

# Final 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 2019, and is true and correct to the best of my knowledge.

*Michael J. Stark*



**Legal Description (Parent Parcel):**

Lots 11 through 14 inclusive and the Eastern 18 feet of Lot 15, Block 1-1, Township 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 78°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(R4))); for a distance of 116.02 feet;

thence N 13°29'57" W, for a distance of 141.89 feet to a point on the Southern alley line of the East-West alley of said Block 1-1;

thence N 78°26'05" E, along said Southern alley line, for a distance of 116.00 feet to the Northeast corner of said Lot 11;

thence S 83°30'18" E, along the Eastern lot line of said Lot 11, for a distance of 142.02 feet (Record 142.00 feet (R1)) to the POINT OF BEGINNING.

**EXCEPT** acquisition of corner cut-off, located in the Southeast one-quarter of Section 16, Township 21 North, Range 7 East of the Gila and Salt River Meridian (SE4 Sec. 16, T21N, R7E, G4S1R) Coconino County, Arizona.

Being a portion of Lot 11, Block 1-1, Flagstaff Township 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 1-1 as marked by a nail with Aluminum cap stamped "L.S. 1829" (THE TRUE POINT OF BEGINNING) thence 4.00 feet Southeast along the East line of Lot 11 to a point;

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

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

**Declaration and Dedication:**

State of Arizona }  
County of Coconino } SS

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 Element". Declarant does hereby dedicate Tract "A" of FLAGSTAFF LOFTS as a Public Utility Easement. Declarant does 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. Special Note - (i) Declarant, during the period of Declarant Control and thereafter the Association, shall be solely responsible for the operation and maintenance of and liability for all low impact development (LID) stormwater facilities; and (ii) the City of Flagstaff may periodically inspect such LID facilities to verify regular maintenance activities are being performed adequately.

The Declaration of Condominium is filed concurrently with this plat in Instrument # \_\_\_\_\_, records of Coconino County, Arizona.

**IN WITNESS WHEREOF:**

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

This 1 day of August, 2019.

By: *Brian A. Craig*  
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 1 day of August, 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 hereunto set my hand and official seal

*Jennifer Ruth Oldham* Notary Public

**Utility Acknowledgements:**

<i>Arizona Public Service</i>	7-24-2019
<i>City of Flagstaff</i>	7-29-2019
<i>Arizona Public Service</i>	7-31-2019
<i>Submittal</i>	7-25-2019

**Surveyor's Notes:**

Title Report: Any encumbrances shown on this plat are per Placer Title Agency, Inc. Report of Title No. 90300782.

Condominium Limits: The limits of these condominiums are from finished floor to ceiling vertically and finished wall to finished wall horizontally as they exist.

**Owner/Developer:**

Capital Equity Investments, L.L.C.  
Brian A. Craig  
P.O. Box 23572  
Flagstaff, AZ, 86002  
Ph. No. 928-556-0969

**Recording Instruments (Original):**

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

**Current Zoning (Subject Parcel):**

High Density Residential (HR), City of Flagstaff

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 3-2-19, M.J.S.  
City of Flagstaff Comments 7-2-19, M.J.S.

**Northland Exploration Surveys, Inc.**  
650 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-6058 FAX (928) 774-3089

SCALE: 1" = 10.0'

**Final Condominium Plat**  
of  
**Flagstaff Lofts**

SHEET 1 OF 8

DRAWN: M. J. Stark

CHECKED: K. A. KRENKE

DATE: July 23, 2019

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

JOB NO. 18-057

**Basis of Bearings and Elevations:**

A note on Basis of Bearing and Coordinate System:

**Legal Unit:** International Foot  
**Geoid 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 m  
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 related 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.

