PINNACLE PINES - UNIT 1

FINAL PLAT

DOCKET 2118, PAGE 901
A 102 LOT TOWNHOUSE SUBDIVISION ON 22.28 ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA

DEDICATION
State of Arizona } ss.
County of Coconino }

KNOW ALL MEN BY THESE PRESENTS: That EMPIRE RESIDENTIAL CONSTRUCTION, L.P., hereby publishes this plat as and for the plat of PINNACLE PINES UNIT 1, a subdivision of a portion of the NE1/4 NE1/4 of Section 33, Township 21 North, Range 7 East, G. & S.R.M., Flagstaff, Coconino County, Arizona, as shown platted hereon, and hereby declares that said plat sets forth the locations and gives the dimensions and measurements of the lots and streets constituting same and that each lot and street shall be known by the number or name given to each respectively on said plat. Easements are dedicated for the purposes shown. Tract 1 is hereby dedicated to the City of Flagstaff as open space, Public Utility Easement, Pedestrian Access Easement, and Private (Property Owners Association) Drainage Easement, and as otherwise set forth in this plat. Tracts 2 thru 14 are hereby dedicated to the Property Owners Association, and, with respect to Tracts 7 and 10, as otherwise set forth in this plat.

IN WITNESS WHEREOF: EMPIRE RESIDENTIAL CONSTRUCTION, L.P., has caused its name to be signed and the same to be attested by the signature of its representative, thereunto authorized.

Done at Flagstaff, Arizona, this 11 day of July 2005,

BY: _____
EMPIRE RESIDENTIAL CONSTRUCTION, L.P.

ACKNOWLEDGMENT
State of Arizona } ss.
County of Coconino

On this the 11th day of July 2005, before me, the undersigned personally appeared JERRY ABBOTT, who acknowledged by self to represent EMPIRE RESIDENTIAL CONSTRUCTION, L.P., 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 set forth my hand and official seal.

Desiree Mata
Notary Public

My commission expires: March 10, 2008

OFFICIAL SEAL
DESIREE MATA
NOTARY PUBLIC-STATE OF ARIZONA
COCONINO COUNTY
My commission expires Mar. 10, 2008

OCCUPANCY

No Certificate of Occupancy for any residence may be issued nor may any residence erected in this tract be occupied until the required water, sewer, and all other essential utilities are installed and an all-weather access roadway to the residence is constructed and approved or accepted by the City Engineer.

NOTES

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:

A. Removable wood, wire, or section-type fencing
B. Construction, structures, or buildings expressly approved in writing by all Public Utilities which use or shall use the utility easement.

Tree Preservation and Protection
Existing Ponderosa Pine Trees to be preserved as identified on the final Resource Plan of PINNACLE PINES UNIT 1 shall be protected and preserved in accordance with Land Development Code, Division 10-06-005. Existing Ponderosa Pine Trees to be preserved shall be identified and protected before on-site construction commences so as to prevent root damage, trunk damage and soil compaction. On-site construction includes grading, clear-cutting, trenching, and building construction.

All building construction, including accessory buildings, shall be limited to a specific development envelope for each lot as shown hereon and this buildable area is limited to setbacks shown.

All on-lot areas not designated as development envelopes are to be maintained as perpetual resource protection easements and bufferyards to be maintained by the individual lot owners.

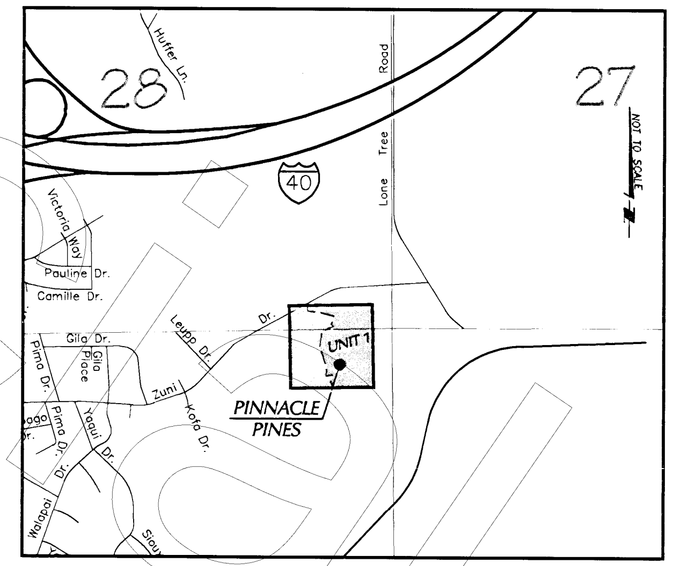
Construction of landscaping within clear view zones is restricted per L.D.C. Division 10-07

NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

CERTIFICATION

I hereby certify that this plat, and the survey on which it is based, was performed and prepared by me and that it is true and correct to the best of my knowledge.



VICINITY MAP
N.T.S.

INDEX TO SHEETS

1 COVER SHEET
2 BOUNDARY AND EASEMENT INFORMATION
3 LOT AND TRACT INFORMATION

TRACT INFORMATION AND FURTHER DEDICATION

Tract "1" is hereby dedicated to the City of Flagstaff as Public Open Space, Public Utility Easement, Pedestrian Access Easement, and Private (Property Owners Association) Drainage Easement , and as further set forth in this Final Plat .

Tract "2" is hereby dedicated to the Property Owners Association for the subdivisions detention basins to be owned and maintained by the Property Owners Association.

Tract "3" is hereby dedicated to the Property Owners Association for a non-exclusive private roadway easement to be owned and maintained by the Property Owners Association and a Public Utility Easement, and a non-exclusive access easement is hereby y dedicated for the benefit of the public .

Tract "4" is is hereby dedicated to the Property Owners Association as a Public Utility Easement and is to be reserved for possible future street connection to Pine Canyon Estates.

Tracts "5 through 14" are hereby dedicated to the Property Owners Association as miscellaneous Open Space, Public Utility Easement, and Private Drainage Easement and are to be owned and maintained by the Property Owners Association , and with respect to Tracts 7 and 10, as further set forth in this Final Plat .

Tracat 15 is to be retained by the Owner/Developer for future development.

AFFORDABLE HOUSING INFORMATION AND FURTHER DEDICATION

EMPIRE RESIDENTIAL CONSTRUCTION, L.P., or its successors or assigns, shall dedicate portions of Tracts 1, 7, and 10, subject to a reservation for a private roadway easement across Tract 7, to a Land Trust created by the City of Flagstaff for affordable housing purposes, as further specified in the Development Agreement between EMPIRE RESIDENTIAL CONSTRUCTION, L.P. and the City of Flagstaff, dated June 20, 2005 and recorded as Instrument No. _____, Records of Coconino County, Arizona; provided however that the City of Flagstaff shall have amended the City Code within two years of the recording date of this Final Plat to allow incentives to developers to incorporate affordable housing components into this subdivisions, which the City of Flagstaff and EMPIRE RESIDENTIAL CONSTRUCTION, L.P. shall be able to agree to meet EMPIRE RESIDENTIAL CONSTRUCTION, L.P.'s needs for this project.

CITY OF FLAGSTAFF
It is hereby certified that this plat has been officially approved for record by the Council of the City of Flagstaff, Arizona on the 7th day of MARCH, 2005

BY: Vice Mayor For
MAYOR

ATTEST: Laura Matthews for
CITY CLERK

It is hereby certified that this plat has been officially approved for record by the Development Review Board of Flagstaff, Arizona on the 6th day of JUNE, 2005

BY: 7/12/05
CHAIRPERSON

BY: Reid Miller 7/12/05
CITY ENGINEER

UTILITY COMPANY ACKNOWLEDGMENT

UniSource Energy Services — 7-11-05 DATE

QWEST COMMUNICATIONS — 7-11-05 DATE

ARIZONA PUBLIC SERVICE — 7/11/05 DATE

FLAGSTAFF CABLEVISION — 7/11/05 DATE

No. 3331864
RECORDED AT REQUEST OF
FLAGSTAFF, CITY OF
DATE 07/13/2005 01:59P
CASE 9 PAGE 78
Records of Coconino County, Arizona
CANDACE OWENS
County Recorder

