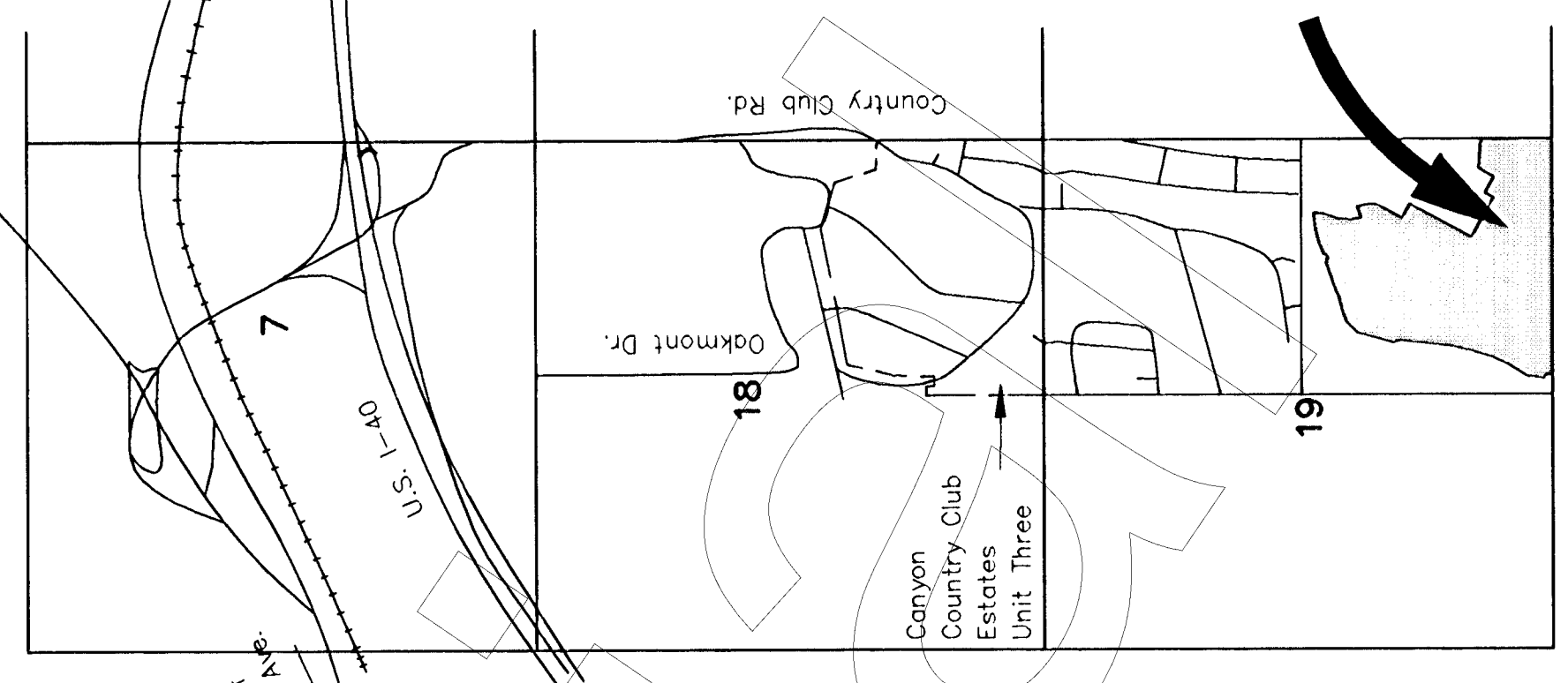


LEGAL DESCRIPTION

A portion of the Southeast quarter of Section 19, Township 21 North, Range 8 East of the Gila and Salt River Baseline and Meridian, Coconino County, Arizona, more particularly described as follows: Beginning at the Southeast Corner of said Section 19, said Southeast Corner also being the TRUE POINT OF BEGINNING; THENCE South 89 Deg. 55' 52" West along the south line of said Section 19, 2540.53 feet to a point on a nontangent curve, concave to the west, on the Eastern boundary of Lakeside Acres Unit II, Case 3, Map 154, R.C.C., said nontangent curve having a radius point that bears North 00 Deg. 04' 10" West, 48.00 feet distant; THENCE along the arc of said curve, through a central angle of 170 Deg. 16' 36" and arc distance of 142.64 feet to a point on the easterly boundary of said Lakeside Acres Unit II; THENCE continuing along said easterly boundary of said Lakeside Acres Unit II, North 09 Deg. 39' 14" East, 192.46 feet; THENCE continuing along said easterly boundary of said Lakeside Acres Unit II, North 32 Deg. 15' 37" East, 230.19 feet; THENCE continuing along said easterly boundary of said Lakeside Acres Unit II, North 23 Deg. 29' 38" East, 173.15 feet; THENCE continuing along said easterly boundary of said Lakeside Acres Unit II, North 16 Deg. 12' 39" East, 227.29 feet; THENCE continuing along said easterly boundary of said Lakeside Acres Unit II, North 12 Deg. 53' 48" East, 215.35 feet; THENCE continuing along said easterly boundary of said Lakeside Acres Unit II, North 05 Deg. 51' 18" East, 404.68 feet to a point which is the Southeast Corner of Continental Lakeside Acres recorded as Case 3, Map 124, R.C.C.; THENCE along the easterly boundary of said Continental Lakeside Acres, North 03 Deg. 13' 51" East, 177.97 feet; THENCE continuing along said easterly boundary of said Continental Lakeside Acres, North 09 Deg. 28' 57" West, 83.99 feet; THENCE continuing along said easterly boundary of said Continental Lakeside Acres, North 15 Deg. 35' 10" East, 405.81 feet; THENCE continuing along said easterly boundary of said Continental Lakeside Acres, North 14 Deg. 36' 72" East, 156.46 feet to a point on the City of Flagstaff File No. 04-83012, (Butler Avenue Right-Of-Way Conveyance); THENCE continuing along said South Right-Of-Way North 72 Deg. 41' 21" East, 56.46 feet; THENCE continuing along said South Right-Of-Way North 73 Deg. 19' 52" East, 201.69 feet to the beginning of a curve concave to the Northwest with a radius point that bears North 16 Deg. 40' 08" West, 1045.00 feet distant; THENCE continuing along said South Right-Of-Way North 73 Deg. 19' 52" East, 201.69 feet to the beginning of a curve concave to the Southeast, having a radius point that bears North 16 Deg. 40' 08" East, 30.00 feet distant; THENCE along the arc of said curve through a central angle of 89 Deg. 35' 41" West, 47.09 feet; THENCE continuing along said South Right-Of-Way North 70 Deg. 06' 14" East, 50.00 feet to the beginning of a curve concave to the Southeast, having a radius point that bears South 69 Deg. 56' 45" East, 30.00 feet distant; THENCE along the arc of said curve through a central angle of 90 Deg. 04' 19", 47.16 