

THE SANCTUARY FINAL PLAT

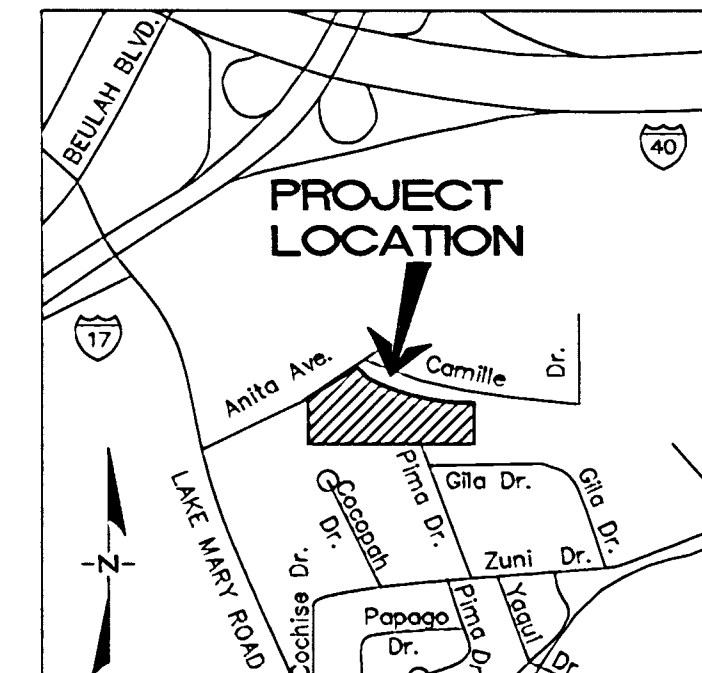
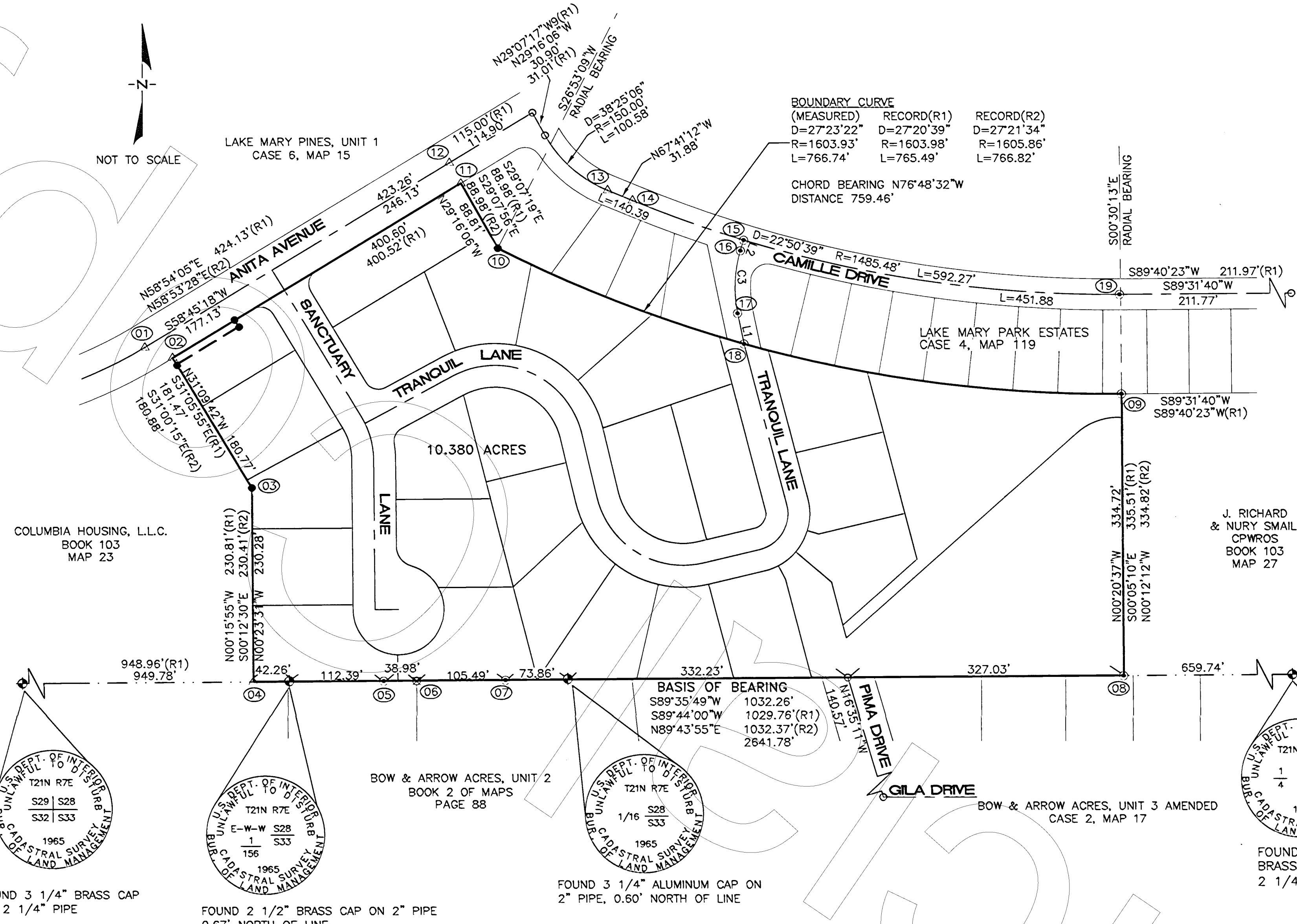
PORTION OF THE SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 21 NORTH, AND RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTION

TRACT "N", LAKE MARY PARK ESTATES, AS SHOWN ON THE PLAT THEREOF RECORDED IN CASE 4, MAPS 119-119B, AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 1251, PAGE 178, RECORDS OF COCONINO COUNTY, ARIZONA.

DEDICATED TRACTS

- TRACT C (0.20 ACRES)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION).
- TRACT D (0.34 ACRES)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION).
 2. DETENTION BASIN (DEDICATED TO THE HOME OWNER'S ASSOCIATION).
- TRACT E (0.26 ACRES)
1. OPEN SPACE (DEDICATED TO THE HOME OWNER'S ASSOCIATION). SURFACE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
 2. DETENTION BASIN (DEDICATED TO THE HOME OWNER'S ASSOCIATION).
 3. PEDESTRIAN TRAIL (DEDICATED TO THE HOME OWNER'S ASSOCIATION, OPEN TO THE PUBLIC).



SITE ADDRESS

5 E. ANITA AVE.
FLAGSTAFF, AZ. 86001

ENGINEER

WOODSON ENGINEERING & SURVEYING, INC.
DENNIS HATTEM
ARIZONA REGISTERED NO. 34537
124 N. ELDEN ST., SUITE 100.
FLAGSTAFF, AZ. 86001
(928) 774-4636

OWNER/DEVELOPER

THE SANCTUARY AT LAKE MARY CROSSING, L.L.C.
3300 S. PIMA DR.
FLAGSTAFF, AZ. 86001
(928) 774-4636

DEDICATION

STATE OF ARIZONA }
COUNTY OF COCONINO } SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE SANCTUARY AT LAKE MARY CROSSING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS DEVELOPER, AND THE CITY OF FLAGSTAFF WITH REGARDS TO THOSE TRACTS THAT HAVE BEEN DEEDED TO THE CITY OF FLAGSTAFF BY THE SANCTUARY AS RECORDED IN CASE 4, PAGE 1, HAVE SUBDIVIDED UNDER THE NAME OF THE SANCTUARY, A PORTION OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS PLATTED HEREON. THIS PLAT IS MADE AND RECORDED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SANCTUARY, RECORDED UNDER INSTRUMENT NO. 105051, RECORDS OF COCONINO COUNTY, ARIZONA.

THE SANCTUARY AT LAKE MARY CROSSING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY PUBLISHES THIS PLAT, CONSISTING OF THREE SHEETS, AS AND FOR THE PLAT OF THE SANCTUARY; HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, TRACTS, STREETS, EASEMENTS, DRAINAGE WAYS, CROSSWALKS, AND PEDESTRIAN WAYS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, AND TRAILS, AND OTHER EASEMENTS FOR PUBLIC USE BY THE PERSONS HOLDING TITLE OF RECORD; AND HEREBY STATES THAT EACH LOT, TRACT, AND STREET, SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE CITY OF FLAGSTAFF THE STREETS, ROAD RIGHT OF WAY, PUBLIC UTILITY EASEMENTS, SLOPES, AND DRAINAGE EASEMENTS AS SHOWN.

TRACTS C, D AND E ARE HEREBY DEDICATED TO THE HOME OWNER'S ASSOCIATION FOR OPEN SPACE, DETENTION AND TRAILS AS SHOWN.

THE SANCTUARY AT LAKE MARY CROSSING, L.L.C.

By: J. RICHARD SMAIL, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF COCONINO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF March, 2006 BY J. RICHARD SMAIL, AS MANAGING MEMBER OF THE SANCTUARY AT LAKE MARY CROSSING, L.L.C. ON BEHALF THEREOF THE LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: OFFICIAL SEAL
2-17-2008
CHRISTINA L. MOTT
Notary Public - State of Arizona
Coconino County
My commission expires Feb. 17, 2008.

CITY APPROVALS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE 3rd DAY OF March, 2006.

BY: Joseph C. Amelton MAYOR
ATTEST: Debra J. Brown 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 28th DAY OF September, 2006.

BY: Jaimee Mingsak CHAIRPERSON
BY: Paul Miller CITY ENGINEER

UTILITY COMPANY APPROVALS

ARIZONA PUBLIC SERVICE DATE 10/9/06

UNISOURCE ENERGY DATE 10/9/06

QWEST DATE 10/09/06

DATE 10/09/06

NO CABLE DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS, TO THE BEST OF MY KNOWLEDGE, AN ACCURATE REPRESENTATION THEREOF.

