

DEDICATION

STATE OF ARIZONA SS.
COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: That EVERGREEN-TRAX, LLC (An Arizona Limited Liability Company), as owner, hereby publishes this plat as and for THE TRAX - PHASE I SUBDIVISION. A subdivision of a portion of land situated in the West Half of Section 13, and the East Half of Section 14, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, 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 parcels, streets, tracts and easements constituting same and that each parcel, street, tract and easement shall be known by the number or name given to each, respectively, on said plat.

The Owner hereby dedicates to the City of Flagstaff:
1. an easement over, under and across that certain public drainage easement as depicted and described hereon for the purpose of protecting the public. This easement entitles the City to act as necessary to maintain drainage facilities.
2. all public utility easements (P.U.E.) shown hereon for the benefit of all authorized utility companies for public utility and access purposes only.
3. a permanent Flagstaff Urban Trail System (F.U.T.S.) easement over, under and across those parcels as shown hereon.

The Owner hereby dedicates to EVERGREE-TRAX, LLC, an Arizona limited liability company, a private drainage easement as depicted and described hereon for the purpose of future storm drain infrastructure.

IN WITNESS WHEREOF: EVERGREEN-TRAX, LLC, an Arizona limited liability company, has hereunto caused its name to be signed.

Done at Flagstaff, Arizona, this _____ day of _____ 2015,

By: Trax Investors, LLC
Its: Managing Member

By: EOP Holdings, LLC
Its: Managing Member

By: _____
(owners Name)
Its: Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA SS.
COUNTY OF COCONINO

On this _____ day of _____ 2015, before me, the undersigned personally appeared, (owners name), Manager of _____ on Arizona Corporation, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein constrained.

IN WITNESS WHEREOF I hereunto set forth my hand and official seal

NOTARY PUBLIC
My Commission Expires: _____

CITY OF FLAGSTAFF APPROVALS

CITY OF FLAGSTAFF
It is hereby certified that this plat has been officially approved for the record by the Council of the City of Flagstaff, Coconino County, Arizona, on the ____ day of _____, 2015.

By: _____ Mayor

ATTEST: _____ City Clerk

It is hereby certified that this plat has been officially approved for the record by the City of Flagstaff Planning Director and City Engineer, on the ____ day of _____, 2015.

By: _____ Planning Director
By: _____ City Engineer

LENDER:

BANKERS TRUST COMPANY, AN IOWA STATE CHARTERED BANK

By: _____
ITS: _____

UTILITY COMPANY APPROVALS

AUSTIN PRUSAK, by letter _____ 11-5-14
ARIZONA PUBLIC SERVICE DATE

MARTIN CONBOY, by letter _____ 11-24-14
UNISOURCE ENERGY SERVICES DATE

RICHARD DAVIS, by letter _____ 11-10-14
SUDDENLINK DATE

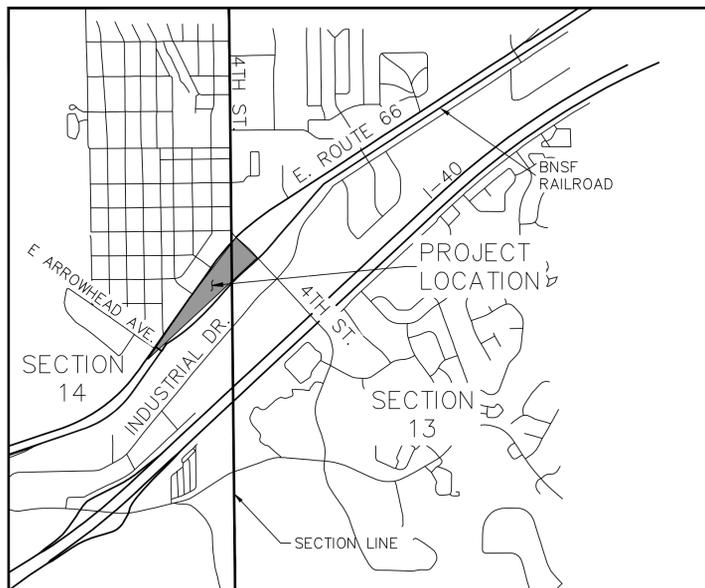
CAROLE WILSON, by letter _____ 11-19-14
CENTURYLINK DATE

UTILITY CONFLICT

NO CONFLICTS WERE ENCOUNTERED WITH THE EXISTING UTILITIES. SEE APPROVAL LETTERS FROM APS, UNISOURCE ENERGY SERVICES, CENTURYLINK AND SUDDENLINK.