COCONINO COUNTY ARIZONA
RECORDED
2005
7351

PROJECT INFORMATION

SUBDIVISION NAME:	PINNACLE PINES - UNIT 1
NUMBER OF LOTS:	102
TOTAL ACREAGE:	22.28
PUBLIC OPEN SPACE:	5.89 ACRES (TRACT 1)
NET ACREAGE:	16.39 ACRES
NET DENSITY:	6.22 UNITS PER ACRE
ASSESSORS PARCEL NUMBER:	105-04-003A, 3C, 3E, 3G, 3H, 3J & 3K
ZONING DISTRICT:	MR
R.L.U.T.P. DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
OWNER/DEVELOPER:	EMPIRE COMPANIES 1016 W. UNIVERSITY AVE. FLAGSTAFF, AZ 86001
OWNER REPRESENTATIVES:	JERRY ABBOTT (928) 214-9683 EMPIRE COMPANIES 1016 W. UNIVERSITY AVE. FLAGSTAFF, AZ 86001

3331864
Page 1 of 3

COF DRB # 04-03098

Mogollon Inc ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1760, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-3015

7/08/05
MES#04534

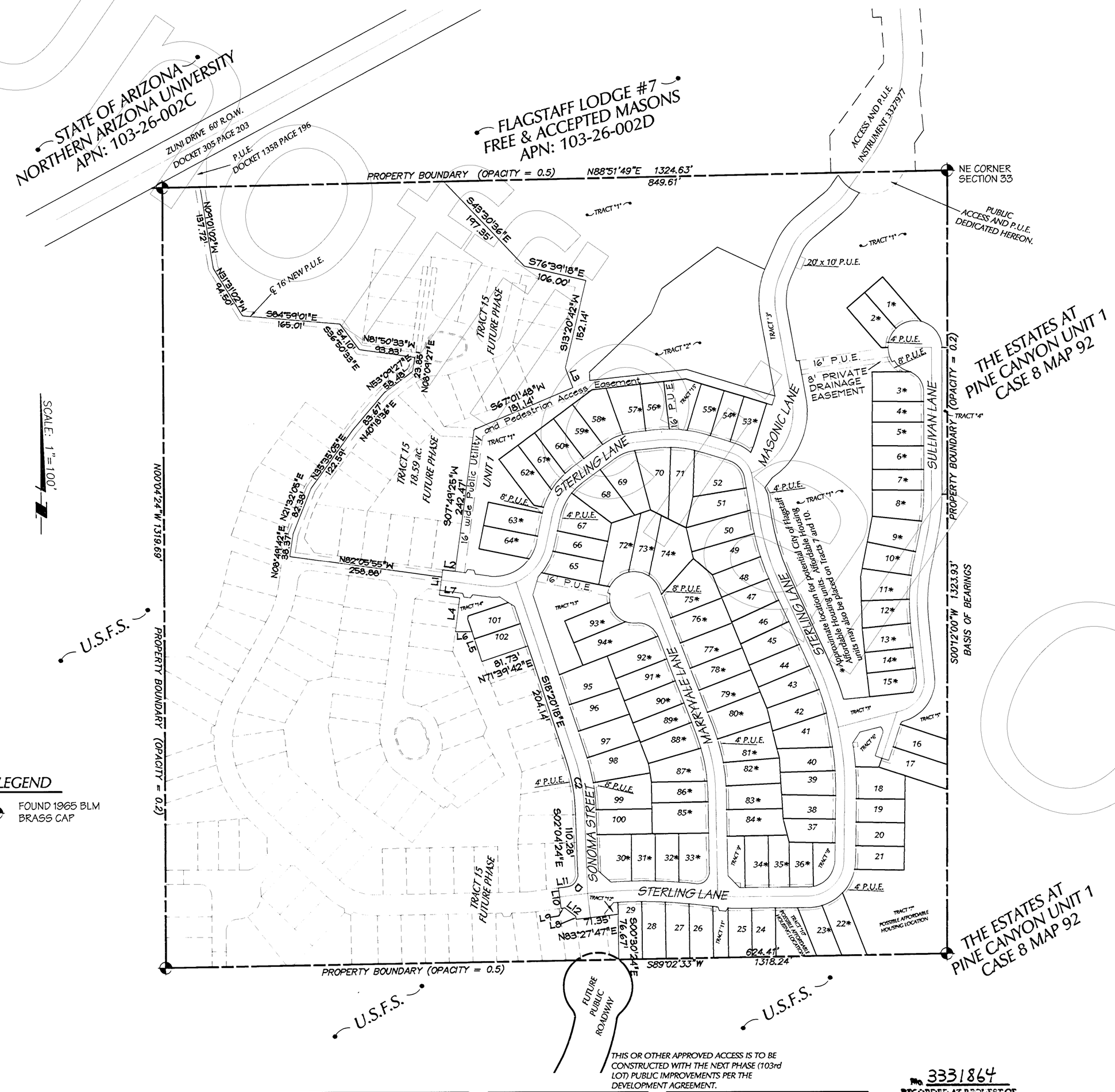
PINNACLE PINES
UNIT 1
FINAL PLAT

Mogollon Inc ENGINEERING & SURVEYING
REVISIONS: DRB comments 6/23/05 — Planning comments 7/07/05
PROJECT NO. 04534
FN: SHEET1.DWG
VERT SCALE: NA
HOR SCALE: N/A
DATE: 7/08/05
DESIGNED BY:
DRAWN BY: kvh
CHECKED BY:

PINNACLE PINES - UNIT 1

FINAL PLAT

A 102 LOT TOWNHOUSE SUBDIVISION ON 22.28 ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA



SETBACKS:
15' REAR SETBACK
10' FRONT SETBACK (BUILDING)
20' FRONT SETBACK (GARAGE)

SETBACKS ENCROACHMENTS:
5' ALLOWABLE PORCH ENCROACHMENT
