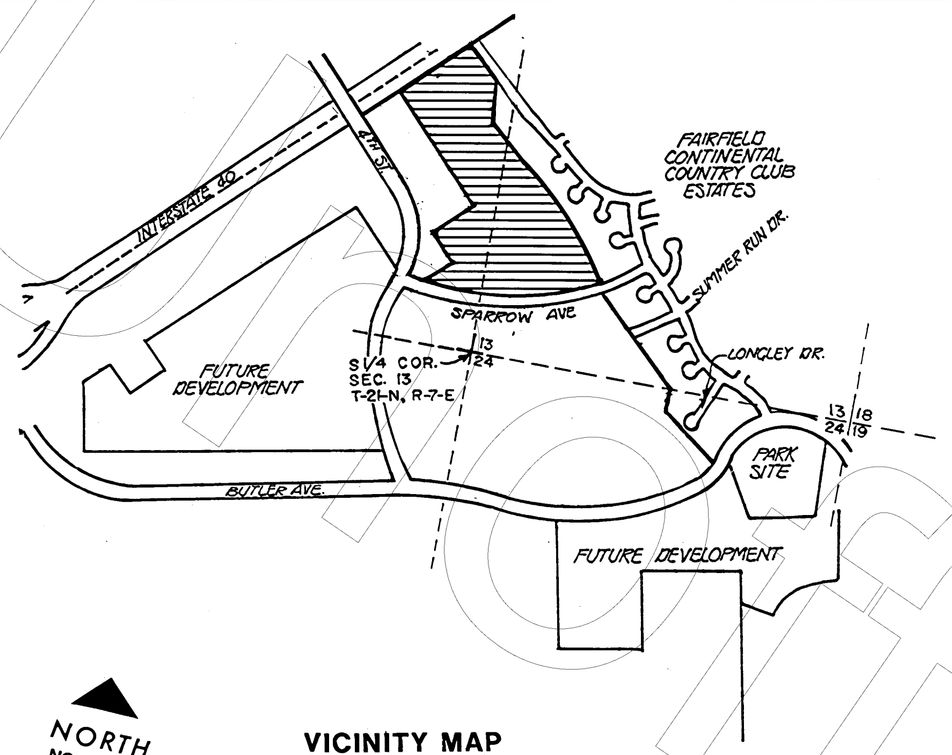
P7F3

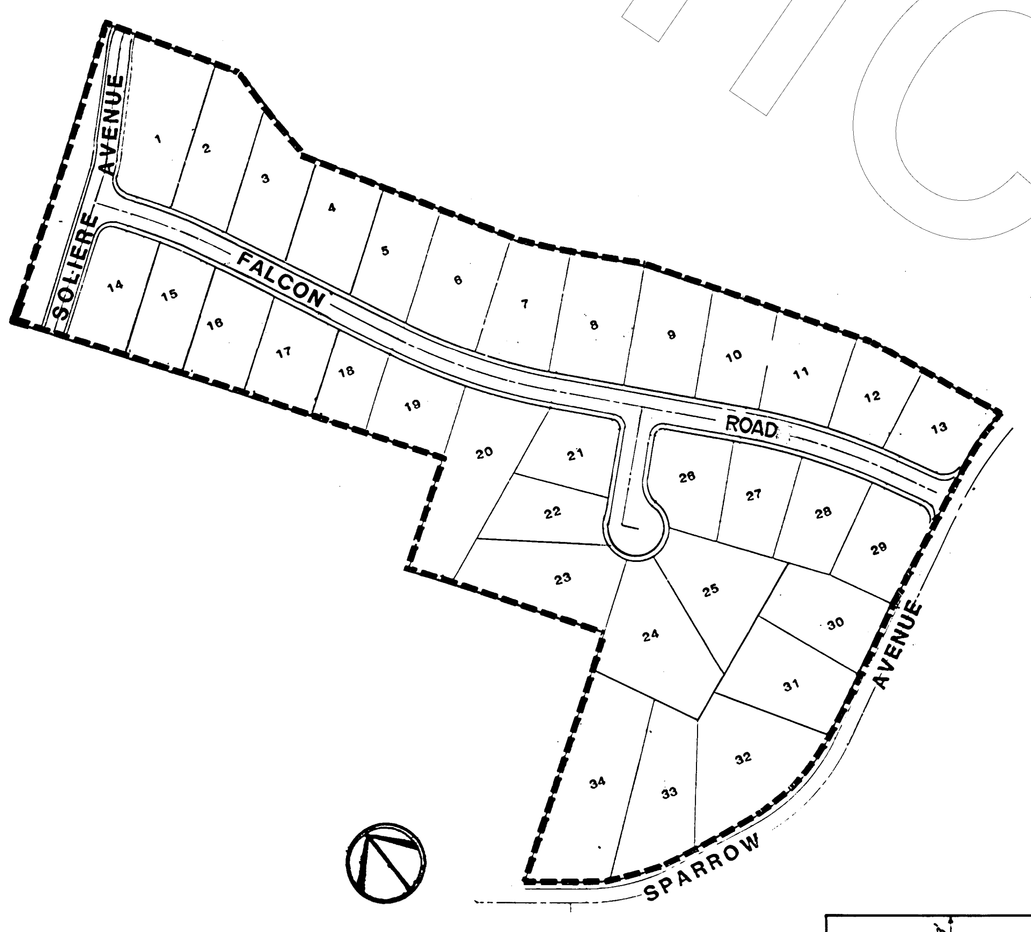
FINAL PLAT
FALCON RIDGE

A SUBDIVISION OF A PORTION OF SECTION 13 IN T-21-N, R-7-E, G.&S.R.B.&M., COCONINO COUNTY, ARIZONA



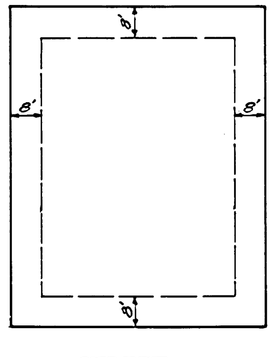
NORTH
NO SCALE

VICINITY MAP



KEY MAP
NO SCALE

FALCON RIDGE IS PHASE I OF THE EAGLE RIDGE SUBDIVISION



STREET
TYPICAL UTILITY & SEWER EASEMENTS FOR ALL LOTS
NO SCALE

CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION BOUNDARY AS SHOWN HEREON REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF MARCH, 1985 AND THAT ALL BOUNDARY MONUMENTS ARE CORRECTLY SHOWN AS TO LOCATION, SIZE AND MATERIAL.

REGISTERED LAND SURVEYOR CERTIFICATE No. 11369 JAMES E. UTLEY, II ARIZONA U.S.A.

JAMES E. UTLEY, II
R.L.S. NO. 11369

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION.

REGISTERED LAND SURVEYOR CERTIFICATE No. 16796 WILLIAM B. CARROLL JR. ARIZONA, U.S.A.

William B. Carroll Jr.
William B. Carroll, P.E.
No. 13478 LS# 16796

LEGEND

	BOUNDARY OF SUBDIVISION
	STREET CENTERLINE/MONUMENT LINE
	LOT LINES
○	EXISTING SURVEY MONUMENT, FOUND BRASS CAP UNLESS NOTED OTHERWISE.
●	INDICATES A NEW SURVEY MONUMENT, 2" BRASS CAP IN CONCRETE, TO BE SET AND STAMPED BY A REGISTERED LAND SURVEYOR.
	INDICATES A 1/2" IRON PIN, TO BE SET AND TAGGED BY A REGISTERED LAND SURVEYOR AT ALL P.C., P.T., P.R.C. AND P.C.C. OF ALL LOT LINES CURVES AND AT ALL OTHER LOT CORNERS.
	INDICATES UTILITY EASEMENT.
○	INDICATES SET 1/2" IRON PIN WITH YELLOW PLASTIC CAP MARKED "L.S. 11369" UNLESS NOTED OTHERWISE.
A.C.P.	ALUMINUM CAP PIN

