



NAVAJO COUNTY RECORDER

PLAT MAP RECORDING INFORMATION

FEE NUMBER \_\_\_\_\_

FEE \$ 48.00

BOOK 25 OF SUBDIVISION PLAT MAPS

PAGE 36+37

NAME OF MAP: Final Plat

Northern Arizona Automall

RECORDED AT THE REQUEST OF:

Show Low Airport Investors

DATE: 2/14/06 TIME: 2:40

SECTION: for S 1/2 Sec 16

TOWNSHIP \_\_\_\_\_ 10 \_\_\_\_\_ NORTH

RANGE \_\_\_\_\_ 22 \_\_\_\_\_ EAST

LAURETTE JUSTMAN  
RECORDER

DEDICATION:

STATE OF ARIZONA }  
COUNTY OF NAVAJO }

KNOW ALL MEN BY THESE PRESENTS: That SHOW LOW AIRPORT INVESTORS, LLC an Arizona Limited Liability Company has subdivided under the name of NORTHERN ARIZONA AUTOMALL, a portion of the SE 1/2 of Section 16, T10N, R22E, G & SRM, City of Show Low, Navajo County, Arizona, as shown and platted hereon, and hereby publishes this plat as and for the plat of NORTHERN ARIZONA AUTOMALL and hereby declares that said plat sets forth the locations and gives the dimensions of all lots and tracts, constituting same, and each lot and tract shall be known by the number or letter given to each respectively on said plat, and that NORTHERN ARIZONA AUTOMALL hereby declares that Tract A1-A4 is to be used for Signage & Landscaping Purposes, and is to be dedicated to the Property Owners Association, upon formation of such association. Tract B is to be used for Parking, Recreation, and Restaurant Purposes, and is to be Dedicated to the Property Owners Association, upon formation of such association. Tract C is to be used for Private Roadways, and is to be Dedicated to the Property Owners Association, upon formation of such association. Tract C is not dedicated to the public for its use except that easement for public water, and sewer lines, refuse collection, public utilities, cable television, emergency and service type vehicles and drainage are hereby provided over said Tract C. All private roadways shall be maintained by the Property Owners Association. The City of Show Low shall not maintain these roads unless they are improved at the expense of the property owners to city standards which are in effect at the time of the request. All drainage easements referred to hereon are to be privately maintained.

The Automall lots and the corner property parcels may be combined, split, and or lot lines adjusted without further consent or processing by the City of Show Low replatting. Provided that parcels or lots: (I) comply with the provisions of the zoning district; (II) the exterior boundary lines of the Plat remain unchanged; and (III) the number of parcels in each automall and corner property lots is not increased by more than 4.

IN WITNESS WHEREOF, JAMES A. MANSPERGER, as managing member of SHOW LOW AIRPORT INVESTORS, LLC, has hereunto caused its company name to be signed by the undersigned managing member thereunto authorized.

James A. Mansperger  
Sec. of FM Partnership Consultants Inc.  
An Arizona Corp, as Managing Member  
of Show Low Airport Investors, LLC  
An Arizona Limited Liability Company

2/6/06  
Date

RATIFICATION:

THE STOCKMEN'S BANK, an Arizona banking association, beneficiary under a deed of trust dated \_\_\_\_\_ recorded in Document No. 2006-02625, records of Navajo County, Arizona, does hereby consent to the creation of this subdivision and agrees that its right, title and interest under said deed of trust shall be subject to this final plat and the terms, conditions and provisions set forth hereon.

Dated this 10<sup>th</sup> day of Feb 2006.

