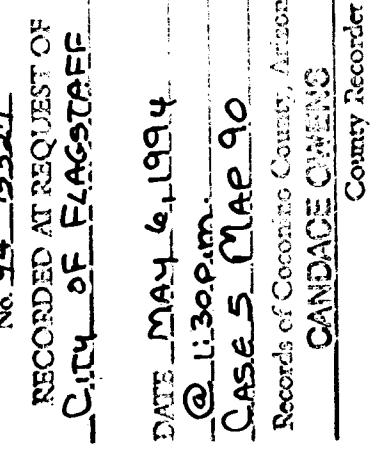


AMBERWOOD UNIT 1  
(A PORTION OF SEC. 19, T. 21 N., R. 8 E.  
OF THE G. & S.R.B. & M., COCONINO COUNTY, ARIZONA)

CONTINENTAL COUNTRY CLUB ESTATES UNIT 1  
CASE 3, MAP 7 (R1)

RECORDED AT REQUEST OF  
COURT OF APPEALS  
DATE: MAY 16, 1994  
CASE 5 MAP 90  
COUNTY RECORDER  
COUNTY RECORDER



State of Arizona  
County of Navajo

KNOWN ALL MEN BY THESE PRESENTS, That Flagstaff Heights Limited Partnership, as owner, hereby publishes this subdivision of a portion of the South half of Section 19, Township 21 North, Range 8 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, as shown plotted hereon, and hereby declares that said plat sets forth the locations and gives the same and that each lot and street shall be known by the number or name given to each 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.

IN WITNESS WHEREOF, Flagstaff Heights Limited Partnership, as owner, has caused this plat to be signed and the same to be attested by the signature of its Representative, thereunto authorized, Done at Phoenix, Arizona, this 15th day of May, 1994.

BY: *[Signature]*  
Flagstaff Heights Limited Partnership

**ACKNOWLEDGEMENT**  
SANDI GILBERTSON  
NOTARY PUBLIC-COCONINO COUNTY  
COCONINO COUNTY, ARIZONA  
My Commission Expires: June 1, 1997

On this the 15th day of May, 1994, before me, the undersigned, a Notary Public for the State of Arizona, acknowledged himself to represent the Flagstaff Heights Limited Partnership and that he is duly authorized to execute the foregoing instrument for the purpose therein contained by signing the name for the partnership by himself.

IN WITNESS WHEREOF, I hereunto set forth my hand and official seal.  
My Commission Expires: 6-9-97 *[Signature]*  
Notary Public

**CERTIFICATION**  
This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of May, 1994, and that the survey is true and complete as shown, that all monuments shown actually exist as shown, that their positions are accurate and that said monuments are sufficient to enable the survey to be retraced.  
*[Signature]*  
DATE: 5-3-94

**APPROVALS**  
It is hereby certified that this plat has been officially approved for record by the Council of the City of Flagstaff, Arizona, on the 28th day of October, 1994.  
BY: *[Signature]*  
CITY CLERK

It is hereby certified that this plat has been officially approved, for record by the Development Review Board of Flagstaff, Arizona, on the 28th day of October, 1994.  
BY: *[Signature]*  
CITY ENGINEER

**OCCUPANCY**  
No Certificate of Occupancy for any residence may be issued nor may any residence erected in this tract BE OCCUPIED UNTIL ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE COMPLETED, INSTALLED AND AN ALL-WEATHER ACCESS DRIVEWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

**UTILITY ACKNOWLEDGEMENTS**  
*[Signature]*  
U.S. WEST COMMUNICATIONS, INC.  
CITIZENS UTILITIES COMPANY  
FLAGSTAFF CABLEVISION  
ARIZONA PUBLIC SERVICE  
DATE: 4/26/94  
DATE: 4-20-94  
DATE: 4-24-94  
DATE: 4-27-94