Official Records of Coconino County
Candace Owens - Recorder 11/09/2006 01:30 PM Page 3
3411748
CITY OF FLAGSTAFF
330 00

FLOOD ZONE NOTE

THIS FINAL PLAT LIES ENTIRELY WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING).

FOR FLOOD ZONE DESIGNATIONS OF THIS PROJECT SITE, SEE CITY OF FLAGSTAFF FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 40020 0011B, DATED JANUARY 19, 1983, PANEL 11 OF 21 OF COCONINO COUNTY, ARIZONA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PRIVATE DETENTION AND DRAINAGE WAYS

1. THE HOME OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES AND PRIVATE DRAINAGE WAYS.
2. THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

FIRE PROTECTION REQUIREMENTS

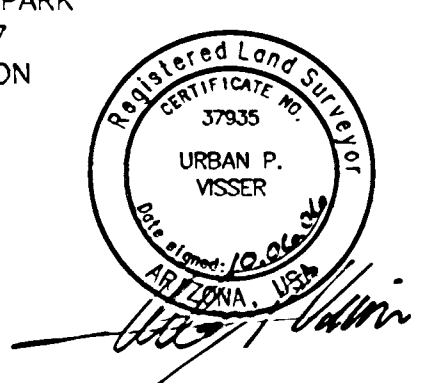
FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ADDITIONALLY, WHEN ANY PORTION OF THE BUILDING OR FACILITY IS IN EXCESS OF 500 FEET FROM A HYDRANT ON A PUBLIC STREET, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON SITE HYDRANTS AND MAINS CAPABLE OF SUPPLYING 1000 GALLONS PER MINUTE SHALL BE PROVIDED.

FOUND MONUMENTS

- 01 FOUND 2" ALUMINUM CAP MARKED "MARTIN LAND SURVEYS LS 18548"
- 02 FOUND 1 1/2" ALUMINUM CAP ON 1/2" REBAR MARKED "NES LS 14671", ON LINE TO SOUTHEAST 0.24' NORTHWEST OF RIGHT OF WAY
- 03 FOUND 3/8" REBAR WITH NO CAP, BENT, RESET WITH 1/2" REBAR WITH CAP MARKED "LS 16630"
- 04 FOUND 1 1/2" ALUMINUM CAP ON 1/2" REBAR MARKED "NES LS 14671", 0.15' SOUTH OF LINE
- 05 FOUND 1/2" REBAR WITH NO CAP, 0.20' SOUTH OF LINE
- 06 FOUND 3/4" IRON PIPE WITH NO CAP, 0.20' SOUTH OF LINE
- 07 FOUND 1/2" REBAR WITH NO CAP, 0.22' SOUTH OF LINE
- 08 FOUND 1/2" REBAR WITH CAP MARKED "LS 5612", 0.14' SOUTH OF LINE
- 09 FOUND 1/2" REBAR WITH TAG MARKED "#5612"
- 10 FOUND 1 1/2" ALUMINUM CAP ON 1/2" REBAR MARKED "NES LS 14671", OBLITERATED, RESET WITH 1/2" REBAR WITH CAP MARKED "LS 16630"
- 11 FOUND 1 1/2" ALUMINUM CAP MARKED "NES LS 14671", 0.22' SOUTHWEST OF CORNER
- 12 FOUND 2" ALUMINUM CAP MARKED "MARTIN LAND SURVEYS LS 18548"
- 13 FOUND 2" ALUMINUM CAP MARKED "MARTIN LAND SURVEYS LS 18548"
- 14 FOUND 2" ALUMINUM CAP MARKED "MARTIN LAND SURVEYS LS 18548"
- 15 FOUND 1/2" REBAR WITH NO CAP
- 16 FOUND 1/2" REBAR WITH NO CAP
- 17 FOUND 1/2" REBAR WITH NO CAP
- 18 FOUND 1/2" REBAR WITH NO CAP
- 19 FOUND 1/2" REBAR WITH NO CAP

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- LOT SETBACK
- EASEMENT
- ROAD CENTERLINE
- ADJACENT PROPERTY BOUNDARY
- FOUND SECTION MONUMENT AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP MARKED "LS 16630"
- CALCULATED CENTERLINE MONUMENT
- CALCULATED LOCATION
- "LAKE MARY PARK ESTATES", CASE 4, MAP 119
- (R1) URBAN P. VISSER
- (R2) "TRACTS L & N, LAKE MARY PARK ESTATES", BOOK 12, PAGE 37
- 01 FOUND MONUMENT DESCRIPTION



10/06/06

WOODSON ENGINEERING AND SURVEYING INC.
124 N. ELDEN ST., FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 FAX: (928) 774-4646

105051

THE SANCTUARY
FINAL PLAT

DRAFTED BY: MCC
START DATE: 09/19/06
PROJ. NO.: 105051
FN: 105051F-PLAT

THE SANCTUARY FINAL PLAT

A PROPOSED SUBDIVISION LOCATED IN TRACT N OF LAKE MARY PARK ESTATES IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 21 NORTH, AND RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.

