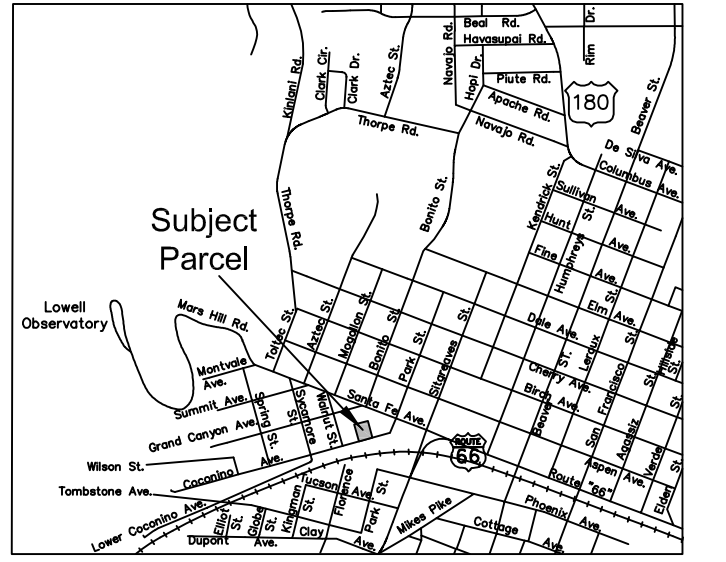


Preliminary Condominium Plat of Flagstaff Lofts

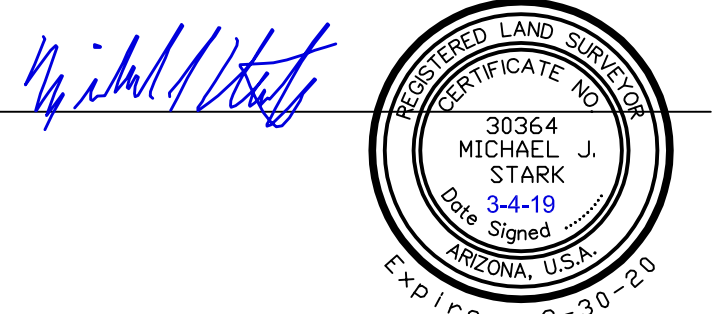
Situated in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.



Vicinity Map (Not to Scale)

CERTIFICATION:

This is to certify that the survey on which this plat is based was performed directly under my supervision during August and September of 2018, and is true and correct to the best of my knowledge.



Declaration and Dedication:

State of Arizona } SS
County of Coconino }

KNOW ALL MEN BY THESE PRESENTS:

That Brian A. Craig on behalf of Capital Equity Investments, L.L.C., an Arizona Limited Liability Company have subdivided that parcel as described in Instrument # 3074406 and #3670127, records of Coconino county, under the name **FLAGSTAFF LOFTS**, a "Condominium" pursuant to ARS #33-1201 et seq., situated in the Southwest Quarter of Section 21, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, as shown and platted hereon and hereby publishes this plat as, and for, the plat of said **FLAGSTAFF LOFTS** and further declares that said plat sets forth the location and gives the dimensions and measurements of the individual units and easements, and that each individual unit and easement shall be known by its number or other designation, given to each on this plat. Declarant does hereby dedicate the areas shown as "Limited Common Element" as those areas designated to those certain units as shown on sheet 1. Declarant does hereby dedicate the building and all interior bearing structures, whether shown or not, and all surrounding land including that land designated as Tract "A", as a "Common Elements". Declarants do hereby dedicate Tract "A" as a Private Utility Easement. Declarants do hereby declare that emergency and garbage vehicles shall access and service **FLAGSTAFF LOFTS** via the existing streets and alleys previously dedicated to the City of Flagstaff by the existing subdivisions.

The Declaration of Condominium is filed concurrently with this plat in Instrument # _____ records of Coconino county, Arizona.

IN WITNESS WHEREOF:

Brian A. Craig has heretofore caused his name to be affixed and the same to be attested by his signature as Brian A. Craig heretofore duly authorized.

