ORDINANCE NO. 2016-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARIZONA REVISED STATUTES, BY ANNEXING CERTAIN LAND TOTALING APPROXIMATELY 77.8 ACRES LOCATED IN SECTION 4, TOWNSHIP 21 NORTH, RANGE 8 EAST, WHICH LAND IS CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, AND ESTABLISHING NO CITY ZONING FOR SAID LAND; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, petitioner owns parcel APN 113-06-004 located in Section 4, Township 21 North, Range 8 East, consisting of a total of 77.8 acres of land which are located within Coconino County, Arizona, as property adjacent to the boundaries of the City of Flagstaff, and described in Exhibit A, attached to and made a part hereof; and

WHEREAS, a petition in writing ("Petition") accompanied by a map or plot of said Property, having been filed and presented to the Mayor and Council of the City of Flagstaff, Arizona, signed by the owners of one-half or more in value of the real property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Flagstaff in the event of annexation of the territory and land hereinafter described as shown by the last assessment of said Property, which said territory is contiguous to the City of Flagstaff and not now embraced within its corporate limits, asking that the Property be annexed to the City of Flagstaff, and that the corporate limits of the City of Flagstaff be extended and increased so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Flagstaff, Arizona, are desirous of complying with said Petition and extending and increasing the corporate limits of the City of Flagstaff to include said territory as described in Exhibit A; and

WHEREAS, the Petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Flagstaff, and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the Petition had been signed by an owner of real and personal property in such territory; and

WHEREAS, the provisions of Section 9-471, Arizona Revised Statutes, and amendments thereto, have been fully observed; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Flagstaff, Arizona, together with a true and correct copy of the original Petition referred to herein, which is on file in the office of the Coconino County Recorder; and

WHEREAS, the development of the Property will be controlled by the relevant provisions of the Zoning Code, and various other City codes regulating the development of the Property; and

WHEREAS, the Council finds that the proposed annexation for the Property has been considered by the Planning and Zoning Commission and that the City staff and the Commission have each recommended that the Council proceed with the annexation at this time; and

WHEREAS, the Council has reviewed the Staff Summary Report, which discusses the proposed annexation, and now finds that the annexation of the Property would be consistent with the objectives and policies of the Flagstaff Regional Plan 2030 ratified May 20, 2014 ("Regional Plan"); that the annexation of the Property would not be detrimental to the majority of the persons or property in the surrounding area or to the community in general; and the Council specifically further finds that: The annexation of the Property and the existing and proposed uses thereon will further the objectives of the Regional Plan.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the City of Flagstaff, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City of Flagstaff corporate limits:

> See attached Exhibit A which are incorporated herein by this reference.

SECTION 2. That the territory described in Exhibit A is annexed to the City of Flagstaff subject to the following condition:

> That a copy of this Ordinance, together with an accurate map of the territory hereby annexed to the City of Flagstaff, certified by the Mayor of said City of Flagstaff, be forthwith filed and recorded in the office of the County Recorder of Coconino County, Arizona.

SECTION 3. That, pursuant to the provisions of Section 9-471(L), Arizona Revised Statutes, upon this Ordinance becoming final under the provisions of Section 9-471(D), Arizona Revised Statutes, the municipal zoning designation for the Property under the Zoning Code shall be:

1. APN 113-06-004 shall have no zoning designation
2. All annexed parcels shall be placed in the City of Flagstaff Lighting Zone 3 and shall comply with City of Flagstaff Zoning Code Lighting Standards.

SECTION 4. The Community Development Department of the City of Flagstaff is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

SECTION 5. That the Flagstaff City Clerk shall provide a copy of the adopted annexation ordinance to the Clerk of the Coconino County Board of Supervisors within sixty days of the annexation becoming final.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 7. The City Clerk is hereby authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary related to this ordinance as amended herein, and to make formatting changes needed for purposes of clarity and form, or consistency, within thirty (30) days following adoption by the City Council.