FINAL PLAT OF THE TRAX - PHASE I FLAGSTAFF, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, AND THE EAST HALF OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEVELOPER/OWNER:
EVERGREEN - TRAX, LLC
KELLY HAYES
2390 E CAMELBACK RD. SUITE 410
PHOENIX, AZ 85016
(602) 808-8600

CIVIL ENGINEER:
SHEPHARD-WESNITZER, INC.
STEPHEN C. IRWIN, PE #58405
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354

SURVEYOR:
SHEPHARD-WESNITZER, INC.
AARON D. BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354

SHEET INDEX		
SHEET NO.	DWG NO.	DESCRIPTION
1	FP1	COVER SHEET
2	FP2	OVERALL BOUNDARY
3	FP3	LOT GEOMETRY
4	FP4	EASEMENTS
5	FP5	EASEMENTS

PROJECT INFORMATION:

THE TRAX - PHASE I
NUMBER OF LOTS: 8
GROSS AREA: 18.46 ACRES

- THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL UTILITIES, INCLUDING STREET LIGHTS AND ELECTRICAL LINES INSTALLED WITH THIS PROJECT SHALL BE PLACED UNDERGROUND
 - DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
 - NEW IMPERVIOUS AREA: 16.6 AC
TOTAL INCLUDES ROADWAY IMPROVEMENTS, BUILDING PADS AND ASSOCIATED PARKING LOTS.
 - 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.
 - ACCESS ACROSS THE LOTS IS PROVIDED PER THE COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT, INSTRUMENT #3703648, OFFICIAL RECORDS OF COCONINO COUNTY.
 - EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING; REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
 - FUTURE DEVELOPMENT ON EACH LOT SHALL PROVIDE DETENTION/LID FOR THE SECTION OF ROADWAY/DRIVEWAY WITHIN SAID LOT. SHALL LOTS 1, 2, AND 4 CONTAIN TEMPORARY DETENTION/LID BASINS THAT ARE DESIGNED TO ACCOMMODATE RUNOFF FOR PORTIONS OF THE DRIVEWAYS, PER THE FINAL DRAINAGE REPORT FOR THE TRAX PHASE I (DATED FEB. 2, 2015). ANY DEVELOPMENT ON THESE LOTS THAT RESULT IN THE REMOVAL OF THE TEMPORARY DETENTION/LID BASINS SHALL INCLUDE ON SITE DETENTION/LID BASINS LARGE ENOUGH TO ACCOMMODATE RUNOFF FROM THE DRIVEWAYS, OR THE CONSTRUCTION OF AN OFFSITE DETENTION/LID BASIN ON AN ADJACENT VACANT LOT TO TREAT AND RELEASE SAID RUNOFF.
 - THE TEMPORARY FUTS EASEMENT WILL BE VACATED UPON COMPLETION OF PUBLIC IMPROVEMENTS WITHIN THE PERMANENT FUTS EASEMENT ON LOT 1.
 - EASEMENT RIGHT-OF-WAY WILL BE DEDICATED TO ADOT AND ACCEPTED THROUGH A RESOLUTION OF ESTABLISHMENT BY THE ARIZONA TRANSPORTATION BOARD AND THROUGH A SEPARATE EASEMENT DOCUMENT.
- SUMMARY OF TRACTS:
TRACT A: FUTURE DEVELOPMENT WEST OF UNIT 1
TRACT B: FUTURE ADOT RIGHT-OF-WAY DEDICATION
TRACT C: FUTURE ADOT RIGHT-OF-WAY DEDICATION
TRACT D: FOURTH STREET RIGHT-OF-WAY DEDICATION

ZONING

EXISTING ZONING: HIGHWAY COMMERCIAL (HC)

THE ENTIRE PROJECT AREA IS WITHIN THE CITY OF FLAGSTAFF ZONING "HIGHWAY COMMERCIAL (HC)" PER CITY OF FLAGSTAFF OFFICIAL ZONING MAP 9 & 10. THIS PROJECT WILL NOT INVOLVE REZONING.

CITY OF FLAGSTAFF ZONING CODE CODE SEC. 10-40.30.040 (HC)

- MAX. GROSS FAR 3.0
- MAX. BUILDING HEIGHT 60'
- FRONT SET BACK 0'
- SIDE INTERIOR 0',
- 15' ADJACENT TO RESIDENTIAL
- SIDE EXTERIOR 10'
- REAR 0',
- 15' ADJACENT TO RESIDENTIAL
- MIN. LOT AREA 9,000 SF
- MIN. WIDTH 60'
- MIN. DEPTH 100'
- STREET OR PERIPHERAL BUFFER 10' EXCEPT FOR LOT 3, WHICH THROUGH THE DEVELOPMENT AGREEMENT, PART OF BUFFER CAN BE WITHIN ROW.

FLOOD ZONE CLASSIFICATION

A PORTION OF THE SUBJECT PARCEL AFFECTED BY ZONE 'AE', WHERE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS (PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C68280, EFFECTIVE DATE SEPTEMBER 3, 2010).

