

# FINAL PLAT FOR WALNUT MEADOWS AT FAIRFIELD COUNTRY CLUB ESTATES FLAGSTAFF, ARIZONA

## (IN THE S 1/2, SEC 17, T21N, R8E, G&SRM) LOTS 1 THRU 158 - FINAL PLAT

ALL STREETS ARE PUBLIC

### DEDICATION

STATE OF ARIZONA ) SS  
COUNTY OF COCONINO )

KNOW ALL MEN BY THESE PRESENTS:

THAT CIRCLE G DEVELOPMENT CO., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WALNUT MEADOWS", THAT PART OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 8 EAST, COCONINO COUNTY, ARIZONA, SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "WALNUT MEADOWS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL RESPECTFULLY BE IDENTIFIED BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT CIRCLE G DEVELOPMENT CO., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES THE STREETS TO THE PUBLIC, USE AS SUCH, AND DEDICATES TRACTS "A", "D" AND "E" TO THE PUBLIC USE AS DRAINAGEWAYS, AND DEDICATES TRACTS "B", "C" AND "F" TO THE PUBLIC FOR USE AS DRAINAGEWAYS AND UTILITY CORRIDORS, ALL AS SHOWN ON SAID PLAT, AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, THE LANSCHING OF SAID TRACTS "A" THROUGH "F" IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. THERE IS TO BE HEREAFTER RECORDED THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "WALNUT MEADOWS" FOR THE PURPOSE OF REGULATING THE USE OF ALL RESIDENTIAL LOTS.

IN WITNESS WHEREOF:  
CIRCLE G DEVELOPMENT CO., AN ARIZONA CORPORATION, AS OWNER, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 17th DAY OF April, 1995

CIRCLE G DEVELOPMENT CO.  
AS OWNER  
BY *William Raymond Clark*  
SECRETARY/TREASURER

### ACKNOWLEDGEMENT

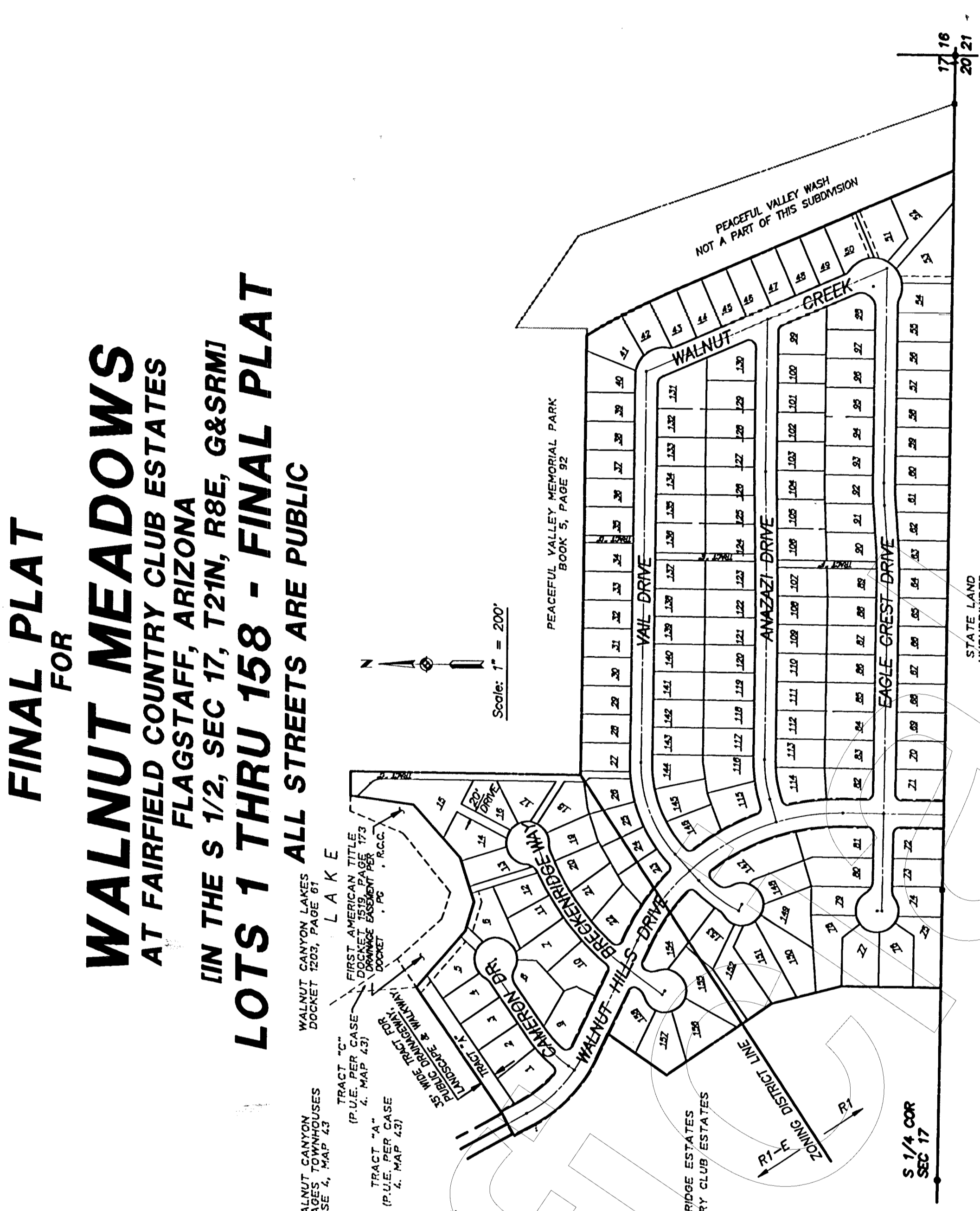
STATE OF ARIZONA ) SS  
COUNTY OF COCONINO )