SECTION 8. This Ordinance shall become effective thirty (30) days after adoption by the Flagstaff City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff, Arizona, this 5th day of April 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK

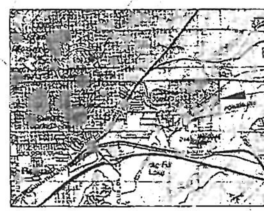
APPROVED AS TO FORM:

_____
CITY ATTORNEY

3619158 1 of 3

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

SCHEDULE B - EXCEPTIONS

FROM COMMITMENT FOR TITLE INSURANCE, ISSUED BY PIONEER TITLE AGENCY, INC.
ORDER NO.: 00665687, EFFECTIVE DATE: 12/29/11 AT 7:30 A.M., AMENDED 01/17/2012

ITEM NO.	DESCRIPTION	NOTES
1	ANY ACTIONS TAX ASSESSMENTS	INDETERMINATE
2	RIGHT OF ENTRY RESERVED	INDETERMINATE
3	EASEMENTS AND RIGHTS	SHOWN HEREON
4	EASEMENTS AND RIGHTS	INDETERMINATE
5	EASEMENTS AND RIGHTS	INDETERMINATE
6	AGREEMENT ACCORDING TO TERMS	INDETERMINATE
7	LAND SURVEY MONUMENT RECORD	SHOWN HEREON
8	LAND SURVEY MONUMENT RECORD	SHOWN HEREON
9	THE EFFECT OF RESOLUTION	INDETERMINATE
10	GRAZING LEASE	INDETERMINATE
11	RIGHT OF WAY	INDETERMINATE
12	RIGHT OF WAY	SHOWN HEREON
13	RIGHT OF WAY	INDETERMINATE
14	RIGHT OF WAY	INDETERMINATE
15	RIGHT OF WAY	SHOWN HEREON
16	RIGHT OF WAY	SHOWN HEREON
17	RIGHT OF WAY	SHOWN HEREON
18	RIGHT OF WAY	SHOWN HEREON
19	RIGHT OF WAY	SHOWN HEREON
20	RIGHT OF WAY	SHOWN HEREON
21	RIGHT OF WAY	SHOWN HEREON
22	APPLICATION FOR RIGHT OF WAY	INDETERMINATE
23	APPLICATION FOR RIGHT OF WAY	SHOWN HEREON
24	APPLICATION FOR RIGHT OF WAY	INDETERMINATE
25	RIGHTS AS DISCLOSED	INDETERMINATE
26	AMBIGUITY OF THE DESCRIPTION	SHOWN HEREON
27	RESERVATION OR EXCEPTIONS	INDETERMINATE
28	WATER RIGHTS, CLAIMS OR TITLE	INDETERMINATE

LEGAL DESCRIPTION:

FROM EXHIBIT A, COMMITMENT FOR TITLE INSURANCE, ORDER NO.: 00665687

Section 4, Township 21 North, Range 8 East, Gila & Salt River Base of Meridian, Coconino County, Arizona;

EXCEPT the South half of the Southwest quarter, (of the Southwest quarter), and the Southwest quarter of the Southeast quarter of the Southwest quarter of said Section 4; AND

EXCEPT the East half of the Southwest quarter of the Northwest quarter of the Southwest quarter; the Southeast quarter of the Northwest quarter of the Southwest quarter; the East half of the Northwest quarter of the Southwest quarter of the Southwest quarter; the Northeast quarter of the Southwest quarter of the Southwest quarter; the West 272.15 feet of the West half of the Southwest quarter of the Northeast quarter of the Southwest quarter; and the West 272.15 feet of the West half of the Northwest quarter of the Southeast quarter of the Southwest quarter of said Section 4; AND

EXCEPT a portion of the South half of said Section 4 lying Southerly of "an electric transmission line".

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description and except all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

BASIS OF BEARING AND COORDINATE SYSTEM:

LINEAR UNIT: INTERNATIONAL FOOT
GEODETIC DATUM: NAD 83 - ARIZONA
VERTICAL DATUM: NAVD88 (CONUS)
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION SYSTEM

PROJECTION:
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 35° 00' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
NORTHING AT GRID ORIGIN: 0.000 FT
EASTING AT CENTRAL MERIDIAN: 70,000.00 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

THIS SURVEY WAS CONDUCTED USING GPS REFERENCED TO NGS (NATIONAL GEODETIC SURVEY) OPUS (ON-LINE POSITIONING SYSTEM) AND CONSTRAINED TO A LEAST-SQUARED ADJUSTMENT WITH AN ESTIMATED ACCURACY OF 95% CONFIDENCE LEVEL.