(BOTH FRONT AND REAR)

BUILDING COVERAGE:
MAX. BUILDING COVERAGE = 0.67

LOT DIMENSIONS
LOT WIDTHS/DEPTHS VARY (SEE SHEET 3). THE 35'/40' LOT WIDTH DIMENSION SHOWN ABOVE IS A MINIMUM LOT WIDTH MEASURED AT THE FRONT AND REAR SETBACK LINES.

TYPICAL LOT DIMENSIONS
N.T.S.

LEGEND

FOUND 1965 BLM BRASS CAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.00	S07°49'25"W
L2	20.82	N82°10'52"W
L3	35.40	S20°46'36"E
L4	57.84	S07°27'57"W
L5	52.71	S18°20'18"E
L6	27.95	S89°41'19"E

LINE TABLE		
LINE	LENGTH	BEARING
L7	34.55	S82°10'35"E
L8	5.23	S06°32'19"E
L9	6.86	N82°40'27"E
L10	35.00	S07°19'33"E
L11	15.47	S82°40'27"W
L12	22.78	S51°55'53"E

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	29.58	84°44'51"	20.00
C2	83.89	16°15'54"	295.50

THIS OR OTHER APPROVED ACCESS IS TO BE CONSTRUCTED WITH THE NEXT PHASE (103rd LOT) PUBLIC IMPROVEMENTS PER THE DEVELOPMENT AGREEMENT.

No. 3331864
RECORDED AT REQUEST OF FLAGSTAFF, CITY OF
DATE 07/13/2005 01:59P
CASE 9 PAGE 78A
Records of Coconino County, Arizona
CANDACE OWENS
County Recorder

COCONINO COUNTY ARIZONA 1891

* *GRINDER PUMPS*

LOTS 1 THROUGH 15, 22, 23, 30 THROUGH 36, 53 THROUGH 64, & 72 THROUGH 94 MAY REQUIRE INDIVIDUAL PRIVATE GRINDER PUMPS FOR WASTE WATER DISPOSAL. POTENTIAL AFFORDABLE HOUSING UNITS LOCATED IN TRACT 1 MAY ALSO REQUIRE INDIVIDUAL PRIVATE GRINDER PUMPS FOR WASTEWATER DISPOSAL.