THE CURRENT FLOOD INSURANCE RATE MAP HAS NOT BEEN UPDATED TO SHOW RE-ALIGNMENT OF HUNTINGTON/INDUSTRIAL DR., THE BNSF RAILROAD TRACKS AND ASSOCIATED BOX CULVERTS.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat.
I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor

Date _____



FLAGSTAFF ARIZONA

THE TRAX - PHASE I

COVER SHEET

JOB NO: 11294
DATE: MAY 15
SCALE: N/A
DRAWN: SCI
DESIGN: ADB
CHECKED: ADB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swibz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

DRAWING NO.
FP1

SHT NO. OF
1 5

C.O.F. FILE NO: P5PR20150016

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
 GEODETIC DATUM: NAD 83 (CONUS)
 VERTICAL DATUM: NAVD 88, REFERENCED FROM SWI CONTROL POINT "GEMINI"
 SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2005)

PROJECTION: TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN: 35° 10' 00" N
 LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
 NORTHING AT GRID ORIGIN: 0 FT
 EASTING AT CENTRAL MERIDIAN: 70,000 FT
 CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

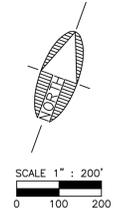
ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM SWI CONTROL POINT "3020" USING GPS WITH NGS GEOD MODEL "GEOID03". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF OVER-DETERMINED AND STATISTICALLY INDEPENDENT OBSERVATIONS.

BASIS OF BEARING: North 00°23'15" West, 2670.69' FROM PT. 3020 TO PT. 3019

POINT #3019 = FOUND 3" ADOT BRASS CAP IN HAND WELL
 LATITUDE = 35°12'38.61391"N NORTHING = 76726.607 FT ESTIMATED ACCURACY
 LONGITUDE = 111°36'48.50795"W EASTING = 70953.940 FT HORIZ = ±0.027 FT
 ELLIPSOID HEIGHT = 6801.801 FT ELEVATION = 6877.603 FT VERT = ±0.035 FT

POINT #3020 = FOUND 2-1/2" BRASS CAP "CITY OF FLAGSTAFF RLS 16544"
 LATITUDE = 35°12'12.20924"N NORTHING = 74055.981 FT ESTIMATED ACCURACY
 LONGITUDE = 111°36'48.29133"W EASTING = 70972.009 FT HORIZ = FIXED
 ELLIPSOID HEIGHT = 6301.897 FT ELEVATION = 6838.56 FT VERT = FIXED



LEGEND

- SECTION LINE
- - - CENTERLINE
- BOUNDARY-R/W LINE
- ADJOINING PARCEL LINE
- ADJOINING R/W LINE
- FOUND 1/2" REBAR W/ PLASTIC CAP "RLS 16630 WOODSON"
- ⊙ FOUND 3" BNSF ALUMINUM CAP
- ⊗ FOUND 2-1/2" BRASS CAP "CITY OF FLAGSTAFF"
- FOUND 2" ALUMINUM CAP "LS 13010 AEC"
- FOUND 1.5" ALUMINUM CAP "LS 14671 NES"
- FOUND 3" ADOT MONUMENT AS NOTED
- CALCULATED POINT
- ⊕ SET 1/2" REBAR W/ ALUMINUM CAP "RLS 48756"

LINE TABLE

NUMBER	BEARING (M)	DISTANCE(M)	BEARING (R)	DISTANCE(R)
L5	N45°57'31"W	60.06'	N45°59'26"W	60.06' (R1)
L6	S89°28'11"W	23.03'	S89°42'12"W	23.04' (R1)
L7	N39°58'54"W	274.91'	N40°07'56"W	275.02' (R1)
L8	N76°43'07"E	37.33'	N76°35'19"E	37.30'
L9	S40°00'50"E	136.85'	S40°09'12"E	136.09'
L10	S45°29'37"E	77.52'	S45°52'40"E	77.10'
L11	S47°25'21"E	82.26'	S47°28'57"E	81.84'
L12	N44°58'58"E	2.86'	N45°36'00"E	3.00'
L13	S42°53'04"E	47.30'	S42°59'24"E	47.26'
L14	N47°02'26"W	66.06'	N52°41'54"W	41.69'(R) N47°15'24"W 67.15' (R1)
L15	N40°46'58"E	176.42'	D=3°28'31" R=2909.789	L=176.49' (R1)
L16	N41°25'16"E	103.26'	N41°08'46"E	103.31'
L17	N36°40'02"E	258.40'	N36°26'28"E	258.30'
L18	N44°29'34"E	153.20'	N44°14'44"E	153.19'

CURVE TABLE

NUMBER	DELTA(M)	RADIUS(M)	LENGTH(M)	DELTA(R)	RADIUS(R)	LENGTH(R)
C4	45°28'05"	234.00'	185.70'	45°27'16"(R1)	234.00'	185.64'(R1)
C5	2°50'14"	2019.24	99.99'	2°50'14"(R1)	2019.24	99.99'(R1)
C6	39°35'02"	486.54'	336.14'	39°34'50"(R1)	486.54'	336.11'(R1)
C7	17°06'04"	3819.72'	1140.07'	17°09'21"(R1)	3819.72'	1143.72'(R1)
C8	7°56'31"	2909.79'	403.34'			396.37'(R1)
C9	4°42'34"	3745.72'	307.88'	4°42'36"	3745.72'	307.92'
C10	27°59'44"	2864.79'	1399.77'	28°01'55"(R1)	2864.79'	1401.60'(R1)
				27°59'44"(R2)	2864.79(R2)	1399.77'(R2)