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DOCKET 159, PAGE 142.
2. THIS SUBDIVISION IS SUBJECT TO ACCESS CONTROL TO INTERSTATE 40 AND FINAL ORDER OF CONDEMNATION, ALL RECORDED IN DOCKET 251 PAGE 146-148.
3. DISCLOSURE OF BENEFICIARIES IN COMPLIANCE WITH A.R.S. 33-401 IS RECORDED IN DOCKETS 837 AT PAGE 952.
4. BEARING BASIS: CENTERLINE OF THE TEMPORARY TURNAROUND EASEMENT AT THE WESTERLY END OF MOCKINGBIRD LANE NOW KNOWN AS SPARROW AVENUE AS SHOWN ON THE PLAT OF FOX GLENN RECORDED IN CASE 3 MAP 141 OF MAPS AND PLATS. SAID BEARING BEING N. 76°33'29" E.
5. GROSS AREA OF THIS SUBDIVISION IS 16.70 ACRES.

OCCUPANCY

NO CERTIFICATE OF OCCUPANCY OF ANY BUILDING MAY BE ISSUED AND NO BUILDING ERECTED IN THIS TRACT SHALL BE OCCUPIED, UNTIL THE REQUIRED WATER, SEWER, AND OTHER ESSENTIAL UTILITIES ARE INSTALLED, AND AN ALL WEATHER ACCESS ROADWAY TO THE LOT OR TRACT IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

CERTIFICATION

~~Interior~~ monuments and lot corners that are not on subdivision ~~boundary were~~ set as shown.

John C. Munden
R.L.S. No. 17393

REGISTERED LAND SURVEYOR CERTIFICATE No. 17393 JOHN C. MUNDEN ARIZONA, U.S.A.

OWNER/DEVELOPER
FAIRFIELD CONTINENTAL COUNTRY CLUB
P.O. BOX 1208
FLAGSTAFF, ARIZONA 86002
TELE. (602) 526-3232

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF COCONINO)

KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 6928, HAS SUBDIVIDED UNDER THE NAME OF "FALCON RIDGE", THAT PORTION OF SECTION 13, T-21-N, R-7-E, COCONINO COUNTY, ARIZONA, SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "FALCON RIDGE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET ETC. SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 6928, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES AS SHOWN ON THIS PLAT. DRAINAGE EASEMENTS ARE PROVIDED FOR DRAINAGE PURPOSES. SLOPE CONTROL EASEMENTS ARE PROVIDED FOR SLOPE CONSTRUCTION PURPOSES ONLY AND ARE TO BE ABANDONED UPON CITY OF FLAGSTAFF ACCEPTANCE OF THE STREETS.

TRACTS A & B ARE HEREBY DESIGNATED AS COMMON AREA PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 12 DAY OF December 1985.

IN WITNESS WHEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 31st DAY OF October, 1985.

FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 6928.

BY Ruth Clarke
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)S.S.
COUNTY OF COCNINO)

BEFORE ME THIS 31st DAY OF October, 1985, PERSONALLY APPEARED Ruth Clarke WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND HE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS SUCH OFFICER.

NOTARY PUBLIC

OFFICIAL SEAL RAY C. DIAZ JR. NOTARY PUBLIC - STATE OF ARIZONA COCONINO COUNTY My Comm. Expires Nov. 14, 1987

MY COMMISSION EXPIRES

UTILITY APPROVALS

Jeffrey L. Ingersoll — ARIZONA PUBLIC SERVICE COMPANY — 10-28-85 DATE

Billy M. West — SOUTHERN UNION GAS COMPANY — 10-28-85 DATE

F.R. Holtzclaw — MOUNTAIN BELL TELEPHONE COMPANY — 10-29-85 DATE

WARNER CABLE T.V. COMPANY — 11-6-85 DATE

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA THIS 2ND DAY OF April, 1985.

BY Robert L. Moody ATTEST Linda Butler CLERK

ACKNOWLEDGEMENT

NO. 23208 RECORDED AT THE REQUEST OF CITY OF FLAGSTAFF ON November 12, 1985 2:05 PM IN CASE 4 MAP 67 OF COCONINO COUNTY, ARIZONA. HELEN I. HUDGENS, COUNTY RECORDER BY Margie Elvey DEPUTY.