BEFORE ME THIS 17th DAY OF April, 1995, WHO PERSONALLY APPEARED *Darrell D. Truitt*, WHO ACKNOWLEDGED HIMSELF TO BE THE SECRETARY/TREASURER OF CIRCLE G DEVELOPMENT CO., AND HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF, AS SUCH OFFICER.

*Darrell D. Truitt*  
NOTARY PUBLIC  
NOTARY PUBLIC  
DARRELL D. TRUITT  
NOTARY PUBLIC, ARIZONA  
My Comm. Expires 03/31/98

FEMA - PEACEFUL VALLEY WASH  
Minimum Finish Floor Elevation =  
100 year Water Surface Elev. + 1.0 foot.

LOT NO.	MINIMUM F.F. Elev.
37	6767.90
38	6767.70
39	6767.80
40	6768.10
41	6768.20
42	6770.20
43	6770.60
44	6770.80
45	6771.10
46	6771.40



### LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW PUBLIC STREET CENTERLINE ALUMINUM CAP FOUND 1-1/2" ALUMINUM CAP MARKED "L.S. 14671"
- FOUND H.E.S. CORNER MONUMENT
- FOUND SECTION CORNER MONUMENT
- NEW RIGHT OF WAY LINE
- CENTERLINE OF PAVEMENT
- EASEMENT LINE-WIDTH & TYPE AS NOTED
- LOT LINE
- LOT NUMBER
- 15 VEHICLE NON-ACCESS EASEMENT
- PROTECTED RESOURCE AREA
- RADIAL BEARING

### SUBDIVISION & ZONING LOT DATA

AREA-Acres	LOT DATA	BUILDING DATA	SETBACKS					
GROSS	NET	Area	Width	Depth	Coverage	FRONT	REAR	SIDE
ZONE R-1: 29.5	24.5	7000sqf	60'	N/A	30%	35'	25'	5' / 0'(15')
ZONE R1-E: 8.2	6.1	7000sqf	60'	100'	35%	25'	25'	5' / 10'(20')
TOTAL: 37.7	30.6							

