

PARCEL DESCRIPTION

EXISTING PARCEL NO. 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING FOR REFERENCE AT THE EAST QUARTER CORNER OF SAID SECTION 7;
 THENCE SOUTH 00° 29' 50" EAST, ALONG THE EAST LINE OF SAID SECTION 7, 650.28 FEET TO A FOUND 1-1/2" DIAMETER ALUMINUM CAP ON THE SOUTHERLY LINE OF U.S. INTERSTATE HIGHWAY 40 MARKED "EMPLETON RLS 26406" AND THE POINT OF BEGINNING;
 THENCE SOUTH 00°30'34" EAST, 1123.42 FEET ALONG SAID EAST LINE OF SECTION 7 TO A FOUND ALUMINUM CAP MARKED "CITY OF FLAGSTAFF NES 14671";
 THENCE CONTINUING SOUTH 00°30'34" EAST, 311.42 FEET ALONG SAID EAST LINE OF SECTION 7 TO A SET 1/2" DIAMETER REBAR WITH CAP MARKED "LS 16630 RLS 18215", HEREIN AFTER REFERRED TO AS POINT "A", AT THE MOST NORTHEASTERLY CORNER OF THAT PARCEL DESCRIBED IN THAT DOCUMENT RECORDED IN INSTRUMENT NO. 3274414, RECORDS OF COCONINO COUNTY, ARIZONA (RCC), HEREIN AFTER REFERRED TO AS "SOLIERE AVENUE";
 THENCE SOUTH 89°29'26" WEST, 22.73 FEET ALONG THE NORTHERLY LINE OF SAID SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE SOUTH 02°25'30" WEST, 126.80 FEET ALONG SAID NORTHERLY LINE OF SOLIERE AVENUE TO A SET 1/2" DIAMETER REBAR WITH CAP MARKED "LS 16630 RLS 18215";
 THENCE SOUTH 63°32'32" WEST, 43.73 FEET ALONG SAID NORTHERLY LINE OF SOLIERE AVENUE TO A FOUND ALUMINUM CAP MARKED "NES 14671" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS SOUTH 00°27'10" EAST;
 THENCE SOUTHWESTERLY AND NORTHWESTERLY, 346.05 FEET ALONG SAID NORTHERLY LINE OF SOLIERE AVENUE, ALONG THE ARC OF A 400.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 49°29'49" TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE NORTH 40°58'23" WEST, 1121.63 FEET ALONG SAID NORTHERLY LINE OF SOLIERE AVENUE TO POINT OF CURVATURE AT A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE NORTHWESTERLY, 280.33 FEET ALONG SAID NORTHERLY LINE OF SOLIERE AVENUE, ALONG THE ARC OF A 622.96 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 25°46'59" TO A SET 1/2" DIAMETER REBAR WITH CAP MARKED "LS 16630 RLS 18215";
 THENCE NORTH 00°47'50" WEST, 102.90 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 1989";
 THENCE NORTH 77°10'24" EAST, 187.99 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT";
 THENCE SOUTH 35°04'29" EAST, 206.59 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 1989";
 THENCE SOUTH 52°52'04" EAST, 258.01 FEET TO FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 1989";
 THENCE SOUTH 50°10'17" EAST, 116.92 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 1989";
 THENCE NORTH 89°46'22" EAST, 107.96 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 1989";
 THENCE NORTH 51°30'22" WEST, 22.22 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT ROLL 2013 217+36.71 425 RLS 35113" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS SOUTH 39°39'09" WEST;
 THENCE NORTHWESTERLY, 336.40 FEET ALONG THE ARC OF A 548.22 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 35°09'30" TO A SET MAG NAIL WITH TAG MARKED "LS 16630" AT A POINT OF CUSP AT A CORNER OF THAT PARCEL DESCRIBED IN DOCKET 2110, PAGE 392, RCC;
 THENCE SOUTH 50°17'20" EAST, 316.01 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO A FOUND 2" DIAMETER ALUMINUM CAP MARKED "CITY OF FLAGSTAFF RLS (ILLEGIBLE)" AT A POINT OF CUSP OF A NON-TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS SOUTH 39°34'00" WEST;
 THENCE NORTHWESTERLY, 236.97 FEET ALONG THE ARC OF A 448.22 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 30°17'30" TO A FOUND 2" DIAMETER ALUMINUM CAP MARKED "NES 14671" ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCKET 2110, PAGE 392, RCC;
 THENCE NORTH 89°18'01" EAST, 145.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN DOCKET 2110, PAGE 392, RCC, AND THE SOUTH LINE OF SAID PARCEL 2 TO A FOUND 2" DIAMETER ALUMINUM CAP MARKED "NES 14671" AT THE SOUTHEAST CORNER THEREOF;
 THENCE NORTH 05°29'27" WEST, 200.77 FEET ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN DOCKET 2110, PAGE 392, RCC, TO A FOUND 2" DIAMETER ALUMINUM CAP MARKED "NES 14671" AT THE NORTHEAST CORNER THEREOF, AT A POINT OF NON-TANGENCY ON THE SOUTH LINE OF U.S. INTERSTATE HIGHWAY 40, THROUGH WHICH A RADIAL LINE BEARS SOUTH 01°11'21" EAST;
 THENCE NORTHEASTERLY, 623.62 FEET ALONG SAID SOUTH LINE OF U.S. INTERSTATE HIGHWAY 40, ALONG THE ARC OF A 981.47 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 36°24'20" TO THE POINT OF BEGINNING.
 AND
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING FOR REFERENCE AT THE HEREIN BEFORE DESCRIBED AS POINT "A";
 THENCE SOUTH 00°30'34" EAST, 575.29 FEET ALONG THE EAST LINE OF SAID SECTION 7 TO A FOUND 3" BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE SOUTH 89°10'49" WEST, 50.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°10'49" WEST, 2587.35 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO A FOUND 1-1/2" DIAMETER ALUMINUM CAP MARKED "LS 4321" AT THE SOUTH QUARTER CORNER OF SAID SECTION 7;
 THENCE NORTH 00°52'57" WEST, 1428.36 FEET TO A SET 1/2" DIAMETER REBAR WITH CAP MARKED "LS 16630 RLS 18215" AT THE MOST SOUTHWESTERLY CORNER OF THAT PARCEL DESCRIBED IN THAT DOCUMENT RECORDED IN INSTRUMENT NO. 3274414, RECORDS OF COCONINO COUNTY, ARIZONA (RCC), HEREIN AFTER REFERRED TO AS "SOLIERE AVENUE", AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS NORTH 24°20'09" WEST;
 THENCE NORTHEASTERLY, 336.70 FEET ALONG THE SOUTHERLY LINE OF SAID SOLIERE AVENUE, ALONG THE ARC OF A 14,083.18 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 01°22'11" TO A SET 1/2" DIAMETER REBAR WITH CAP MARKED "LS 16630 RLS 18215";
 THENCE NORTH 81°24'15" EAST, 243.24 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE SOUTH 86°27'29" EAST, 559.53 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS NORTH 03°30'49" EAST;

