

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE EAST HALF OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,
COCONINO COUNTY, ARIZONA

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE REFERNECE NO. 01868680-295-NA, EFFECTIVE DATE: MARCH 28, 2017 AT 7:30 AM

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of the East half of the East half of Section 19, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of the North half of the Northeast quarter of the Southeast quarter;

Thence West along the South line of the North half of the Northeast quarter of the Southeast quarter 660 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of the Southeast quarter and being the TRUE POINT OF BEGINNING;

Thence continuing along the South line of the North half of the Northeast quarter of the Southeast quarter 540 feet to a point on the line parallel to and 1200 feet West of the East line of said Section 19;

Thence North along said parallel line approximately 760 feet to a point on the South right of way line of U.S. Highway 66;

Thence Southeasterly along the right of way line 559.1 feet to a point of intersection with the East line of the Northwest quarter of the Northeast quarter of the Southeast quarter;

Thence South and along said East line of the Northwest quarter of the Northeast quarter of the Southeast quarter approximately 591 feet to the TRUE POINT OF BEGINNING.

EXCEPT 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of Court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and except all materials as reserved by the State of Arizona in Patent recorded in Document No. 3024431 and pursuant to the Provisions of Arizona Revised Statutes 37-231.

PARCEL NO. 2:

A portion of the East half of Section 19, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of the North half of the North half of the Southeast quarter;

Thence West and along the South line of the North half of the North half of the Southeast quarter, 1200.00 feet;

Thence North and parallel to the East line of said section, 190.00 feet to the TRUE POINT OF BEGINNING;

Thence West 403.86 feet;

Thence North approximately 651.30 feet to the South right of way line of U.S. Highway 66;

Thence Southeasterly along the right of way line 413.83 feet to a point of intersection with a line parallel to and 1200 feet West from the East line of Section 19;

Thence South and along said parallel line approximately 570 feet to the TRUE POINT OF BEGINNING.

EXCEPT 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of Court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and except all materials as reserved by the State of Arizona in Patent recorded in Document No. 3024430 and pursuant to the Provisions of Arizona Revised Statutes 37-231.

PARCEL 3:

That part of the North half of the North half of the Southeast quarter, and the South half of the South half of the Northeast quarter of Section 19, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at the Southeast corner of the North half of the Northeast quarter of the Southeast quarter of said Section;

Thence West along the South line of said North half of the Northeast quarter of the Southeast quarter, a distance of 1200 feet to a point on a line parallel to and 1200 feet West of the East line of said Section and the TRUE POINT OF BEGINNING;

Thence North along said parallel line, a distance of 190 feet to the Southeast corner of property described in Patent No. 7432 recorded December 3, 1990 in Document No. 99-3024430, records of Coconino County, Arizona;

Thence West along the South line of said property, a distance of 403.86 feet to the Southwest corner thereof;

Thence North along the West line thereof, approximately 651.30 feet to the South right of way line of U.S. Highway #66;

Thence Northwesterly along said right of way line, a distance of 380.46 feet to the centerline of the existing Woody Mountain Road;

Thence South 0' 07" East along the centerline of said Woody Mountain Road, a distance of 897.11 feet to a point of intersection with the South line of the North half of the Northwest quarter of the Southeast quarter of said Section;

Thence East along said South line, a distance of 769.50 feet to the TRUE POINT OF BEGINNING.



VICINITY MAP (Not to scale)

ZONING CLASSIFICATION

COCONINO COUNTY GENERAL ZONE 'G'
-GENERAL RURAL LAND-USE CATEGORY INTENDED FOR APPLICATION TO THOSE UNINCORPORATED AREAS OF THE COUNTY NOT SPECIFICALLY DESIGNATED IN ANY OTHER ZONE CLASSIFICATION.