- *AFFORDABLE HOUSING INFORMATION AND FURTHER DEDICATION*

  EMPIRE RESIDENTIAL CONSTRUCTION, L.P., or its successors or assigns, shall dedicate portions of Tracts 1, 7, and 10, subject to a reservation for a private roadway easement across Tract 7, to a Land Trust created by the City of Flagstaff for affordable housing purposes, as further specified in the Development Agreement between EMPIRE RESIDENTIAL CONSTRUCTION, L.P. and the City of Flagstaff, dated June 20, 2005 and recorded as Instrument No. _____, Records of Coconino County, Arizona; provided however that the City of Flagstaff shall have amended the City Code within two years of the recording date of this Final Plat to allow incentives to developers to incorporate affordable housing components into this subdivisions, which the City of Flagstaff and EMPIRE RESIDENTIAL CONSTRUCTION, L.P. shall be able to agree to meet EMPIRE RESIDENTIAL CONSTRUCTION, L.P.'s needs for this project.

- *BASIS OF BEARINGS & PROJECT BENCHMARK*

  Basis of Bearings is the east line of Section 33, South 00 12'00" West, per 1965 B.L.M. notes.

  Project Benchmark is the NE Corner of Section 33, Elev.=6927.21'.

- *TRACT INFORMATION AND FURTHER DEDICATION*

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  Tract "15" is to be retained by the Owner/Developer for future development.

- *MISCELLANEOUS INFORMATION*

  All units in this Unit 1 development will have a fire sprinkler system installed.

Mogollon Inc ENGINEERING & SURVEYING
411 N Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1652, Flagstaff, Az. 86002
Phone: 928-214-0224 • Fax: 928-779-0075

5/25/05
MES#04534

PINNACLE PINES
UNIT 1
FINAL PLAT

DATE 5/26/05	PROJECT NO. 04534	REVISIONS 6/27/05 DRB comments
DESIGNED BY:	FN SHEET2.DWG	
DRAWN BY: kvh	VERT SCALE: NA	HOR SCALE: 1"=100'
CHECKED BY:		

SHEET NO. 2 OF 3

COF DRB # 04-03098

3331864
Page 2 of 3

CASE 9 PAGE 78B

PINNACLE PINES - UNIT 1

FINAL PLAT

A 102 LOT TOWNHOUSE SUBDIVISION ON 22.28 ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA

GRINDER PUMPS

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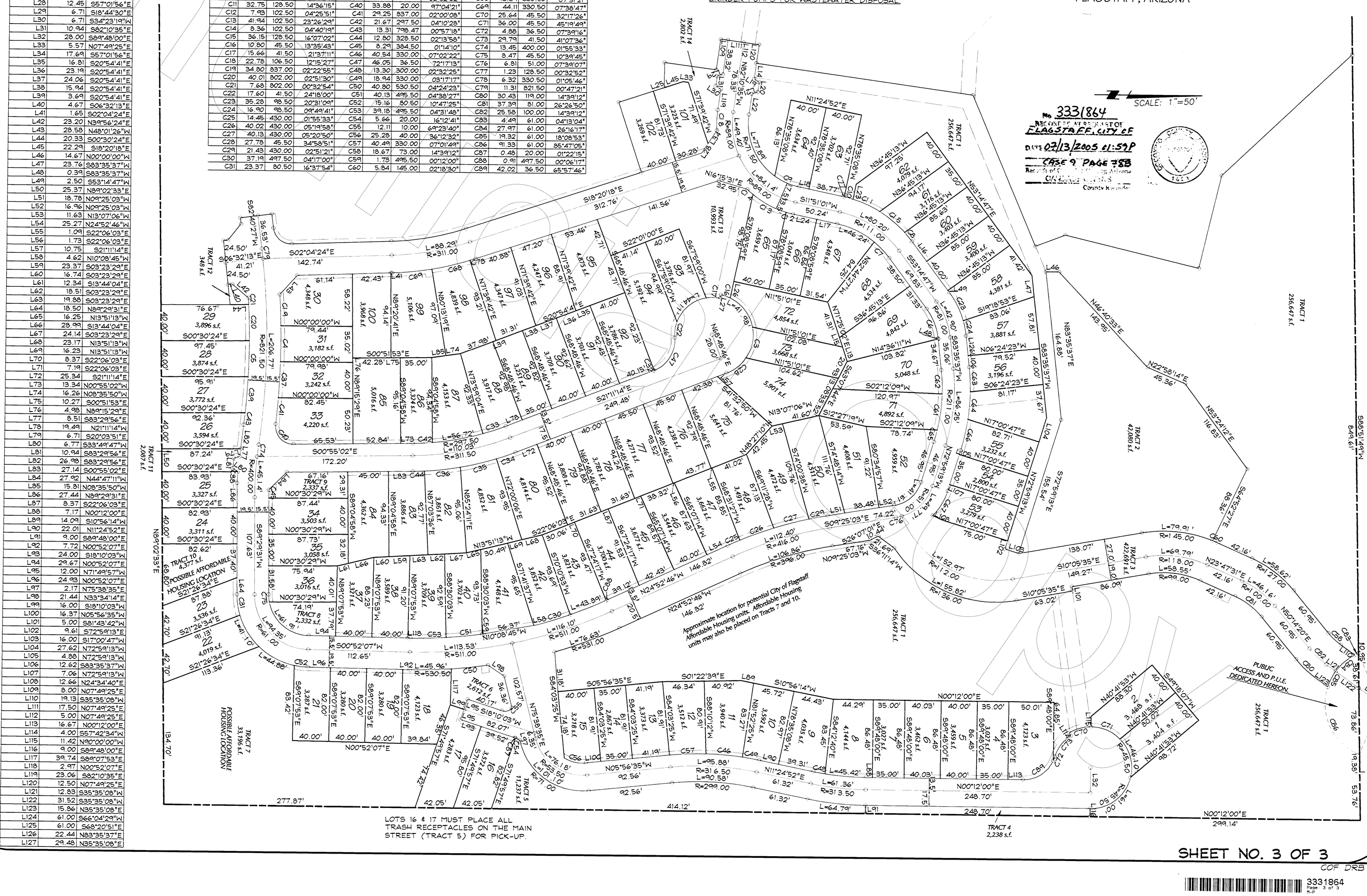
SCALE: 1"=50'

No. 3331864
BECOME PART OF DOCUMENT OF
FLAGSTAFF, CITY OF
DATE 07/13/2005 01:53P
CASE 9 PAGE 78B
Ref. [illegible]
[illegible] County Recorder