(CONT AT RIGHT)

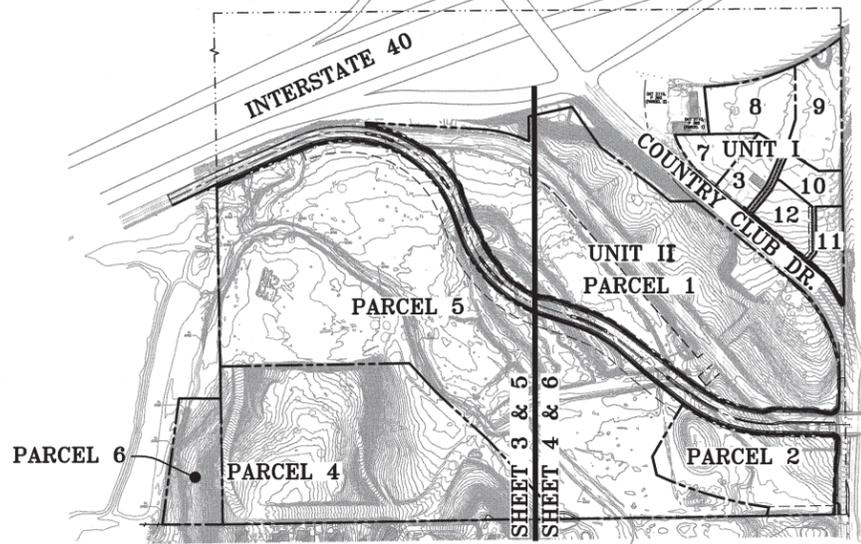
(CONT)

THENCE SOUTHEASTERLY, 415.40 FEET, ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE, ALONG THE ARC OF A 522.96 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 45°30'42" TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE SOUTH 40°57'14" EAST, 1122.24 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS SOUTH 49°02'37" WEST;
 THENCE SOUTHEASTERLY, 181.47 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE, ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 20°47'42" TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE SOUTH 77°49'30" EAST, 52.95 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE SOUTH 48°11'55" EAST, 32.99 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS SOUTH 18°41'52" WEST;
 THENCE SOUTHEASTERLY, 167.54 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE, ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 19°11'55" TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19";
 THENCE NORTH 89°29'57" EAST, 33.63 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A SET 1/2" DIAMETER REBAR WITH CAP MARKED "LS 16630 RLS 18215";
 THENCE SOUTH 03°15'20" WEST, 125.64 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS NORTH 86°44'40" WEST;
 THENCE SOUTHWESTERLY, 204.68 FEET ALONG SAID SOUTHERLY LINE OF SOLIERE AVENUE, ALONG THE ARC OF A 3,110.01 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 03°46'15" TO THE POINT OF BEGINNING;
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF FLAGSTAFF BY QUIT CLAIM DEED RECORDED IN INSTRUMENT NO. 3671654, AND RE-RECORDED IN INSTRUMENT NO. _____ RECORDS OF COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FOR REFERENCE AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE NORTH 00° 30' 34" WEST, A DISTANCE OF 575.31 FEET ALONG THE EAST LINE OF SAID SECTION 7 TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89° 29' 26" WEST, A DISTANCE OF 22.73 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 19" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS NORTH 89° 51' 41" EAST;
 THENCE NORTHWESTERLY, A DISTANCE OF 458.53 FEET, ALONG THE ARC OF A 523.87 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 50° 09' 01" TO A FOUND 2" DIAMETER ALUMINUM CAP MARKED "CITY OF FLAGSTAFF";
 THENCE NORTH 50° 17' 20" WEST, A DISTANCE OF 541.96 FEET TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT HWY DIV 1989" AT THE SOUTHWESTERLY CORNER OF A PORTION OF U.S. INTERSTATE HIGHWAY 40;
 THENCE NORTH 51° 30' 22" WEST, A DISTANCE OF 22.22 FEET CONTINUING ALONG SAID PORTION OF U.S. INTERSTATE HIGHWAY 40 TO A FOUND 3" DIAMETER ALUMINUM CAP MARKED "ADOT RLS 35113 217+36.71 425" AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS SOUTH 39° 09' 30" WEST;
 THENCE NORTHWESTERLY, A DISTANCE OF 336.40 FEET ALONG SAID PORTION OF U.S. INTERSTATE HIGHWAY 40, ALONG THE ARC OF A 548.22 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 35° 09' 30" TO A SET NAIL WITH TAG MARKED "LS 16630" AT A POINT OF CUSP ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCKET 2110, PAGE 392, RECORDS OF COCONINO COUNTY, ARIZONA, THROUGH WHICH A RADIAL LINE BEARS SOUTH 74° 55' 56" WEST;
 THENCE SOUTH 50° 17' 20" EAST, A DISTANCE OF 316.01 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE WESTERLY CORNER OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 3208494, TO A FOUND 2" DIAMETER ALUMINUM CAP MARKED "CITY OF FLAGSTAFF LS";
 THENCE SOUTH 50° 34' 21" EAST, A DISTANCE OF 563.77 FEET TO A FOUND NAIL WITH ILLEGIBLE BRASS TAG;
 THENCE NORTH 38° 22' 54" EAST, A DISTANCE OF 1.58 FEET TO A FOUND NAIL WITH ILLEGIBLE BRASS TAG AT A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS NORTH 39° 43' 25" EAST;
 THENCE SOUTHEASTERLY A DISTANCE OF 223.38 FEET, ALONG THE ARC OF A 628.51 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 20° 21' 50" TO A FOUND 2-1/2" DIAMETER ALUMINUM CAP MARKED "CITY OF FLAGSTAFF" ON THE EAST LINE OF SAID SECTION 7;
 THENCE SOUTH 00° 30' 34" EAST, A DISTANCE OF 311.39 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.
EXISTING PARCEL NO. 2:
 (INTENTIONALLY DELETED)
EXISTING PARCEL NO. 3:
 TRACT "B", COUNTRY CLUB MANOR, AS SHOWN ON THE PLAT THEREOF, RECORDED IN CASE 2, MAP 1, RECORDS OF COCONINO COUNTY, ARIZONA; TOGETHER WITH THOSE ALLEYS LYING ADJACENT TO AND EASTERLY AND SOUTHERLY OF SAID TRACT B, AND THAT PART OF THE SOUTH HALF OF AVON PLACE LYING ADJACENT TO SAID TRACT B, ALL DEPICTED AS BEING PART OF TRACT B ON "ABANDONMENT PLAT M-K-G" RECORDED IN CASE 4, MAP 91, RECORDS OF COCONINO COUNTY, ARIZONA, AND ABANDONED BY RESOLUTION BY THE CITY OF FLAGSTAFF RECORDED IN INSTRUMENT NO. _____ RECORDS OF COCONINO COUNTY, ARIZONA.