CITY OF FLAGSTAFF RURAL RESIDENTIAL (RR)
LAND DEVELOPMENT CODE SEC. 10-40.30.030

- SETBACK FRONT (MIN.): 75'
- SETBACK SIDE (MIN.):
INTERIOR LOTS: 10'
CORNER LOTS INTERIOR: 10'
CORNER LOTS EXTERIOR: 25'
- SETBACK REAR (MIN.): 10'
- BUILDING HEIGHT (MAX.): 35'
- BUILDING COVERAGE (MAX.): 20%
- DENSITY UNITS/ACRE: MAX OUTSIDE OR WITHIN RPO: 1

FLOOD ZONE CLASSIFICATION

ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6816G, EFFECTIVE DATE 9-03-2010).

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER - NOTES, LEGAL DESCRIPTION
2	SUBJECT PARCEL GEOMETRY
3	TOPOGRAPHIC FEATURES

SCHEDULE B ITEMS

THE FOLLOWING LIST CONSISTS OF THE SCHEDULE B EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ORDER NO. 70502954-JRK, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED BY PIONEER TITLE AGENCY, INC, EFFECTIVE DATE 3-08-2017 AT 7:30 A.M.

ITEM NO.	BOOK/PAGE	DESCRIPTION	LOCATION
1	N/A	TAXES 2017	N/A
2	3024430	RESERVATION, EXCEPTIONS, PROVISIONS	N/A
3	3024431	RESERVATION, EXCEPTIONS, PROVISIONS	N/A
4	N/A	RIGHT OF ENTRY FOR MINING AND REMOVAL OF MINERALS	N/A
5	N/A	WATER RIGHTS	N/A
6	N/A	INTENTIONALLY OMITTED	N/A
7	N/A	INTENTIONALLY OMITTED	N/A
8	175/392, 1569/683	ROADWAY EASEMENT/RIGHT-OF-WAY	AS SHOWN
9	259/397	ELECTRIC EASEMENT	AS SHOWN
10	1144/689, 1214/659, 1327/235	COOPERATIVE AGREEMENT	REFERS TO WOODY MTN. RD., FORMERLY F.R. 231
11	1528/617	CONDITIONAL USE PERMIT	DOCUMENT UNAVAILABLE
12	N/A	INTENTIONALLY OMITTED	N/A
13	N/A	INTENTIONALLY OMITTED	N/A
14	3436476	RECORD OF SURVEY	AS SHOWN SHEET 2, REFERENCE DOCUMENT
15	N/A	MATTERS OF ALTA SURVEY	THIS SURVEY
16	N/A	RIGHTS OF PARTIES IN POSSESSION OF LAND	N/A
17	N/A	SUBSEQUENT TAXES	N/A
18	263/190, 901/64	ROADWAY EASEMENT, ABANDONMENT	AS SHOWN
19	N/A	COVENANTS, CONDITIONS, RESTRICTIONS	N/A
20	N/A	FAILURE TO COMPLY WITH TERMS	N/A
21	N/A	INTENTIONALLY OMITTED	N/A
22A	STATE LAND DOCUMENT	RIGHT-OF-WAY NO. 71-1953	AS SHOWN
22B	STATE LAND DOCUMENT	RIGHT-OF-WAY NO. 09-2736	AS SHOWN
22C	STATE LAND DOCUMENT	RIGHT-OF-WAY NO. 18-52063	AS SHOWN, EXPIRED 8-23-2016
22D	STATE LAND DOCUMENT	DEED OF TRUST	N/A
22E	STATE LAND DOCUMENT	RIGHT-OF-WAY NO. 14-118796	DOES NOT AFFECT SUBJECT PARCEL

LAND SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 6, 8, 10, 11, 16, 18 AND 19 FROM TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Aaron D. Borling, RLS 48756

NOTE:

AS TO THE TITLE MATTERS SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE REFERNECE NO. 01868680-295-NA, EFFECTIVE DATE: MARCH 28, 2017 AT 7:30 AM

SHEPHARD-WESNITZER, INC. AND AARON D. BORLING, RLS, MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT COMMITMENT FOR TITLE INSURANCE.

