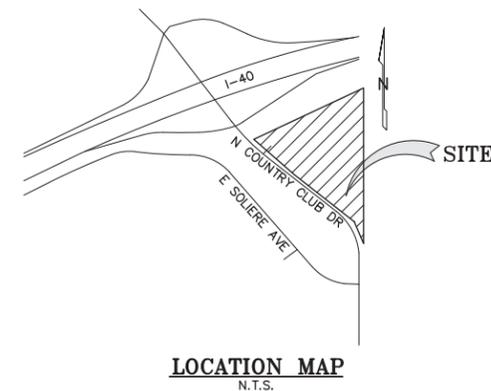


FINAL PLAT FOR COUNTRY CLUB & I-40, UNIT 1

A COMMERCIAL DEVELOPMENT IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF
FLAGSTAFF, COCONINO COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)
KNOW ALL MEN BY THESE PRESENTS:

VP I-40 & COUNTRY CLUB, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COUNTRY CLUB & I-40, UNIT 1", LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER AND MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "COUNTRY CLUB & I-40, UNIT 1", A COMMERCIAL SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. VP I-40 & COUNTRY CLUB LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE EXECUTED ON THEIR OWN BEHALF AND BY THE DULY AUTHORIZED OFFICIALS AND OFFICERS ON THE DAY AND YEAR HEREIN WRITTEN.

SUBDIVIDER

VP I-40 & COUNTRY CLUB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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

BY: EDWARD & COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: ADMINISTRATIVE MEMBER

BY: _____
MARK E. ORTMAN JR. ITS: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2014,
MARK E. ORTMAN JR.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DATED THIS _____ DAY OF _____, 2014 IN FLAGSTAFF, COCONINO COUNTY, ARIZONA.

FEMA FLOODPLAIN

THIS PROJECT IS LOCATED IN ZONE X AND DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS FOUND ON FLOOD INSURANCE RATE MAP NUMBER 04005C6829G, EFFECTIVE DATE SEPTEMBER 3, 2010.

BASIS OF BEARINGS

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NORTH 00 DEGREES, 30 MINUTES, 37 SECONDS WEST A DISTANCE OF 2660.64 FEET, TO A 2" DIAMETER ALUMINUM CAP FLUSH ALONG SECTION LINE IS BASIS OF BEARING

PRIVATE DRIVEWAY

ALL PAVING, GUTTERS, AND SIDEWALKS LOCATED OUTSIDE OF THE RIGHT OF WAY AND WITHIN THE INGRESS-EGRESS EASEMENT SHALL BE OWNED AND MAINTAINED BY THE COUNTRY CLUB & I-40, UNIT 1 OWNERS.

PUBLIC UTILITIES

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT 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 BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

ASSURED 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.

DRAINAGE EASEMENTS

MAINTENANCE OF ALL TEMPORARY AND PERMANENT OFFSITE AND ONSITE LOW IMPACT DEVELOPMENT, DETENTION AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY SHALL RESERVE THE RIGHT TO PERIODICALLY INSPECT ANY LOW IMPACT DEVELOPMENT, DETENTION AND DRAINAGE FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED.

DEED RESTRICTIONS

THE PROPERTY IS SUBJECT TO THAT CERTAIN "EASEMENTS AND MAINTENANCE AGREEMENT" WHICH INCLUDE ACCESS EASEMENTS RECORDED AT INSTRUMENT NUMBER _____.

PARCEL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, A BRASS CAP IN HAND HOLE FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A 2-INCH DIAMETER ALUMINUM CAP FLUSH STAMPED SCI RLS 22258 1/2 BEARS NORTH 00°30'37" WEST (BASIS OF BEARING), A DISTANCE OF 2660.64 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 886.72 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY CLUB DRIVE DESCRIBED IN DOCUMENT NO. 3671654, C.C.R., A POINT OF INTERSECTION WITH A NON-TANGENT CURVE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 628.51 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 60°30'41" WEST, THROUGH A CENTRAL ANGLE OF 20°23'04", A DISTANCE OF 223.61 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 38°13'37" WEST, A DISTANCE OF 1.58 FEET; THENCE NORTH 50°43'38" WEST, A DISTANCE OF 564.08 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 448.22 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 39°41'00" EAST, THROUGH A CENTRAL ANGLE OF 30°20'27", A DISTANCE OF 237.35 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89°30'37" EAST, A DISTANCE OF 145.32 FEET; THENCE NORTH 05°28'39" WEST, A DISTANCE OF 200.81 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 AS SHOWN ON ADOT RIGHT-OF-WAY PLANS PROJECT NO. I-40-4-814; THENCE ALONG SAID RIGHT-OF-WAY LINE, EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 981.47 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 01°10'48" WEST, THROUGH A CENTRAL ANGLE OF 36°24'57", A DISTANCE OF 623.80 FEET, TO THE EAST LINE OF SAID SECTION LINE AND POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG SAID SECTION LINE SOUTH 00°30'37" EAST, A DISTANCE OF 1123.62 FEET, TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 9.5910 ACRES, OR 417,782 SQUARE FEET OF LAND, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

SITE DATA

LOT	ACRES
1	1.05
2	1.00
3	2.18
4	2.35
5	0.98
6	0.90
7	1.13
TOTAL	9.59

OWNER/DEVELOPER

VP I-40 & COUNTRY CLUB, LLC
2502 E CAMELBACK RD, SUITE 214
PHOENIX, ARIZONA 85016
PH: (602) 459-9931
CONTACT: MR. DUANE HUNN, P.E.

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE
SUITE #100
PHOENIX, ARIZONA 85021
PH: (602) 335-8500
CONTACT: MR. KEVIN McDOUGALL, P.E., R.L.S.

SITE ADDRESS

TO BE DETERMINED

ASSESSOR PARCEL NUMBERS

PARENT PARCEL NUMBERS: 113-29-003J
113-29-003G, 113-29-001M

CITY APPROVALS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THE _____ DAY OF _____, 2014.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY ENGINEER AND COMMUNITY DEVELOPMENT DIRECTOR OF FLAGSTAFF, ARIZONA, ON THE _____ DAY OF _____, 2014.

BY: _____
CITY ENGINEER

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

UTILITY COMPANY ACKNOWLEDGEMENT

ARIZONA PUBLIC SERVICE CO. (BRIAN WALLACE) DATE _____

UNISOURCE ENERGY (MARTIN CONBOY) DATE _____

CENTURYLINK (JOHN MEYERS) DATE _____

SUDDENLINK (RICHARD DAVIS) DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Kevin T. McDougall
KEVIN T. McDOUGALL
REGISTERED LAND SURVEYOR #49334
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021

8/29/14
DATE



COUNTRY CLUB & I-40, UNIT 1
FINAL PLAT



WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PERNIX • MESA • TUCSON

COMPLETED SURVEY FIELD
WORK ON 5/2013
CHECKED BY GETTINGS
CAD TECHNICIAN DFT
SCALE 1"=50'
DATE 8/29/14
JOB NUMBER 123928.07
SHEET 1 OF 2