feet to the point of tangency; THENCE continuing along said South Right-Of-Way North 70 Deg. 06' 14" East, 97.64 feet to the beginning of a curve concave to the Southeast, having a radius point that bears South 19 Deg. 58' 58" South, 295.00 feet distant; THENCE continuing along said curve through a central angle of 20 Deg. 08' 47", 335.80 feet to a point on the South Right-Of-Way of Butler and also being the Northwest corner of Amberwood Unit 1 as recorded Case 5, Map 90, R.C.C.; THENCE along the west line of said Amberwood Unit 1, South 01 Deg. 06' 09" West, 87.72 feet; THENCE continuing along the west line of said Amberwood Unit 1, South 15 Deg. 35' 28" West, 91.64 feet; THENCE continuing along the west line of said Amberwood Unit 1, South 59 Deg. 55' 59" East, 98.66 feet to the beginning of a curve concave to the west, having a radius point that bears South 04 Deg. 04' 09" West, 57' West, 121.87 feet; THENCE continuing along the west line of said Amberwood Unit 1, South 08 Deg. 29' 16" East, 110.28 feet; THENCE continuing along the west line of said Amberwood Unit 1, North 73 Deg. 07' 40" East, 129.15 feet; THENCE continuing along the west line of said Amberwood Unit 1, South 11 Deg. 05' 58" East, 91.02 feet to the beginning of a curve concave to the west, having a radius point that bears South 78 Deg. 54' 02" West, 97.00 feet distant; THENCE along the arc of said curve through a central angle of 39 Deg. 36' 55", 186.68 feet to the point of tangency; THENCE continuing along the west line of said Amberwood Unit 1, South 28 Deg. 30' 56" West, 235.45 feet; THENCE continuing along the west line of said Amberwood Unit 1, South 61 Deg. 29' 04" East, 154.45 feet; THENCE continuing along the west line of said Amberwood Unit 1, North 25 Deg. 28' 08" East, 86.15 feet to the beginning of a curve concave to the west, having a radius point that bears South 28 Deg. 03' 15" West, 638.29 feet; THENCE continuing along the south line of said Amberwood Unit 1, South 61 Deg. 12' 36" East, 278.82 feet; THENCE continuing along the south line of said Amberwood Unit 1, South 24 Deg. 01' 53" West, 17.61 feet; THENCE continuing along the south line of said Amberwood Unit 1, South 65 Deg. 58' 07" East, 199.22 feet to the beginning of a curve concave to the west, having a radius point that bears South 65 Deg. 58' 07" East, 868.89 feet distant; THENCE Northwesterly along the arc through a central angle of 04 Deg. 45' 31", 72.15 feet to the point of tangency; THENCE continuing along the southerly line of said Amberwood Unit 1, North 28 Deg. 47' 24" East, 26.72 feet; THENCE continuing along the south line of said Amberwood Unit 1, South 61 Deg. 12' 36" East, 197.00 feet; THENCE continuing along the south line of said Amberwood Unit 1, South 25 Deg. 28' 08" East, 86.15 feet to the beginning of a curve concave to the west, having a radius point that bears South 85 Deg. 39' 01" West, 298.66 feet to a point on the east line of said Section 19, from which the East Quarter Corner bears North 00 Deg. 22' 29" West, 1854.83 feet distant; THENCE South 00 Deg. 22' 29" East along the east line of said Section 19, 757.72 feet to the Southeast Corner of said section and the TRUE POINT OF BEGINNING.