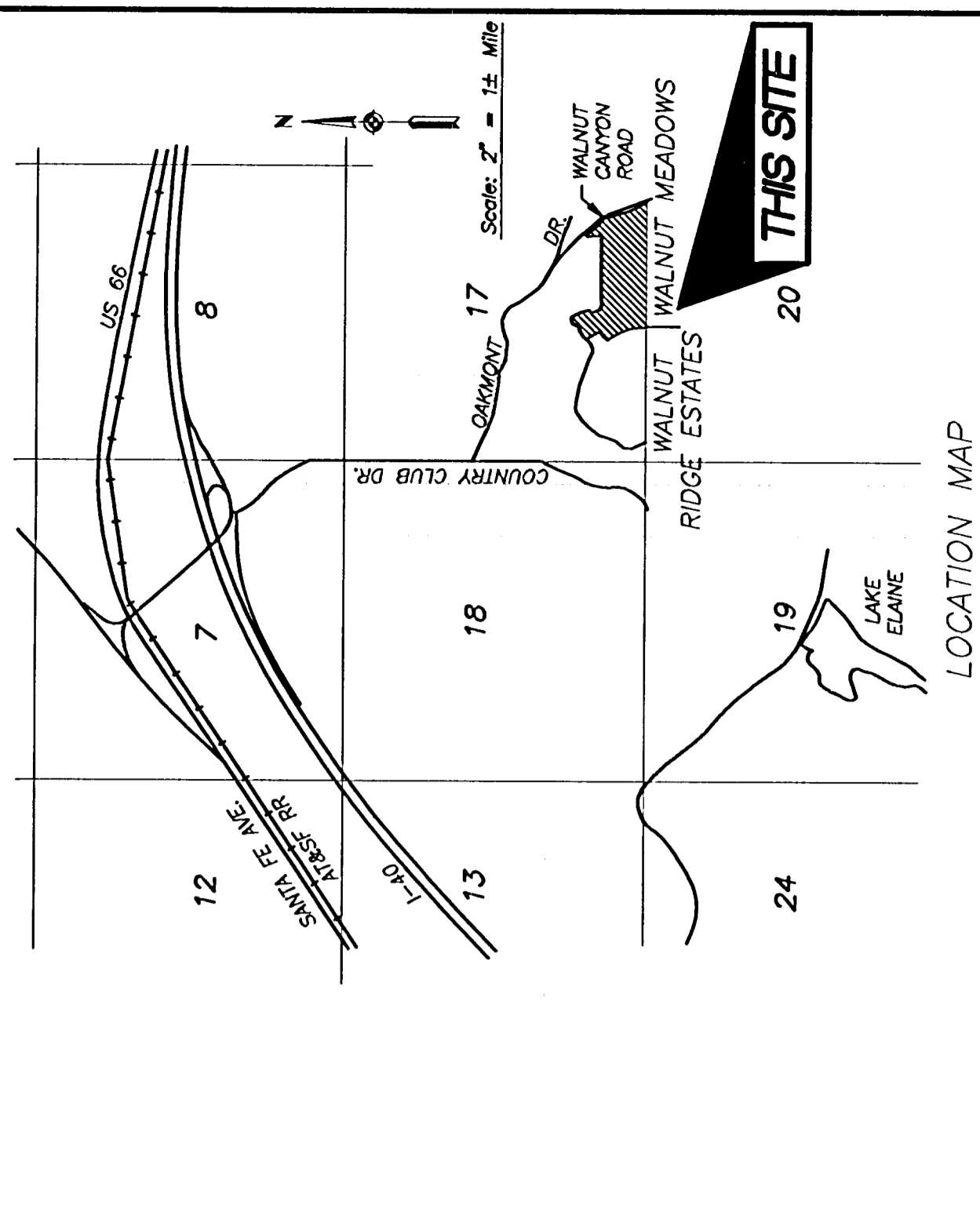
### BASE SITE AREA & RESOURCE PROTECTION CALCULATIONS

GROSS AREA = BASE SITE AREA: 29.5 Acres

RESOURCE/NATURAL FEATURE	R-1 PROTECTION FACTOR	ACRES IN RESOURCE	AREA PROVIDED PROTECTED LAND
SLOPES: 25% and Over	0.8	0.4	0.3
17 - 24.9%	0.7	0.2	0.1
FORESTS:	0.5	0.2	0.1
ALL OTHER LANDS:	0	28.9	

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-type fencing.
- Construction, structures or building expressly approved in writing by all public utilities which use or shall use the utility easement.