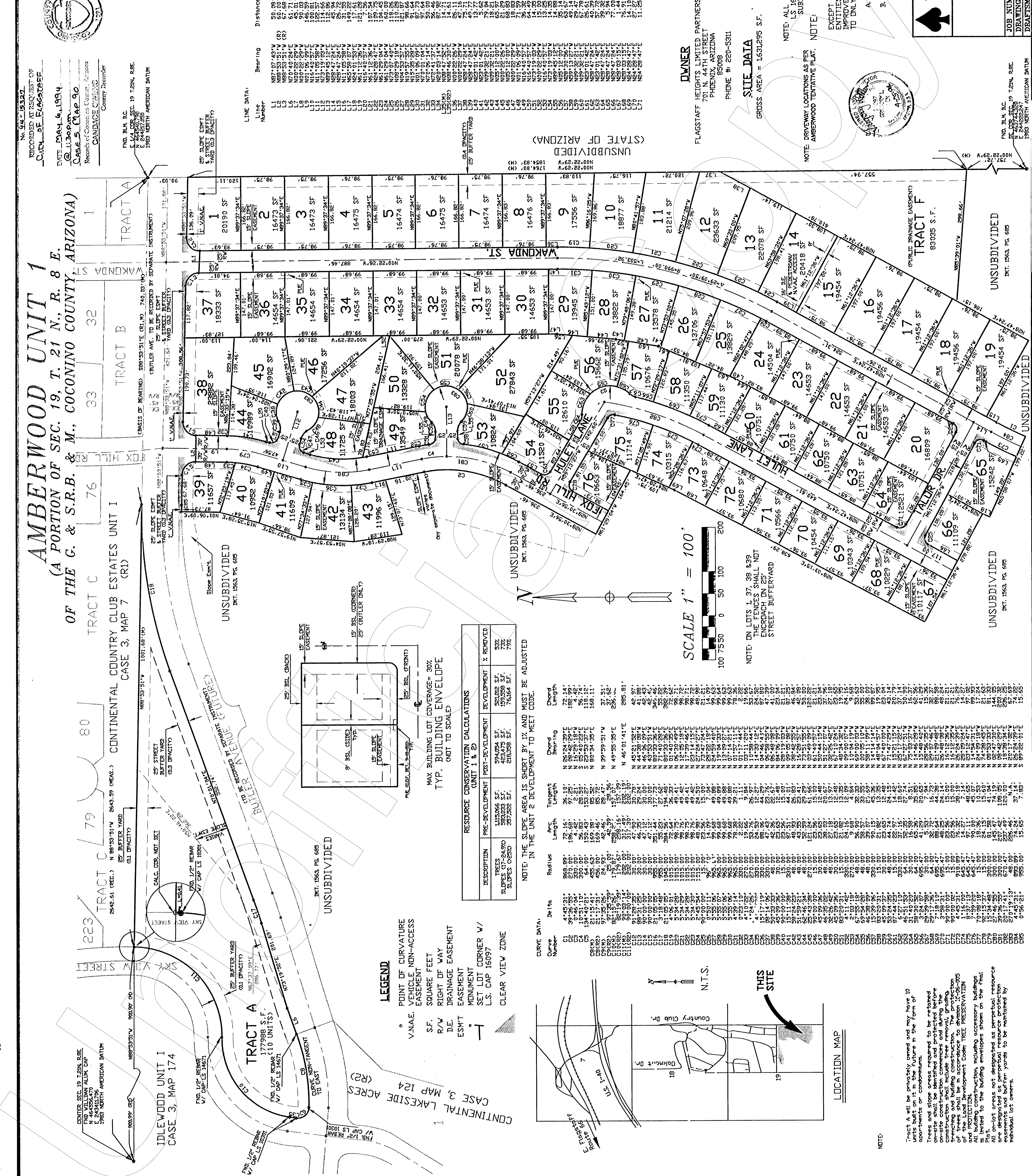
**OWNER**  
FLAGSTAFF HEIGHTS LIMITED PARTNERSHIP  
701 N. 44TH STREET  
PHOENIX, ARIZONA  
85008  
PHONE #: 260-5311

