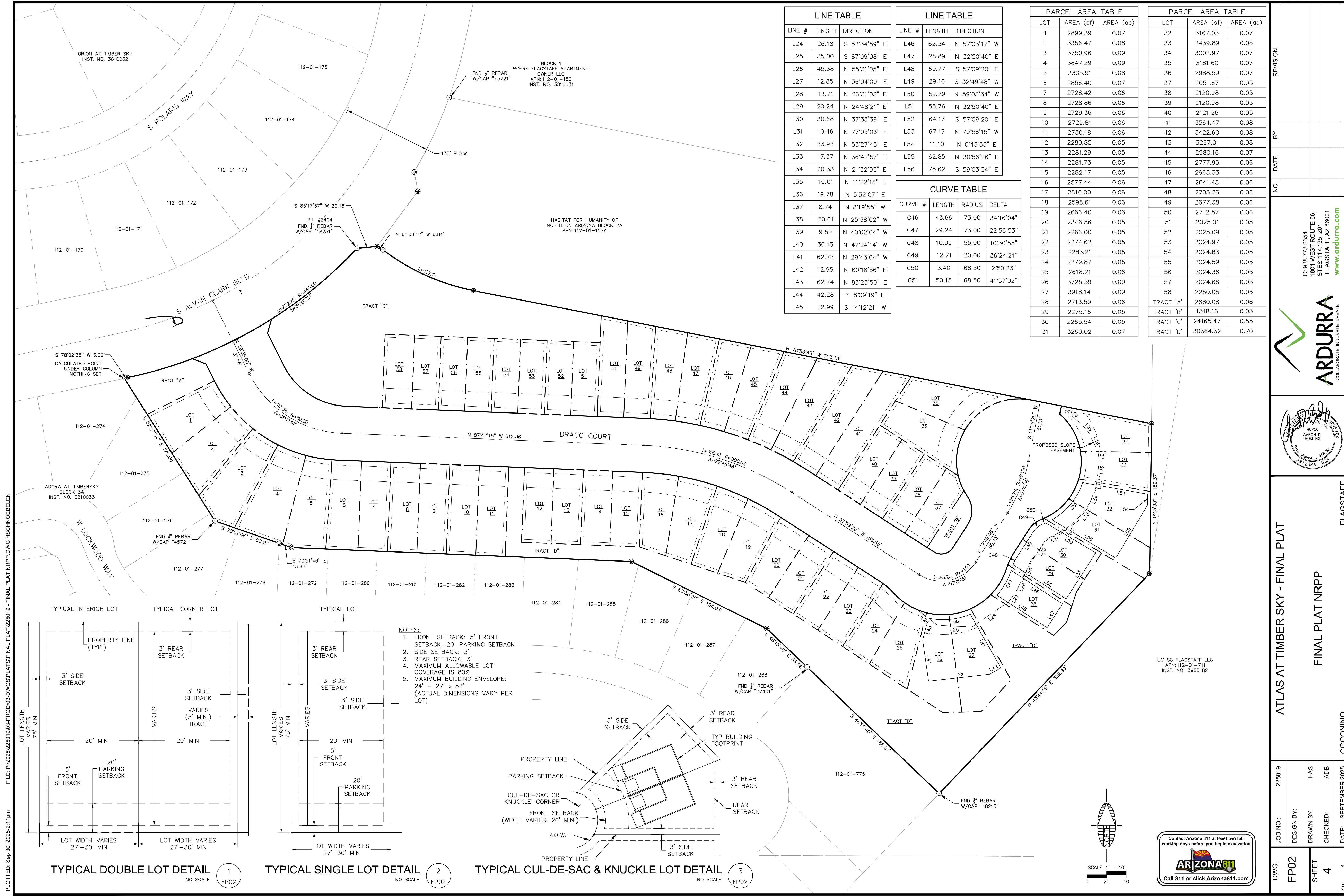
LINE #	LENGTH	DIRECTION
L18	83.34	N 29°43'04" W
L19	19.20	N 43°44'03" W
L20	16.71	N 17°50'40" E
L21	15.32	N 17°50'40" E
L22	15.20	N 32°50'40" E
L23	31.93	N 32°50'40" E

CURVE #	LENGTH	RADIUS	DELTA
C1	28.22	145.00	11°09'01"
C2	34.00	145.00	13°26'03"
C3	30.50	145.00	12°03'07"
C4	30.50	145.00	12°03'07"
C5	27.00	145.00	10°40'08"
C6	32.55	250.17	7°27'19"
C7	40.48	260.20	8°54'48"
C8	33.99	272.53	7°08'45"
C9	34.61	272.53	7°16'37"
C10	2.50	60.00	2°23'25"
C11	13.71	60.00	13°05'27"
C12	15.64	68.00	13°10'30"
C13	24.86	68.00	20°56'41"
C14	22.92	68.00	19°18'50"
C15	22.92	68.00	19°18'52"
C16	7.17	68.00	6°02'32"
C17	17.97	68.00	15°08'34"