### BASIS OF BEARING

THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17, T21N, R8E, G & SRM, AS SHOWN ON THE PLAT FOR "SETTLERS RUN CONDOMINIUMS, PHASE I & II" (CASE 5, MAP 14, OFFICE OF THE COCONINO COUNTY RECORDER, AND BOOK 10, PAGE 32, R.C.C. SAID LINE BEARS: N89°25'32"W

### CERTIFICATIONS

**SURVEYOR'S**  
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND THAT IT IS CORRECT AND ACCURATE AND THAT THE MONUMENTS DESCRIBED HEREIN HAVE BEEN OR WILL BE LOCATED AS DESCRIBED.



NICHOLAS GABRIEL, III  
R.L.S. 23372

### APPROVALS

CITY OF FLAGSTAFF  
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF FLAGSTAFF, ARIZONA ON THE 17th DAY OF JAN 19 95

BY: *Ed Savini*  
MAYOR

ATTEST: *Janet D. Butler*  
CITY CLERK

BY: *Ronald A. Spina*  
FLAGSTAFF CITY ENGINEER

DATE: 5/2/95

BY: *Steve Love*  
DEVELOPMENT REVIEW BOARD

DATE: 5/2/95

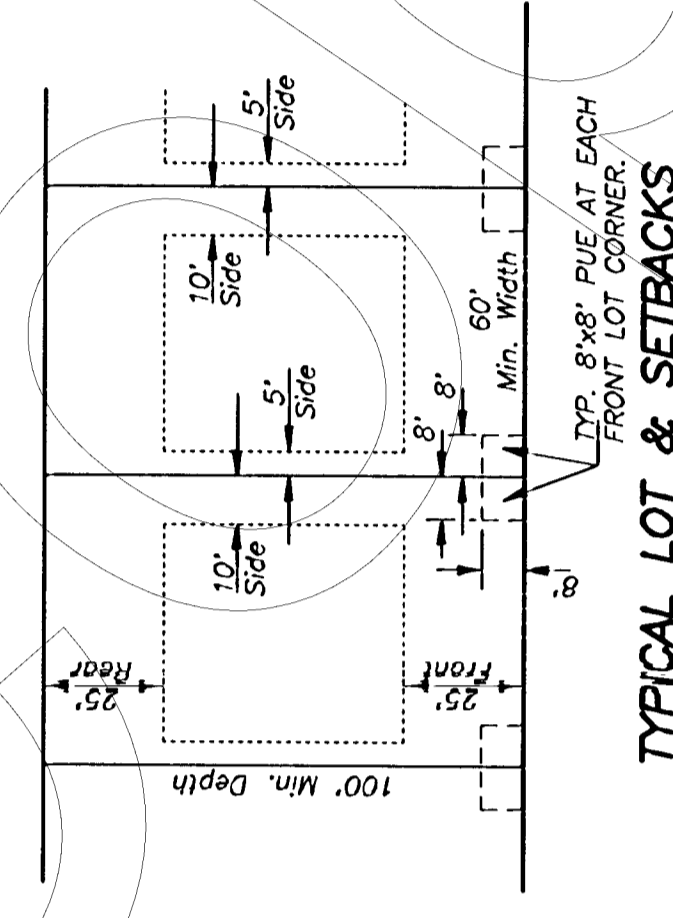
### UTILITY COMPANIES

BY: *[Signature]*  
ELECTRIC - ARIZONA PUBLIC SERVICE  
DATE: 4-18-95

BY: *[Signature]*  
GAS - CITIZENS' UTILITIES  
DATE: 4/18/95

BY: *Carole J. Wilson*  
TELEPHONE - S WEST  
DATE: 4/19/95

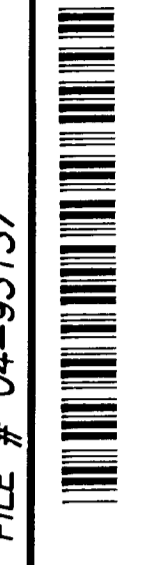
BY: *Don J. Miller*  
CABLE TV - FLAGSTAFF CABLEVISION  
DATE: 4-18-95