AS FOR THE BOUNDARY INFORMATION SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED ON RECORD INFORMATION PROVIDED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE REFERNECE NO. 01868680-295-NA, EFFECTIVE DATE: MARCH 28, 2017 AT 7:30 AM

FOR REFERENCE INFORMATION REFER TO SHEET 2 OF THIS SURVEY. NO OTHER REFERENCE INFORMATION NOT LISTED IN THE CURRENT TITLE REPORT OR SHOWN HEREON WAS RESEARCHED, REFERENCED, OR MADE A PART OF THIS SURVEY.

TOPOGRAPHIC INFORMATION OBTAINED BY SWI IN MAY, 2017. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE-GROUND APPURTENANCES, AVAILABLE UTILITY BLUE-STAKE MARKINGS, AND CITY OF FLAGSTAFF GIS UTILITY MAPS. FOR ACCURATE UTILITY LOCATIONS, ADDITIONAL UTILITY POT-HOLING AND/OR BLUE-STAKING MAY BE REQUIRED TO REVEAL ACTUAL UNDERGROUND LOCATIONS.

FILE: P:\2017\17093\Woody Mtn. Campground\C30\Boundary-C30\ALTA_Cover_Sheet.dwg AB_SWI-C30-14 PLOTTED: May 17, 2017-7:03pm

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.
www.swiaz.com

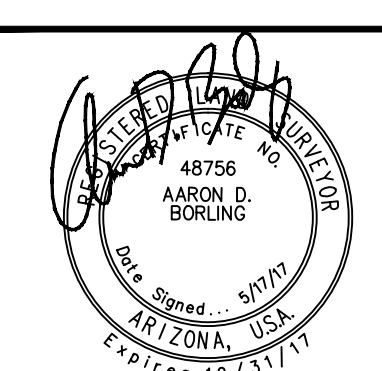
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

JOB NO:	17093
DATE:	5-17-2017
SCALE:	AS SHOWN
DRAWN:	ADB
DESIGN:	
CHECKED:	ADB

WOODY MTN. CAMPGROUND

FLAGSTAFF, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

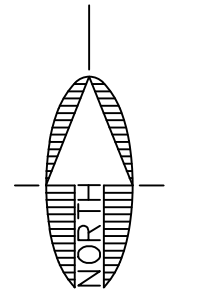


DRAWING NO.	
A1	
SHT NO.	OF
1	3

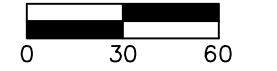
PLOTTED: May 17, 2017-7:02pm

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE EAST HALF OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF,
COCONINO COUNTY, ARIZONA



SCALE: 1" = 60'



RECORD INFORMATION

- (R1) - INST. #3436476 C.C.R.
- (R2) - TITLE REPORT LEGAL DESCRIPTION

APN: 112-01-019
INST. #3770238
VP 66 & WOODY MTN,
LLC

C 1/4 COR.
SEC. 19

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
 GEODETIC DATUM: NAD 83 (2002.0)
 VERTICAL DATUM: NAVD 88 (SEE BELOW)
 SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION

PROJECTION: TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN: 35° 00' 00" N
 LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
 NORTHING AT GRID ORIGIN: 0.0 FT
 EASTING AT CENTRAL MERIDIAN: 70,000 FT
 CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CORS STATION "AZFL" USING GPS WITH NGS GEOD MODEL "GEOID12A". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF OVER-DETERMINED AND STATISTICALLY INDEPENDENT OBSERVATIONS.