By: *[Signature]*

ACKNOWLEDGMENT:

STATE OF ARIZONA }  
COUNTY OF NAVAJO } MARICOPA

On this 8<sup>th</sup> day of February 2006 as Managing Member of Show Low Airport Investors LLC, an Arizona Limited Liability Co., acknowledged himself to be the managing member of the above described premises as shown hereon, and being duly sworn, executed the foregoing instruments for the purposes therein contained by signing his name, IN WITNESS WHEREOF I hereunto set my hand and official seal this 8<sup>th</sup> day of February 2006

*[Signature]*  
Notary Public

My Commission Expires: 10/20/08

ACKNOWLEDGMENT:

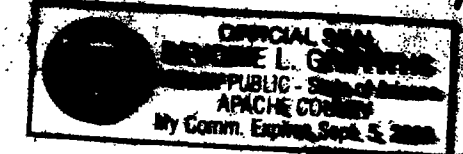
STATE OF ARIZONA }  
COUNTY OF NAVAJO } SS

On this 10<sup>th</sup> day of February 2006, before me the undersigned officer, personally appeared *[Signature]* who acknowledged himself to be *[Signature]* of THE STOCKMEN'S BANK, an Arizona banking association, and further acknowledge that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of STOCKMEN'S BANK by himself as such officer.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND & OFFICIAL SEAL  
By: *[Signature]*  
NOTARY REPUBLIC

MY COMMISSION EXPIRES: Oct 5, 2009



APPROVALS:

This Plat is Approved by the Show Low City Council

on this 7<sup>th</sup> day of February 2006

By: *[Signature]*  
Mayor

Attest: *[Signature]*  
Clerk

OWNER/DEVELOPER

Show Low Airport Investors LLC

James A. Mansperger  
Sec. of FM Partnership Consultants Inc.  
An Arizona Corp, as Managing Member  
of Show Low Airport Investors, LLC  
An Arizona Limited Liability Company

122 East Baseline, #200  
Tempe, AZ 85283

ZONING

EXISTING: C2

LEGEND:

- Found Section Monument as Noted
- Found Monument as Noted
- Set 5/8" Rebar w/ Cap, L.S. 13005

FLOOD PLAIN

In accordance with the Firm Community Panel #040069 0002 C & #040069 0003 C this property lies in Zone X, "Areas determined to be outside 500-Year flood plain". Map Dated August 3, 1992

BASIS OF BEARING

The South Half of the West Line of Section 16, Township 10 North, Range 22 East, of G&SRM, Navajo County, AZ, Said Bearing Being: N00°16'43"W

FINAL PLAT

FOR

NORTHERN ARIZONA AUTOMALL

A Portion of the South 1/2 of Section 16, Township 10 North, Range 22 East, Gila & Salt River Meridian, Navajo County, Arizona

THIS PROJECT



VICINITY MAP

FILE: 2006-04691  
RECORDED IN THE RECORDS OF  
SHOW LOW AIRPORT INVESTORS  
DATE: 2/14/06 2:40  
BOOK/PLAT: 85  
OFFICIAL RECORDS OF THE  
LAURETTE J. MURPHY

LEGAL DESCRIPTION:

A portion of the South 1/2 of Section 16, Township 10 North, Range 22 East, Gila & Salt River Meridian, Navajo County, Show Low Arizona and being more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 16, said point being monumented by a Brass Cap in concrete stamped Navajo County, thence North 89°42'10" East along the East-West mid-section line a distance of 2848.93 feet to the Center 1/4 of said Section 16; thence South 00°20'25" East along the South 1/2 of the North-South mid-section line a distance of 757.38 feet to a point on the North line of the herein described parcel, and the TRUE POINT OF BEGINNING;