**SITE DATA**  
GROSS AREA = 163,295 SF.  
NOTE: ALL PROP. CORR. SHALL BE SET W/ 1/2" REBAR W/ CAP L.S. EXCEPT WHERE FND. AS NOTED IN THIS SUBDIVISION

**REVISIONS**  
DATE  
A  
B  
C  
D  
E  
F  
G  
H  
I  
J  
K  
L  
M  
N  
O  
P  
Q  
R  
S  
T  
U  
V  
W  
X  
Y  
Z

**A LLEN CONSULTING ENGINEERS, INC.**  
266 WEST 3RD PLACE  
MESA, ARIZONA 85201  
PHONE (602) 844-1666  
AMBERWOOD  
FINAL PLAT  
UNIT 1

JOB NUMBER: 90328  
DRAWING: FINAL  
SHEET: 1 OF 1  
DATE: 1-21-94  
CHECKED BY: DRAFTSMAN



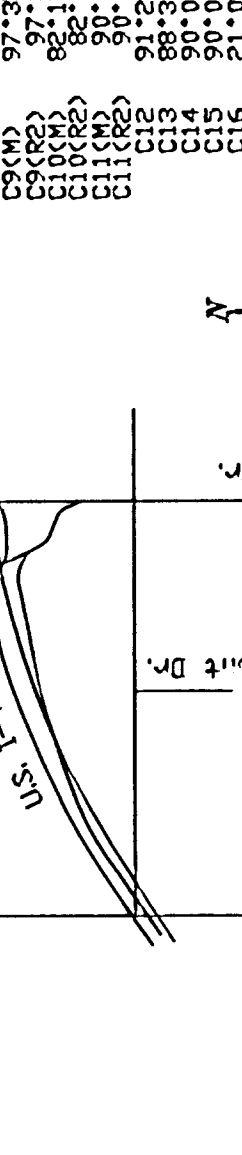
RESOURCE CONSERVATION CALCULATIONS (UNIT 1 & 2)

DESCRIPTION	PRE-DEVELOPMENT	POST-DEVELOPMENT	% REMOVED
WOODLAND	1,000,000 SF	500,000 SF	50%
SHRUBLAND	2,000,000 SF	1,000,000 SF	50%
GRASSLAND	3,000,000 SF	1,500,000 SF	50%
WATER	100,000 SF	50,000 SF	50%
TOTAL	6,000,000 SF	3,000,000 SF	50%

NOTE: THE SLOPE AREA IS SHORT BY 1X AND MUST BE ADJUSTED. THE FENCES SHALL NOT ENCRDACH ON 25' STREET BUFFERYARD

CURVE DATA

Curve Number	Delta	Length	Area	Radius	Tangent	Chord	Chord Bearing
1	10	100	1000	1000	100	100	N 90° 00' 00" E
2	20	200	4000	2000	200	200	N 45° 00' 00" E
3	30	300	9000	3000	300	300	N 30° 00' 00" E
4	40	400	16000	4000	400	400	N 22° 37' 00" E
5	50	500	25000	5000	500	500	N 18° 46' 00" E
6	60	600	36000	6000	600	600	N 15° 49' 00" E
7	70	700	49000	7000	700	700	N 13° 28' 00" E
8	80	800	64000	8000	800	800	N 11° 48' 00" E
9	90	900	81000	9000	900	900	N 10° 11' 00" E
10	100	1000	100000	10000	1000	1000	N 8° 45' 00" E



NOTE: Tract A will be privately owned and may have 10 openings or enclosures to be retained. On-site construction shall be completed before construction commences and during the construction period, the protection of trees shall be in accordance to A.S.P. and PROTECTION, Development Code TREE PRESERVATION. All building construction including accessory buildings, is limited to the building envelopes shown on the final plat. All on-lot areas not designated as perpetual resource are designated as perpetual resource protection. The 10' wide easement areas shall be maintained by individual lot owners.



1335575