PT. #6002 NORTHING = 68793.124 FT EASTING = 47298.507 FT ELEVATION = 7089.714 FT	PT. #6010 NORTHING = 68695.274 FT EASTING = 48343.649 FT ELEVATION = 7077.319 FT
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PT. #6012 NORTHING = 68437.111 FT EASTING = 49283.936 FT ELEVATION = 7010.008 FT	PT. #6016 NORTHING = 67857.149 FT EASTING = 49285.856 FT ELEVATION = 7016.171 FT
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C-N-S 1/64 COR. SEC. 19	N 89°44'50" E 669.80' N 89°48'13" E 669.34' (R1)
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S. WOODY MOUNTAIN ROAD

W. ROUTE 66

COCONINO COUNTY
CITY OF FLAGSTAFF

PARCEL 3
STATE OF ARIZONA
8.19 ACRES +/-

PARCEL 2
APN: 112-01-008
INST. #3742331
5.68 ACRES +/-

LARRY J. SKROBUT
2727 W. HWY 66
FLAGSTAFF, AZ 86001

PARCEL 1
APN: 112-01-007
INST. #3742331
8.15 ACRES +/-

LARRY J. SKROBUT
2727 W. HWY 66
FLAGSTAFF, AZ 86001

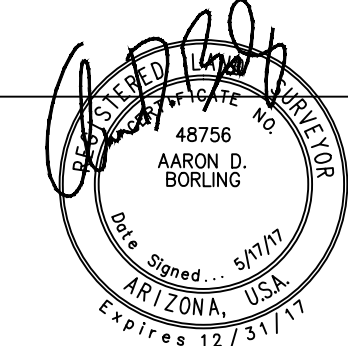
WILDWOOD HILLS
INST. #3418698

WILDWOOD HILLS
INST. #3418698

CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756



NO.	DESCRIPTION	DATE	BY



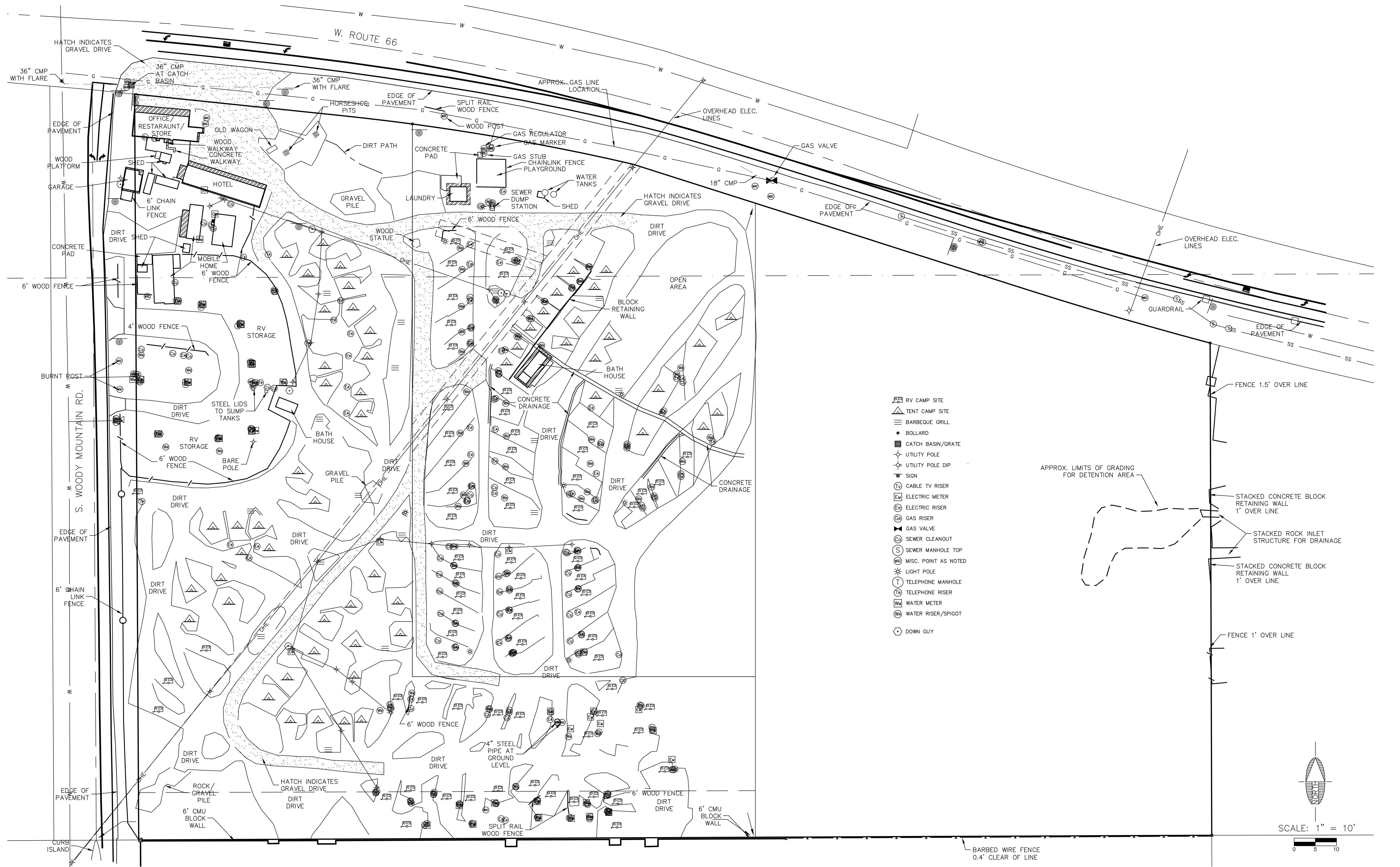
JOB NO:	17093
DATE:	5-17-2017
SCALE:	1"=60'
DRAWN:	ADB
DESIGN:	
CHECKED:	ADB