SITE CAPACITY CALCULATIONS

TOTAL SITE AREA = 10.40 ACRES

RESOURCE TYPE	PROTECTION FACTOR	LAND IN RESOURCE (AC)	LAND TO BE PROTECTED (AC)
FLOODPLAIN SLOPES:			
25%+	1.0	0.00	0.00
17-24.9%	0.8	0.60	0.48
FORESTS	0.7	0.06	0.04
OTHER LAND	0.5	5.20	2.60
	0.0	4.53	0.00

TOTAL RESOURCE PROTECTION LAND: 3.12 ACRES

MINIMUM DISTRICT REQUIRED OPEN SPACE:

BASE SITE AREA X MINIMUM OPEN SPACE RATIO
10.40 ACRES X 0.00 = 0.00

NET BUILDABLE SITE AREA:

BASE SITE AREA - TOTAL RESOURCE PROTECTION LAND
10.40 ACRES - 3.12 ACRES = 7.28 ACRES

SITE SPECIFIC MAXIMUM DENSITY YIELD:

NET BUILDABLE SITE AREA X MAXIMUM NET DENSITY
7.28 ACRES X 4.55 = 33

DISTRICT MAXIMUM DENSITY YIELD:

BASE SITE AREA X MAXIMUM GROSS DENSITY
10.40 ACRES X 4.55 = 47

MAXIMUM YIELD FOR SITE:

33 DWELLING UNITS > 21 UNITS INDICATED

SLOPE RESOURCE CALCULATIONS

STEEP SLOPES
THERE ARE 0.60 ACRES OF 25%+ SLOPE AND 0.48 ACRES (80%) OF THIS MUST BE PRESERVED. THEREFORE, 0.12 ACRES CAN BE DISTURBED.

DISTURBED SLOPE:
0.11 TOTAL ACRES DISTURBANCE

0.11 ACRES < 0.12 ACRES

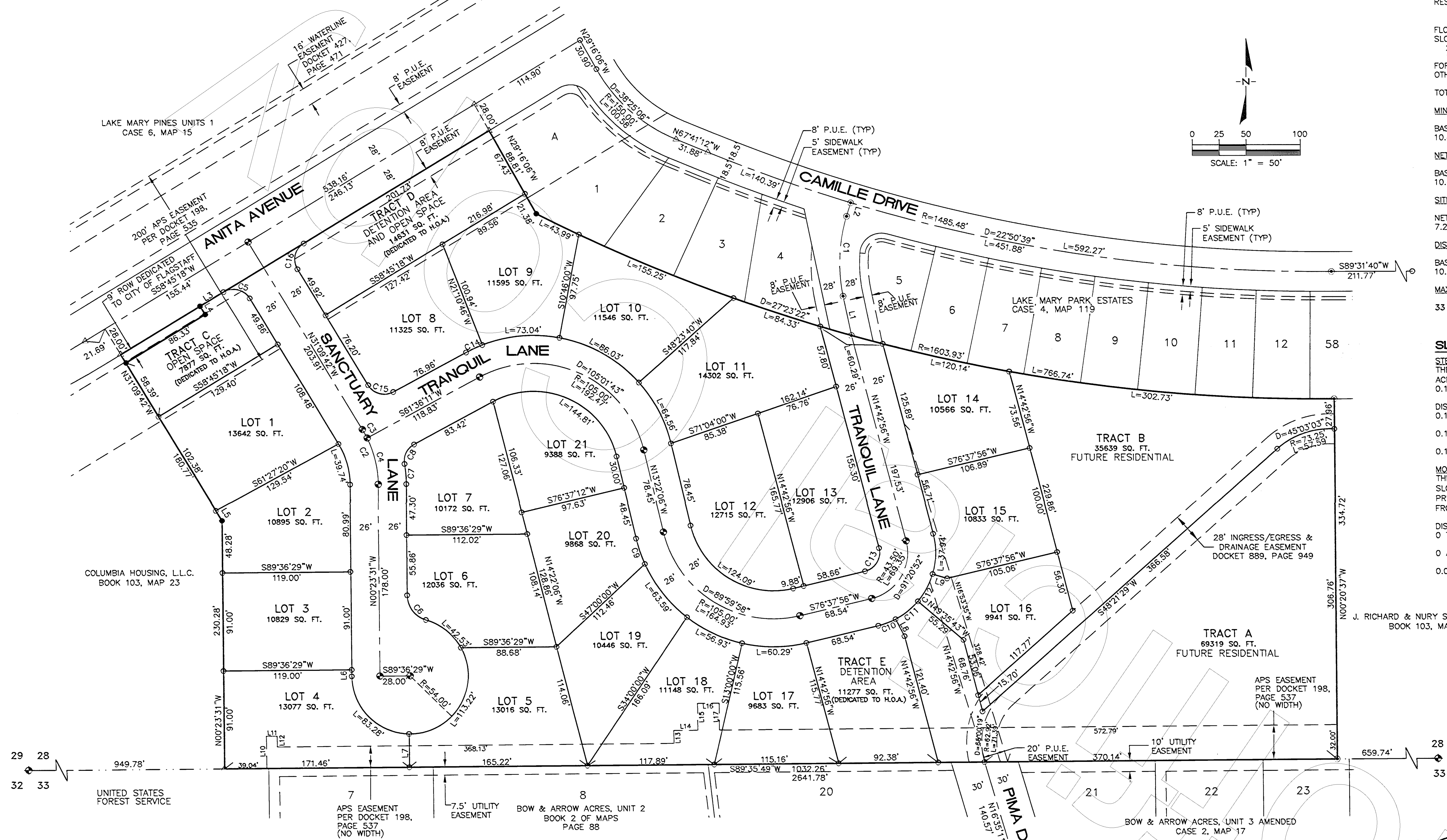
0.12 ACRES - 0.11 ACRES = 0.01 ACRES CREDIT