AMBERWOOD UNIT 2 FINAL PLAT

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



- SHEET INDEX: 1 COVER SHEET, 2 FINAL PLAT (NORTH PORTION), 3 FINAL PLAT (SOUTH PORTION)

- LEGEND: V.N.A.E. VEHICLE NON-ACCESS EASEMENT, R/W RIGHT OF WAY, D.E. DRAINAGE EASEMENT, ESM'T EASEMENT, S.E. SLOPE EASEMENT, MONUMENT (TO BE SET), MONUMENT (FOUND 1/2" REBAR UNLESS OTHERWISE NOTED), 30'X30' CLEAR VIEW ZONE, ALL PROPERTY CORNERS SHALL BE SET W/ 1/2" REBAR W/ CAP RLS # 16465 EXCEPT WHERE FOUND AS NOTED ON PLAT

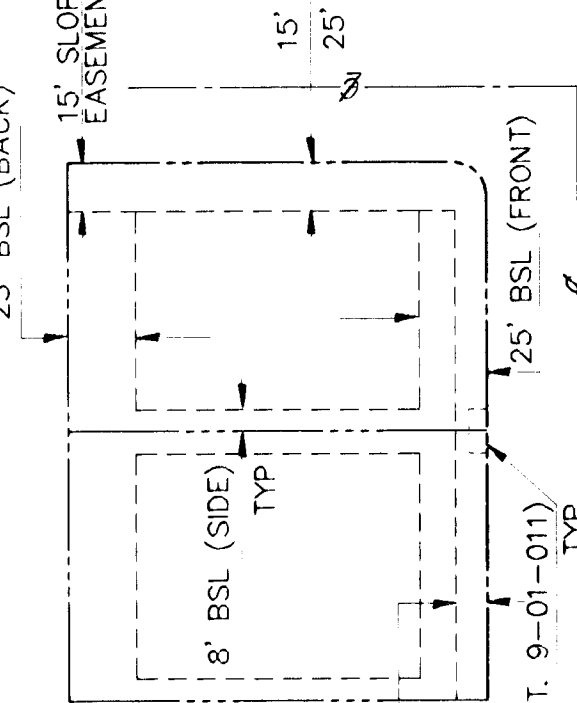
Table with 2 columns: SUBDIVISION DATA and LOT DATA. Rows include LOT TOTAL (102), MAX DENSITY (465 UNITS), TRACTS (6), GROSS AREA (89.88 ACRES), NET AREA (110.948 ACRES), STREET R/W AREA (20.484 ACRES), ZONING (R-1), LARGEST LOT (74462 S.F.), SMALLEST LOT (9004 S.F.), AVERAGE LOT (17414 S.F.), GROSS DENSITY (1.54 UNITS/ACRE), NET DENSITY (1.83 UNITS/ACRE).