CURVE #	LENGTH	RADIUS	DELTA
C18	32.23	68.00	27°09'21"
C19	3.19	60.00	3°02'39"
C20	13.14	60.00	12°32'56"
C21	15.89	25.00	36°24'21"
C22	3.27	63.50	2°57'00"
C23	32.43	63.50	29°15'25"
C24	22.82	63.50	20°35'28"
C25	28.22	63.50	25°27'39"
C26	44.42	63.50	40°04'35"
C27	78.25	63.50	70°36'10"
C28	47.98	63.50	43°17'45"
C29	16.36	63.50	14°45'48"
C30	7.32	63.50	6°36'19"
C31	29.48	25.00	67°34'00"
C32	21.99	14.00	90°00'51"
C33	16.54	327.53	2°53'38"
C34	25.58	327.53	4°28'31"

CURVE #	LENGTH	RADIUS	DELTA
C35	25.54	327.53	4°28'02"
C36	25.57	327.53	4°28'26"
C37	25.57	327.53	4°28'20"
C38	25.56	327.53	4°28'20"
C39	25.56	327.53	4°28'14"
C40	0.69	327.53	0°07'11"
C41	86.19	75.79	65°09'18"
C42	15.82	20.00	45°19'27"
C43	22.67	25.00	51°56'56"
C44	16.22	15.00	61°57'40"
C45	13.98	20.00	40°03'05"





LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	26.18	S 52°34'59" E
L25	35.00	S 87°09'08" E
L26	45.38	N 55°31'05" E
L27	12.85	N 36°04'00" E
L28	13.71	N 26°31'03" E
L29	20.24	N 24°48'21" E
L30	30.68	N 37°33'39" E
L31	10.46	N 77°05'03" E
L32	23.92	N 53°27'45" E
L33	17.37	N 36°42'57" E
L34	20.33	N 21°32'03" E
L35	10.01	N 11°22'16" E
L36	19.78	N 5°32'07" E
L37	8.74	N 8°19'55" W
L38	20.61	N 25°38'02" W
L39	9.50	N 40°02'04" W
L40	30.13	N 47°24'14" W
L41	62.72	N 29°43'04" W
L42	12.95	N 60°16'56" E
L43	62.74	N 83°23'50" E
L44	42.28	S 8°09'19" E
L45	22.99	S 14°12'21" W