NOTE:

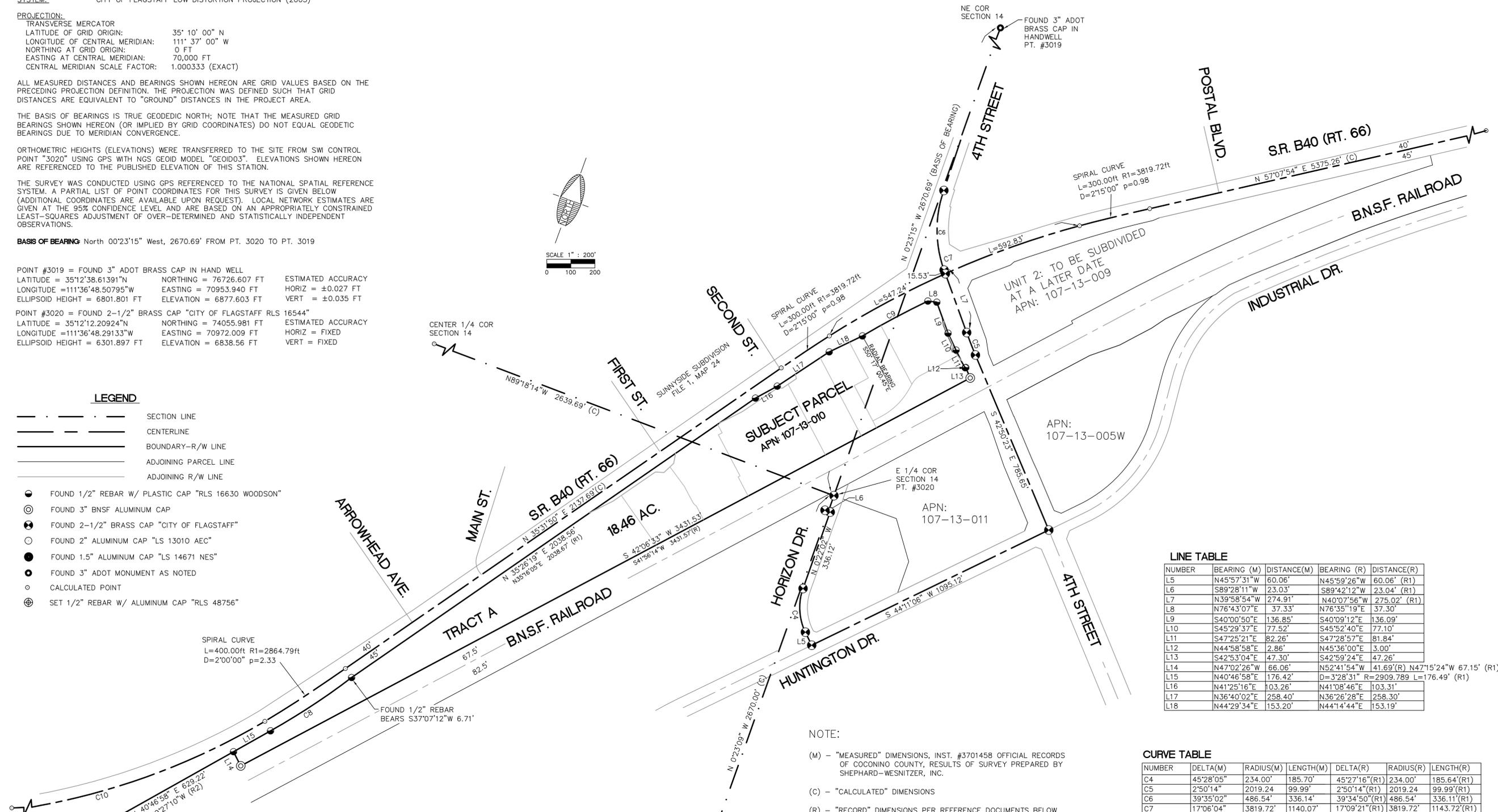
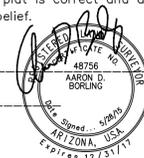
- (M) - "MEASURED" DIMENSIONS, INST. #3701458 OFFICIAL RECORDS OF COCONINO COUNTY, RESULTS OF SURVEY PREPARED BY SHEPARD-WESNITZER, INC.
 - (C) - "CALCULATED" DIMENSIONS
 - (R) - "RECORD" DIMENSIONS PER REFERENCE DOCUMENTS BELOW
- REFERENCE DOCUMENTS:
- (R) - INST #3396857 OFFICIAL RECORDS OF COCONINO COUNTY, CITY OF FLAGSTAFF CONSOLIDATION MAP PREPARED BY PLATEAU ENGINEERING
 - (R1) - INST #3491704 OFFICIAL RECORDS OF COCONINO COUNTY, ALTA SURVEY PREPARED BY WOODSON ENGINEERING AND SURVEYING, INC.
 - (R2) - ADOT RIGHT-OF-WAY PLANS, S.R. B40 M-951-6-801