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE LOW DISTORTION PROJECTION DEFINITION. THIS PROJECTION IS 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 DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM CITY OF FLAGSTAFF PIS No. 1429301 USING GPS WITH NGS GEOID MODEL "GEOID09"

NOTES:

AS TO THE MATTERS SHOWN HEREON, THE WLB GROUP INC. HAS RELIED SOLELY ON THE COMMITMENT FOR TITLE INSURANCE PREPARED AND ISSUED BY PIONEER TITLE AGENCY, INC. (ORDER NO.: 00665687, EFFECTIVE DATE. 12/29/11 AT 7:30 A.M., AMENDED 01/17/2012). THE WLB GROUP INC. AND THOMAS J. BUTLER, RLS, MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT COMMITMENT FOR TITLE INSURANCE.

AS TO SCHEDULE B EXCEPTIONS ITEMS 3, 15, AND 16, THE LOCATION OF THE 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SHEET 2 WAS DETERMINED BY A BEST FIT TO THE FIBERGLASS GAS LINE MARKERS LOCATED IN THE FIELD AT THE TIME OF THIS SURVEY AND A DESCRIPTION PROVIDED BY HE STATE LAND OFFICE.

AS TO SCHEDULE B EXCEPTIONS ITEM 12, THE LOCATION OF THE SPECIAL LAND USE PERMIT (SLUP) AREA AS SHOWN ON SHEET 2 WAS DETERMINED BY SCALING AN EXHIBIT PROVIDE BY THE STATE LAND OFFICE.

AS TO SCHEDULE B EXCEPTIONS ITEM 12, THE LOCATION OF THE RIGHT OF WAY (ROW) AREA AS SHOWN ON SHEET 2 WAS DETERMINED BY A BEST FIT LOCATION FROM THE CITY OF FLAGSTAFF GEOGRAPHICAL INFORMATION SYSTEM (GIS) AND BY SCALING AN EXHIBIT PROVIDE BY THE STATE LAND OFFICE.

AS TO SCHEDULE B EXCEPTIONS ITEM 18, THE LOCATION OF THE 30 FEET WIDE RIGHT OF WAY AS SHOWN ON SHEET 2 WAS DETERMINED BY A BEST FIT TO THE FIBERGLASS WATER LINE MARKERS LOCATED IN THE FIELD AT THE TIME OF THIS SURVEY AND A DESCRIPTION PROVIDED BY THE STATE LAND OFFICE.

AS TO SCHEDULE B EXCEPTIONS ITEMS 21 AND 23, THE LOCATION OF THE 10 FEET WIDE RIGHT OF WAY AS SHOWN ON SHEET 2 WAS DETERMINED BY A BEST FIT LOCATION FROM SCALING AN EXHIBIT PROVIDE BY THE STATE LAND OFFICE.

AS TO SCHEDULE B EXCEPTIONS ITEM 26, THE LEGAL DESCRIPTION HAS BEEN CORRECTED AS SHOWN HEREON WITH ITALIC AND PARENTHESES TO DESCRIBE THE AREA OF THIS SURVEY.

AS TO ALL EASEMENTS AND RIGHT OF WAY SHOWN HEREON, THEY ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL LOCATIONS AND AREAS.

AS TO THE SCHEDULE B ITEMS LISTED HEREON AS INDETERMINATE, THESE ITEMS WERE EITHER NOT FURNISHED BY THE TITLE COMPANY OR DID NOT HAVE SUFFICIENT METES AND BOUNDS DESCRIPTIONS TO CONVEY THE LOCATIONS ON THIS SURVEY.