Thence North 75°58'08" East, a distance of 1502.87 feet to a point on the Westerly line of Government Tract 38 of Section 16, which said point being monumented by a rebar with plastic cap stamped 37401;  
Thence South 09°40'46" East along said Tract line, a distance of 100.65 feet;  
Thence South 11°00'13" West, a distance of 1554.27 feet to a point on the Northerly right of way line of U.S. Highway 60 and a point on a curve, which said curve being concave to the Southeast and having a radius of 11674.38 feet;  
Thence to the left along said curve and Northerly right of way line, through a central angle of 07°25'20" an arc length of 1512.32 feet (Chrd Brg=575°38'38"W, Chrd Dist=1511.26 feet);  
Thence continuing along said right of way South 71°55'58" West, a distance of 50.77 feet to a point of curvature, which said curve being concave to the Northeast and having a radius of 75.00 feet;  
Thence Northwesterly and to the right along said curve, through a central angle of 90°00'59" an arc length of 117.83 feet to a point on the Easterly right of way line of State Route 77 (Chrd Brg=N63°03'33"W, Chrd Dist=106.08 feet);  
Thence North 18°03'04" West along said right of way line, a distance of 943.20 feet;  
Thence North 73°17'54" East, a distance of 101.28 feet;  
Thence North 71°38'05" East, a distance of 200.00 feet;  
Thence North 18°21'55" West, a distance of 275.00 feet;  
Thence South 71°38'05" West, a distance of 200.00 feet;  
Thence South 71°38'05" West, a distance of 99.75 feet to a point on the Easterly right of way line of said State Route 77;  
Thence North 18°03'04" West along said Easterly right of way line, a distance of 239.71 feet;  
Thence North 75°58'08" East, a distance of 906.44 feet to the POINT OF BEGINNING.

Said parcel of land described herein contains 68.42 acres, more or less.

LINE TABLE

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 100.65' | N09°40'46"W |
| L2   | 99.75'  | N71°31'10"E |
| L3   | 101.28' | N73°17'54"E |
| L4   | 71.71'  | N71°56'56"E |
| L5   | 109.72' | N72°49'07"E |
| L6   | 159.89' | N13°42'44"W |
| L7   | 68.70'  | S09°34'56"W |
| L8   | 79.78'  | S10°34'57"E |
| L9   | 100.65' | N09°40'46"W |
| L10  | 28.98'  | N13°42'44"W |
| L11  | 57.07'  | N13°42'44"W |
| L12  | 25.48'  | N47°36'20"E |
| L13  | 57.22'  | N13°42'44"W |
| L14  | 17.23'  | N73°35'46"W |
| L15  | 78.82'  | S32°37'22"E |
| L16  | 28.27'  | N13°42'44"W |
| L17  | 68.70'  | N09°34'56"E |
| L18  | 68.70'  | N09°34'56"E |
| L19  | 14.20'  | N10°34'57"W |
| L20  | 14.20'  | N10°34'57"W |
| L21  | 21.33'  | N34°20'26"E |
| L22  | 85.10'  | S58°27'05"W |
| L23  | 96.79'  | S32°37'22"E |
| L24  | 32.64'  | N34°20'26"E |
| L25  | 17.01'  | S75°58'08"W |
| L26  | 95.42'  | S18°03'04"E |
| L27  | 129.73' | S71°51'22"W |
| L28  | 50.96'  | N48°02'34"W |
| L29  | 84.29'  | S18°03'04"E |
| L30  | 19.90'  | N71°31'10"E |
| L31  | 39.25'  | N11°45'18"E |
| L32  | 79.85'  | N71°31'10"E |
| L33  | 109.72' | N72°49'07"E |
| L34  | 71.71'  | N71°56'56"E |
| L35  | 125.63' | N71°51'22"E |
| L36  | 77.67'  | N85°57'45"E |
| L37  | 58.92'  | S81°49'02"E |
| L38  | 101.29' | S73°17'54"W |
| L39  | 79.15'  | N84°56'39"E |
| L40  | 51.79'  | N73°22'15"E |