SITE INFORMATION

EXISTING PACEL NUMBER:	COCONINO COUNTY PARCEL NUMBER(S)	CURRENT AREA (GROSS)	CURRENT AREA (NET)
1	113-29-001L, 113-29-003G, 113-29-003J, 113-29-003K	91.36 AC	91.36 AC
3	113-25-103	2.40 AC	2.40 AC

COUNTRY CLUB & I-40 PRELIMINARY PLAT
 LOCATED IN A PORTION OF SECTION 7 & 8, T.21.N., R.7.E., OF THE G. & S.R.M., COCONINO COUNTY, FLAGSTAFF, ARIZONA



KEY MAP
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/PARCEL LINE	---
---	ROADWAY CENTER LINE	---
---	EASEMENT LINE	---
---	CONTOUR	---
---	CURB	---
○	STORM DRAIN MANHOLE	○
□	CATCH BASIN	□
○	HEADWALL	○
○	FIRE HYDRANT	○
○	SEWER MANHOLE	○
---	WATER LINE	---
---	SEWER LINE	---
---	GAS LINE	---
---	TELEPHONE LINE	---
---	STORM DRAIN	---
---	DRAINAGE FLOW DIRECTION	---
---	FLOWLINE	---
---	FLOODPLAIN LIMITS	---
✱	TREE	---
---	ESMT EASEMENT	---
---	EX. EXISTING	---
---	PROP. PROPOSED	---
---	PUE PUBLIC UTILITY EASEMENT	---
---	R/W RIGHT-OF-WAY	---
---	S/W SIDEWALK	---
---	TYP. TYPICAL	---

PRELIMINARY EARTHWORK QUANTITIES

PRELIMINARY EARTHWORK QUANTITIES ARE ESTIMATED IN PLACE. NO SHRINK OR SWELL IS ASSUMED.

CUT	429,672 C.Y.
FILL	363,761 C.Y.

IMPERVIOUS AREA

EXISTING	7 AC
PROPOSED	45 AC

SURVEY NOTE

BOUNDARY INFORMATION DISPLAYED IS BASED ON AN ALTA SURVEY PREPARED BY WOODSON ENGINEERING AND SURVEYING INC. DATED APRIL 2013.
 BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 T21N, R7E OF THE G&SRM, COCONINO COUNTY, ARIZONA, NORTH 00°30'34" WEST.
 BOUNDARY INFORMATION REFLECTS FIELD MEASUREMENTS EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY PREPARED BY COOPER AERIAL
 NAD 85 (2011) POSITION: 35° 10' 38.30178" N
 111° 39' 25.29096" W
 NAVD 88 ORTHO HEIGHT: 6929.1 FEET

UTILITY REVIEW

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

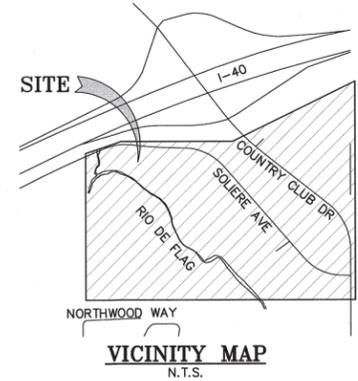
IN ACCORDANCE WITH AAC R18-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	DATE SENT	DATE SIGNED
TELEPHONE	CENTURY LINK	JASON COOK	4/30/13	5/1/13
NATURAL GAS	UNISOURCE ENERGY SERVICES	MARTIN CONBOY	4/30/13	-
CABLE TV	SUDENLINK	RICHARD DAVIS	4/30/13	5/1/13
ELECTRIC	ARIZONA PUBLIC SERVICE	SHANNON SHOOTS	4/30/13	-
-	COCONINO COUNTY HEALTH DEVELOP.	-	5/02/13	-
-	USDA	KRISTEN ROCKFORD	5/02/13	-
-	FLAGSTAFF USD	BARBARA HICKMAN	5/02/13	5/7/13

SURVEYOR'S CERTIFICATION

I, THOMAS R. GETTINGS OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION AND IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PRELIMINARY PLAT IS BASED ON THE CLIENT PROVIDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY WOODSON ENGINEERING AND SURVEYING INC., JOB NUMBER 112024, DATED 10-04-2013.



OWNER

SINCLAIR OIL CORPORATION/
 SUN VALLEY COMPANY
 PO BOX 10
 1 SUN VALLEY ROAD
 SUN VALLEY, ID 83353
 PH: (208) 622-2041
 CONTACT: WALLACE HUFFMAN, AGENT

DEVELOPER

VINTAGE PARTNERS
 2502 E. CAMELBACK ROAD, SUITE 214
 PHOENIX, ARIZONA 85016
 PH: (602) 459-9924
 CONTACT: MR. DAVID C. SCHOLL

REPRESENTATIVE

DM HUNN DEVELOPMENT, LLC
 PH: (602) 459-9931
 CONTACT: MR. DUANE M. HUNN, P.E., PRINCIPAL

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
 2051 WEST NORTHERN AVENUE
 SUITE#100
 PHOENIX, ARIZONA 85021
 PH: (602) 335-8500
 FX: (602) 335-8580
 CONTACT: MR. DARREL WOOD, P.E., R.L.S.

PLANNER

CARDNO
 9977 NORTH 90TH STREET
 SUITE #350
 SCOTTSDALE, ARIZONA 85258
 PH: (602) 977-8000
 FX: (602) 977-8099
 CONTACT: MR. KRISTIAN KELLEY, R.L.A.

SHEET INDEX

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SHEET 6	PRELIMINARY PLAT ROADWAY GEOMETRICS

COUNTRY CLUB & I-40
PRELIMINARY PLAT
COVER SHEET



EXPIRES 12-31-18

WOOD/PATEL
 CIVIL ENGINEERS
 HYDROLOGISTS
 LAND SURVEYORS
 CONSTRUCTION MANAGERS

2051 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 335-8500
 www.woodpatel.com
 PHOENIX • MESA • TUCSON

ENGINEER D. WOOD

DESIGNER D. NICHOLS

CAD TECHNICIAN STAFF

SCALE (HORIZ) -

SCALE (VERT) -

DATE 01/31/14

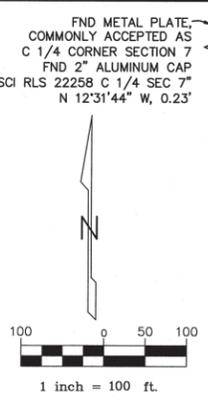
JOB NUMBER 123928

SHEET 1 OF 6



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

EXPIRES 06-30-14



- NOTE**
- 1) *THE LOCATION OF THIS EASEMENT IS BASED UPON THE SURVEYORS BEST ATTEMPT TO RECREATE THE INFORMATION DEPICTED ON AN EXTREMELY ILLEGIBLE DRAWING. CAUTION SHOULD BE USED WITH RESPECT TO THIS INTERPRETATION.
 - 2) [Symbol] INDICATES EASEMENTS TO BE ABANDONED
 - 3) [Symbol] 1/2" REBAR WITH CAP MARKED "LS 16630 RLS 18215"
 - 4) [Symbol] INDICATES PROPOSED 30' PRIVATE ACCESS EASEMENT & 26" PUBLIC WATER AND SEWER EASEMENT.
 - 5) N.V.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.