OCCUPANCY: No Certificate of Occupancy for any residence may be issued 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.

UTILITY ACKNOWLEDGEMENTS

May Vign for Access Wilson 4-27-95 DATE
CITIZENS UTILITIES COMPANY
FLAGSTAFF CABLEVISION
ARIZONA PUBLIC SERVICE

VICINITY MAP



NOTE: 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: A. WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING; B. CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

BASIS OF BEARING

EAST TO WEST MIDDLE LINE OF SECTION 19, T. 21 N. R. 8 E. OF THE G. & S.R.B. & M. COCONINO COUNTY, ARIZONA PER CASE 3, MAP 7, AS RECORDED IN COCONINO COUNTY BEARING = S 88°53'51" E

RESOURCE CONSERVATION CALCULATIONS UNITS 1 & 2. Table with 4 columns: DESCRIPTION, PRE-DEVELOPMENT, POST-DEVELOPMENT, % REMAINING. Rows include TREES, SLOPES (17-24.9%), SLOPES (>25%).

NOTE: Trees and slope areas required to be retained on-site shall be identified and protected before on-site construction commences and during the construction process. The protection of trees shall be in accordance with the protection and PROTECTION component Code: TREE PRESERVATION and PROTECTION component Code: TREE PRESERVATION.

NOTE: All building construction, including accessory buildings, shall be limited to the building envelopes shown on the final Plat. All on-lot areas designated as building setbacks are designated as setbacks to be maintained by individual lot owners. Butler Avenue buffer yard to be maintained by the subdivision's homeowner's association and are to be reserved for future use where resource area has been designated.

DEDICATION

STATE OF ARIZONA ss. COUNTY OF COCONINO

KNOWN ALL MEN BY THESE PRESENTS: That Flagstaff Heights Limited Partnership, an Arizona limited partnership, and William C. Neils hereby publishes this plat and for the plat of Amberwood Unit 2, a portion of the Southeast quarter 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 dimensions and measurements of the lots and streets constituting the same and that the same are to be used for the purposes of the name given to each respectively on said plat and hereby dedicates the same to the City of Flagstaff for use of the streets as shown on said plat. Easements and tracts are dedicated for the purposes shown.

IN WITNESS WHEREOF: Flagstaff Heights Limited Partnership, and William C. Neils, as owners, have hereunto caused their signatures to be written and the same to be attested by the signature of its Representative, through authorized agents, Donee at Phoenix, Arizona, this 25th day of April, 1995.

ACKNOWLEDGEMENT

STATE OF ARIZONA ss. COUNTY OF MARICOPA

On this the 25th day of April, 1995, before me, the undersigned, personally appearing in person, the said partnership acknowledged themselves to be the partners in 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: 04/27/98

ACKNOWLEDGEMENT

STATE OF WASHINGTON ss. COUNTY OF Skagitj

On this the 25th day of April, 1995, before me, the undersigned, personally appearing in person, the said partnership acknowledged themselves to be the partners in the foregoing instrument for the purpose therein contained by signing his name.