This _____ day of _____, 2019.

By: Brian A. Craig,
On behalf of Capital Equity Investments, L.L.C., an Arizona Limited Liability Company

ACKNOWLEDGMENT:

ACKNOWLEDGMENT:

State of Arizona } SS
County of Coconino }

On this _____ day of _____, 2019, before me, appeared Brian A. Craig, who acknowledged himself to be duly authorized to execute the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I heretofore set my hand and official seal

Notary Public

Utility Acknowledgements:

Utility	Date
Century Link	
Unisource Energy	
Arizona Public Service	
Suddenlink	

Surveyor's Notes:

Title Report-	Any easements shown on this plat are per Pioneer Title Agency, Inc. Report of Title No.90300762.
New Construction-	Units 5 and 6 are proposed and not yet constructed. Unless this subdivision is replatted, the Smith Architects plans titled "New Duplex at 602 W. Coconino Av.", Job #1712 must be used.
Condominium Limits-	The limits of these condominiums are from finished floor to ceiling vertically and finished wall to finished wall horizontally as they exist or are planned to exist.
Contours-	Due to the fact that the site is so flat, instead of generating contours, we felt that it would be more informative to show spot elevations.
Building Demolition-	A portion of the commercial unit will have to be demolished in order to construct Units 5 and 6. That portion is shown in dotted linetype.
Deck Modification-	Per the Smith Architects plans for proposed Units 5 and 6, the deck on the North side, second floor of existing Units 1 through 4 will be extended to attach with the new deck on the North side, second floor of proposed Units 5 and 6. Subsequently, the existing stairs/landing on the West side of the existing deck will have to be modified and/or removed and replaced. The deck/stairs for Units 5 and 6 as shown on this plat are per the Smith Architects plans.

City of Flagstaff Approvals:

It is hereby certified that this Plat has been officially approved for the record by the City of Flagstaff, Coconino County, Arizona, on this _____ day of _____, 2019.

By: _____, Mayor.

Attest: _____, City Clerk.

It is hereby certified that this Plat has been officially approved for the record by the Community Development Planning Director and by the City Engineer, City of Flagstaff, Coconino County, Arizona on this _____ day of _____, 2019.

By: _____, Planning Director.

By: _____, City Engineer.

It is hereby certified that this Plat has been officially approved for the record by the Public Works Director and by the Water Services Director, City of Flagstaff, Coconino County, Arizona on this _____ day of _____, 2019.

By: _____, Public Works Director.

By: _____, Water Services Director.

Revisions: City of Flagstaff Comments, 12-7-18, M.J.S.
City of Flagstaff Comments, 1-9-19, M.J.S.
City of Flagstaff Comments, 2-6-19, M.J.S.
City of Flagstaff Comments, 3-4-19, M.J.S.

Northland Exploration Surveys, Inc.
528 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089

Preliminary Condominium Plat
of
Flagstaff Lofts

SCALE: 1" = 10.0'
SURVEYOR: MBH EAW JFW MJS
DRAWN: M. J. Stark
CHECKED: K. A. KRENKE
DATE: March 4, 2019

SHEET 2 OF 12
JOB NO. 18-067

Legal Description(Parent Parcel):

Lots 11 through 14 inclusive and the Easterly 16 feet of Lot 15, Block I-1, Townsite of Flagstaff, according to File 1 of Maps, Map 33, records of Coconino County, Arizona (C.C.R.) (R1), said parcel being situated in the Southeast Quarter of Section 16, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 11;

thence S 76°30'00" W, along the North Right-of-Way line of Coconino Avenue as shown on said (R1) [Basis of Bearings (Case 3, Map 259)(R2)], for a distance of 116.02 feet;

thence N 13°29'53" W, for a distance of 141.89 feet to a point on the Southerly alley line of the East-West alley of said Block I-1;

thence N 76°26'05" E, along said Southerly alley line, for a distance of 116.00 feet to the Northeast corner of said Lot 11;

thence S 13°30'16" E, along the Easterly lot line of said Lot 11, for a distance of 142.02 feet [Record 142.00 feet(R1)] to the **POINT OF BEGINNING**.