PARCEL ID	AREA (A.C.)	LAND USE
PARCEL NO. 1	24.5	RETAIL
PARCEL NO. 2	5.4	RETAIL
PARCEL NO. 3	1.05	RETAIL
PARCEL NO. 4	17.2	RESIDENTIAL
PARCEL NO. 5*	35.8	SEE NOTE BELOW
PARCEL NO. 6	2.6	OPEN SPACE
PARCEL NO. 7	1.0	RETAIL
PARCEL NO. 8	2.2	RETAIL
PARCEL NO. 9	2.35	RETAIL

PARCEL ID	AREA (A.C.)	LAND USE
PARCEL NO. 10	1.0	RETAIL
PARCEL NO. 11	0.9	RETAIL
PARCEL NO. 12	1.1	RETAIL
TOTAL	95.5±	

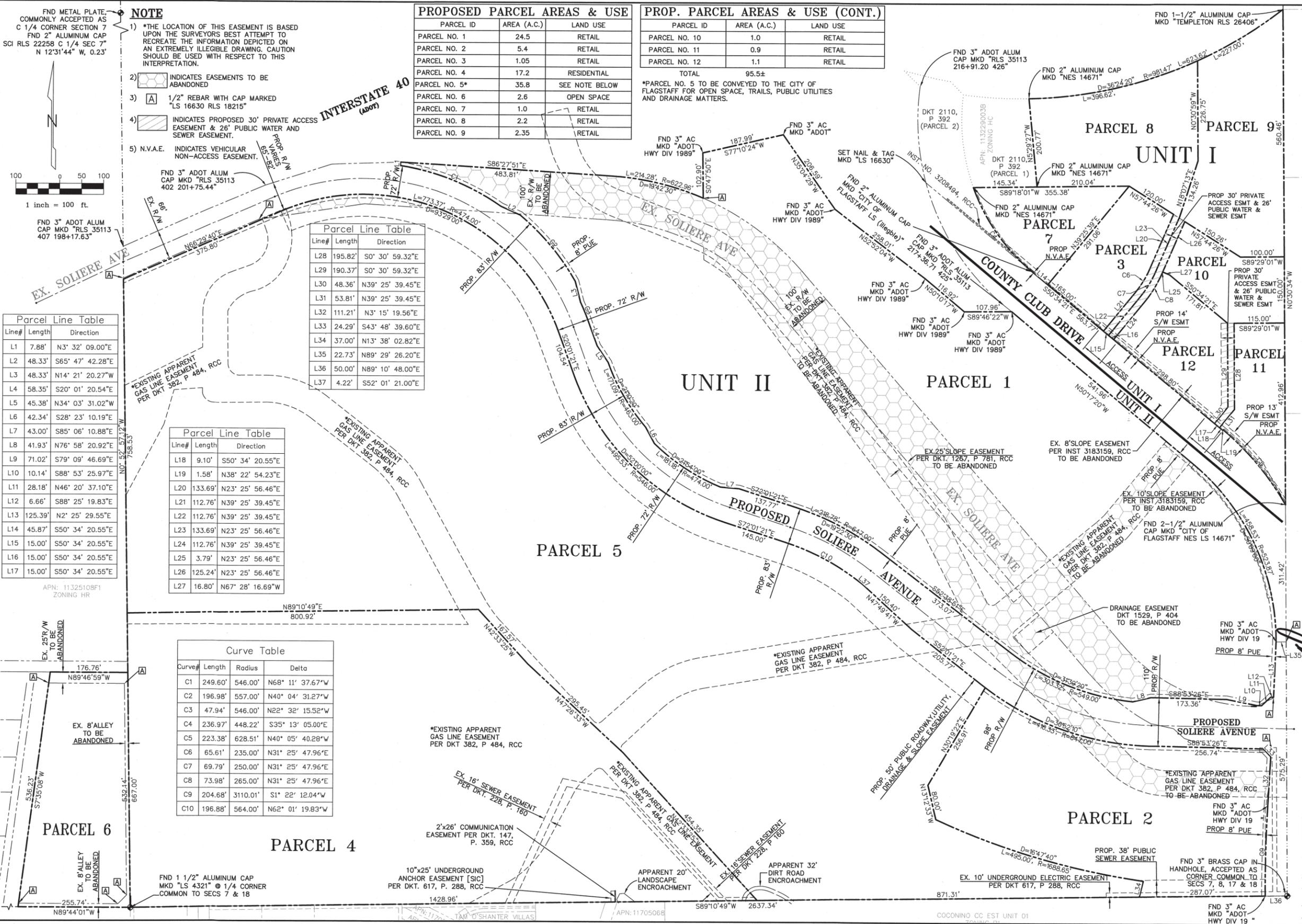
*PARCEL NO. 5 TO BE CONVEYED TO THE CITY OF FLAGSTAFF FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES AND DRAINAGE MATTERS.

Line#	Length	Direction
L1	7.88'	N3° 32' 09.00"E
L2	48.33'	S65° 47' 42.28"E
L3	48.33'	N14° 21' 20.27"W
L4	58.35'	S20° 01' 20.54"E
L5	45.38'	N34° 03' 31.02"W
L6	42.34'	S28° 23' 10.19"E
L7	43.00'	S85° 06' 10.88"E
L8	41.93'	N76° 58' 20.92"E
L9	71.02'	S79° 09' 46.69"E
L10	10.14'	S88° 53' 25.97"E
L11	28.18'	N46° 20' 37.10"E
L12	6.66'	S88° 25' 19.83"E
L13	125.39'	N2° 25' 29.55"E
L14	45.87'	S50° 34' 20.55"E
L15	15.00'	S50° 34' 20.55"E
L16	15.00'	S50° 34' 20.55"E
L17	15.00'	S50° 34' 20.55"E

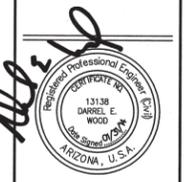
Line#	Length	Direction
L28	195.82'	S0° 30' 59.32"E
L29	190.37'	S0° 30' 59.32"E
L30	48.36'	N39° 25' 39.45"E
L31	53.81'	N39° 25' 39.45"E
L32	111.21'	N3° 15' 19.56"E
L33	24.29'	S43° 48' 39.60"E
L34	37.00'	N13° 38' 02.82"E
L35	22.73'	N89° 29' 26.20"E
L36	50.00'	N89° 10' 48.00"E
L37	4.22'	S52° 01' 21.00"E

Line#	Length	Direction
L18	9.10'	S50° 34' 20.55"E
L19	1.58'	N38° 22' 54.23"E
L20	133.69'	N23° 25' 56.46"E
L21	112.76'	N39° 25' 39.45"E
L22	112.76'	N39° 25' 39.45"E
L23	133.69'	N23° 25' 56.46"E
L24	112.76'	N39° 25' 39.45"E
L25	3.79'	N23° 25' 56.46"E
L26	125.24'	N23° 25' 56.46"E
L27	16.80'	N67° 28' 16.69"W