IN WITNESS WHEREOF: I hereunto set forth my hand and official seal. My Commission Expires: 3/31/98

CERTIFICATION

This is to certify that the survey and Subdivision of the premises described and plotted hereon were made under the authority of the State of Arizona, and that all monuments shown actually exist as shown, that their positions are accurate and correctly shown and that said monuments are sufficient to enable the survey to be retraced.

APPROVALS

It is hereby certified that this plat has been officially approved by the City of Flagstaff, Arizona, on the 27th day of April, 1995. City Clerk: Rick Jean Plouffe. City Engineer: Steve Alan.

Design and drawing information: DESIGN: REH, DRAWN: REB, CHECK: AG, SCALE: AMBERWOOD UNIT 2, FINAL PLAT, HORZ: N/A, VERT: N/A. Includes logos for BSI CONSULTANTS, INC. and AMBERWOOD UNIT 2.

CASE 6 MAP 27A

FND. B.M. B.C.  
E. 1/4 COR. SEC. 19,  
T. 21N., R. 8E.  
1983 NORTH AMERICAN DATUM  
N. 464540.79 E. 244217.05

CENTER, SEC. 19, T. 21N., R. 8E.  
FND. WILLIAMS ALUM. CAP.  
N. 464556.470 E. 243411.705  
1983 NORTH AMERICAN DATUM

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	34.7153°	60.00'	35.81'	18.45'
2	51.3354°	60.00'	54.00'	28.09'
3	68.9632°	60.00'	78.80'	41.63'
4	87.6927°	60.00'	108.28'	56.28'
5	107.528°	60.00'	142.88'	72.28'
6	128.473°	60.00'	182.00'	89.72'
7	150.532°	60.00'	225.00'	108.80'
8	173.708°	60.00'	271.28'	129.52'
9	198.005°	60.00'	320.00'	151.84'
10	223.428°	60.00'	370.80'	175.68'
11	249.981°	60.00'	423.20'	200.96'
12	277.668°	60.00'	476.80'	227.68'
13	306.495°	60.00'	531.20'	255.84'
14	336.428°	60.00'	586.80'	285.44'
15	367.441°	60.00'	643.20'	316.48'
16	399.518°	60.00'	700.00'	348.96'
17	432.645°	60.00'	757.68'	382.88'
18	466.808°	60.00'	815.84'	418.24'
19	502.001°	60.00'	874.00'	455.04'
20	538.210°	60.00'	931.68'	493.28'
21	575.430°	60.00'	989.36'	532.96'
22	613.657°	60.00'	1046.56'	574.08'
23	652.888°	60.00'	1102.80'	616.64'
24	693.119°	60.00'	1157.60'	660.64'
25	734.346°	60.00'	1210.56'	706.08'
26	776.565°	60.00'	1261.28'	752.96'
27	819.772°	60.00'	1309.36'	801.28'
28	863.964°	60.00'	1354.40'	851.04'
29	909.138°	60.00'	1396.16'	902.24'
30	955.291°	60.00'	1434.32'	954.88'
31	1002.430°	60.00'	1468.64'	1008.96'
32	1050.562°	60.00'	1498.80'	1064.32'
33	1099.695°	60.00'	1524.48'	1120.96'
34	1149.836°	60.00'	1545.28'	1178.88'
35	1200.991°	60.00'	1561.00'	1237.92'
36	1253.167°	60.00'	1571.36'	1298.08'
37	1306.371°	60.00'	1576.00'	1359.28'
38	1360.609°	60.00'	1574.72'	1421.44'
39	1415.888°	60.00'	1567.28'	1484.48'
40	1472.215°	60.00'	1553.44'	1548.32'
41	1529.598°	60.00'	1533.84'	1612.88'
42	1588.035°	60.00'	1508.24'	1678.08'
43	1647.534°	60.00'	1476.48'	1743.84'
44	1708.093°	60.00'	1438.40'	1810.08'
45	1769.711°	60.00'	1393.84'	1876.72'
46	1832.387°	60.00'	1352.64'	1943.68'
47	1896.120°	60.00'	1314.64'	2010.88'
48	1960.908°	60.00'	1279.76'	2078.24'
49	2027.750°	60.00'	1247.92'	2145.68'
50	2096.645°	60.00'	1219.04'	2213.12'
51	2167.591°	60.00'	1193.04'	2280.56'
52	2240.587°	60.00'	1169.84'	2347.92'
53	2315.633°	60.00'	1149.28'	2415.12'
54	2392.728°	60.00'	1131.20'	2482.08'
55	2471.871°	60.00'	1115.44'	2548.72'
56	2553.061°	60.00'	1101.84'	2615.04'
57	2636.297°	60.00'	1090.24'	2680.96'
58	2721.579°	60.00'	1080.48'	2746.48'
59	2808.906°	60.00'	1072.40'	2811.52'
60	2898.278°	60.00'	1065.84'	2876.08'
61	2989.695°	60.00'	1060.64'	2940.16'
62	3083.158°	60.00'	1056.64'	2993.76'
63	3178.667°	60.00'	1053.72'	3046.88'
64	3276.232°	60.00'	1051.76'	3099.44'
65	3375.853°	60.00'	1050.64'	3151.44'
66	3477.530°	60.00'	1050.28'	3202.80'
67	3581.263°	60.00'	1050.56'	3253.52'
68	3687.052°	60.00'	1051.40'	3303.60'
69	3794.897°	60.00'	1052.72'	3352.96'
70	3904.798°	60.00'	1054.52'	3401.60'
71	4016.755°	60.00'	1056.72'	3449.52'
72	4130.768°	60.00'	1059.24'	3496.72'
73	4246.837°	60.00'	1062.00'	3543.12'
74	4364.962°	60.00'	1065.00'	3588.72'
75	4485.143°	60.00'	1068.16'	3633.52'
76	4607.380°	60.00'	1071.40'	3677.52'
77	4731.673°	60.00'	1074.72'	3720.72'
78	4858.022°	60.00'	1078.12'	3763.12'
79	4986.427°	60.00'	1081.60'	3804.72'
80	5116.888°	60.00'	1085.16'	3845.52'
81	5249.405°	60.00'	1088.80'	3885.52'
82	5383.978°	60.00'	1092.52'	3924.72'
83	5520.607°	60.00'	1096.32'	3963.12'
84	5659.292°	60.00'	1100.20'	4000.72'
85	5800.033°	60.00'	1104.16'	4037.52'
86	5942.830°	60.00'	1108.20'	4073.52'
87	6087.683°	60.00'	1112.32'	4108.72'
88	6234.592°	60.00'	1116.52'	4143.12'
89	6383.557°	60.00'	1120.80'	4176.72'