WOODY MTN. CAMPGROUND	FLAGSTAFF, ARIZONA
ALTA/ACSM LAND TITLE SURVEY	
SHT NO. 2	OF 3

DRAWING NO. **A2**

FILE: P:\2017\17093\Woody Mtn. Campground\CSD\ALTA_Boundary_Sheet_2.dwg AB_SW-CSD-14

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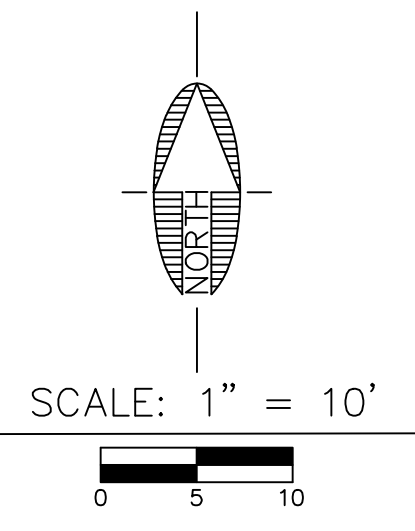
- RV CAMP SITE
- TENT CAMP SITE
- BARBEQUE GRILL
- BOLLARD
- CATCH BASIN/GRATE
- UTILITY POLE
- UTILITY POLE DIP
- SIGN
- CABLE TV RISER
- ELECTRIC METER
- ELECTRIC RISER
- GAS RISER
- GAS VALVE
- SEWER CLEANOUT
- SEWER MANHOLE TOP
- MISC. POINT AS NOTED
- LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- WATER METER
- WATER RISER/SPIGOT
- DOWN GUY

APPROX. LIMITS OF GRADING FOR DETENTION AREA

STACKED CONCRETE BLOCK RETAINING WALL 1' OVER LINE

STACKED ROCK INLET STRUCTURE FOR DRAINAGE

STACKED CONCRETE BLOCK RETAINING WALL 1' OVER LINE



CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SWI
Shepard Wesnitzer, Inc.

110 West Dale Ave
Flagstaff, Az 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO: 17093
DATE: 5-17-2017
SCALE: 1"=50'
DRAWN: ADB
DESIGN: ADB
CHECKED: ADB

WOODY MTN. CAMPGROUND
ALTA/ACSM LAND TITLE SURVEY

FLAGSTAFF, ARIZONA

DRAWING NO. **A3**
SHT NO. **3** OF **3**