Curve#	Length	Radius	Delta
C1	249.60'	546.00'	N68° 11' 37.67"W
C2	196.98'	557.00'	N40° 04' 31.27"W
C3	47.94'	546.00'	N22° 32' 15.52"W
C4	236.97'	448.22'	S35° 13' 05.00"E
C5	223.38'	628.51'	N40° 05' 40.28"W
C6	65.61'	235.00'	N31° 25' 47.96"E
C7	69.79'	250.00'	N31° 25' 47.96"E
C8	73.98'	265.00'	N31° 25' 47.96"E
C9	204.68'	3110.01'	S1° 22' 12.04"W
C10	196.88'	564.00'	N62° 01' 19.83"W



COUNTRY CLUB & I-40
 PRELIMINARY PLAT

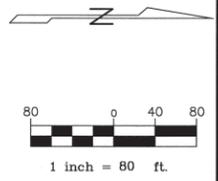
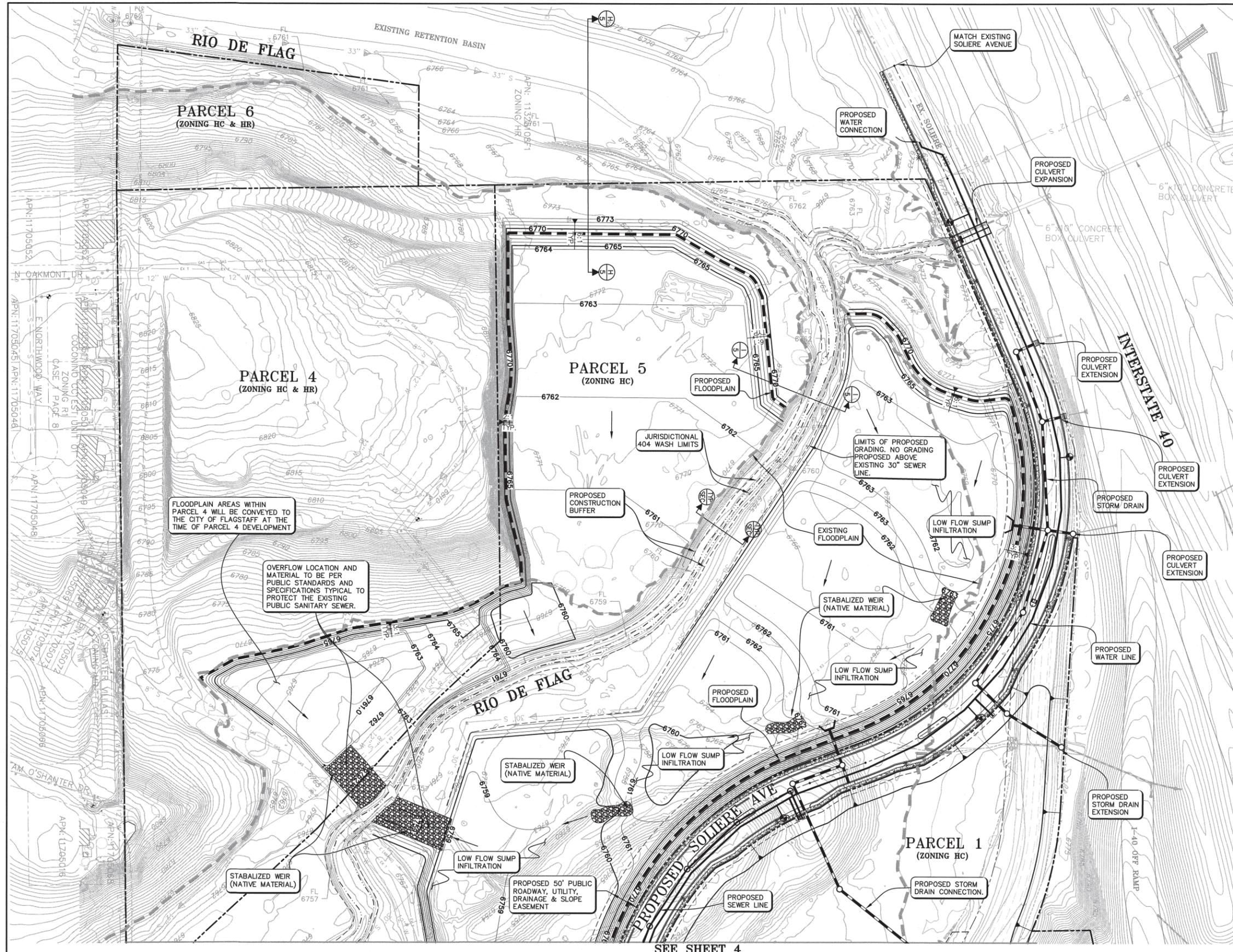


EXPIRES 12-31-16

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ENGINEER: D. WOOD
 DESIGNER: D. NICHOLS
 CAD TECHNICIAN: STAFF
 SCALE (HORIZ): 1"=100'
 SCALE (VERT):
 DATE: 01/31/14
 JOB NUMBER: 123928
 SHEET: 2 OF 6