EXCEPT description of corner cut-off, located in the Southwest one-quarter of Section 16, Township 21 North, Range 7 East of the Gila and Salt River Meridian (SE/4 Sec. 16, T21N, R7E, G&SRM) Coconino County, Arizona.

Being a portion of Lot 11, Block I-1, Flagstaff Townsite per File 1 of Maps, Map 33, Coconino County records and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 11, Block I-1 as marked by a rebar with Aluminum cap stamped "LS 18297" (the **TRUE POINT OF BEGINNING**) thence 4.00 feet Southeastly along the East line of Lot 11 to a point;

thence Northwestly to a point on the North line of Lot 11 which is 4.00 feet distant from the Northeast corner of Lot 11;

thence Northwestly along the North line of Lot 11 a distance of 4.00 feet to the **TRUE POINT OF BEGINNING** of this description.

Basis of Bearings and Elevations:

A note on Basis of Bearing and Coordinate System:

Linear Unit: International Foot
Geodetic Datum: North American Datum 1983
System: Arizona LDP (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: 0.000 ft
Easting at Central Meridian: 70,000,000 ft
Central Meridian Scale Factor: 1.000333 (exact)

All 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 within the project area.

The **Basis of Bearings** is Geodetic North based on GPS measurements. These bearings have been rotated to grid for the City of Flagstaff Low Distortion Projection. All bearings and distances shown on this map are grid per the preceding definition.

Elevations: The Benchmark elevation as shown was derived through GPS RTK observation and the datum is NAVD83. The spot elevations were received from Britt DeMuth, Arizona L.S. 15853 and were adjusted to fit the Benchmark.

Owner/Developer:

Capital Equity Investments, L.L.C.
Brian A. Craig
P.O. Box 22572
Flagstaff, AZ, 86002
Ph. No. 928-556-0989

Recording Instruments(Original):

Instrument #3074406 and #3670127, records of Coconino county.

Current Zoning(Subject Parcel):

High Density Residential (HR), City of Flagstaff

Water Supply Note:

The City of Flagstaff provides water (utility) service pursuant to State law and is currently operating under a Designation of Adequate Water Supply granted by the Arizona Department of Water Resources, Application No. 41-90002.0002.