LINE TABLE		
LINE	LENGTH	BEARING
L13	17.14	N71°25'02"E
L14	17.50	N82°10'35"W
L15	10.88	N71°25'02"E
L16	27.33	S53°14'47"W
L17	23.16	N11°51'01"E
L18	11.47	N11°51'01"E
L19	6.71	S34°23'19"W
L20	10.94	N82°10'35"W
L21	6.71	N18°44'30"W
L22	23.06	N82°10'35"W
L23	17.17	N78°35'08"W
L24	27.08	N11°51'01"E
L25	12.71	S18°20'18"E
L26	18.80	S78°08'59"E
L27	4.00	N76°46'41"W
L28	12.45	S57°01'56"E
L29	6.71	S18°44'30"E
L30	6.71	S34°23'19"W
L31	10.94	S82°10'35"E
L32	28.00	S89°48'00"E
L33	5.57	N07°49'25"E
L34	17.69	S57°01'56"E
L35	16.81	S20°54'41"E
L36	23.19	S20°54'41"E
L37	24.06	S20°54'41"E
L38	15.94	S20°54'41"E
L39	3.69	S20°54'41"E
L40	4.67	S06°32'13"E
L41	1.65	S02°04'24"E
L42	23.20	N39°56'24"E
L43	28.58	N48°01'26"W
L44	20.33	S00°30'24"E
L45	22.29	S18°20'18"E
L46	14.67	N00°00'00"W
L47	23.76	S83°35'37"W
L48	0.39	S83°35'37"W
L49	2.50	S53°14'47"W
L50	25.37	N89°02'33"E
L51	18.78	N09°25'09"W
L52	16.96	N09°25'09"W
L53	11.63	N13°07'06"W
L54	25.27	N24°52'46"W
L55	1.09	S22°06'03"E
L56	1.73	S22°06'03"E
L57	10.75	S21°11'14"E
L58	4.62	N10°08'45"W
L59	23.37	S03°23'29"E
L60	16.74	S03°23'29"E
L61	12.34	S13°44'04"E
L62	18.51	S03°23'29"E
L63	19.88	S03°23'29"E
L64	18.50	N89°29'31"E
L65	16.25	N13°51'13"W
L66	28.99	S13°44'04"E
L67	24.14	S03°23'29"E
L68	23.17	N13°51'13"W
L69	16.23	N13°51'13"W
L70	8.37	S22°06'03"E
L71	7.19	S22°06'03"E
L72	25.34	S21°11'14"E
L73	13.34	N00°55'02"W
L74	16.26	N08°35'50"W
L75	10.27	S00°51'53"E
L76	4.98	N89°15'29"E
L77	8.51	S83°29'56"E
L78	19.49	N21°11'14"W
L79	6.71	S20°03'51"E
L80	6.77	S33°49'47"W
L81	10.94	S83°29'56"E
L82	26.98	S83°29'56"E
L83	27.14	S00°55'02"E
L84	27.92	N44°47'11"W
L85	15.81	N08°35'50"W
L86	27.44	N89°29'31"E
L87	8.37	S22°06'03"E
L88	7.17	N00°12'00"E
L89	14.09	S10°56'14"W
L90	22.01	N11°24'52"E
L91	9.00	S89°48'00"E
L92	7.72	N00°52'07"E
L93	24.00	S18°10'03"W
L94	29.67	N00°52'07"E
L95	12.00	N71°49'57"W
L96	24.93	N00°52'07"E
L97	2.17	N75°38'35"E
L98	21.44	N33°34'14"E
L99	16.00	S18°10'03"W
L100	16.37	N05°56'35"W
L101	5.00	S81°43'42"W
L102	9.61	S72°59'13"E
L103	16.00	S17°00'47"W
L104	27.62	N72°59'13"W
L105	4.88	N72°59'13"W
L106	12.62	S83°35'37"W
L107	7.06	N72°59'13"W
L108	12.66	N24°34'40"E
L109	8.00	N07°49'25"E
L110	19.13	S35°35'08"W
L111	17.50	N07°49'25"E
L112	5.00	N07°49'25"E
L113	16.67	N00°12'00"E
L114	4.00	S57°42'34"W
L115	11.42	N90°00'00"W
L116	9.00	S89°48'00"E
L117	39.74	S89°07'53"E
L118	2.97	N00°52'07"E
L119	23.06	S82°10'35"E
L120	12.50	N07°49'25"E
L121	12.83	S35°35'08"W
L122	31.52	S35°35'08"W
L123	15.86	N35°35'08"E
L124	61.00	S66°04'29"W
L125	61.00	S68°20'51"E
L126	22.44	N83°35'37"E
L127	29.48	N35°35'08"E