### LINE TABLE

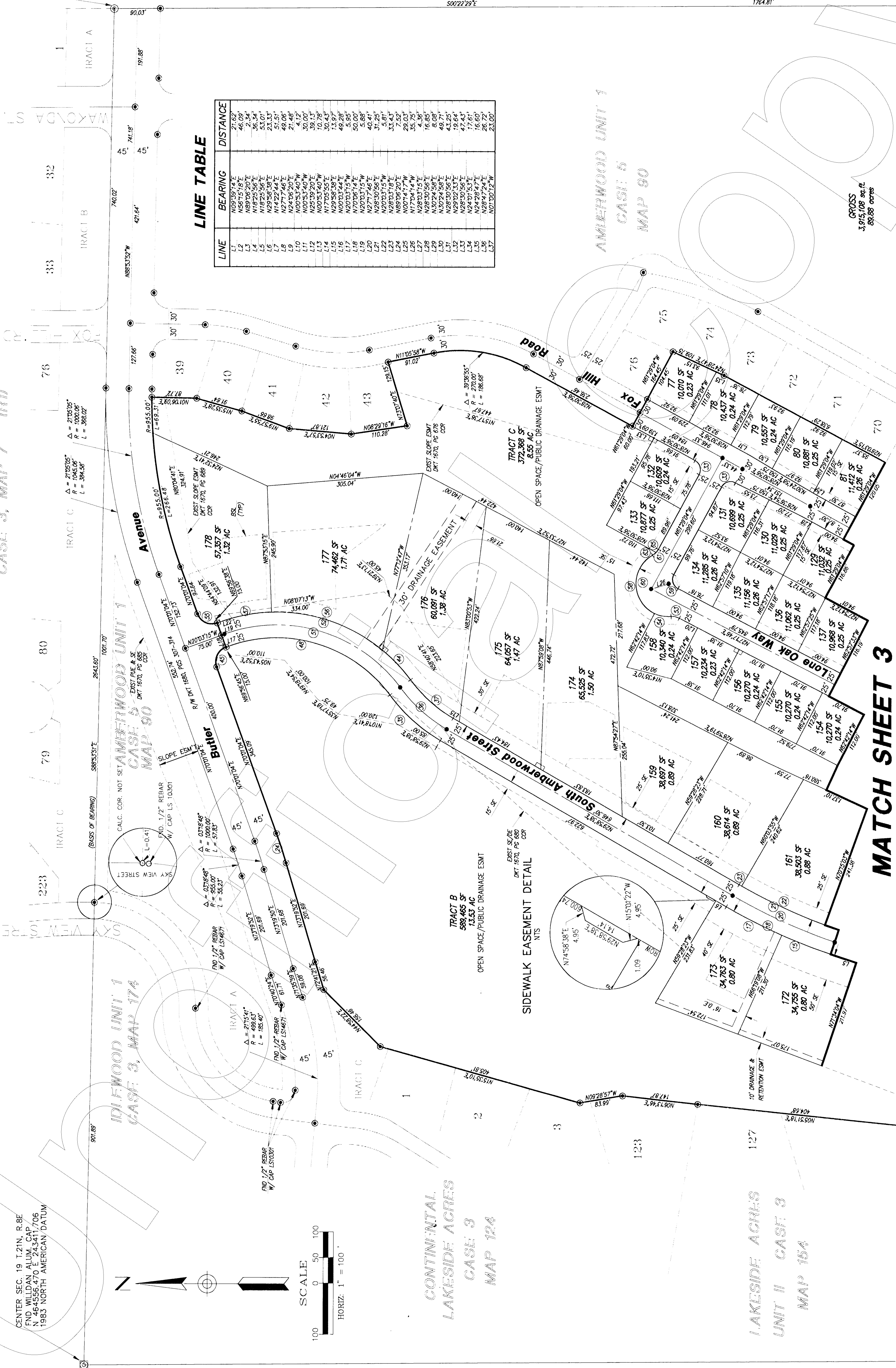
LINE	BEARING	DISTANCE
L1	N02°39'12"E	21.82'
L2	N08°15'18"E	46.09'
L3	N14°01'30"E	71.28'
L4	N19°29'56"E	96.34'
L5	N24°59'52"E	121.28'
L6	N30°30'52"E	146.00'
L7	N35°52'48"E	170.48'
L8	N41°15'48"E	194.64'
L9	N46°39'20"E	218.48'
L10	N51°53'40"W	241.92'
L11	N57°08'40"W	265.04'
L12	N62°24'00"W	287.76'
L13	N67°39'20"W	310.16'
L14	N72°54'40"W	332.24'
L15	N78°09'56"W	353.92'
L16	N83°25'12"W	375.20'
L17	N88°40'24"W	396.08'
L18	N93°55'36"W	416.56'
L19	N99°10'48"W	436.64'
L20	N04°25'36"W	456.32'
L21	N09°40'24"W	475.60'
L22	N14°55'12"W	494.48'
L23	N20°10'00"W	512.96'
L24	N25°24'48"W	531.04'
L25	N30°39'36"W	548.72'
L26	N35°54'24"W	566.00'
L27	N41°09'12"W	582.88'
L28	N46°24'00"W	599.36'
L29	N51°38'48"W	615.44'
L30	N56°53'36"W	631.12'
L31	N62°08'24"W	646.40'
L32	N67°23'12"W	661.28'
L33	N72°38'00"W	675.76'
L34	N77°52'48"W	689.84'
L35	N83°07'36"W	703.52'
L36	N88°22'24"W	716.80'
L37	N93°37'12"W	729.68'
L38	N98°52'00"W	742.16'
L39	N04°06'48"W	754.24'
L40	N09°21'36"W	765.92'
L41	N14°36'24"W	777.20'
L42	N19°51'12"W	788.08'
L43	N25°06'00"W	798.56'
L44	N30°20'48"W	808.64'
L45	N35°35'36"W	818.32'
L46	N40°50'24"W	827.60'
L47	N46°05'12"W	836.48'
L48	N51°20'00"W	844.96'
L49	N56°34'48"W	853.04'