COCONINO COUNTY ARIZONA RECORDER 1891

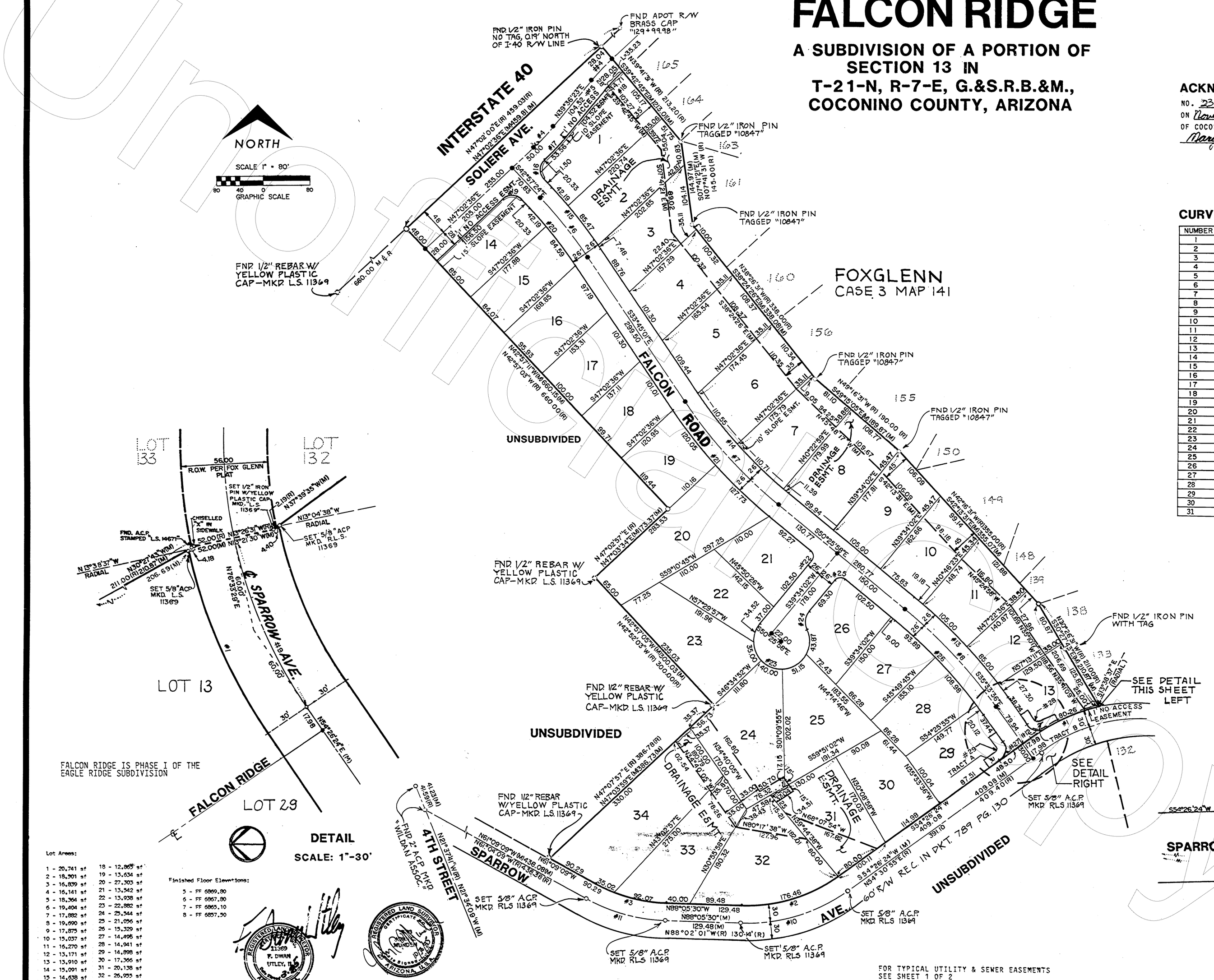
Greiner Engineering — Greiner Engineering Sciences, Inc.
2950 N. Alvernon Way/Tucson, AZ 85712-602 327-3473
2444 E. University Dr./Suite 100/Phoenix, AZ 85034/602 275-5400