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C3	35.93	45.50	45°14'34"	C32	0.85	36.50	01°19'49"	C61	40.22	197.50	11°40'06"
C4	40.00	837.00	02°44'18"	C33	26.85	297.50	05°10'18"	C62	26.75	197.50	07°45'41"
C5	40.02	802.00	02°51'33"	C34	22.49	328.50	03°55'20"	C63	27.44	228.50	06°52'53"
C6	35.75	67.50	30°20'50"	C35	40.92	328.50	07°08'14"	C64	30.70	228.50	07°41'49"
C7	24.20	97.50	14°13'23"	C36	40.01	328.50	06°58'40"	C65	13.75	197.50	03°59'23"
C8	12.69	128.50	05°39'36"	C37	40.05	837.00	02°44'30"	C66	35.26	228.50	08°50'28"
C9	29.40	71.50	23°33'37"	C38	12.59	115.50	06°14'41"	C67	32.47	68.50	27°09'35"
C10	10.02	128.50	04°28'01"	C39	40.13	802.00	02°52'02"	C68	43.39	330.50	07°31'21"
C11	32.75	128.50	14°36'15"	C40	33.88	20.00	97°04'21"	C69	44.11	330.50	07°38'47"
C12	7.93	102.50	04°25'51"	C41	29.25	837.00	02°00'08"	C70	25.64	45.50	32°17'26"
C13	41.94	102.50	23°26'29"	C42	21.67	297.50	04°10'28"	C71	36.00	45.50	45°19'49"
C14	8.36	102.50	04°40'19"	C43	13.31	798.47	00°57'18"	C72	4.88	36.50	07°39'16"
C15	36.15	128.50	16°07'02"	C44	12.80	328.50	02°13'56"	C73	29.79	41.50	41°07'36"
C16	10.80	45.50	13°35'43"	C45	8.29	384.50	01°14'10"	C74	13.45	400.00	01°55'33"
C17	15.66	41.50	21°37'11"	C46	40.54	330.00	07°02'23"	C75	8.47	45.50	10°39'45"
C18	22.78	106.50	12°15'27"	C47	46.05	36.50	72°17'13"	C76	6.81	51.00	07°39'07"
C19	34.80	837.00	02°22'55"	C48	13.30	300.00	02°32'25"	C77	1.23	128.50	00°32'52"
C20	40.01	802.00	02°51'30"	C49	18.94	330.00	03°17'17"	C78	6.32	330.50	01°05'46"
C21	7.68	802.00	00°32'54"	C50	40.80	530.50	04°24'23"	C79	11.31	821.50	00°47'21"
C22	17.60	41.50	24°18'00"	C51	40.13	496.50	04°38'27"	C80	30.43	119.00	14°39'12"
C23	35.28	98.50	20°31'09"	C52	15.16	80.50	10°47'25"	C81	37.39	81.00	26°26'50"
C24	16.90	98.50	09°49'41"	C53	39.18	496.50	04°31'48"	C82	25.58	100.00	14°39'12"
C25	14.45	430.00	01°55'33"	C54	5.66	20.00	16°12'41"	C83	4.49	61.00	04°13'04"
C26	40.02	430.00	05°19'58"	C55	12.11	10.00	69°23'40"	C84	27.97	61.00	26°16'17"
C27	40.13	430.00	05°20'50"	C56	25.28	40.00	36°12'32"	C85	19.32	61.00	18°08'53"
C28	27.78	45.50	34°59'51"	C57	40.49	330.00	07°01'40"	C86	91.33	61.00	85°47'05"
C29	21.43	430.00	02°51'21"	C58	18.67	73.00	14°39'12"	C87	0.28	20.00	01°22'15"
C30	37.19	497.50	04°17'00"	C59	1.73	496.50	00°12'00"	C88	0.91	497.50	00°06'17"
C31	23.37	80.50	16°37'54"	C60	5.84	145.00	02°18'30"	C89	42.02	36.50	65°57'46"



SHEET NO. 3 OF 3

COF DRB # 04-03098

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ENGINEERING & SURVEYING
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411 N. Santa Fe Avenue, Flagstaff, Az. 86001

5/11/05
MES# 04534

PINNACLE PINES
UNIT 1
FINAL PLAT

DATE: 5/11/05	REVISIONS
DESIGNED BY:	PROJECT NO. 04534
DRAWN BY: kvh	FN: SHEET3.DWG
CHECKED BY:	VERT SCALE: NA
	HOR SCALE: 1"=50'