L50	N61°49'36"W	860.72'
L51	N67°04'24"W	868.00'
L52	N72°19'12"W	874.88'
L53	N77°34'00"W	881.36'
L54	N82°48'48"W	887.44'
L55	N87°63'36"W	893.12'
L56	N92°78'24"W	898.40'
L57	N97°93'12"W	903.28'
L58	N03°08'00"W	907.76'
L59	N08°22'48"W	911.84'
L60	N13°37'36"W	915.52'
L61	N18°52'24"W	918.80'
L62	N24°07'12"W	921.68'
L63	N29°22'00"W	924.16'
L64	N34°36'48"W	926.24'
L65	N39°51'36"W	927.92'
L66	N45°06'24"W	929.20'
L67	N50°21'12"W	929.12'
L68	N55°36'00"W	927.68'
L69	N60°50'48"W	924.88'
L70	N66°05'36"W	920.72'
L71	N71°20'24"W	915.20'
L72	N76°35'12"W	908.32'
L73	N81°50'00"W	900.00'
L74	N87°04'48"W	890.24'
L75	N92°19'36"W	879.04'
L76	N97°34'24"W	866.40'
L77	N02°49'12"W	852.32'
L78	N08°04'00"W	836.80'
L79	N13°18'48"W	819.84'
L80	N18°33'36"W	801.44'
L81	N23°48'24"W	781.60'
L82	N29°03'12"W	760.32'
L83	N34°18'00"W	737.60'
L84	N39°32'48"W	713.44'
L85	N44°47'36"W	687.84'
L86	N49°62'24"W	660.80'
L87	N54°77'12"W	632.32'
L88	N59°92'00"W	602.40'
L89	N65°06'48"W	571.04'
L90	N70°21'36"W	538.24'
L91	N75°36'24"W	504.00'
L92	N80°51'12"W	468.32'
L93	N85°66'00"W	431.20'
L94	N90°80'48"W	392.64'
L95	N95°45'36"W	352.64'
L96	N00°60'24"W	311.20'
L97	N05°15'12"W	268.32'
L98	N09°30'00"W	223.92'
L99	N13°44'48"W	178.00'
L100	N17°59'36"W	130.56'