MODERATE SLOPES
THERE ARE 0.06 ACRES OF SLOPE BETWEEN 17%-24% SLOPE AND 0.04 ACRES (70%) OF THIS MUST BE PRESERVED. THEREFORE, 0.02 ACRES + .01 (CREDIT FROM 25%+ SLOPE) = 0.03 ACRES CAN BE DISTURBED.

DISTURBED SLOPE:
0 TOTAL ACRES DISTURBANCE

0 ACRES < 0.03 ACRES

0.03 ACRES - 0 ACRES = 0.03 ACRES CREDIT



- ### LEGEND
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - LOT SETBACK
 - EASEMENT
 - ROAD CENTERLINE
 - ADJACENT PROPERTY BOUNDARY
 - ⊕ FOUND SECTION MONUMENT AS NOTED
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 - (R2) "TRACTS L & N, LAKE MARY PARK ESTATES", BOOK 12, PAGE 37
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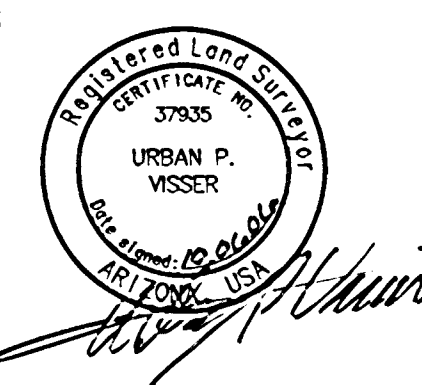
BUFFERYARD

BOUNDARY WITH	OPACITY	LENGTH	PU/100LF	TOTAL PU	BUFFERYARD WIDTH
WESTERN BOUNDARY	0.2	411'	1.00	4.1	5'
ANITA AVENUE BOUNDARY	0.1	400'	0.50	2.0	5'
NORTH BOUNDARY	0.2	800'	1.00	8.0	5'
EASTERN BOUNDARY	0.4	335'	0.80	2.7	5'
SOUTHWEST BOUNDARY	0.3	41'	0.30	0.1	5'
SOUTH BOUNDARY	0.1	991'	0.50	5.0	5'
DETENTION BASIN #1	N/A	370'	2.0	7.4	N/A
DETENTION BASIN #2	N/A	210'	2.0	4.2	N/A

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH
C1	28°45'55"		150.00	75.31
C2	30°46'10"		100.00	53.70
C3	30°46'10"		100.00	9.08
C4	30°46'10"		100.00	44.82
C5	90°08'01"		17.50	27.51
C6	73°37'02"		24.00	30.84
C7	08°33'57"		126.00	18.84
C8	70°33'39"		17.50	21.55
C9	10°55'01"		131.00	24.96
C10	14°10'04"		69.50	17.19
C11	22°03'35"		69.50	26.76
C12	23°50'34"		69.50	28.92
C13	91°20'52"		17.50	27.90
C14	07°13'03"		131.00	16.50
C15	87°14'07"		17.50	26.64
C16	89°54'59"		17.50	27.46
C17	01°49'08"		126.00	4.00
C18	17°54'19"		64.00	20.00
C19	32°58'01"		69.00	39.70
C20	73°37'02"		9.00	11.56
C21	08°33'57"		141.00	21.08
C22	170°33'39"		2.50	3.08

