

DEDICATION:

STATE OF ARIZONA }
 COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: THAT FLAGSTAFF CHRISTIAN FELLOWSHIP, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF TRACT "A" OF EQUESTRIAN ESTATES AT THE FLAGSTAFF RIDING CLUB, A RE-SUBDIVISION OF PARCEL 3 OF TRACT "A" OF THE AMENDED PLAT OF EQUESTRIAN ESTATES AT THE FLAGSTAFF RIDING CLUB, CASE 5, MAP 31 & DOCKET 1436, PAGE 269, COCONINO COUNTY RECORDS, LOCATED IN THE NE1/4 SECTION 30, 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.

IN WITNESS WHEREOF: FLAGSTAFF CHRISTIAN FELLOWSHIP, HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT _____, ARIZONA, THIS ____ DAY OF _____ 20____

BY: _____
 MYRON E. LEPPKE (CHAIRMAN)

ACKNOWLEDGMENT:

STATE OF ARIZONA }
 COUNTY OF COCONINO }SS.

ON THIS THE ____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, MYRON E. LEPPKE, CHAIRMAN OF FLAGSTAFF CHRISTIAN FELLOWSHIP, WHO ACKNOWLEDGED BY SELF TO REPRESENT FLAGSTAFF CHRISTIAN FELLOWSHIP, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERRECTED 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.

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 (SEE SHEET 2 OF 2 FOR INDIVIDUAL DEVELOPMENT ENVELOPES).

CONSTRUCTION OF LANDSCAPING WITHIN CLEAR VIEW ZONES IS RESTRICTED PER THE CITY OF FLAGSTAFF ENGINEERING DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS FOR NEW INFRASTRUCTURE (2012 EDITION) - SECTION 13-10-006-0002, INTERSECTION SIGHT TRIANGLES, CLEAR VIEW ZONES.

DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ORDINANCE NO. 2007-13.

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.

THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

ACCESSORY BUILDINGS AND STRUCTURES SHALL EITHER BE CONSTRUCTED WITHIN THE INDIVIDUAL BUILDING ENVELOPES AS SHOWN OR THE INDIVIDUAL OWNER MUST DEMONSTRATE THROUGH A BUILDING PERMIT APPLICATION THAT NO FOREST RESOURCES OR SLOPE RESOURCES GREATER THAN 17% WILL BE REMOVED ON ENCROACHED UPON. ADDITIONALLY, THE BUILDING/STRUCTURE SHALL COMPLY WITH ALL CITY OF FLAGSTAFF REQUIREMENTS REGARDING THE LOCATION, SIZE AND CONSTRUCTION FOR SUCH BUILDING/STRUCTURE.

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

_____ DAY OF _____, 20____

BY: _____
 MAYOR

ATTEST: _____
 CITY CLERK

BY: _____
 CITY ENGINEER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR, CITY OF FLAGSTAFF, COCONINO COUNTY ARIZONA ON THE

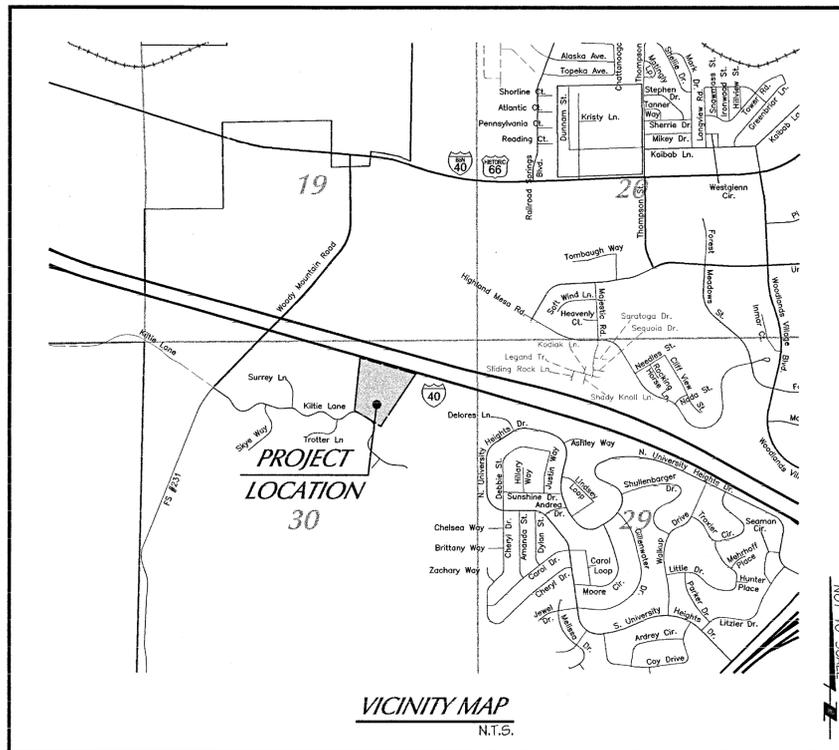
_____ DAY OF _____, 20____

BY: _____
 CITY ENGINEER

BY: _____
 PLANNING DIRECTOR

FINAL PLAT OF TRACT "A" OF EQUESTRIAN ESTATES AT THE FLAGSTAFF RIDING CLUB

A SUBDIVISION OF PARCEL 3 OF
 TRACT "A" OF THE AMENDED PLAT OF EQUESTRIAN
 ESTATES, CASE 5, MAP 31 AND DOCKET 1436, PAGE 269
 LOCATED IN THE NE1/4 OF SECTION 30
 TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M.
 FLAGSTAFF, ARIZONA



INDEX TO SHEETS

- 1 COVER SHEET
- 2 FINAL PLAT



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.

UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENERGY	DATE
CENTURYLINK	DATE
ARIZONA PUBLIC SERVICE	DATE
SUDDENLINK	DATE

PROJECT INFORMATION

SUBDIVISION NAME: TRACT "A" OF EQUESTRIAN ESTATES AT THE FLAGSTAFF RIDING CLUB
 ADDRESS: 2600 W. KILTIE LANE
 NUMBER OF LOTS: 4
 TOTAL ACREAGE: 14.3980± ACRES
 ASSESSOR'S PARCEL NUMBER: 112-32-031C
 ZONING DISTRICT: RR
 R.L.U.T.P. DESIGNATION: VERY LOW DENSITY RESIDENTIAL
 EXISTING IMPERVIOUS SURFACE: 0 S.F.
 ESTIMATED IMPERVIOUS SURFACE: 7,000 S.F. / LOT = 28,000 S.F.
 OWNER REPRESENTATIVES: FLAGSTAFF CHRISTIAN FELLOWSHIP
 123 S. BEAVER ST.
 FLAGSTAFF, AZ. 86001
 (928) 607-5600
 WATER and SEWER: WATER AND SEWER SERVICES WILL CONNECT TO THE EXISTING WATER & SEWER MAINS IN KILTIE LANE

FUTURE SUBDIVISIONS

BASED ON REQUIREMENTS OF THE FLAGSTAFF FIRE DEPARTMENT, THE CITY WILL NOT SUPPORT THE FURTHER SUBDIVISION OF LAND WITHIN EQUESTRIAN ESTATES AT THE FLAGSTAFF RIDING CLUB WITHOUT A SECONDARY ACCESS.

WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" AND ALL NEW WATER SERVICES SHALL BE A 1" WATER SERVICE LINE CONNECTED TO (2) 3/4" WATER METERS FOR DOMESTIC SERVICE.

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X" NO SHADING

C.C.&R's

IT IS INTENDED FOR THESE FOUR (4) NEW LOTS TO BE INCORPORATED INTO THE EXISTING EQUESTRIAN ESTATES HOMEOWNERS ASSOCIATION

NON-VEHICULAR ACCESS EASEMENT

A 0.10' NON-VEHICULAR ACCESS EASEMENT WILL SURROUND THE SUBDIVISION EXCEPT WHERE THE PARCEL FRONTAGES ARE ADJACENT TO KILTIE LANE (A PUBLIC ROADWAY)

RESOURCE PROTECTION OVERLAY ZONE

THESE PARCELS ARE NOT LOCATED WITHIN THE RESOURCE PROTECTION OVERLAY ZONE

ADEQUATE 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. THIS ADEQUATE WATER SUPPLY NOTE HAS BEEN ADDED TO THIS FINAL PLAT AS A REQUIREMENT OF THE CITY OF FLAGSTAFF. MOGOLLON ENGINEERING and SURVEYING, INC. DOES NOT GUARANTEE, WARRANTEE OR CERTIFY ANY INFORMATION IN THIS APPLICATION No. 41-900002.0002.

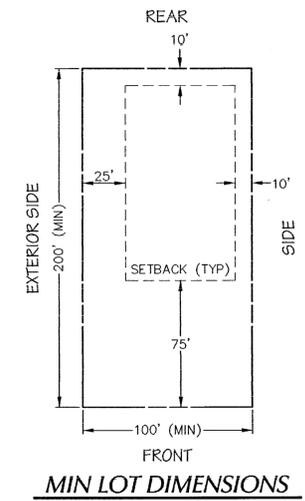
Mogollon ENGINEERING & SURVEYING
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 CHECKED BY: KJWARD
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 DESIGNED BY: RDB/KVH
 DRAWN BY: PHE
 CHECKED BY: KJWARD
 REVISIONS:
 FN: SHEET-01.DWG
 VERT SCALE: N/A
 HOR SCALE: N/A
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 REVISIONS:
 FN: SHEET-01.D

FINAL PLAT OF TRACT "A" OF EQUESTRIAN ESTATES AT THE FLAGSTAFF RIDING CLUB

A SUBDIVISION OF PARCEL 3 OF
TRACT "A" OF THE AMENDED PLAT OF EQUESTRIAN
ESTATES, CASE 5, MAP 31 AND DOCKET 1436, PAGE 269
LOCATED IN THE NE1/4 OF SECTION 30
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M.
FLAGSTAFF, ARIZONA