(STATE OF ARIZONA)  
UNINSURABLE

NO. 95-12415  
RECORDED AT REQUEST OF  
CITY OF PHOENIX  
DATE 5-10-15 @ 9:48 AM  
CASE 6 MAP 27A

Record of Condominium Community, Arizona  
CANDACE CAWENS  
County Recorder

CONTINENTAL COUNTRY CLUB ESTATES UNIT 1  
CASE 3, MAP 7 (111)

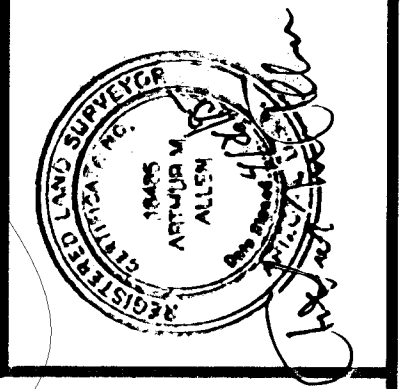


DESIGN: AG  
DRAWN: ACAD  
CHECK: BW  
SCALE: 1" = 100'  
VERT: N/A

**BSI** CONSULTANTS, INC.  
ENGINEERS  
8070 NORTH 40TH STREET, SUITE 200  
(602) 992-8241 FAX (602) 965-8404

**AMBERWOOD UNIT 2 FINAL PLAT**

JOB NO. 12656.00 DATE: 4-24-95 SHEET 2 OF 3



1375976  
P. 010