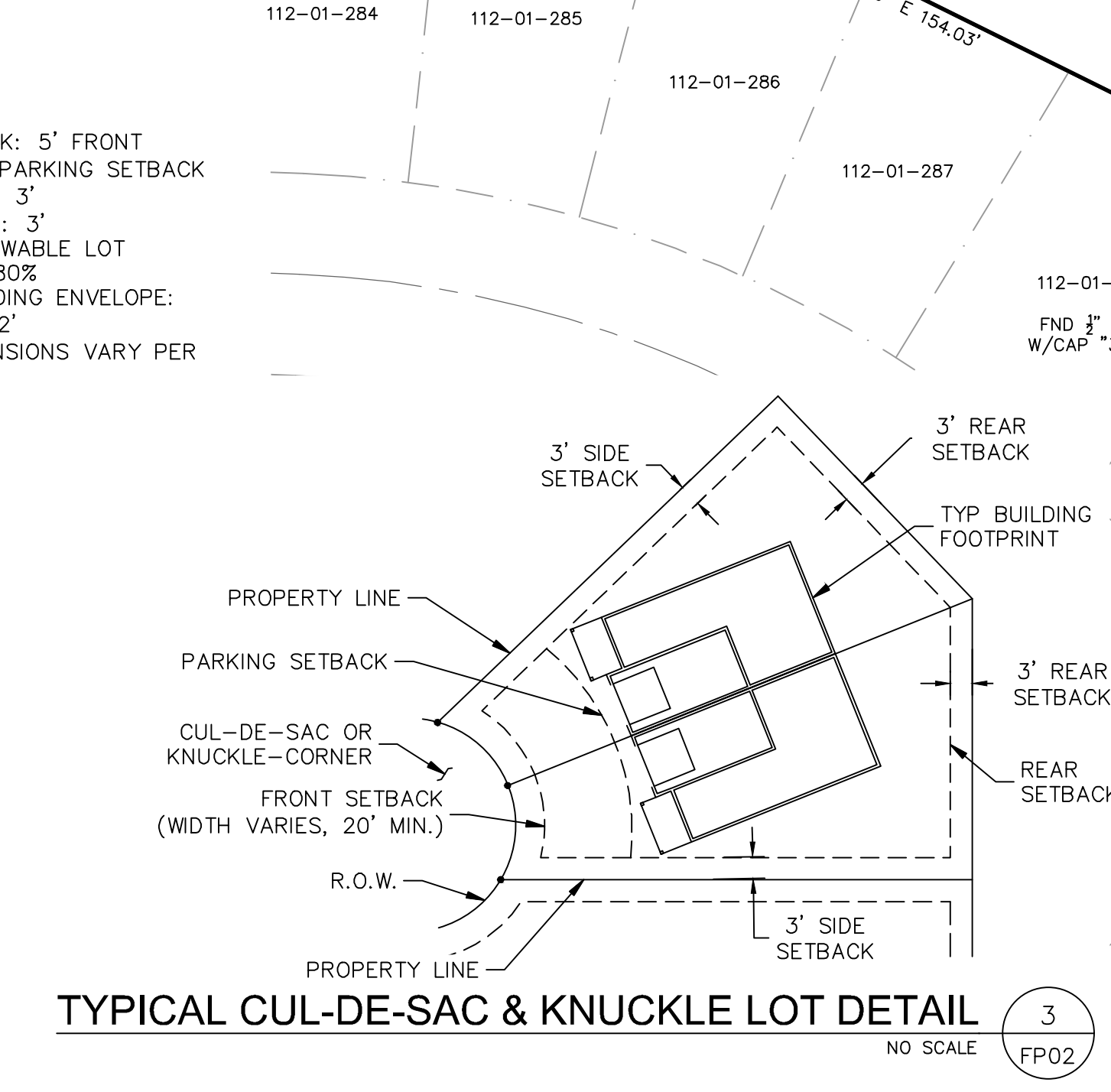
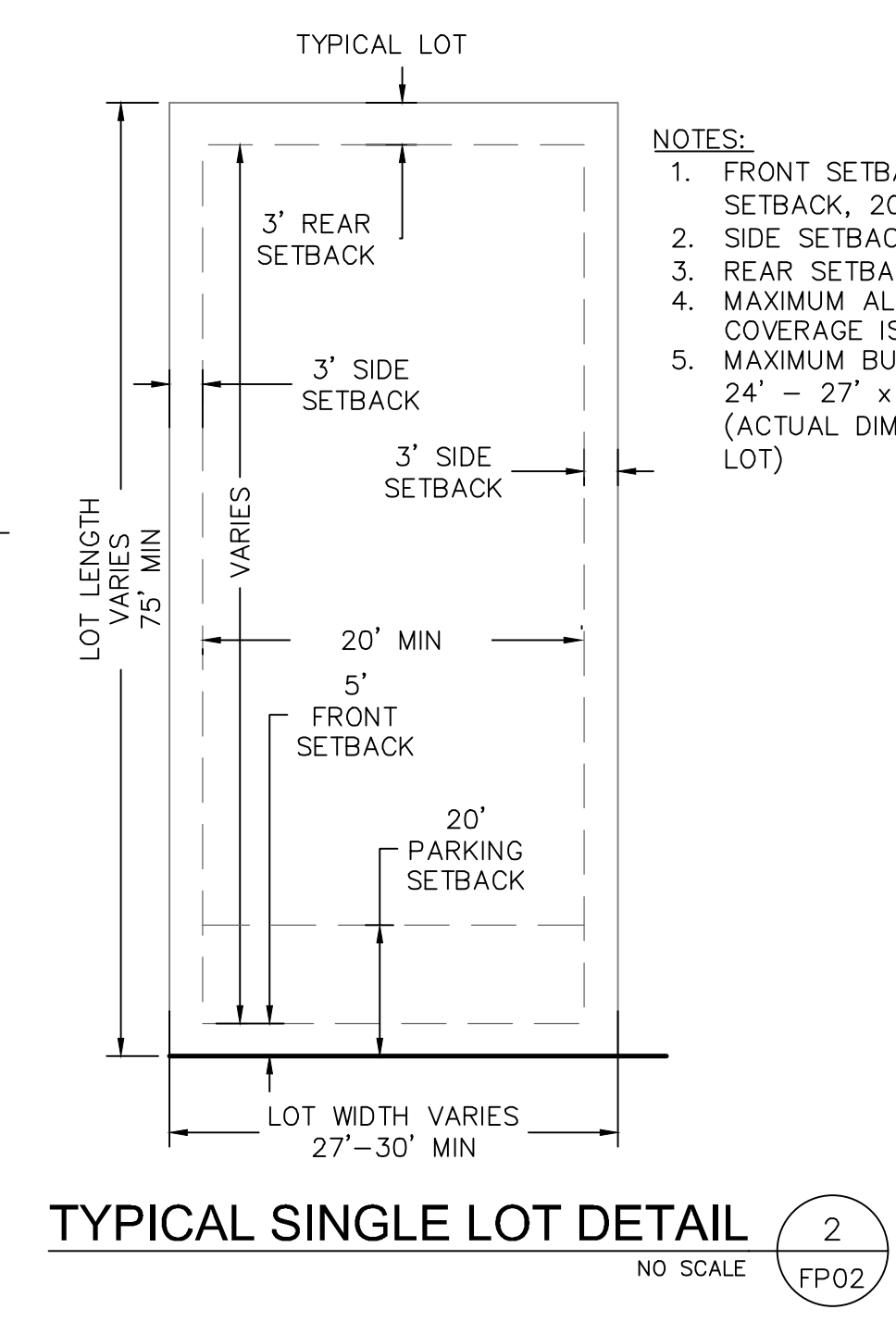
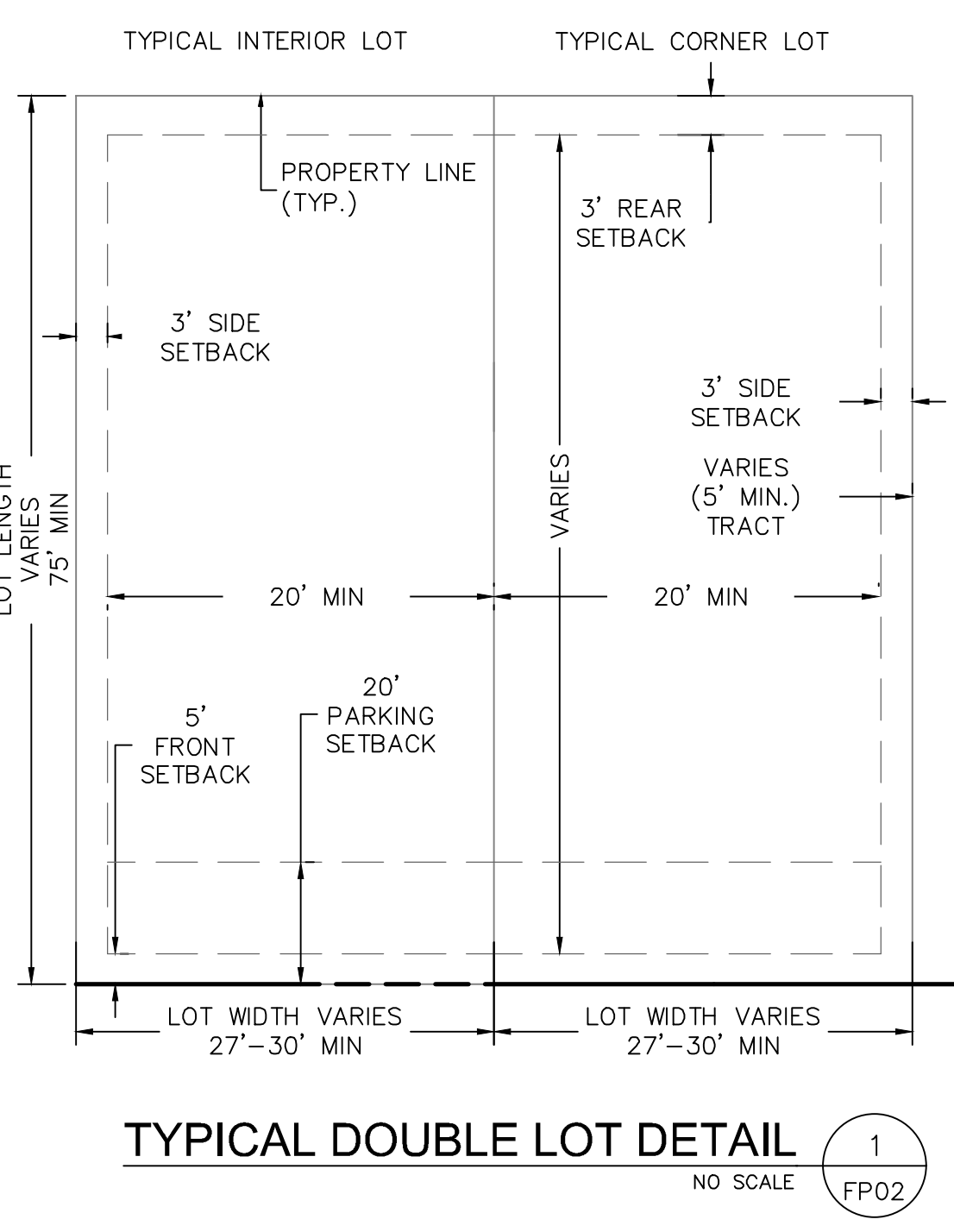
LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	62.34	N 57°03'17" W
L47	28.89	N 32°50'40" E
L48	60.77	S 57°09'20" E
L49	29.10	S 32°49'48" W
L50	59.29	N 59°03'34" W
L51	55.76	N 32°50'40" E
L52	64.17	S 57°09'20" E
L53	67.17	N 79°56'15" W
L54	11.10	N 0°43'33" E
L55	62.85	N 30°56'26" E
L56	75.62	S 59°03'34" E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C46	43.66	73.00	34°16'04"
C47	29.24	73.00	22°56'53"
C48	10.09	55.00	10°30'55"
C49	12.71	20.00	36°24'21"
C50	3.40	68.50	2°50'23"
C51	50.15	68.50	41°57'02"

