

DEDICATION

STATE OF ARIZONA }
 COUNTY OF COCONINO } ss.
 KNOW ALL MEN BY THESE PRESENTS: That LAKE MARY L.L.C. AND JIM AND DARLEEN JAMISON each as to the portion which they hold title to hereby publishes this plat as and for the plat of ASPEN TRAILS, a subdivision of portions of the NW 1/4 of Section 33 and the NE 1/4 of Section 32, Township 21 North, Range 7 East, G & S.R.M., Flagstaff, Coconino County, Arizona, as shown and as more fully described in the accompanying plat and gives that each lot and street shall be known by the number or name given therein and respectively on said plat and hereby dedicates to the City of Flagstaff for use the streets as shown on said plat. Easements are dedicated for the purposes shown. Tracts C, D, E, F, and G are hereby dedicated to the Aspen Trails Property Owners Association. Tract B is hereby dedicated to the City of Flagstaff for use as a Fire Station.

IN WITNESS WHEREOF: LAKE MARY, L.L.C. has hereunto caused its name to be signed and the same to be attested by the signature of its representatives, thereunto authorized.

Done at Flagstaff, Arizona, this 16th day of April, 1997.
 By: Jamison
 JIM JAMISON BY: NICHOLAS BOUSSOULIS

IN WITNESS WHEREOF: JIM AND DARLEEN JAMISON have hereunto caused their names to be signed and the same to be attested by the signature of its representatives, thereunto authorized.

Done at Flagstaff, Arizona, this 16th day of April, 1997.
 By: Jamison
 JIM JAMISON BY: DARLEEN JAMISON

ACKNOWLEDGMENT

On this the 16th day of April, 1997, before me, the undersigned personally appeared Jamison who acknowledged by self to represent LAKE MARY L.L.C. and that he 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: 03/14/00

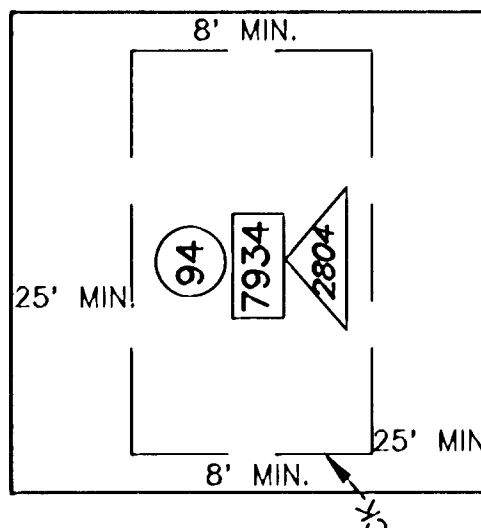
OCCUPANCY

No Certificate of Occupancy for any residence may be issued nor may any residence erected 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:
 - Wood, wire, or removable section-type fencing.
 - Construction, structures, or buildings with a permanent foundation which use or shall use the utility easement.
- Tree and slope areas required to be retained on-site shall be identified and protected before on-site construction commences and during the construction shall include tree removal, grading, trenching, and building construction. The Development Code shall be in accordance to division 10-03-005 of the Land Development Code.
- TREE PRESERVATION AND PROTECTION:
 - Building construction, including accessory buildings, is limited within the development envelopes noted herein.
 - All on-lot areas outside of development envelopes are designated as perpetual resource protection easements and bufferyards to be maintained by the individual lot owners.
- CONSTRUCTION OR LANDSCAPING WITHIN DEPICTED CLEAR ZONES IS RESTRICTED PER L.D.C. CHAPTER 10-07.
- MAXIMUM LOT COVERAGE SHALL NOT EXCEED 30%.
- SITE SPECIFIC MAXIMUM DENSITY YIELD IS 122 DWELLING UNITS.
- 103 LOTS PROPOSED