CURVE TABLE

| CURVE | LENGTH   | RADIUS    | TANGENT  | DELTA      |
|-------|----------|-----------|----------|------------|
| C1    | 117.81'  | 75.00'    | 75.00'   | 90°00'00"  |
| C2    | 120.89'  | 11559.16' | 60.44'   | 0°35'57"   |
| C3    | 1259.43' | 11559.16' | 630.34'  | 6°14'34"   |
| C4    | 203.28'  | 500.00'   | 103.07'  | 23°17'41"  |
| C5    | 175.97'  | 500.00'   | 88.91'   | 20°09'53"  |
| C6    | 384.40'  | 500.00'   | 202.26'  | 44°02'55"  |
| C7    | 494.96'  | 11559.16' | 247.52'  | 22°12'     |
| C8    | 52.26'   | 50.00'    | 28.80'   | 59°53'02"  |
| C9    | 70.00'   | 11559.16' | 35.00'   | 0°20'49"   |
| C10   | 47.38'   | 50.00'    | 25.64'   | 54°17'34"  |
| C11   | 64.98'   | 530.00'   | 32.53'   | 70°1'31"   |
| C12   | 74.96'   | 470.00'   | 37.36'   | 9°05'20"   |
| C13   | 60.19'   | 50.00'    | 34.35'   | 68°58'21"  |
| C14   | 150.50'  | 530.00'   | 75.76'   | 16°16'10"  |
| C15   | 116.53'  | 470.00'   | 58.57'   | 14°12'21"  |
| C16   | 373.09'  | 11559.16' | 186.56'  | 1°50'58"   |
| C17   | 53.51'   | 50.00'    | 29.64'   | 61°19'05"  |
| C18   | 165.41'  | 470.00'   | 83.57'   | 20°09'53"  |
| C19   | 186.53'  | 530.00'   | 94.24'   | 20°09'53"  |
| C20   | 60.70'   | 50.00'    | 34.72'   | 69°33'10"  |
| C21   | 60.70'   | 50.00'    | 34.72'   | 69°33'10"  |
| C22   | 89.60'   | 179.00'   | 45.76'   | 28°40'45"  |
| C23   | 204.64'  | 179.00'   | 115.14'  | 65°30'12"  |
| C24   | 60.70'   | 50.00'    | 34.72'   | 69°33'10"  |
| C25   | 37.82'   | 50.00'    | 19.87'   | 43°20'30"  |
| C26   | 28.05'   | 60.00'    | 14.28'   | 26°47'16"  |
| C27   | 187.93'  | 60.00'    | INFINITE | 179°27'38" |
| C28   | 63.29'   | 60.00'    | 34.95'   | 60°26'07"  |
| C29   | 37.82'   | 50.00'    | 19.87'   | 43°20'30"  |
| C30   | 60.70'   | 50.00'    | 34.72'   | 69°33'10"  |
| C31   | 54.88'   | 179.00'   | 27.66'   | 17°34'04"  |
| C32   | 47.48'   | 179.00'   | 23.88'   | 15°11'57"  |
| C33   | 60.70'   | 50.00'    | 34.72'   | 69°33'10"  |
| C34   | 60.70'   | 50.00'    | 34.72'   | 69°33'10"  |
| C35   | 55.71'   | 179.00'   | 28.08'   | 17°50'01"  |
| C36   | 149.08'  | 179.00'   | 79.17'   | 47°43'02"  |
| C37   | 62.61'   | 179.00'   | 31.63'   | 20°02'30"  |
| C38   | 407.46'  | 530.00'   | 214.39'  | 44°02'55"  |
| C39   | 52.15'   | 50.00'    | 28.73'   | 59°45'52"  |
| C40   | 361.33'  | 470.00'   | 190.12'  | 44°02'55"  |
| C41   | 191.37'  | 11559.16' | 95.69'   | 0°56'55"   |
| C42   | 120.89'  | 11559.16' | 60.44'   | 0°35'57"   |
| C43   | 117.81'  | 75.00'    | 75.00'   | 90°00'00"  |
| C44   | 52.45'   | 50.00'    | 28.93'   | 60°06'04"  |
| C45   | 48.86'   | 50.00'    | 26.58'   | 55°59'18"  |
| C46   | 52.45'   | 50.00'    | 28.93'   | 60°06'04"  |
| C47   | 77.40'   | 179.00'   | 39.31'   | 24°48'28"  |