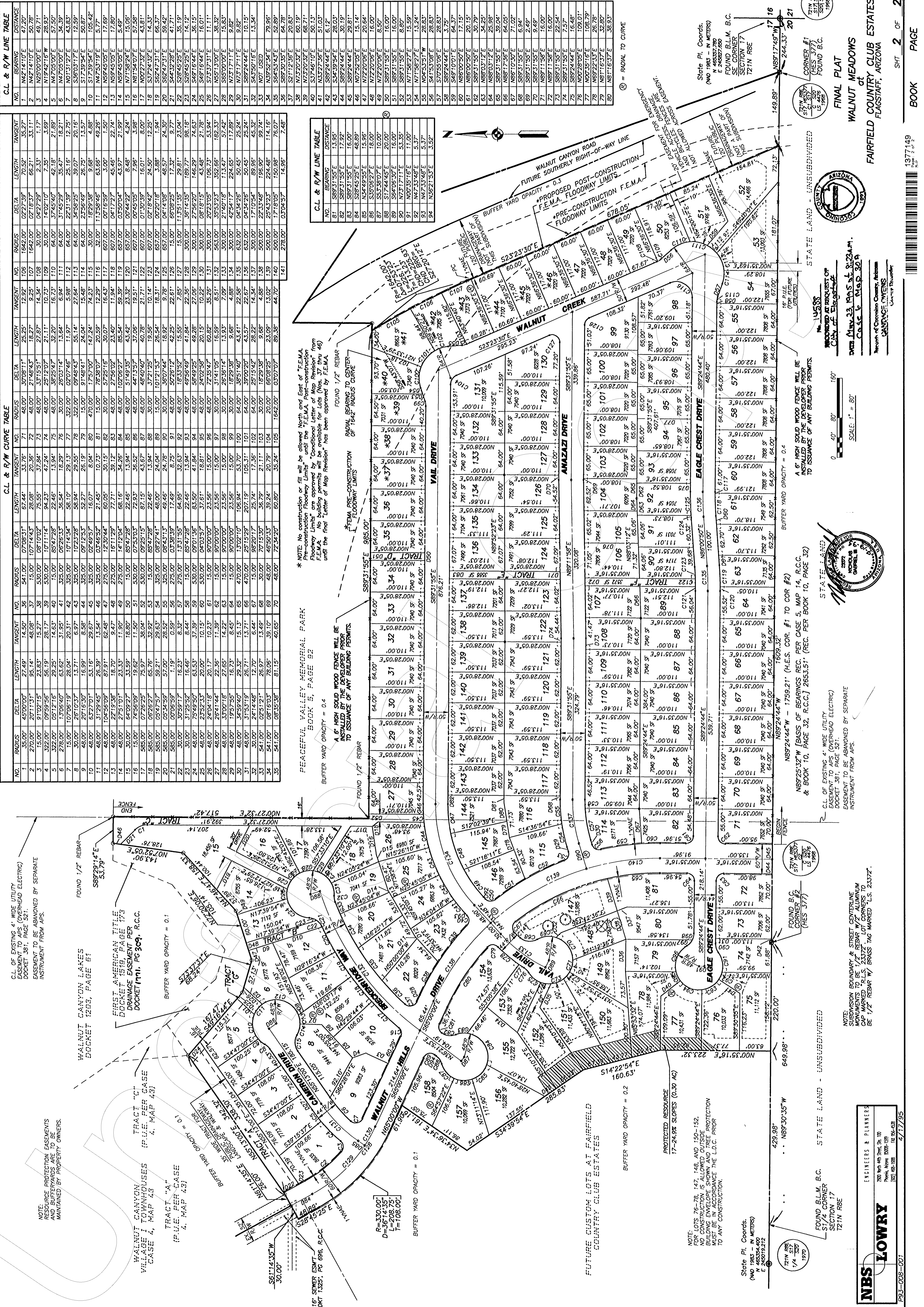


RECORDED AT REQUEST OF  
City of Flagstaff  
DATE: May 23, 1995 at 9:32A.M.  
Case 6 Map 30  
Record of Coconino County, Arizona  
CANDACE OWENS  
County Recorder