WO 3633-P9903 OCTOBER 1985 SHEET 1 OF 2

P7F3

FINAL PLAT
FALCON RIDGE

A SUBDIVISION OF A PORTION OF SECTION 13 IN T-21-N, R-7-E, G.&S.R.B.&M., COCONINO COUNTY, ARIZONA



Lot Areas:

1 - 20,741 sf	18 - 12,863 sf
2 - 18,901 sf	19 - 13,634 sf
3 - 16,839 sf	20 - 27,303 sf
4 - 16,141 sf	21 - 13,542 sf
5 - 18,364 sf	22 - 13,938 sf
6 - 19,404 sf	23 - 22,882 sf
7 - 17,882 sf	24 - 25,544 sf
8 - 19,690 sf	25 - 21,056 sf
9 - 17,875 sf	26 - 15,329 sf
10 - 15,037 sf	27 - 14,495 sf
11 - 16,270 sf	28 - 14,941 sf
12 - 13,171 sf	29 - 14,898 sf
13 - 13,910 sf	30 - 17,366 sf
14 - 15,091 sf	31 - 20,138 sf
15 - 14,638 sf	32 - 26,955 sf
16 - 15,453 sf	33 - 21,513 sf
17 - 14,521 sf	34 - 33,058 sf

Finished Floor Elevations:

5 - FF 6869.80
6 - FF 6867.80
7 - FF 6865.10
8 - FF 6857.50

ACKNOWLEDGEMENT

NO. 23208 RECORDED AT THE REQUEST OF CITY OF FLAGSTAFF ON November 12, 1985 2:05 PM IN CASE 4 MAP 67A OF COCONINO COUNTY, ARIZONA. HELEN I. HUDGENS, COUNTY RECORDER BY Margie Tolley DEPUTY.

COCONINO COUNTY ARIZONA RECORDER 1891

CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TANGENT
1	336.99	128.90	21°54'59"	65.25
2	269.84	176.46	37°28'06"	91.52
3	270.31	127.09	26°56'21"	64.74
4	384.67	49.93	07°26'13"	25.00
5	384.67	49.93	07°26'13"	25.00
6	815.00	130.96	09°12'23"	65.62
7	825.00	240.21	16°40'57"	120.96
8	885.00	229.73	14°52'22"	115.51
9	306.99	118.51	22°07'05"	60.00
10	299.84	196.08	37°28'06"	101.69
11	300.31	141.20	26°56'21"	71.93
12	22.50	33.43	85°07'48"	20.66
13	911.00	236.48	14°52'22"	118.91
14	799.00	232.65	16°40'57"	117.15
15	841.00	135.14	09°12'23"	67.71
16	22.50	35.34	90°00'00"	22.50
17	412.67	53.56	07°26'13"	26.82
18	356.67	44.71	07°10'55"	22.38
19	22.50	35.34	90°00'00"	22.50
20	789.00	126.78	09°12'23"	63.53
21	851.00	247.78	16°40'57"	124.77
22	12.50	19.63	90°00'00"	12.50
23	48.00	204.54	244°09'28"	---
24	30.00	33.59	64°09'28"	18.80
25	12.50	19.63	90°00'00"	12.50
26	859.00	222.99	14°52'22"	112.12
27	22.50	35.34	90°00'00"	22.50
28	7.50	11.14	85° 07' 48"	6.89
29	7.50	11.78	90° 00' 00"	7.50
30	336.99	20.00	3° 24' 02"	10.00
31	351.99	20.89	3° 24' 02"	10.45

Greiner Engineering
Greiner Engineering Sciences, Inc.
2890 N. Alvernon Way/Tucson, AZ 85712-(602) 327-5473
7444 E. University Dr./Suite 100/Phoenix, AZ 85054-(602) 275-5400

WO 3633-P9903 OCTOBER 1985 SHEET 2 OF 2

1072294 Page 2 of 2