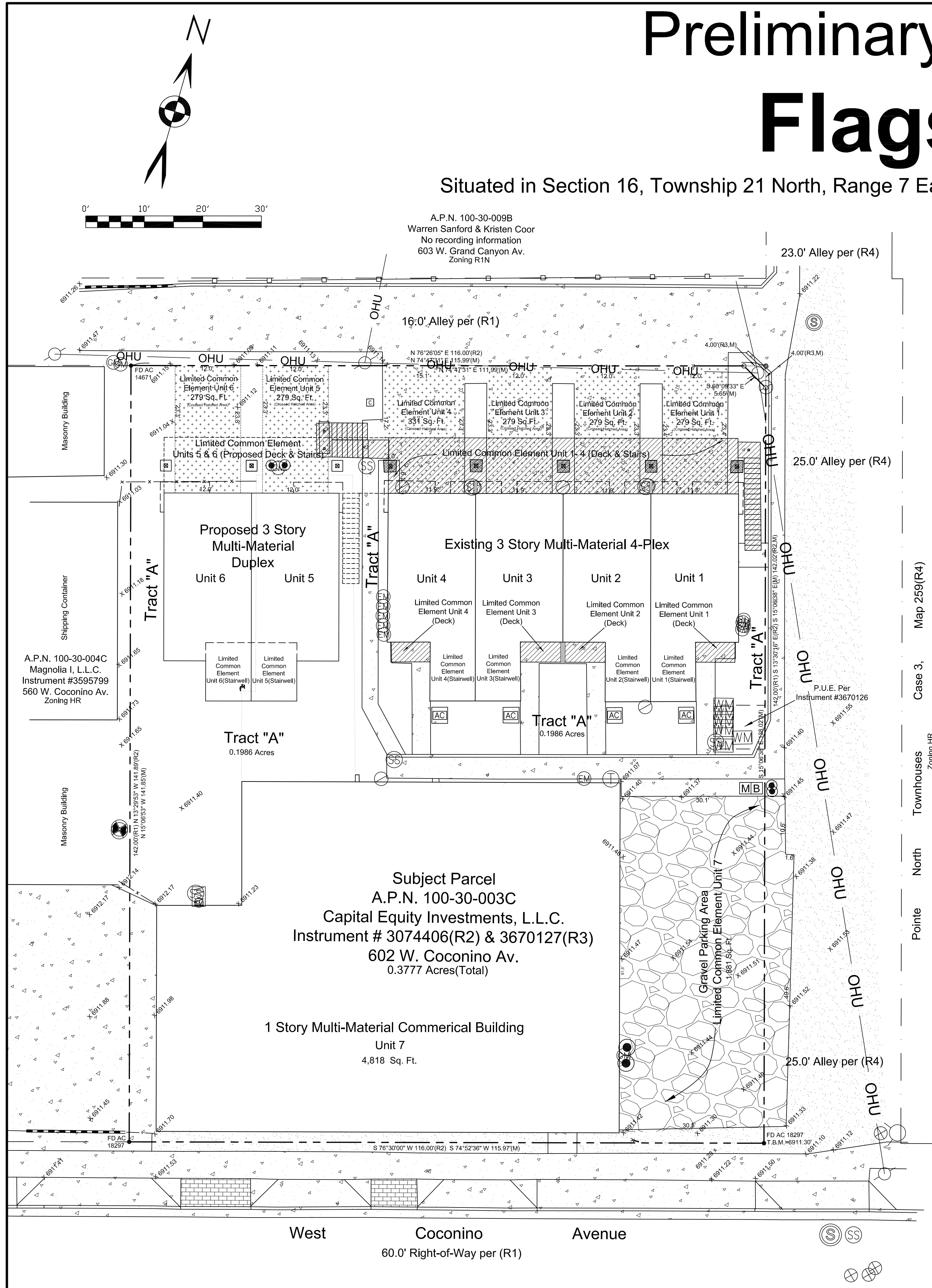
FEMA Flood Note:

Per FIRN Map No. 04005C6809G, Panel 6809 dated September 3, 2010, the Subject Parcel (this subdivision) is entirely within Zone X which is outside the 0.1% (100-year) annual chance floodplain but within the 0.2% (500-year) annual chance floodplain.

Legend/Record Information:

- ☐ - Communication Riser.
- ⊙ - Electric Meter.
- ⊙ - Utility Pole.
- ⊙ - Telephone Service.
- ⊙ - Gas Valve.
- ⊙ - Gas Meter.
- ⊙ - Air Conditioner.
- ⊙ - Sewer Cleanout.
- ⊙ - Sewer Manhole.
- ⊙ - Proposed CMU Column.
- ⊙ - Existing CMU Column.
- ⊙ - Existing 4"x4" Column.
- ⊙ - Overhead Utility Lines.
- ⊙ - 0.00' Spot Elevation.
- - Found Corner as noted.
- - Set 1/2" rebar w/cap 14671.
- - Calculated Point.
- ⊙ - Mail Box.
- ⊙ - Water Meter.
- ⊙ - Water Valve.
- ⊙ - Fire Hydrant.
- ⊙ - Yard Hydrant.
- ⊙ - Irrigation Control Valve.
- ⊙ - Guardpost (Bollard).
- ⊙ - Wood Fence.
- ⊙ - Chainlink Fence.
- ⊙ - Wrought Iron Fence.
- ⊙ - Gate.

(R1)- File 1 of Maps, Map 33, C.C.R.(Townsite of Flagstaff)
(R2)- Instrument #3074406, C.C.R.
(R3)- Instrument #3670127, C.C.R.
(R4)- Case 3, Map 259, C.C.R.(Pointe North Townhouses)



Map 259(R4)
Case 3,
Townhouses
Zoning HR
North
Pointe

West Coconino Avenue
60.0' Right-of-Way per (R1)