SITE DATA

Total Development = 68.53 ac  
Number of Lots = 112  
Number of Tracts = 5

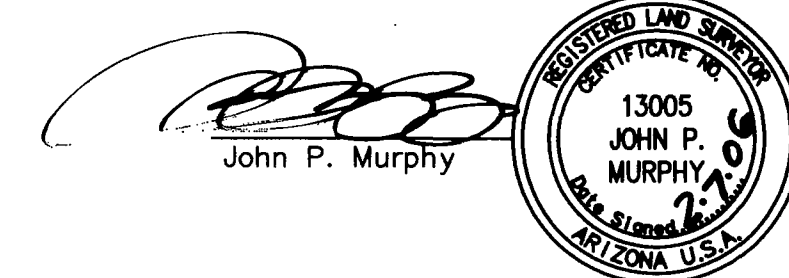
Typical Lot Size:  
Min = 2.72 ac  
Max = 10.16 ac  
Avg = 5.24 ac

Tract 'A1' = Signage & Landscaping (0.15 AC)  
Tract 'A2' = Signage & Landscaping (0.14 AC)  
Tract 'A3-A4' = Signage & Landscaping (0.13 AC)  
Tract 'B' = Parking, Recreation & Restaurant (1.02 AC)  
Tract 'C' = Private Roadway Easement (4.87 AC)

Commercial Tract = Parcels 1-4, Future Commercial, use not subject to Northern Arizona Automall CC&R's  
Tracts A-C shall be maintained by the Property Owners Association.

SURVEYOR'S CERTIFICATION:

I hereby certify this plat and the survey on which it is based was performed in the field under my direct supervision; and the information contained hereon is true and correct to the best of my knowledge and belief; and that each lot corner is or will be monumented within 6 months by a 5/8" Rebar and Plastic Cap stamped LS 13005.



Az. L.S. No. 13005

Murphy Engineering Group  
1801 W. DEUCE OF CLUBS, SUITE 230  
SHOW LOW, ARIZONA 85901  
PH. (928) 537-7218  
FAX (928) 537-8422  
Civil Engineering • Land Surveying

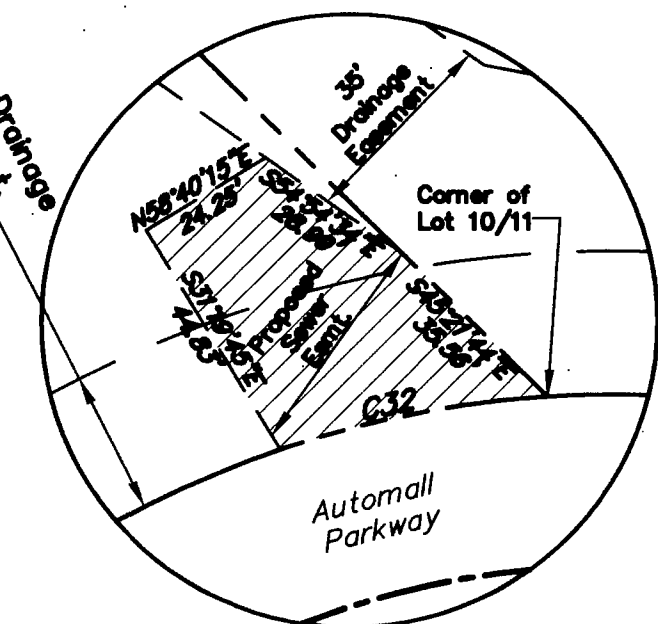
FINAL PLAT  
NORTHERN ARIZONA AUTOMALL

|             |             |         |        |
|-------------|-------------|---------|--------|
| DRN: J.M.P. | DATE: 09/05 | JOB NO. | SHEET  |
| DES: J.M.P. | DATE: 09/05 | 0717    | 1 of 2 |
| CHD: J.P.M. | DATE: 09/05 |         |        |