CERTIFICATE OF LAND SURVEYOR

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 I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor

Date _____



FLAGSTAFF ARIZONA

THE TRAX - PHASE 1

OVERALL BOUNDARY

JOB NO: 11294 DATE: MAY 15 SCALE: AS SHOWN DRAWN: SCI DESIGN: ADB CHECKED: ADB

110 W. Dale Avenue
 Flagstaff, AZ 86001
 928.774.8504 fax
 www.swi02.com

SWI
 Shepard Wesnitzer, Inc.

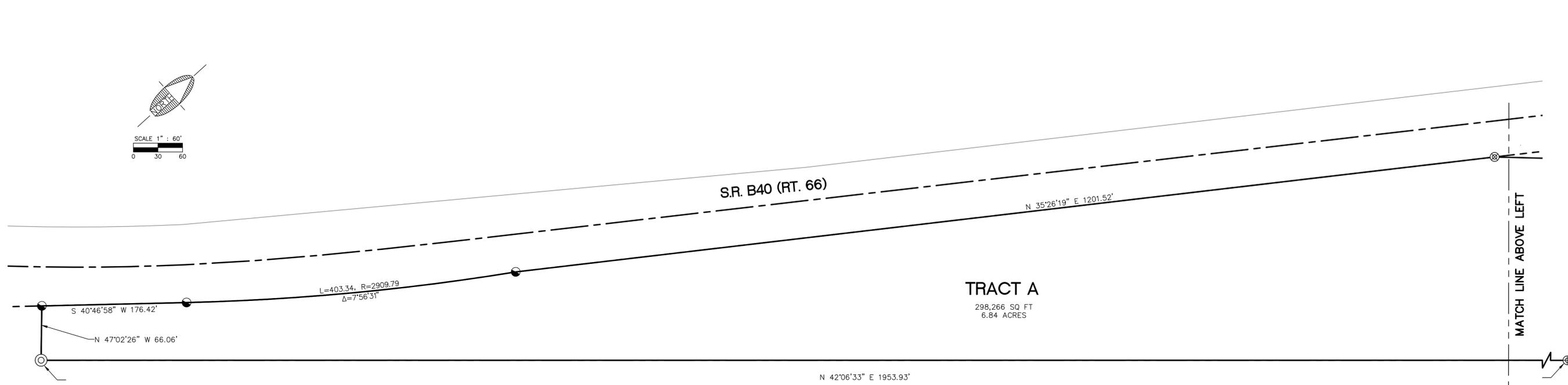
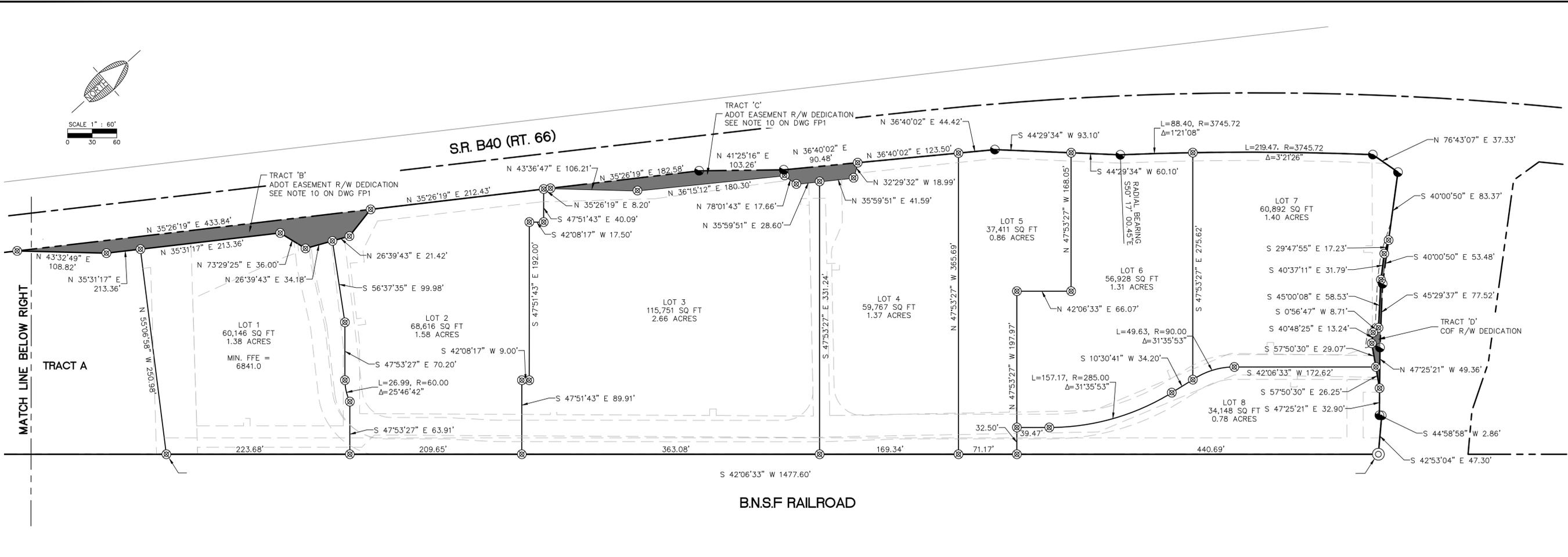
REVISIONS	DATE	BY