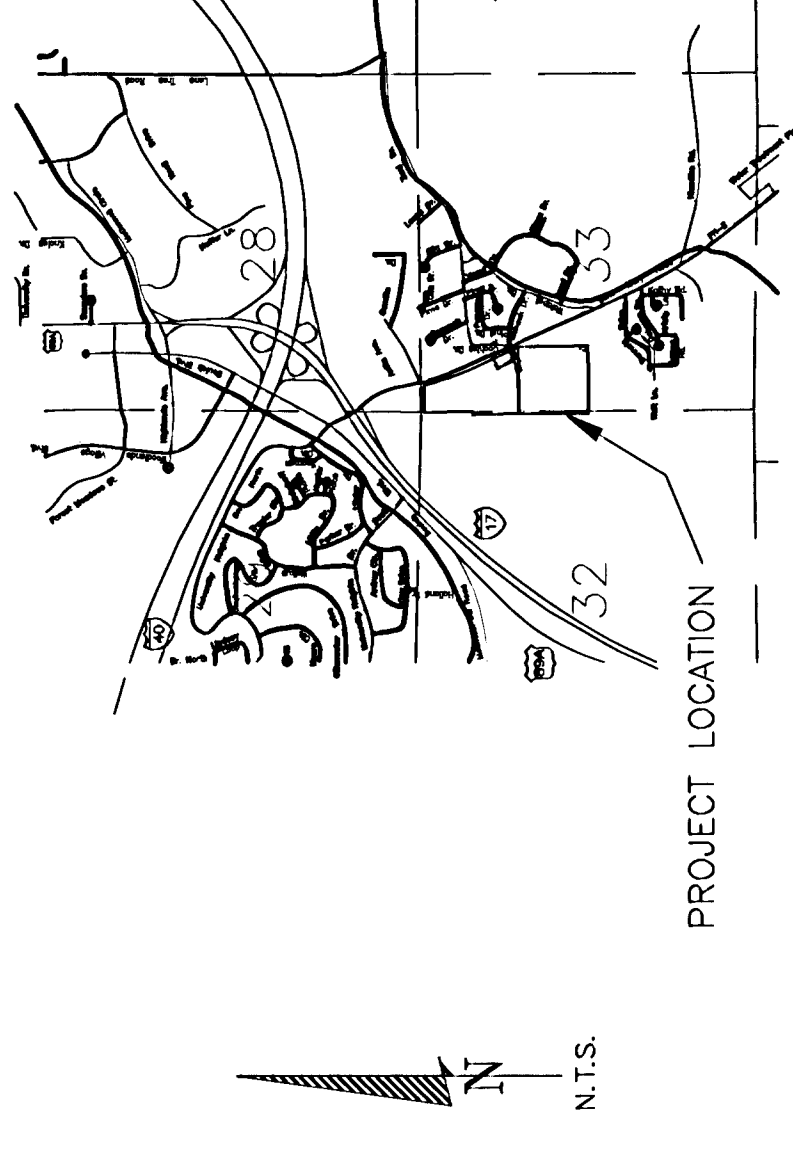
TYPICAL LOT SETBACKS R1 ZONE
 25' MIN. FRONT AND REAR
 8' SIDE, 15' EXTERIOR SIDE



Lots without slope...
 "Buildable area" indicates the maximum area which can be disturbed for the placement of structures and paving. A driveway of up to 20' in width can be placed within the front setback; all other paving and structures must be placed within the indicated zone setbacks.

FINAL PLAT OF ASPEN TRAILS

A 103 LOT SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 33 AND THE NE 1/4 OF SECTION 32, T 21 N, R 7 E, G & SRM, FLAGSTAFF, COCONINO COUNTY, ARIZONA DOCKET 1806 PAGE 561 47.914 ACRES



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, Arizona, on the 16th day of April, 1997.

By: Stewart
 City Clerk

It is hereby certified that this plat has been officially approved for the record by the Development Review Board of Flagstaff, Arizona, on the 16th day of April, 1997.

By: Stewart
 Chairman
 By: Ronald
 City Engineer

UTILITY ACKNOWLEDGMENT

ARIZONA PUBLIC SERVICE DATE 4/16/97
 CITIZENS UTILITIES DATE 4/16/97
 US WEST DATE 4-16-97
 FLAGSTAFF CABLEVISION DATE 4-16-97

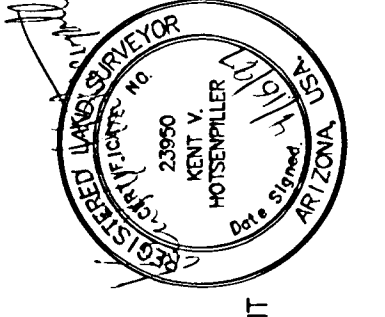
OWNER/DEVELOPER

LAKE MARY L.L.C.
 1619 N. Aztec
 Flagstaff, AZ 86001
 (520) 773-8444

Jim and Darleen Jamison
 1619 N. Aztec
 Flagstaff, AZ 86001
 (520) 773-8444

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY UPON WHICH IT IS BASED, WAS PERFORMED AND PREPARED BY OR UNDER MY DIRECTION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



FINAL PLAT OF ASPEN TRAILS

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LEGEND

- Found BLM brass cap
- Found ADOT aluminum cap
- Found cap LS 13015
- Found ARENCO cap LS 13010
- Found 1/2" iron pipe
- Found aluminum cap LS 14671
- Found rebar
- (R1) Book 10 Page 76
- (R2) Docket 1806 Page 562

Line and Curve Tables on Sheet 1.
 Slope Easement Width as noted
 94 Lot Number
 7834
 2804

Square footage of Development Envelope. All on-lot disturbance is limited to the area by which the excavation is made. All disturbances, with the exception of those noted, shall be within the Zoning setbacks shown on Sheet One.