NUMBER	DIRECTION	DISTANCE
L1	N11°49'12"W	37.21'
L2	S16°58'12"W	13.22'
L3	S58°45'18"W	25.54'
L4	S31°09'42"E	9.00'
L5	N31°09'42"W	11.00'
L6	N00°23'31"W	6.01'
L7	N00°23'31"W	30.98'
L8	N27°32'08"W	17.76'
L9	N73°26'16"W	13.96'
L10	N00°29'56"W	30.00'
L11	S89°30'04"W	10.00'
L12	N00°29'56"W	10.02'
L13	N00°24'11"W	12.00'
L14	S89°35'49"W	22.37'
L15	N00°24'11"W	25.00'
L16	S89°35'49"W	20.00'
L17	N00°24'11"W	25.00'
L18	S69°57'17"W	43.89'
L19	S26°26'03"W	26.78'
L20	S61°36'11"W	4.00'
L21	S61°36'11"W	3.75'
L22	N27°32'08"W	20.75'
L23	N45°16'06"W	15.41'
L24	S89°35'49"W	9.60'
L25	N16°35'11"W	16.66'
L26	S61°36'11"W	3.00'
L27	N31°09'42"W	3.00'
L28	N74°46'45"W	28.49'
L29	S45°01'16"W	73.60'
L30	S58°45'18"W	54.00'

3411748
RECORDED AT REQUEST OF
CITY OF FLAGSTAFF
DATE NOVEMBER 9 2006
BY: [Signature]
COUNTY CLERK
CANTACE OWENS
County Recorder



10/06/06

WOODSON ENGINEERING AND SURVEYING INC.
124 N. ELDEN ST., FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 FAX: (928) 774-4646