Instrument # 3619158 1 of 3
Recorded At The Request Of The WLB Group, Inc.
Date: 2-24-2012
Records of Coconino County, AZ
Candace Owens, County Recorder

LEGAL DESCRIPTION:

FURNISHED BY SURVEYOR, Item 4, SCHEDULE B REQUIREMENTS, COMMITMENT FOR TITLE INSURANCE, ORDER NO.: 00665687

The following is a legal description of a parcel land lying within Section 4, Township 21 North, Range 8 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Being the TRUE POINT OF BEGINNING at a found 3" BLM brass cap "T21N, R8E, S33/S34/S4/S3, T21N, 1987" at the northeast corner of said Section;

Thence South 00°32'59" West along the east line of said Section, a distance of 2735.65 feet to a set 1/2" rebar with aluminum cap "LS 40640" at the east quarter corner of said Section, from which a found 2 1/2" aluminum cap "W.C. 1/4, S4/S3, 1284" bears South 00°16'05" West, a distance of 5.00 feet;

Thence continuing along said line South 00°16'05" West, a distance of 893.94 feet to a set 1/2" rebar with aluminum cap "LS 40640" on the northerly line of the Arizona Public Service 100.00 feet Right of Way;

Thence South 78°…'00" West along said Right of Way line, a distance of 2757.64 feet to a set 1/2" rebar with aluminum cap "LS 40640";

Thence continuing along said Right of Way line South 57°01'00" West, a distance of 573.50 feet to a set 1/2" rebar with aluminum cap "LS 40640" on a line parallel with and 100.00 feet east of the east line of the southwest quarter of the southeast quarter of the southwest quarter of said Section;

Thence South 00°13'02" East along said parallel line, a distance of 888.17 feet to a set 1/2" rebar with aluminum cap "LS 40640" on the south line of said Section;

Thence North 89°45'05" West along said Section line, a distance of 100.00 feet to a set 1/2" rebar with aluminum cap "LS 40640" at the southeast corner of the southwest quarter of the southeast quarter of the southwest quarter of said Section;

Thence North 00°13'02" West along the east line of the southwest quarter of the southeast quarter of the southwest quarter of said Section, a distance of 658.38 feet to a set 1/2" rebar with aluminum cap "LS 40640" at the northeast corner of the southwest quarter of the southeast quarter of the southwest quarter of said Section;

Thence North 89°53'06" West along the north line of the southwest quarter of the southeast quarter of the southwest quarter of said Section, a distance of 348.31 feet to a found 2" square metal plate in concrete "+ S.E. COR" at the southeast corner of the EL Paso Natural Gas property;

Thence North 00°13'13" West along the east line of said property, a distance of 1314.92 feet to a found 2" square metal plate in concrete "+ N.E. COR" at the northeast corner of said property;

Thence South 89°37'35" West, along the north line of said property, a distance of 1268.42 feet to a found 2" square metal plate in concrete "+ N.W. COR" at the northwest corner of said property;

Thence South 00°14'30" East along the west line of said property, a distance of 1306.38 feet to a found 2" square metal plate in concrete "+" at the southwest corner of said property;

Thence North 89°54'04" West along the north line of the southwest quarter of the southwest quarter of the southwest quarter of said Section, a distance of 330.63 feet to a set 1/2" rebar with aluminum cap "LS 40640" on the west line of said Section;

Thence North 00°16'31" West along said Section line, a distance of 1254.81 feet to a found 2 1/2" aluminum cap "T21N, R8E, 1/4, S5/S4, LS 14671, 1888" at the west quarter corner of said Section;

Thence continuing along said Section Line North 00°21'36" West, a distance of 2…04 feet to a found 2 1/2" aluminum cap "T21N, S32/S33/S5/S4, T2…, LS 9431, 1979" at northwest corner of said Section;

Thence North 88°43'58" East along the north line of said Section, a distance of 2654.52 feet to a found 3" BLM brass cap "T21N, R8E, 1/4, S3/S4, T21N, 1987" at the north quarter-corner of said Section;

Thence continuing along said Section line North 89°18'14" East, a distance of 2655.34 feet to the TRUE POINT OF BEGINNING.

Containing 4…90 Acres, more or less

CERTIFICATION:

To The City of Flagstaff, Pioneer Title Agency, Inc., Old Republic National Title Insurance Company, and the State of Arizona, a Body Politic:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 10, 11(a), 11(b), 13, 16, 17, 20(a), and 20(b) of Table A thereof. The field work was completed on 02/03/2012.