Rebar with cap to be set at all lot corners and at all centerline PCs, PTs, and intersections.
 Tract A & B to be developed as separate, stand-alone projects.
 Tracts C & F to be dedicated to and maintained by the Aspen Trails Property Owners Association as open space, with drainage, detention, & pedestrian access easements over portions of said tracts as shown hereon.
 Tract D to be dedicated to and maintained by the Aspen Trails Property Owners Association for detention.
 Tracts E & G to be dedicated to and maintained by the Aspen Trails Property Owners Association as open space.

Curve 50'
 $\Delta = 12.49 50'$
 $R = 3719.86$
 $R = 346.62$
 $L = 84.84 85'$
 Chord
 $N18^{\circ}52'35"E$
 $51.84 85'$

Tract A
 19.982 acres

Disturbance to slope and forest resources located within the 24' wide secondary access easement located on Tract A shall be factored into the calculation of total resource protected land at the time Tract A is developed.

NW corner section 33
 T 21 N, R 7 E, G&SRM
 Project benchmark elev = 6906.24'
 Source: City of Flagstaff



RECORDED AT REQUEST OF
 CITY OF FLAGSTAFF
 No. 97-10630
 DATE APRIL 23, 1997
 @ 10:41 A.M.
 CASE 7 MAP 25 A
 Records of Coconino County, Arizona
 CANDACE OWENS
 County Recorder

OWNER/DEVELOPER
 Lake Mary, LLC
 1619 N Aztec
 Flagstaff, AZ 86001
 (520) 773-8444

Jim and Darleen Jamison
 1619 N Aztec
 Flagstaff, AZ 86001
 (520) 773-8444

OPACITY/BUFFERYARD 0.3
 DKT 737 PG 127
 CIRCLE K CORP
 BAK PROPERTIES, INC.
 BOYINGTON HEIGHTS
 CASE 4 MAP 52

OPACITY/BUFFERYARD 0.1
 DKT 769 PG 688
 BOYINGTON HEIGHTS
 CASE 4 MAP 52

OPACITY/BUFFERYARD 0.1
 DKT 1200 PG 247
 ASPEN SHADOWS
 ASSOC.

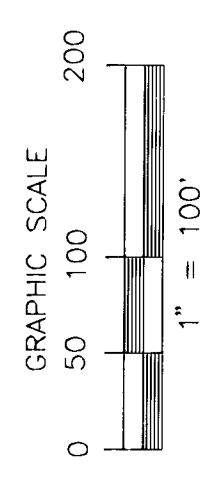
OPACITY/BUFFERYARD 0.1
 DKT 1458 PG 501
 PONDEROSA TRAILS, LLC
 TRANSAMERICA TITLE TRUST

OPACITY/BUFFERYARD 0.1
 DKT 737 PG 127
 CIRCLE K CORP
 BAK PROPERTIES, INC.
 BOYINGTON HEIGHTS
 CASE 4 MAP 52

OPACITY/BUFFERYARD 0.1
 DKT 769 PG 688
 BOYINGTON HEIGHTS
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OPACITY/BUFFERYARD 0.1
 DKT 1200 PG 247
 ASPEN SHADOWS
 ASSOC.

OPACITY/BUFFERYARD 0.1
 DKT 1458 PG 501
 PONDEROSA TRAILS, LLC
 TRANSAMERICA TITLE TRUST



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|--|------------------|----------------------|----------------------|----------------------|
| DESIGNED BY: KWH | DATE: 4/17/97 | PROJECT NO.: 5032 | AGENCY NO.: 95243 | SHEET NO.: 2 of 2 |
| | | | | |
| PLAT FINAL | | | | |
| ASPEN TRAILS | | | | |
| WOODSON ENGINEERING AND SURVEYING, INC. | | | | |
| 18 E. BIRCH AVENUE FLAGSTAFF, AZ 86001 PHONE: (520) 774-4636 FAX: (520) 774-4646 | | | | |
| | | | | |
| REVISIONS | kwh 4/16/97 | | | |
| kwh 7/17/96 | | | | |
| kwh 7/26/96 | | | | |
| kwh 8/12/96 | | | | |
| kwh 8/26/96 | | | | |
| kwh 9/19/96 | | | | |

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