DRAWING NAME: FP\_01.DWG

NOTE:  
SEE SHEET 1 OF 2 FOR  
CURVE & LINE TABLES

SHOW LOW  
REGIONAL AIRPORT  
210-01-034

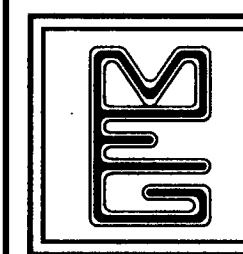


Detail A  
N/S

SHOW LOW  
REGIONAL AIRPORT  
210-01-034

Murphy Engineering Group

1801 W. DEUCE OF CLUBS, SUITE 230  
SHOW LOW, ARIZONA 85901  
PH. (928) 537-7218  
FAX (928) 537-8422  
Civil Engineering • Land Surveying

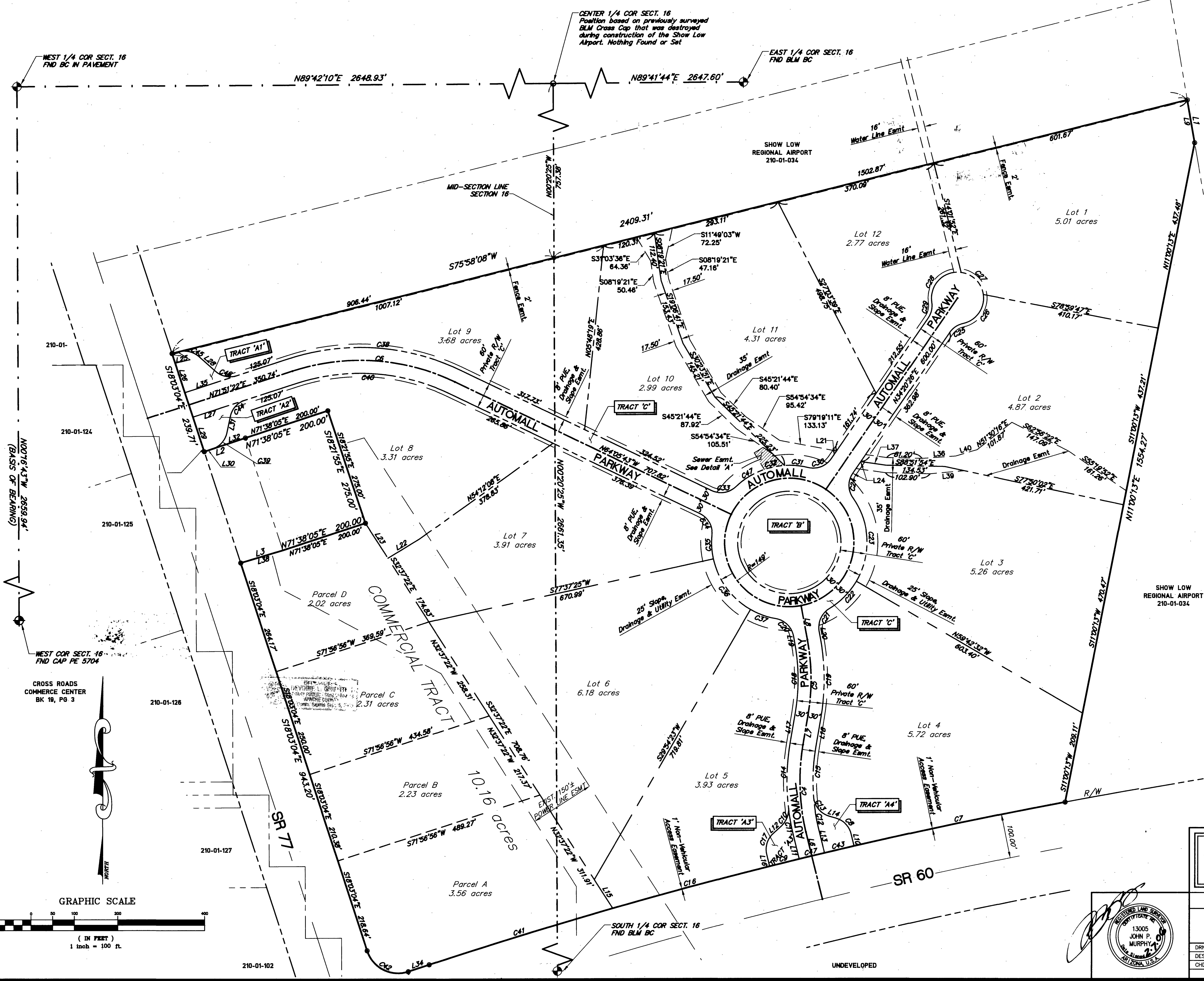
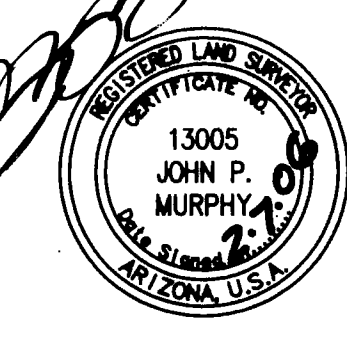