Date: 02/15/2012

Thomas J. Butler R.L.S. 40640

1-800-782-5348

Official Records of Coconino County 3619158

NO.	DATE	ITEM

REVISIONS

The WLB Group Inc. WLB
Engineering • Planning • Surveying • Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, Flagstaff, and Las Vegas, NV.
523 N. Beaver Street, Flagstaff, AZ 86001
FH (928) 779-1500

ALTA/ACSM LAND TITLE SURVEY
PICTURE CANYON
COVER SHEET

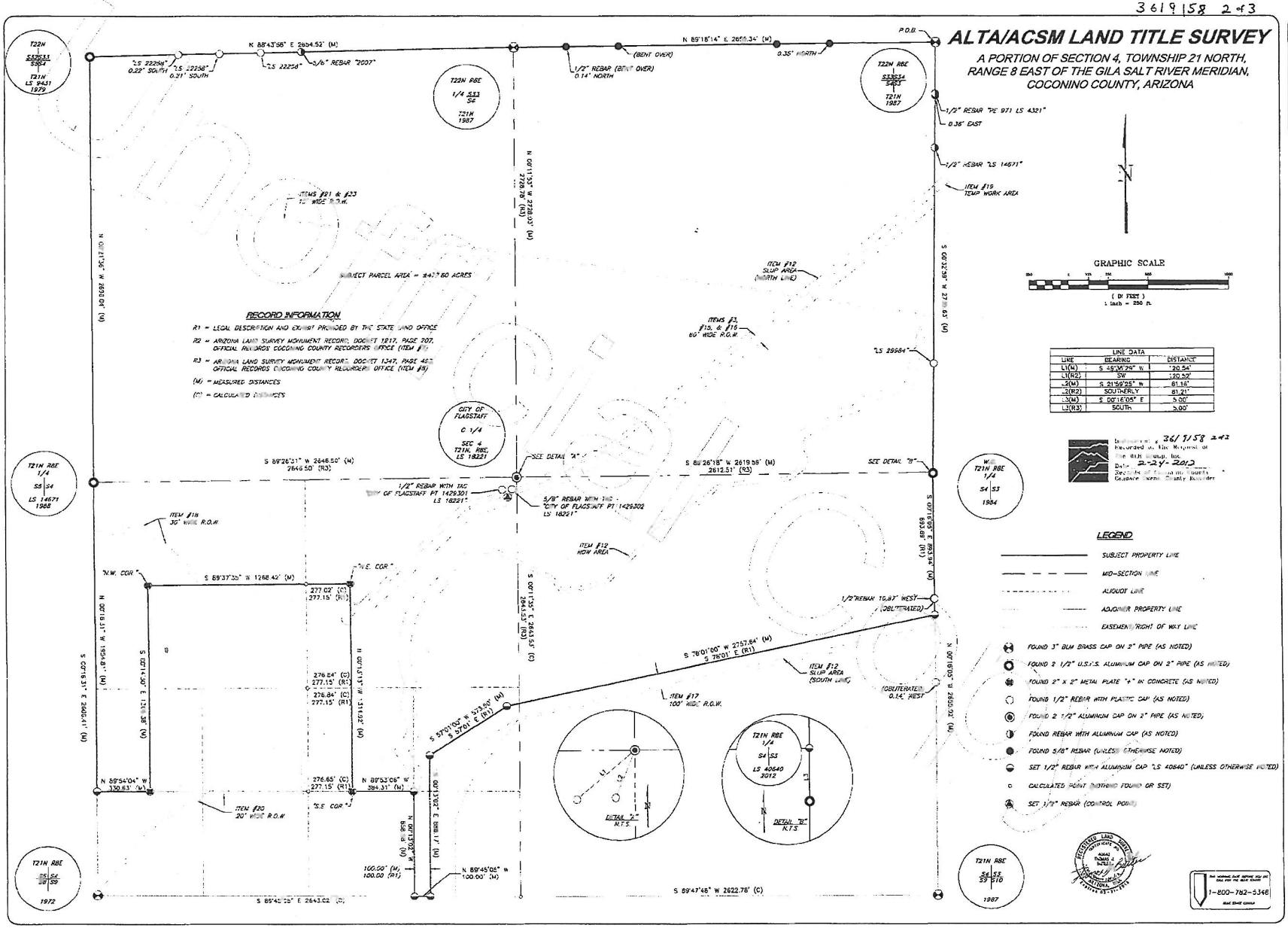
DESIGNED BY: TB
DRAWN BY: TB,CF
CHECK BY: TB
DATE: FEB 2012