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DRAWING NO.
FP2

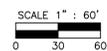
SHT NO. OF
 2 5

C.O.F. FILE NO: PPSR20150016



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Registered Land Surveyor
 Date _____



FLAGSTAFF ARIZONA

THE TRAX - PHASE 1

LOT GEOMETRY

JOB NO.:	11294
DATE:	MAY 15
SCALE:	AS SHOWN
DRAWN:	MUR
DESIGN:	ADB
CHECKED:	ADB

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swibz.com

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

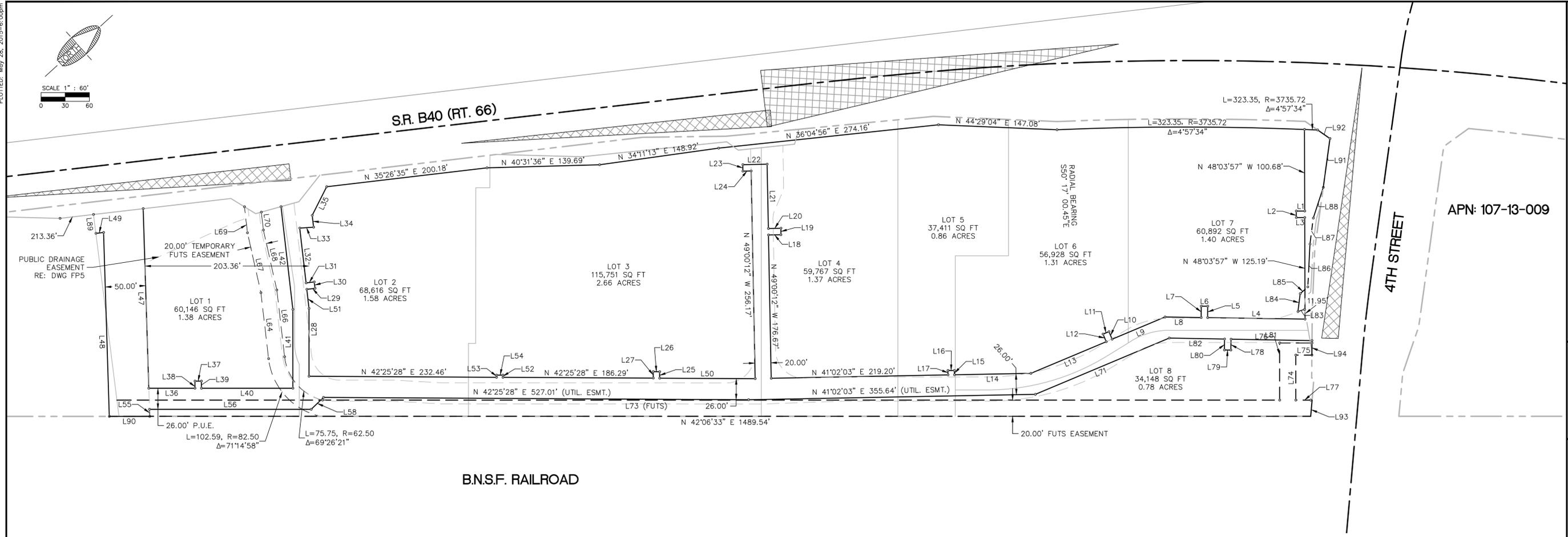
CALL TWO WORKING DAYS BEFORE YOU DIG
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DRAWING NO. **FP3**

SHT NO. 3 OF 5

C.O.F. FILE NO: PSPR20150016

PLOTTED: May 28, 2015 - 6:00pm



LINE #	LENGTH	DIRECTION
L1	10.52	N 42°06'33\"
L2	8.00	N 47°57'23\"
L3	10.54	N 42°06'33\"
L4	120.75	N 42°58'10\"
L5	14.11	N 47°50'20\"
L6	8.00	N 42°06'29\"
L7	13.99	N 47°50'48\"
L8	44.85	N 42°57'31\"
L9	71.04	N 19°26'03\"
L10	10.16	N 70°33'57\"
L11	8.00	N 19°26'03\"
L12	10.16	N 70°33'57\"
L13	101.15	N 19°26'03\"
L14	94.84	N 41°02'03\"
L15	5.28	N 48°57'57\"
L16	8.00	N 42°13'10\"
L17	5.44	N 48°57'57\"
L18	15.40	N 40°59'48\"
L19	8.00	N 47°30'53\"
L20	15.61	N 40°59'48\"