FINAL PLAT

# NORTHERN ARIZONA AUTOMALL

|             |             |         |        |
|-------------|-------------|---------|--------|
| DRN: J.M.P. | DATE: 09/05 | JOB NO. | SHEET  |
| DES: J.M.P. | DATE: 09/05 | 0717    | 2 of 2 |
| CHD: J.P.M. | DATE: 09/05 |         |        |

DRAWING NAME: FP\_02.DWG



WEST 1/4 COR. SECT. 16  
FND BC IN PAVEMENT

N89°42'10"E 2648.93'

N89°41'44"E 2647.60'

CENTER 1/4 COR. SECT. 16  
Position based on previously surveyed  
BLM Cross Cap that was destroyed  
during construction of the Show Low  
Airport. Nothing Found or Set

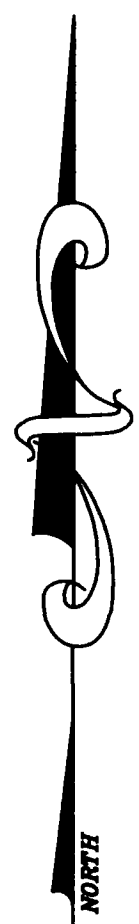
EAST 1/4 COR. SECT. 16  
FND BLM BC

SHOW LOW  
REGIONAL AIRPORT  
210-01-034

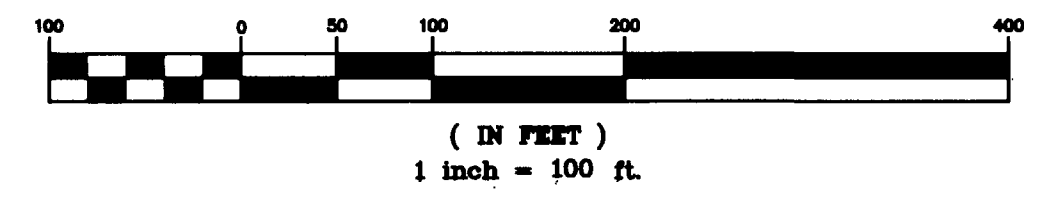
N007°43'17"W 2659.94'  
(BASIS OF BEARING)

WEST COR. SECT. 16  
FND CAP PE 5704

CROSS ROADS  
COMMERCE CENTER  
BK 19, PG. 3



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

210-01-102

UNDEVELOPED