**COUNTRY CLUB & I-40
PRELIMINARY PLAT
IMPROVEMENTS**

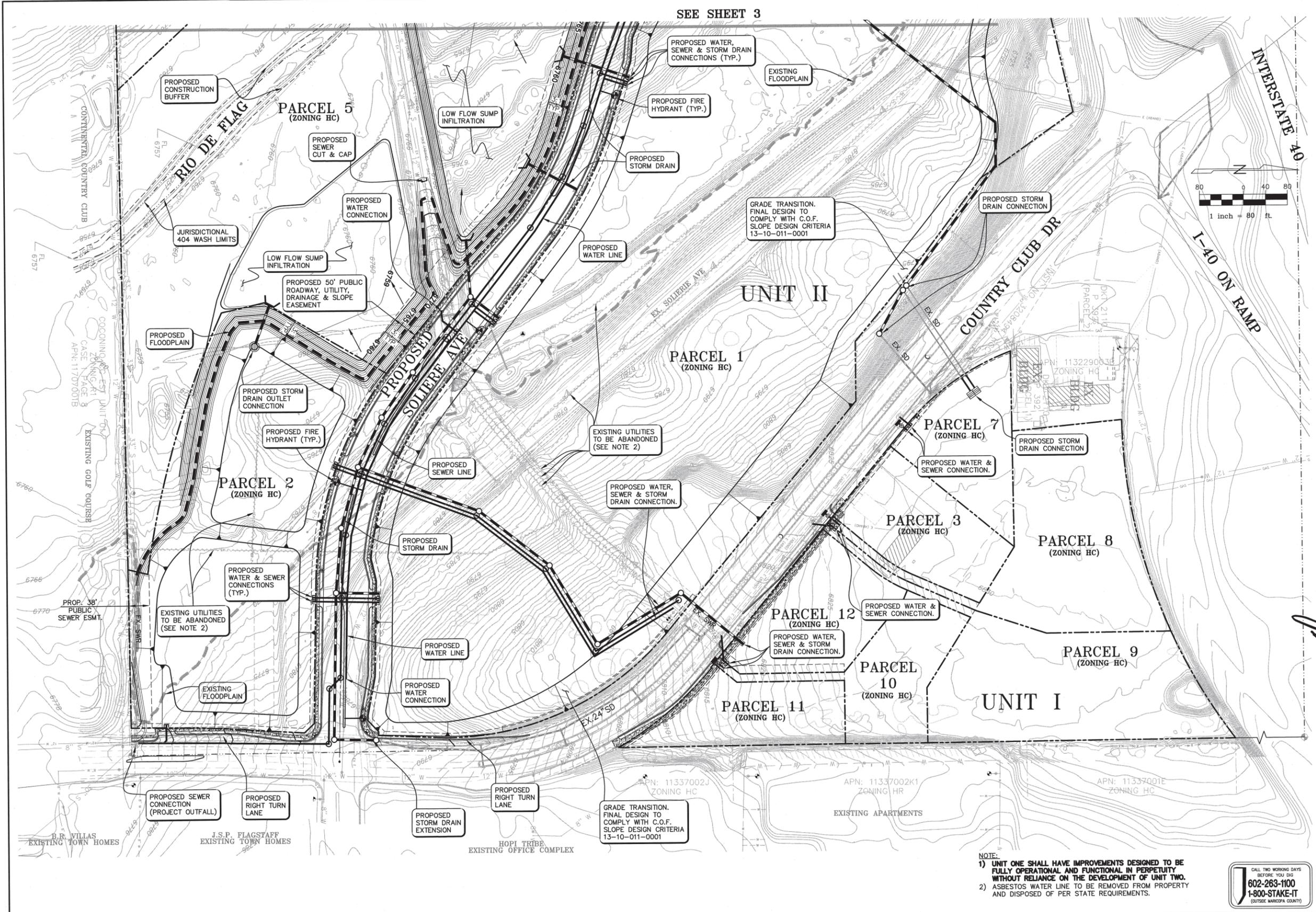


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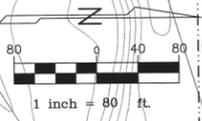
ENGINEER **D. WOOD**
 DESIGNER **D. NICHOLS**
 CAD TECHNICIAN **STAFF**
 SCALE (HORIZ) **1"=80'**
 SCALE (VERT) **-**
 DATE **01/31/14**
 JOB NUMBER **123928**
 SHEET **3 OF 6**

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SEE SHEET 4



SEE SHEET 3



COUNTRY CLUB & I-40
PRELIMINARY PLAT
IMPROVEMENTS



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ENGINEER D. WOOD
 DESIGNER D. NICHOLS
 CAD TECHNICIAN STAFF

SCALE (HORIZ) 1"=80'
 SCALE (VERT) -

DATE 01/31/14
 JOB NUMBER 123928

SHEET 4 OF 6

- NOTE:
 1) UNIT ONE SHALL HAVE IMPROVEMENTS DESIGNED TO BE FULLY OPERATIONAL AND FUNCTIONAL IN PERPETUITY WITHOUT RELIANCE ON THE DEVELOPMENT OF UNIT TWO.
 2) ASBESTOS WATER LINE TO BE REMOVED FROM PROPERTY AND DISPOSED OF PER STATE REQUIREMENTS.

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

INTERSTATE 40

I-40
(E.B. OFF RAMP)

PARCEL 5

PARCEL 1

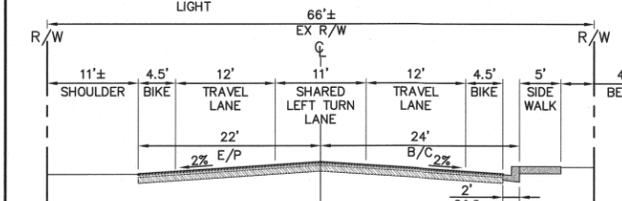
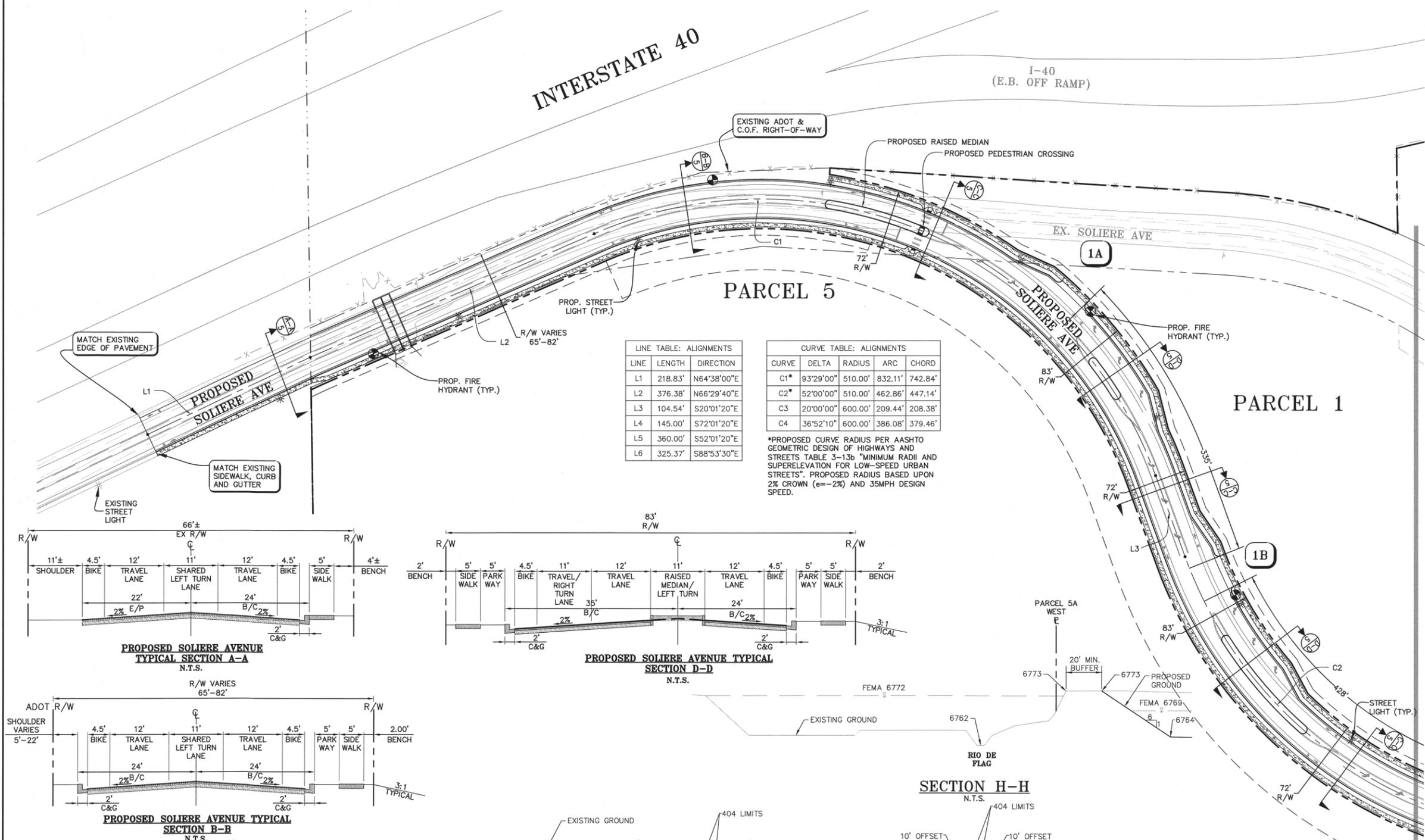
LINE TABLE: ALIGNMENTS