LINE #	LENGTH	DIRECTION
L21	79.31	N 49°00'12\"
L22	30.15	N 40°59'48\"
L23	8.00	N 47°53'27\"
L24	10.31	N 40°59'48\"
L25	8.00	N 47°53'30\"
L26	8.00	N 42°25'28\"
L27	8.00	N 47°53'30\"
L28	83.58	N 47°53'27\"
L29	10.25	N 35°27'37\"
L30	8.00	N 54°32'23\"
L31	10.25	N 35°27'37\"
L32	68.01	N 54°32'23\"
L33	17.25	N 38°19'14\"
L34	14.61	N 54°32'23\"
L35	39.62	N 21°04'33\"
L36	57.21	N 42°06'33\"
L37	8.00	N 42°06'33\"
L38	8.88	N 47°53'27\"
L39	8.88	N 47°53'27\"
L40	113.47	N 42°06'33\"

LINE #	LENGTH	DIRECTION
L41	97.25	N 47°53'27\"
L42	127.57	N 54°32'23\"
L47	221.59	N 49°41'31\"
L48	226.87	N 49°41'31\"
L49	9.60	N 35°28'56\"
L50	118.37	N 42°25'28\"
L51	23.77	N 54°32'23\"
L52	2.68	N 47°34'32\"
L53	2.64	N 47°34'32\"
L54	8.00	N 42°08'17\"
L55	8.62	N 49°41'31\"
L56	200.55	N 42°06'33\"
L58	21.21	N 1°51'28\"
L64	81.89	N 54°32'23\"
L66	82.95	N 54°32'23\"
L67	75.76	N 60°36'04\"
L68	75.76	N 60°36'04\"
L69	32.29	N 54°32'23\"
L70	22.26	N 54°32'23\"
L71	179.97	N 19°26'03\"

LINE #	LENGTH	DIRECTION
L73	1441.71	S 42°06'33\"
L74	55.51	N 47°53'27\"
L75	19.94	N 42°06'33\"
L76	70.51	N 47°53'27\"
L77	18.43	N 42°06'33\"
L78	13.38	N 46°53'41\"
L79	8.00	N 42°13'10\"
L80	13.50	N 46°53'41\"
L81	98.00	N 43°06'19\"
L82	68.58	N 43°07'06\"
L83	8.63	N 24°27'47\"
L84	22.25	N 40°48'25\"
L85	12.59	N 0°56'47\"
L86	52.81	N 45°00'08\"
L87	32.33	N 40°37'11\"
L88	39.87	N 29°47'55\"
L89	23.52	N 55°06'58\"
L90	50.02	N 42°06'33\"
L91	60.81	N 40°00'50\"
L92	18.51	N 76°49'58\"

LINE #	LENGTH	DIRECTION
L93	20.09	N 42°33'57\"
L94	14.93	N 47°25'21\"

LEGEND

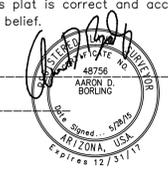
- PUBLIC UTILITY EASEMENT
- EASEMENT
- TEMPORARY EASEMENT
- SLOPE AND DRAINAGE EASEMENT
- CLEARVIEW ZONE

CERTIFICATE OF LAND SURVEYOR

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Registered Land Surveyor

Date _____



FLAGSTAFF ARIZONA

THE TRAX - PHASE 1

PHASE 1 EASEMENTS

APN: 107-13-009

JOB NO: 11294
DATE: MAY 15
SCALE: AS SHOWN
DRAWN: MUR
DESIGN: ADB
CHECKED: ADB

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.0354
928.774.8934 fax
www.swibz.com