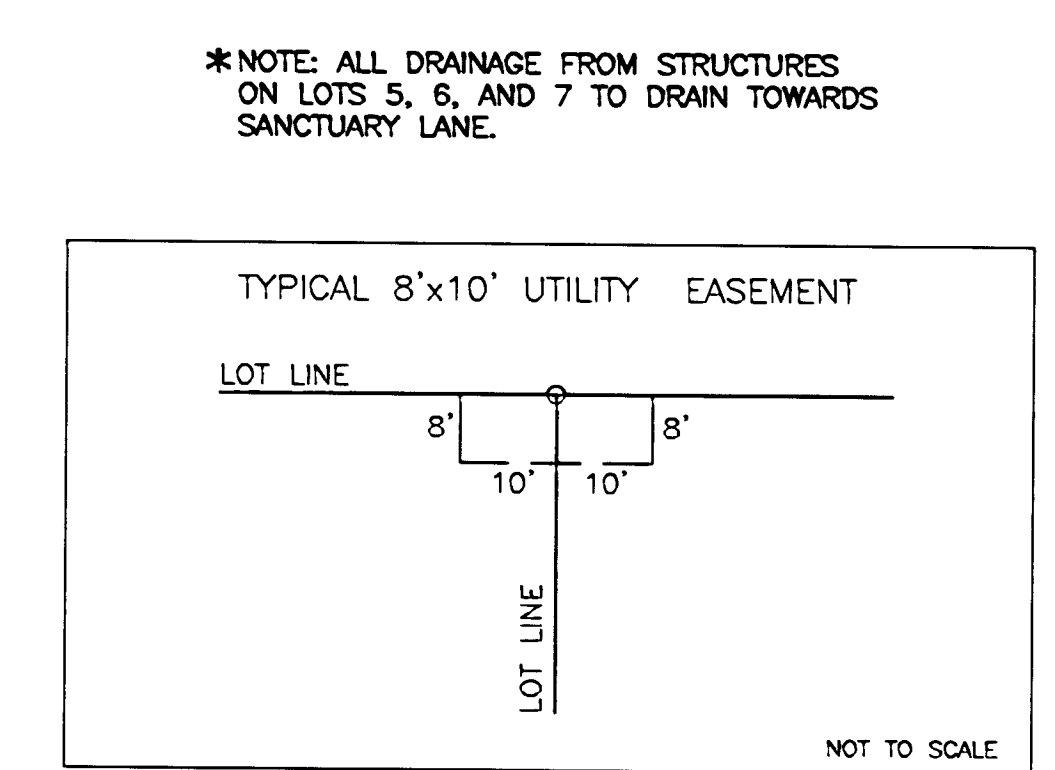
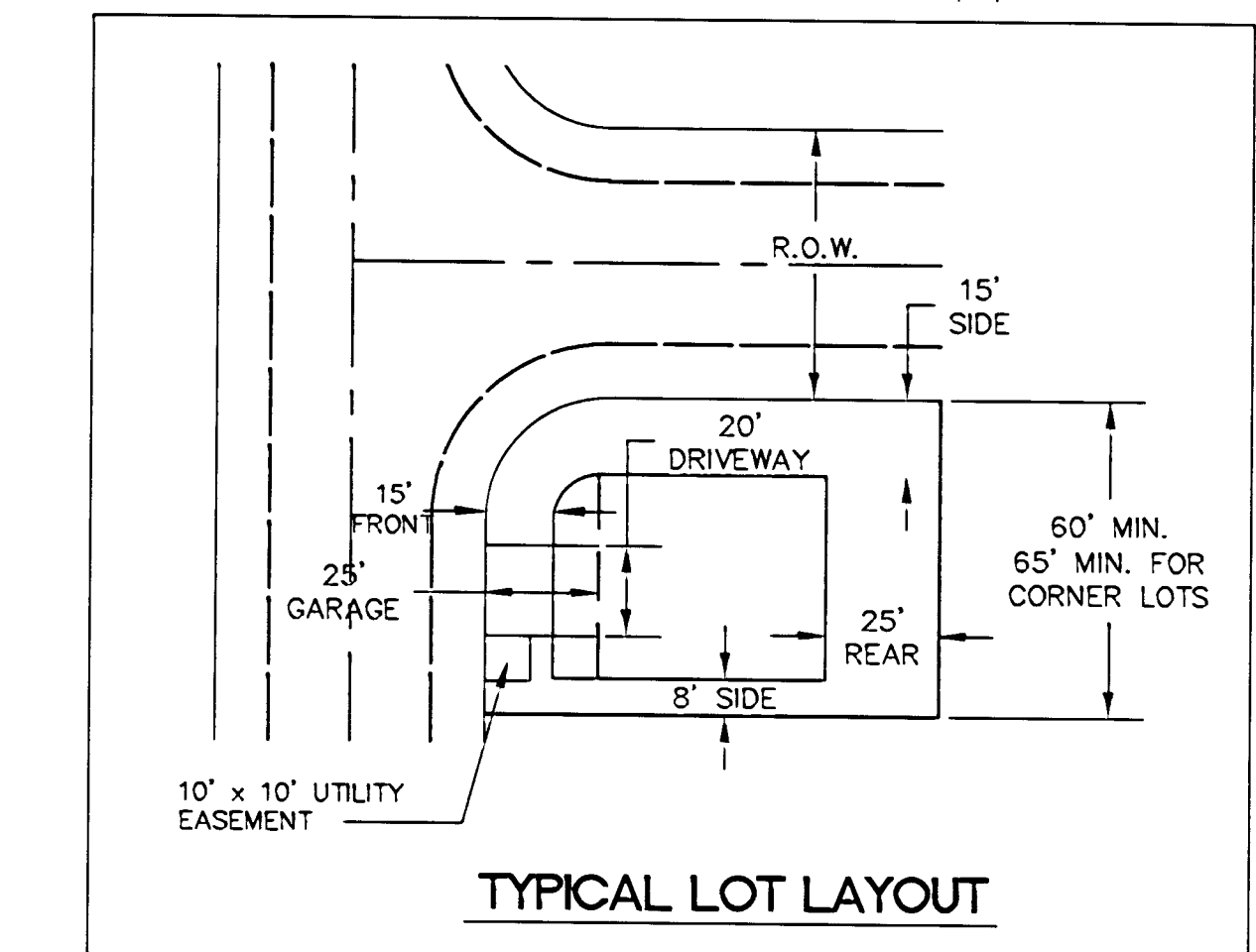
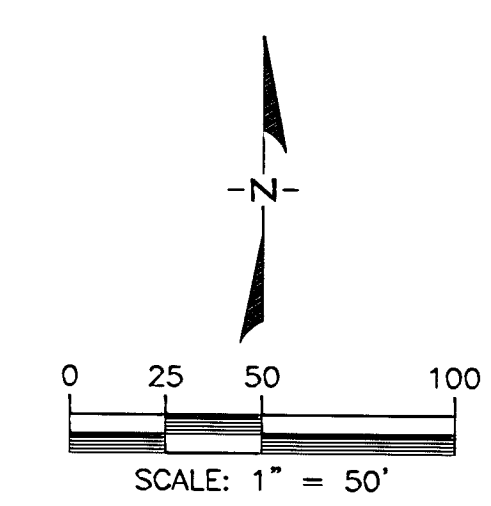
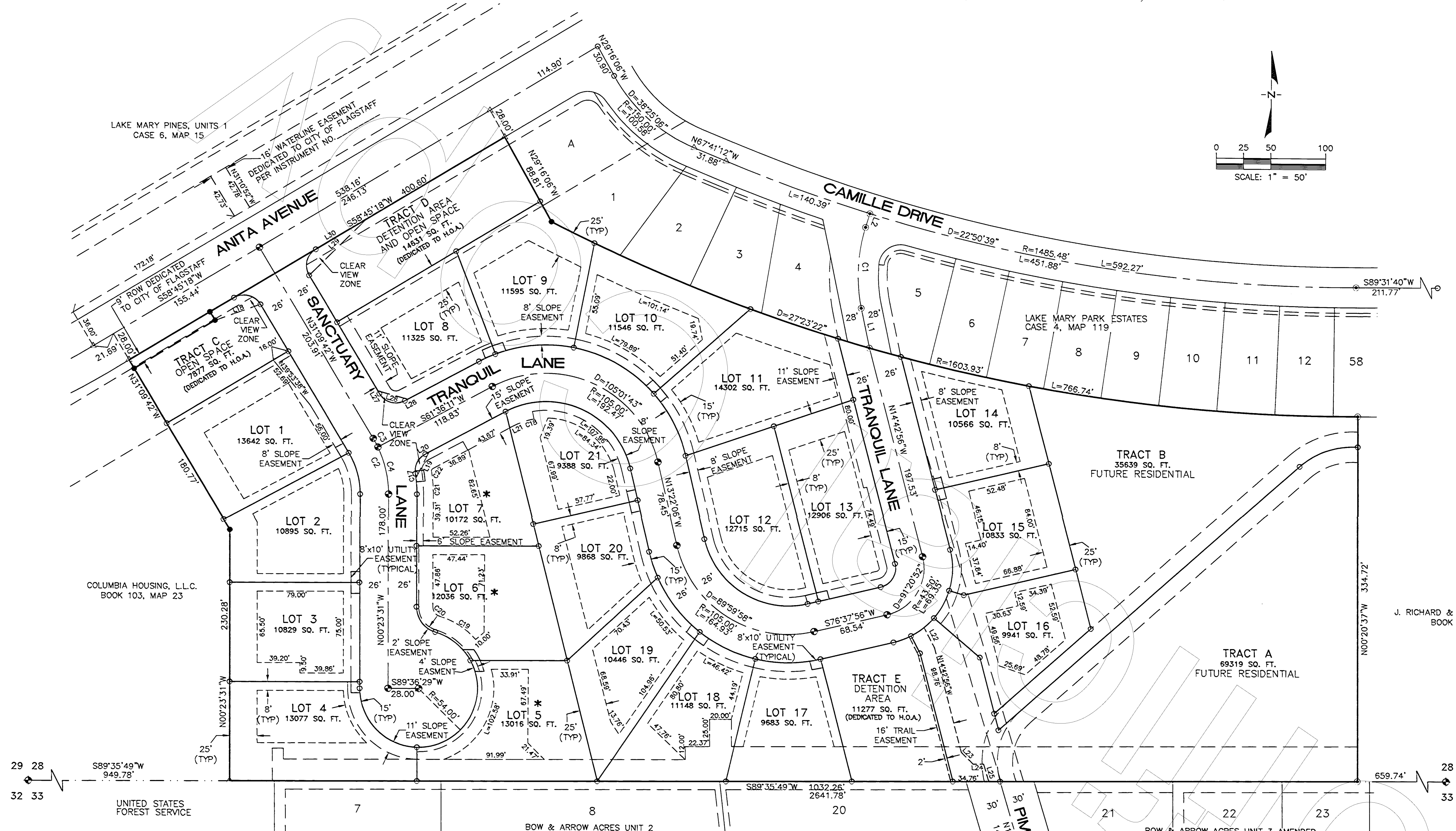
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FINAL PLAT