LINE	LENGTH	DIRECTION
L1	218.83'	N64°38'00"E
L2	376.38'	N66°29'40"E
L3	104.54'	S20°01'20"E
L4	145.00'	S72°01'20"E
L5	360.00'	S52°01'20"E
L6	325.37'	S88°53'30"E

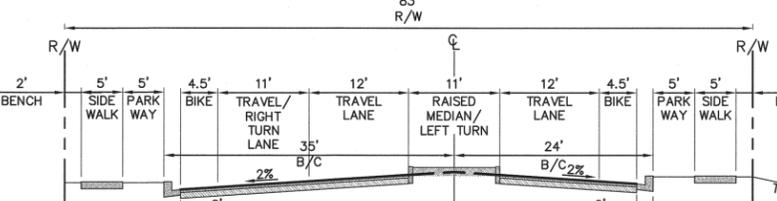
CURVE TABLE: ALIGNMENTS

CURVE	DELTA	RADIUS	ARC	CHORD
C1*	93°29'00"	510.00'	832.11'	742.84'
C2*	52°00'00"	510.00'	462.86'	447.14'
C3	20°00'00"	600.00'	209.44'	208.38'
C4	36°52'10"	600.00'	386.08'	379.46'

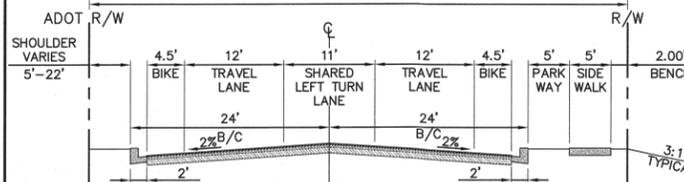
*PROPOSED CURVE RADIUS PER AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS TABLE 3-13b. *MINIMUM RADIUS AND SUPERELEVATION FOR LOW-SPEED URBAN STREETS. PROPOSED RADIUS BASED UPON 2% CROWN (e=-2%) AND 35MPH DESIGN SPEED.



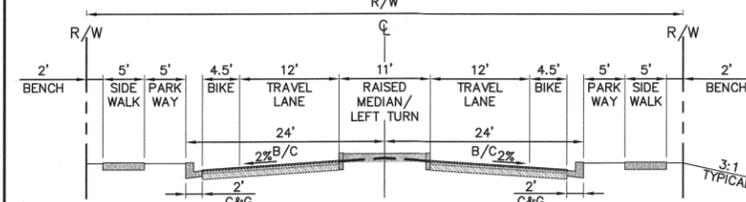
PROPOSED SOLIERE AVENUE
TYPICAL SECTION A-A
N.T.S.



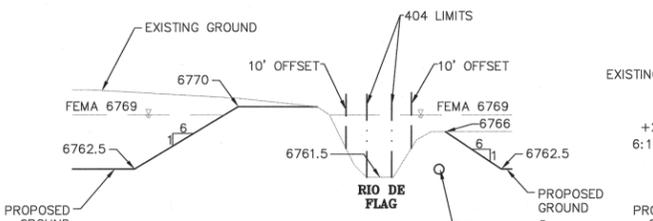
PROPOSED SOLIERE AVENUE TYPICAL
SECTION D-D
N.T.S.



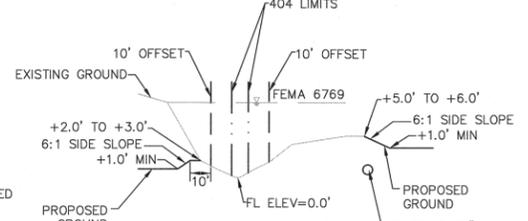
PROPOSED SOLIERE AVENUE TYPICAL
SECTION B-B
N.T.S.



PROPOSED SOLIERE AVENUE TYPICAL
SECTION C-C
N.T.S.



SECTION I-I
N.T.S.

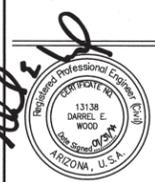


TYPICAL SECTION
N.T.S.

GRADING PLAN SECTIONS
(SEE SHITS 3 & 4)
N.T.S.