SWI
Shepherd Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

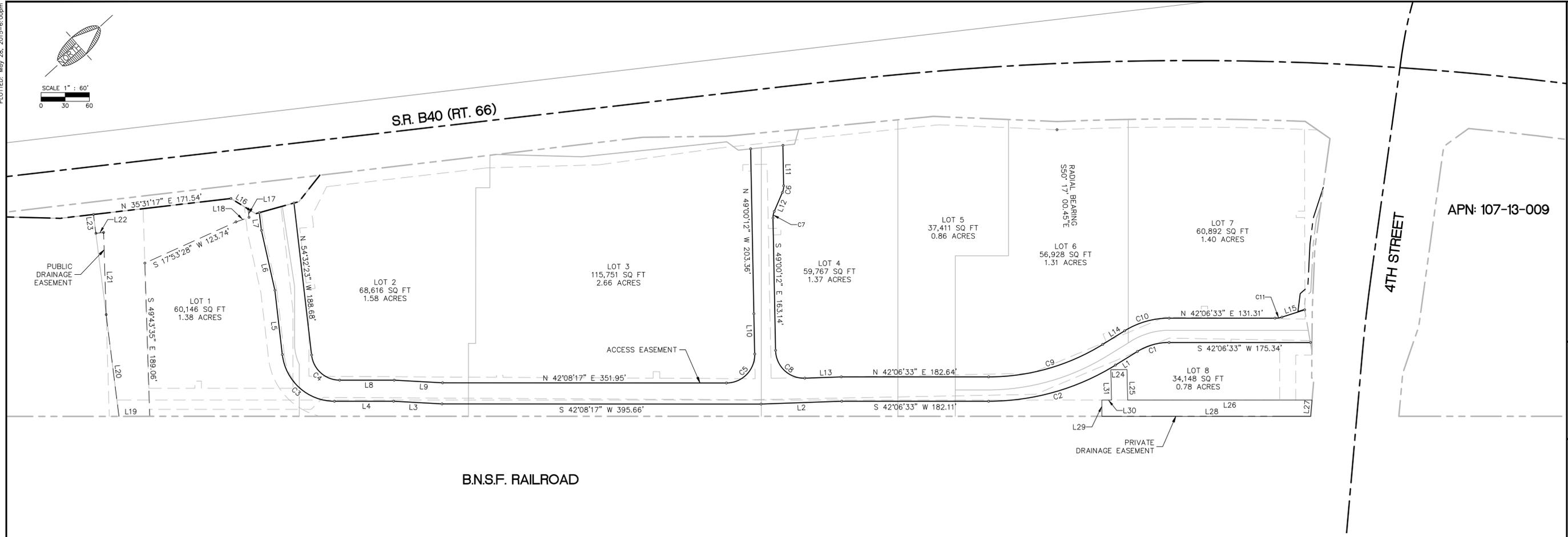
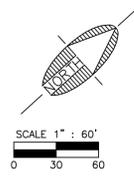
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

DRAWING NO. **FP4**

SHT NO. 4 OF 5

C.O.F. FILE NO: PSPR20150016

FILE: P:\2011\1294\DWG\Plot\Final Plot\FP-11294-EASEMENT.dwg SC-CSD14



LINE #	LENGTH	DIRECTION
L1	31.97	S 10°30'41" W
L2	100.06	S 40°05'34" W
L3	60.09	S 45°16'44" W
L4	73.40	S 42°06'33" W
L5	79.79	N 54°32'23" W
L6	75.76	N 60°36'04" W
L7	22.01	N 54°32'23" W
L8	67.61	N 42°06'33" E
L9	60.10	N 45°16'44" E
L10	49.67	N 49°00'12" W
L11	49.80	S 49°00'12" E
L12	25.34	S 24°39'51" E
L13	45.33	N 40°05'34" E
L14	31.97	N 10°30'41" E
L15	29.62	N 24°27'47" E
L16	25.08	S 73°29'25" W
L17	10.36	S 53°30'37" E
L18	17.20	S 23°11'26" W
L19	38.20	S 42°06'33" W
L20	126.41	N 55°06'28" W

LINE #	LENGTH	DIRECTION
L21	101.40	N 49°41'31" W
L22	9.60	N 35°28'56" E
L23	23.52	N 55°06'58" W
L24	20.00	N 40°48'41" E
L25	37.89	S 49°11'19" E
L26	228.64	N 42°06'33" E
L27	20.08	S 42°53'04" E
L28	258.91	S 42°06'33" W
L29	20.00	N 47°53'27" W
L30	12.02	N 42°06'33" E
L31	37.44	N 49°11'19" W

CURVE #	LENGTH	RADIUS	DELTA
C1	41.36	75.00	31°35'53"
C2	165.45	300.00	31°35'53"
C3	94.56	65.00	83°21'04"
C4	50.92	35.00	83°21'04"
C5	55.68	35.00	91°08'29"
C6	8.50	20.00	24°20'21"
C7	8.50	20.00	24°20'21"
C8	55.53	35.00	90°54'14"
C9	148.90	270.00	31°35'53"
C10	57.91	105.00	31°35'53"
C11	8.78	28.50	17°38'46"

LEGEND

-----	ACCESS EASEMENT PER RECORDED COREA (DOC #3703648)
-----	PUBLIC DRAINAGE EASEMENT
-----	PRIVATE DRAINAGE EASEMENT

CERTIFICATE OF LAND SURVEYOR
 This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat.
 I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor _____
 Date _____

FLAGSTAFF ARIZONA

THE TRAX -- PHASE 1

PHASE 1 EASMENTS

APN: 107-13-009

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8934
 928.774.8934 fax
 www.swibz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

DRAWING NO. **FP5**

SHT NO. **5** OF **5**

C.O.F. FILE NO: PSPR20150016