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A PROPOSED SUBDIVISION LOCATED IN TRACT N OF LAKE MARY PARK ESTATES IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 21 NORTH, AND RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.



*NOTE: ALL DRAINAGE FROM STRUCTURES ON LOTS 5, 6, AND 7 TO DRAIN TOWARDS SANCTUARY LANE.

- LEGEND**
- PROPERTY BOUNDARY
 - LOT BOUNDARY
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 - (R1) "LAKE MARY PARK ESTATES", CASE 4, MAP 119
 - (R2) "TRACTS L & N, LAKE MARY PARK ESTATES", BOOK 12, PAGE 37
 - ⊙ FOUND MONUMENT DESCRIPTION

SURVEY NOTES

FIELD MEASUREMENTS USED TO PREPARE THIS PLAT WERE MADE IN DECEMBER 2002.

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, PER PLAT OF LAKE MARY PARK ESTATES.

BEARING: (S89°44'00"W RECORD) S89°35'49"W

DIMENSIONS SHOWN ARE MEASURED EXCEPT THOSE DENOTED (R). MEASURED DIMENSIONS MAY BE UNADJUSTED FIELD MEASUREMENTS, ADJUSTED FIELD MEASUREMENTS, OR DIMENSIONS CALCULATED DIRECTLY FROM UNADJUSTED OR ADJUSTED FIELD MEASUREMENTS.

ALL LINES OF OCCUPATION HAVE BEEN NOTED ON THIS SURVEY. NO ATTEMPT HAS BEEN MADE TO RESOLVE THESE LINES OF OCCUPATION.

ALL EASEMENTS AS PROVIDED PER THE TITLE REPORT HAVE BEEN SHOWN ON THIS PLAT. THERE IS NO GUARANTEE TO UNRECORDED EASEMENTS OR THOSE EASEMENTS NOT LISTED WITH THE TITLE COMPANY.

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: (ORD. 1997-6-15-99)
A. REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING; (ORD. 2000-08, 6/6/00)
B. CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENTS.

RECORDED AT REQUEST OF
CITY OF FLAGSTAFF
DATE: NOVEMBER 9, 2006
1:24 P.M.
Records of Coconino County Arizona
GANDAGE OWENS
County Recorder

REGISTERED LAND SURVEYOR
37935
URBAN P.
VISSER
ARIZONA
1987