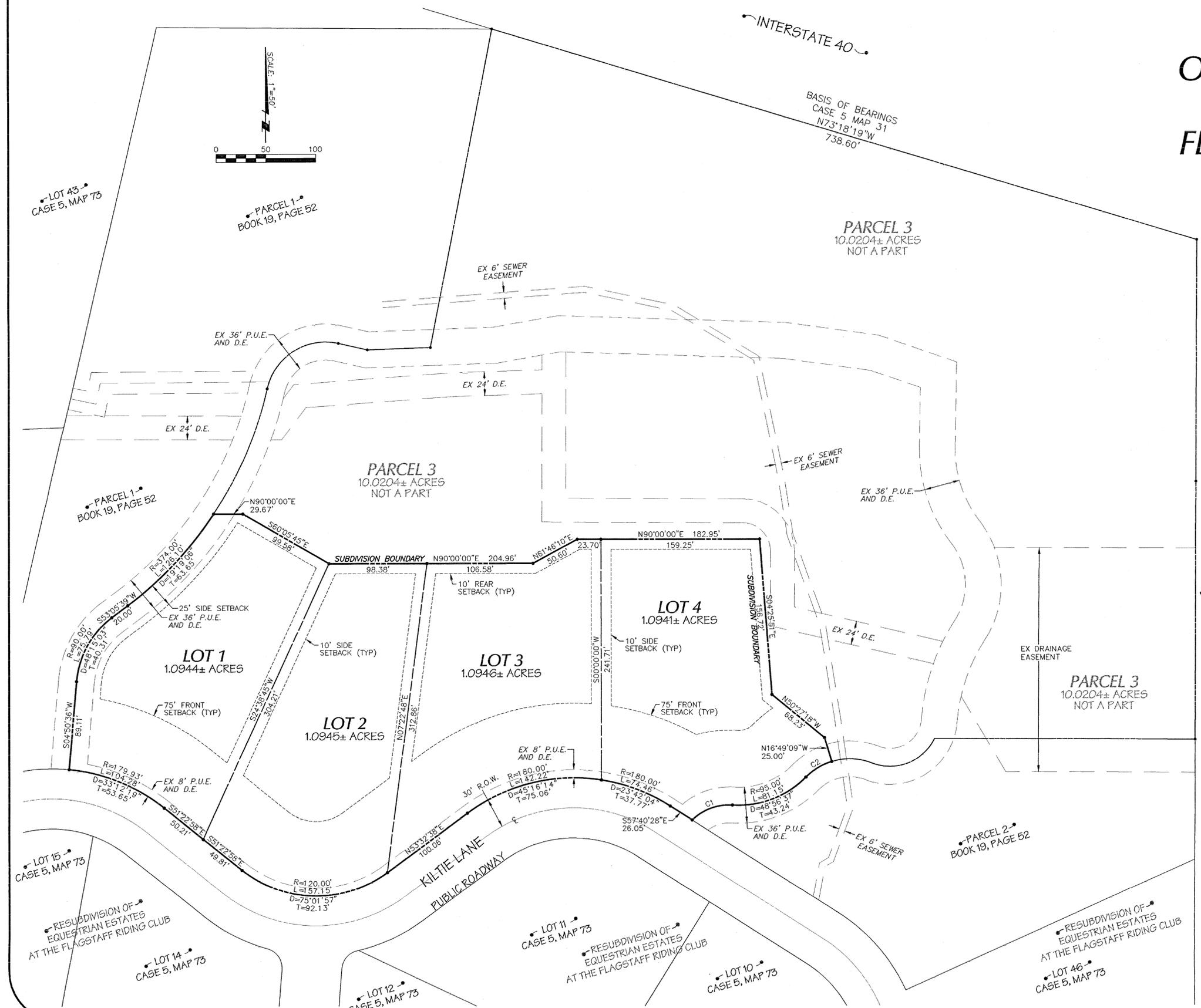
ZONE RR STANDARDS

- FRONT SETBACK: 75' (MIN)
- REAR SETBACK: 10' (MIN)
- INTERIOR SIDE SETBACK: 10' (MIN)
- EXTERIOR SIDE SETBACK: 25' (MIN)
- BUILDING HEIGHT: 35' (MAX)
- BUILDING COVERAGE: 20% (MAX)
- MINIMUM LOT SIZE: 1 ACRE



CURVE DATA

#	RADIUS	LENGTH	DELTA	TANGENT
C1	53.00'	44.29'	47°52'35"	23.53'
C2	62.00'	30.63'	28°18'11"	15.63'



5/8/14
MES# 07669

Mogollon ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue, Flagstaff, AZ 86001
 P.O. Box 653, Flagstaff, AZ 86002
 Phone: 928-224-0214 • Fax: 928-919-0015
 Expires on 3/31/15

PROJECT NO. 07669
 REVISIONS PER C.O.F. COMMENTS DATED 1/31/14
 DESIGNED BY: RDB/KVH
 DRAWN BY: TME
 CHECKED BY: KVH/RDB
 PROJECT SCALE: 1"=40'
 SHEET SCALE: 1"=40'
 SHEET-02.DWG
 VERT. SCALE: N/A