PROJECT NO. 311019A002
SHEET 1 OF 3

3619158 2 of 3

ALTA/ACSM LAND TITLE SURVEY

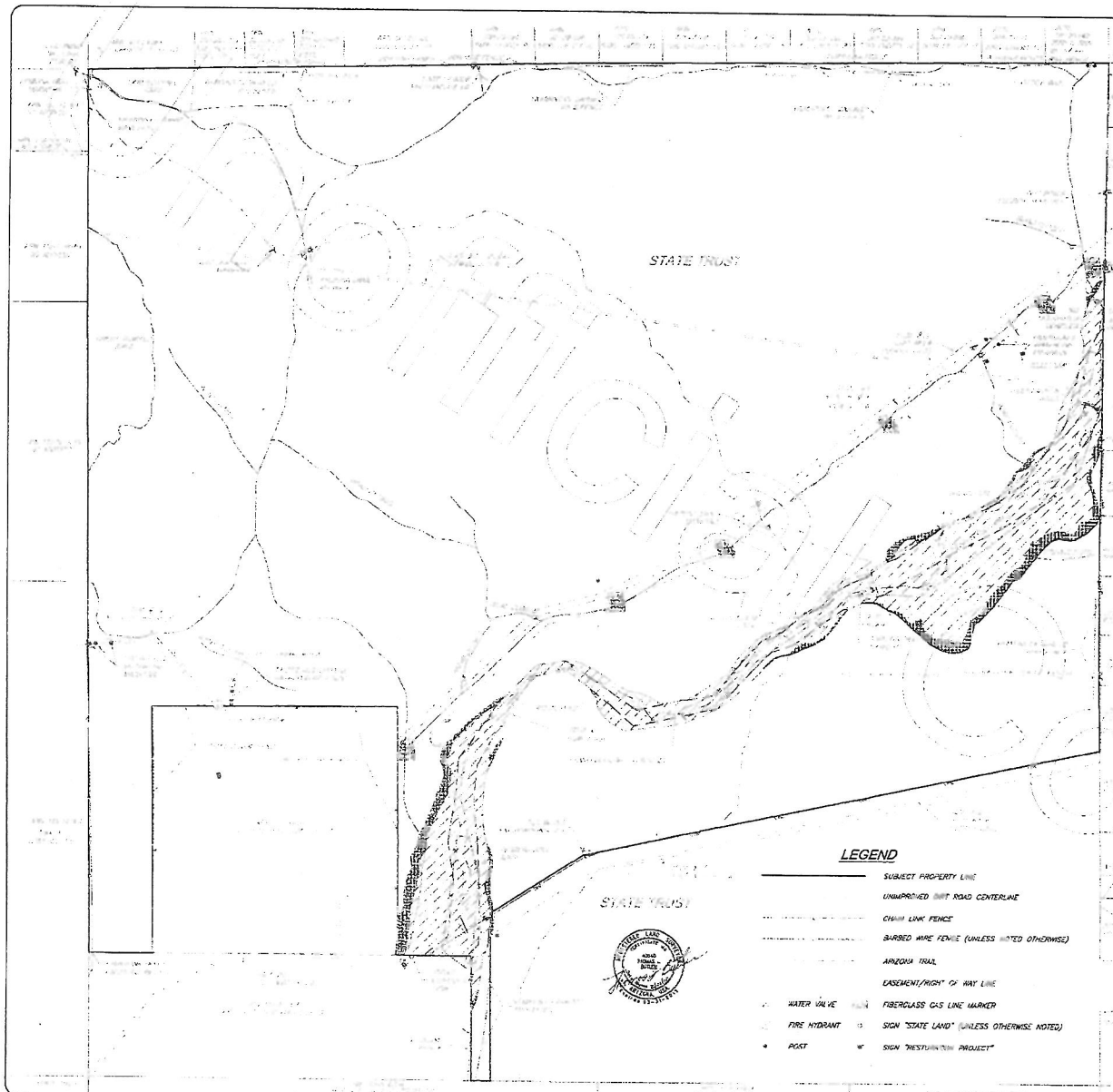
A PORTION OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



3619158 3 of 3

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



N

GRAPHIC SCALE

(IN FEET)
1 inch = 250 ft.

