

FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN 2022

BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21: S 88°27'23" E

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LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N85° 07' 35"E	20.33'
L2	N57° 07' 48"E	23.56'
L3	N02° 31' 21"W	19.18'
L4	N47° 41' 18"E	17.72'

CURVE TABLE			
CURVE NO.	DELTA	RADIUS	LENGTH
C1	017°56'23"	146.30'	45.81'

FLAGSTAFF MESA SUBDIVISION  
INST. NO. 3369470

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES  
AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS  
WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING:

A. REMOVABLE OR WIRE FENCING; AND,  
B. CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE EASEMENT.

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TRACT A

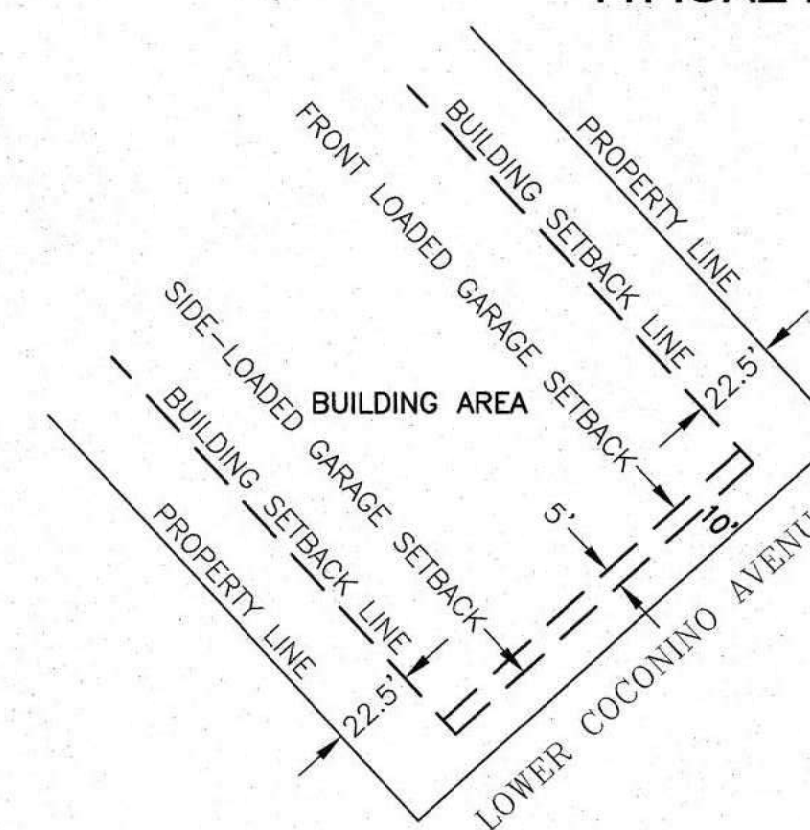
THE ENTIRETY OF TRACT A INCLUDES THE FOLLOWING EASEMENTS  
DEDICATED TO THE CITY OF FLAGSTAFF:

1. DRAINAGE MAINTENANCE EASEMENT (DME),  
2. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (ESVAE)  
3. FLAGSTAFF URBAN TRAILS SYSTEM EASEMENT (FUTS)  
4. PUBLIC UTILITY EASEMENT (PUE).

### LEGEND

- SECTION CORNER AS NOTED  
FOUND RIGHT-OF-WAY MONUMENT AS NOTED  
FOUND REBAR AS NOTED  
FOUND MONUMENT AS NOTED  
FOUND PIPE AS NOTED  
SET 1/2" REBAR WITH CAP MARKED "LS 16630"  
FOUND NAIL AS NOTED  
CALCULATED LOCATION  
(M) MEASURED DATA  
(R) RECORD DATA

## TYPICAL BUILDING SETBACKS



\*NOTE: THE FRONT BUILDING SETBACK SHALL BE A MINIMUM OF 10' OR AT THE EXISTING INGRESS/EGRESS EASEMENT DESCRIBED IN INSTRUMENT NO. 3267556, WHICHEVER IS GREATER. WHEN THE EXISTING EASEMENT IS ABANDONED ALL LOTS SHALL MAINTAIN A MINIMUM SETBACK OF 10'. SIDE-LOADING GARAGES WILL MAINTAIN A 10' SETBACK AND FRONT-LOADING GARAGES WILL REQUIRE A 15' SETBACK FROM THE EXISTING RIGHT-OF-WAY.

**SURVEY NOTES**

1. THIS MAP WAS PREPARED FROM NOTES OF FIELD SURVEYS PERFORMED BY ME DURING 2022.
2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS A COMPLETE AND ACCURATE REPRESENTATION OF SAID SURVEYS.
3. ANY POINTS ARE THE RESULT OF THE SURVEY, AND THE POSITIONS SHOWN ON THIS MAP DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ACTUAL OWNERSHIP LINES MAY BE AFFECTED BY MONUMENTS, LINES OF OCCUPATION, AND OTHER UNWRITTEN RIGHTS.
4. ALL LOT CORNER MONUMENTS HAVE BEEN SET AS SHOWN HEREON.

OWNER

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ENGINEER

ALICIA STOFFERS, PE  
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120053

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6-15-2023

FINAL PLAT  
FIMBRE ESTATES  
FLAGSTAFF, ARIZONA

DATE: 6-15-2022
PROJ. NO.: 120053
FN: 120053 swy

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