PARCEL AREA TABLE		
LOT	AREA (sf)	AREA (ac)
1	2899.39	0.07
2	3356.47	0.08
3	3750.96	0.09
4	3847.29	0.09
5	3305.91	0.08
6	2856.40	0.07
7	2728.42	0.06
8	2728.86	0.06
9	2729.36	0.06
10	2729.81	0.06
11	2730.18	0.06
12	2280.85	0.05
13	2281.29	0.05
14	2281.73	0.05
15	2282.17	0.05
16	2577.44	0.06
17	2810.00	0.06
18	2598.61	0.06
19	2666.40	0.06
20	2346.86	0.05
21	2266.00	0.05
22	2274.62	0.05
23	2283.21	0.05
24	2279.87	0.05
25	2618.21	0.06
26	3725.59	0.09
27	3918.14	0.09
28	2713.59	0.06
29	2275.16	0.05
30	2265.54	0.05
31	3260.02	0.07

PARCEL AREA TABLE		
LOT	AREA (sf)	AREA (ac)
32	3167.03	0.07
33	2439.89	0.06
34	3002.97	0.07
35	3181.60	0.07
36	2988.59	0.07
37	2051.67	0.05
38	2120.98	0.05
39	2120.98	0.05
40	2121.26	0.05
41	3564.47	0.08
42	3422.60	0.08
43	3297.01	0.08
44	2980.16	0.07
45	2777.95	0.06
46	2665.33	0.06
47	2641.48	0.06
48	2703.26	0.06
49	2677.38	0.06
50	2712.57	0.06
51	2025.01	0.05
52	2025.09	0.05
53	2024.97	0.05
54	2024.83	0.05
55	2024.59	0.05
56	2024.36	0.05
57	2024.66	0.05
58	2250.05	0.05
TRACT 'A'	2680.08	0.06
TRACT 'B'	1318.16	0.03
TRACT 'C'	24165.47	0.55
TRACT 'D'	30364.32	0.70

FILE: P:\2025\25019\03-PROD\03-DWG\PLATS\FINAL PLAT NRPP.DWG HSCHOEBELE
 PLOTTED: Sep 30, 2025-2:11pm



- NOTES:**
1. FRONT SETBACK: 5' FRONT SETBACK, 20' PARKING SETBACK
 2. SIDE SETBACK: 3'
 3. REAR SETBACK: 3'
 4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%
 5. MAXIMUM BUILDING ENVELOPE: 24' - 27' x 52' (ACTUAL DIMENSIONS VARY PER LOT)

DWG:	FP02	DESIGN BY:	HAS	DRAWN BY:	ADB	CHECKED:	SEPTEMBER 2025	DATE:	SEPTEMBER 2025
	SHEET		4		OF		4		
<p>ATLAS AT TIMBER SKY - FINAL PLAT</p> <p>FINAL PLAT NRPP</p> <p>FLAGSTAFF</p> <p>COCOONING</p>									
<p>01-998-773.0354 1800 WEST ROUTE 66, SUITE 117, 135, 201 FLAGSTAFF, AZ 86001 www.ardurra.com</p> <p>ARDURRA COLLABORATE. INNOVATE. CREATE.</p> <p>SEAL: AARON B. BRUNO LICENSED PROFESSIONAL ENGINEER NO. 48756 STATE OF ARIZONA, U.S.A.</p>									