Instrument # 3619158 3 of 3
Request of the Recorder of
The WLB Group, Inc.
On 2-24-2012
Records of Coconino County
Coconino County, Arizona

LEGEND

- SUBJECT PROPERTY LINE
- UNIMPROVED DIRT ROAD CENTERLINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE (UNLESS NOTED OTHERWISE)
- ARIZONA TRAIL
- EASEMENT/RIGHT OF WAY LINE
- WATER VALVE
- FIBERGLASS GAS LINE MARKER
- FIRE HYDRANT
- SIGN "STATE LAND" (UNLESS OTHERWISE NOTED)
- POST
- SIGN "RESTORATION PROJECT"

NOTES:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES LOCATED AT THE TIME THE FIELD SURVEY WAS BEING CONDUCTED AND INFORMATION OBTAINED FROM CITY OF FLAGSTAFF GIS.

UNLESS LABELED HEREON, THE ADJOINING PARCEL FENCE LINES DO NOT ENCROACH ACROSS THE SUBJECT PARCEL.

REMAINS OF BARBED WIRE FENCE LINES SHOWN HEREON ARE BASED ON FIELD LOCATIONS OF EXISTING FENCE, OLD WIRE FOUND ON THE GROUND, AND OLD POST.

THE CENTERLINE OF UNIMPROVED DIRT ROADS SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND GOOGLE EARTH IMAGE DATED JUNE 2011.

THE CENTERLINE OF RIO DE FLAG SHOWN HEREON IS BASED ON FIELD LOCATIONS AND GOOGLE EARTH IMAGE DATED JUNE 2011.

THE ROADS LABELED HEREON AS CLOSED HAD A SIGN OR LOG BARRIER ACROSS THEM TO PREVENT ACCESS.

THE CENTERLINE OF THE ARIZONA TRAIL SHOWN HEREON IS BASED ON FIELD LOCATIONS AND GOOGLE EARTH IMAGE DATED JUNE 2011.

THE LANDSCAPE AREA SHOWN HEREON DID NOT HAVE ANY PERMANENT FEATURES OR EARTHWORK OBSERVED AT THE TIME THE FIELD SURVEY WAS BEING CONDUCTED.

THE EARTH WORKED AREA SHOWN HEREON IS BASED ON GOOGLE EARTH IMAGE DATED JUNE 2011 AND IS AN AREA OF EXCAVATION FOR BOULDERS.

THE WELL/PUMP SHOWN HEREON SHOULD BE VERIFIED BY A PROFESSIONAL AS TO WHAT EXACTLY IT IS.

THE ADDRESS AND LINE WORK OF THE ADJOINING PARCELS SHOWN HEREON ARE BASED ON CITY OF FLAGSTAFF GIS AND ARE FOR REFERENCE ONLY.

THE EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE INFORMATION AS NOTED ON SHEET 1 AND ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL LOCATIONS AND AREAS.

THE FEMA FLOOD ZONES AND FLOODWAY SHOWN HEREON ARE BASED ON A SCALED IMAGE OF FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04005C0683J, EFFECTIVE DATE SEPTEMBER 3, 2010.

ZONE AE = AREA OF SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED.

ZONE X = AREA OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOODWAY AREA IN ZONE AE = THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

1-800-782-5348
ARIZONA BLUE STAKE CENTER

NO.	DATE	ITEM
		REVISIONS

The WLB Group, Inc.
Engineering • Planning • Surveying
Offices located at: 110 Cabin Drive, Sedona, AZ 86351
Mailing Address: 1519 N. Beaver St., Flagstaff, AZ 86001
PH (928) 779-1500

ALTA/ACSM LAND TITLE SURVEY
PICTURE CANYON

TOPOGRAPHY SHEET

DESIGNED BY: LD
DRAWN BY: TB, DT
CHECKED BY:
DATE: FEB 2012

PROJECT NO.
311013AL002

SHEET	OF
3	3

3619158 Pages 1 of 3 02/27/2012 08:18 AM