SEE SHEET 6

COUNTRY CLUB & I-40
PRELIMINARY PLAT
ROADWAY GEOMETRICS



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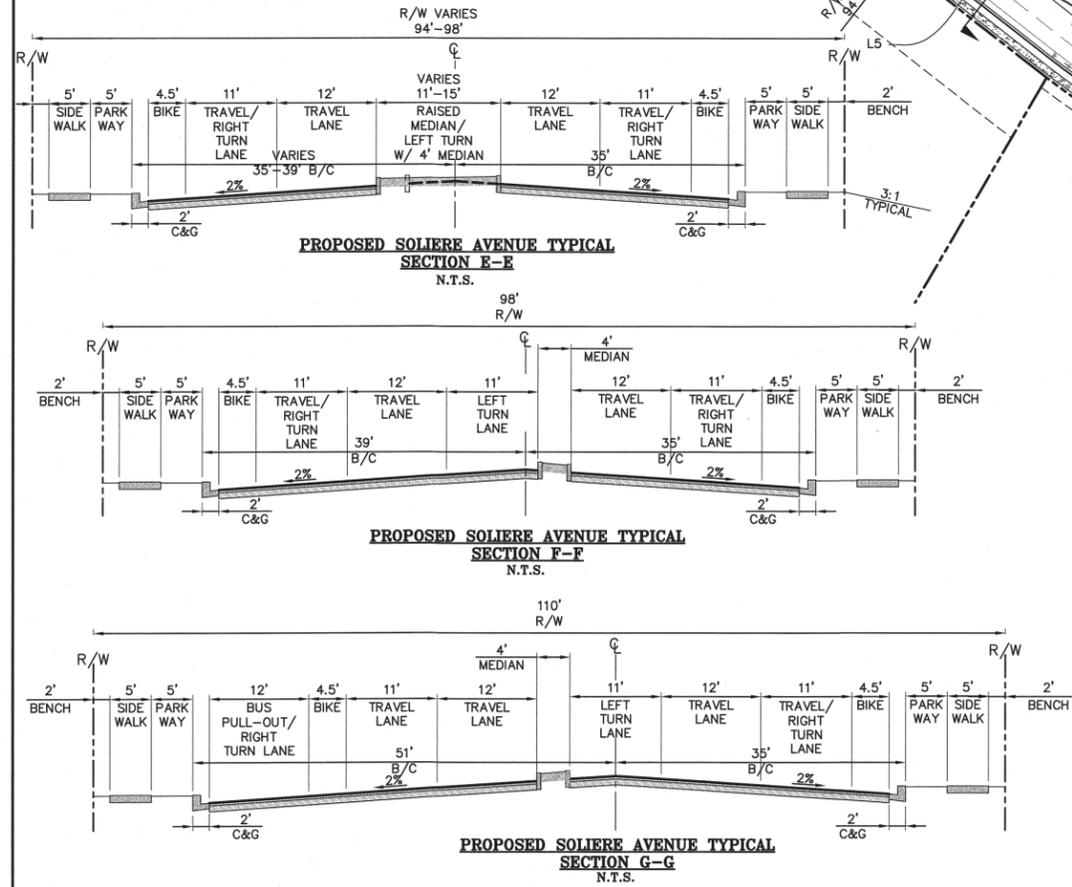
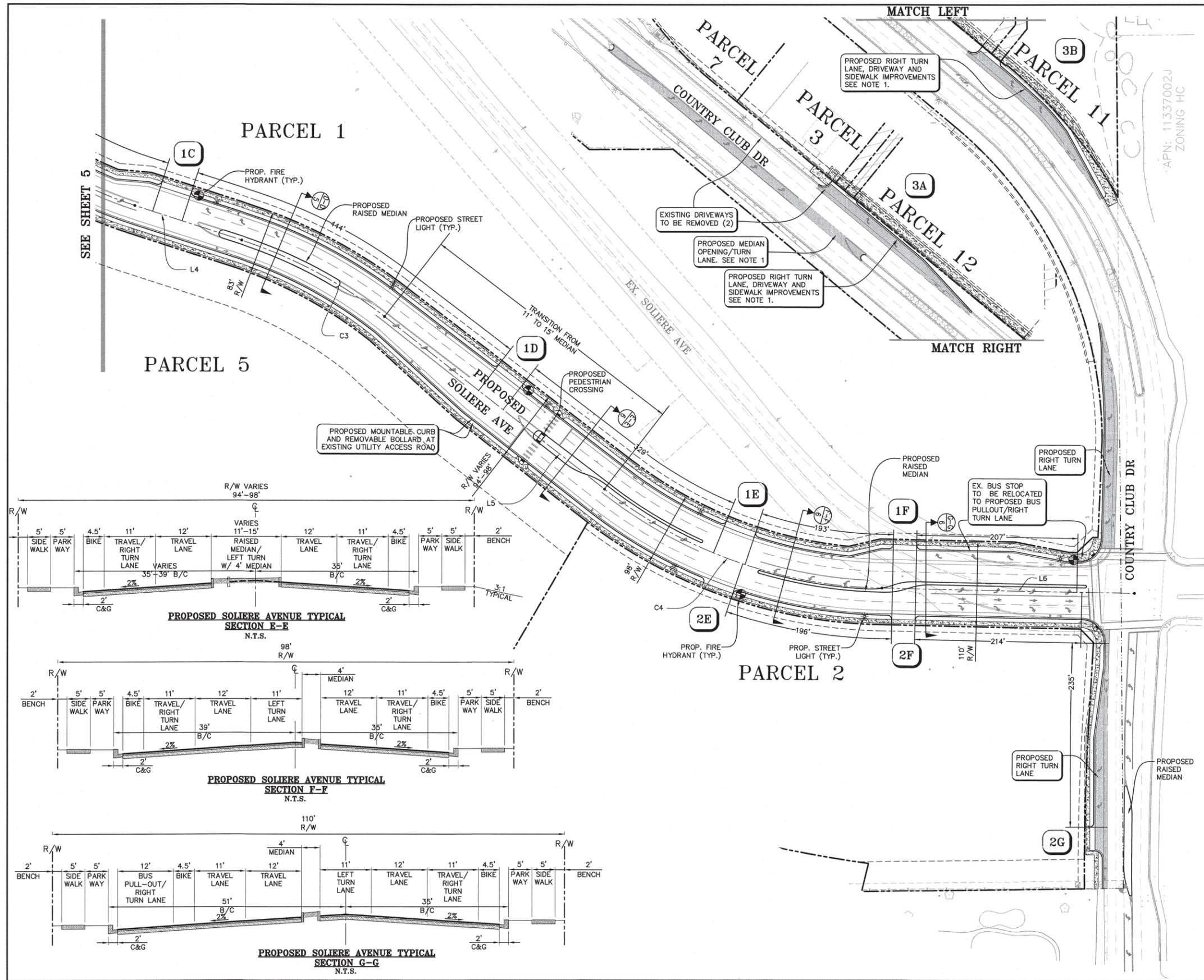
SCALE (HORIZ) 1"=60'
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SHEET 5 OF 6

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INDICATES NEW TURN LANES TO BE CONSTRUCTED ON COUNTRY CLUB DRIVE.
INDICATES PROPOSED DRIVEWAY AS REFERENCED IN THE TRAFFIC IMPACT ANALYSIS FOR COUNTRY CLUB AND I-40 PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED JUNE 17, 2013.



PROPOSED RIGHT TURN LANE, DRIVEWAY AND SIDEWALK IMPROVEMENTS SEE NOTE 1.

EXISTING DRIVEWAYS TO BE REMOVED (2)

PROPOSED MEDIAN OPENING/TURN LANE. SEE NOTE 1

PROPOSED RIGHT TURN LANE, DRIVEWAY AND SIDEWALK IMPROVEMENTS SEE NOTE 1.

PROPOSED MOUNTABLE CURB AND REMOVABLE BOLLARD AT EXISTING UTILITY ACCESS ROAD

PROPOSED RAISED MEDIAN

EX. BUS STOP TO BE RELOCATED TO PROPOSED BUS PULLOUT/RIGHT TURN LANE

PROPOSED RAISED MEDIAN

PROP. FIRE HYDRANT (TYP.)

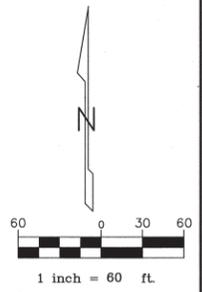
PROP. STREET LIGHT (TYP.)

PROPOSED RAISED MEDIAN

PROPOSED RIGHT TURN LANE

INDICATES NEW TURN LANES TO BE CONSTRUCTED ON COUNTRY CLUB DRIVE. REMOVAL OF CENTER MEDIAN AS REQUIRED.

1C INDICATES PROPOSED DRIVEWAY AS REFERENCED IN THE TRAFFIC IMPACT ANALYSIS FOR COUNTRY CLUB AND I-40 PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED JUNE 17, 2013.



COUNTRY CLUB & I-40
PRELIMINARY PLAN
ROADWAY GEOMETRICS



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