OWNER/DEVELOPER  
**CIRCLE G DEVELOPMENT**  
1455 E. University Dr., Mesa, Az. 85203  
(602) 833-7570

**NBS LOWRY**  
ENGINEERS & PLANNERS  
200 North 4th Street, Ste. 110  
Phoenix, Arizona 85004-5599  
(602) 835-3388 FAX 855-6338  
4/24/95





**C.L. & R/W CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT	NO.	RADIUS	DELTA	LENGTH	TANGENT
1	500.00	07°08'31"	67.44	33.76	71	500.00	07°08'31"	67.44	33.76
2	500.00	07°08'31"	67.44	33.76	72	500.00	07°08'31"	67.44	33.76
3	500.00	07°08'31"	67.44	33.76	73	500.00	07°08'31"	67.44	33.76
4	500.00	07°08'31"	67.44	33.76	74	500.00	07°08'31"	67.44	33.76
5	500.00	07°08'31"	67.44	33.76	75	500.00	07°08'31"	67.44	33.76
6	500.00	07°08'31"	67.44	33.76	76	500.00	07°08'31"	67.44	33.76
7	500.00	07°08'31"	67.44	33.76	77	500.00	07°08'31"	67.44	33.76
8	500.00	07°08'31"	67.44	33.76	78	500.00	07°08'31"	67.44	33.76
9	500.00	07°08'31"	67.44	33.76	79	500.00	07°08'31"	67.44	33.76
10	500.00	07°08'31"	67.44	33.76	80	500.00	07°08'31"	67.44	33.76

**C.L. & R/W CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT
81	500.00	07°08'31"	67.44	33.76
82	500.00	07°08'31"	67.44	33.76
83	500.00	07°08'31"	67.44	33.76
84	500.00	07°08'31"	67.44	33.76
85	500.00	07°08'31"	67.44	33.76
86	500.00	07°08'31"	67.44	33.76
87	500.00	07°08'31"	67.44	33.76
88	500.00	07°08'31"	67.44	33.76
89	500.00	07°08'31"	67.44	33.76
90	500.00	07°08'31"	67.44	33.76

**NOTE:** No construction or fill will be allowed North and East of "F.E.M.A. Floodway Limits" and the "F.E.M.A. Post-Construction Floodway Limits". No building permits will be available for Lots (Nos. 37 thru 48) until the final "Letter of Map Revision" has been approved by F.E.M.A.

**NOTE:** A 6" HIGH SOLID WOOD FENCE WILL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

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**NOTE:** SUBDIVISION BOUNDARY & STREET CENTERLINE MONUMENTS TO BE 1/2" REBAR W/ Z ALUMINUM CAP MARKED "R.L.S. 2337Z" LOT CORNERS TO BE 1/2" REBAR W/ BRASS TAG MARKED "L.S. 2337Z".

**NOTE:** C.L. OF EXISTING 4" WIDE UTILITY EASEMENT TO PAGE 29 (OVERHEAD ELECTRIC) EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT FROM APS.

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**NOTE:** FOR LOTS 76-78, 147, 148, AND 150-152, NO CONSTRUCTION IS ALLOWED OUTSIDE PROTECTION MUST BE IN ACCORDANCE WITH THE L.D.C. PRIOR TO ANY CONSTRUCTION.

**NOTE:** PROTECTED RESOURCE 17-24% SLOPES (0.30 AC)

**NOTE:** BUFFER YARD OPACITY = 0.2

**NOTE:** BUFFER YARD OPACITY = 0.1

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