**Water Supply Note:**

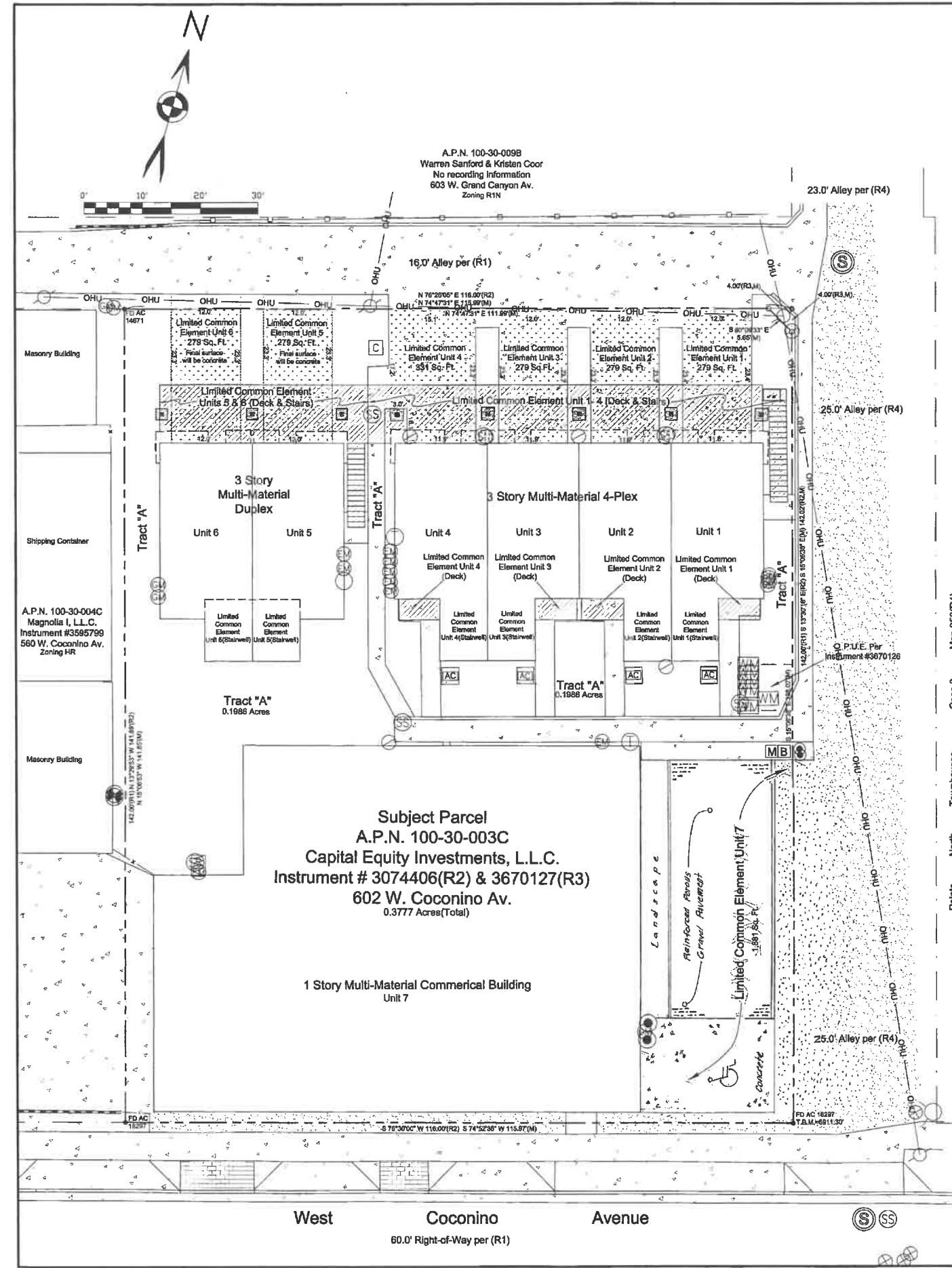
The City of Flagstaff provides water (utility) service pursuant to State law and is currently operating under a Designation of Adequate Water Supply granted by the Arizona Department of Water Resources, Application No. 41-000002.0002.

**FEMA Flood Note:**

Per FIRP Map No. 04050C809G, Panel 8890 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.

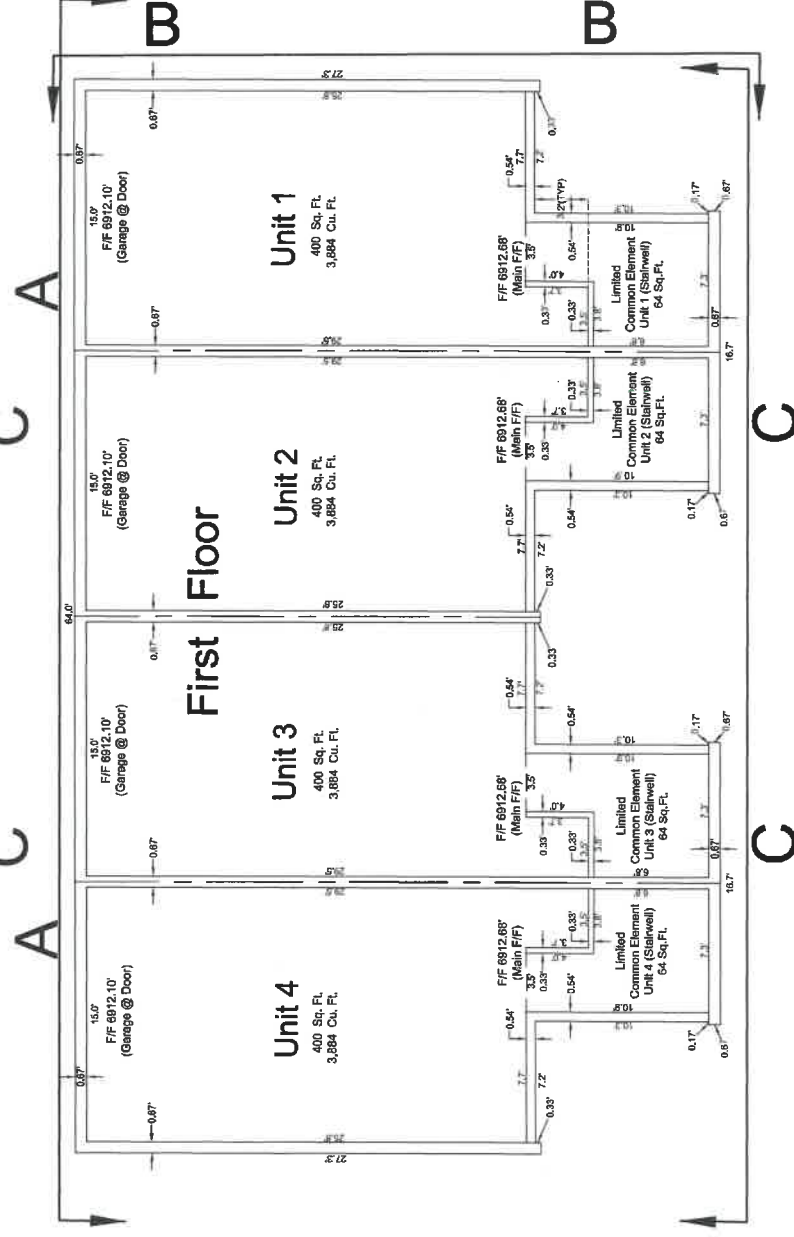
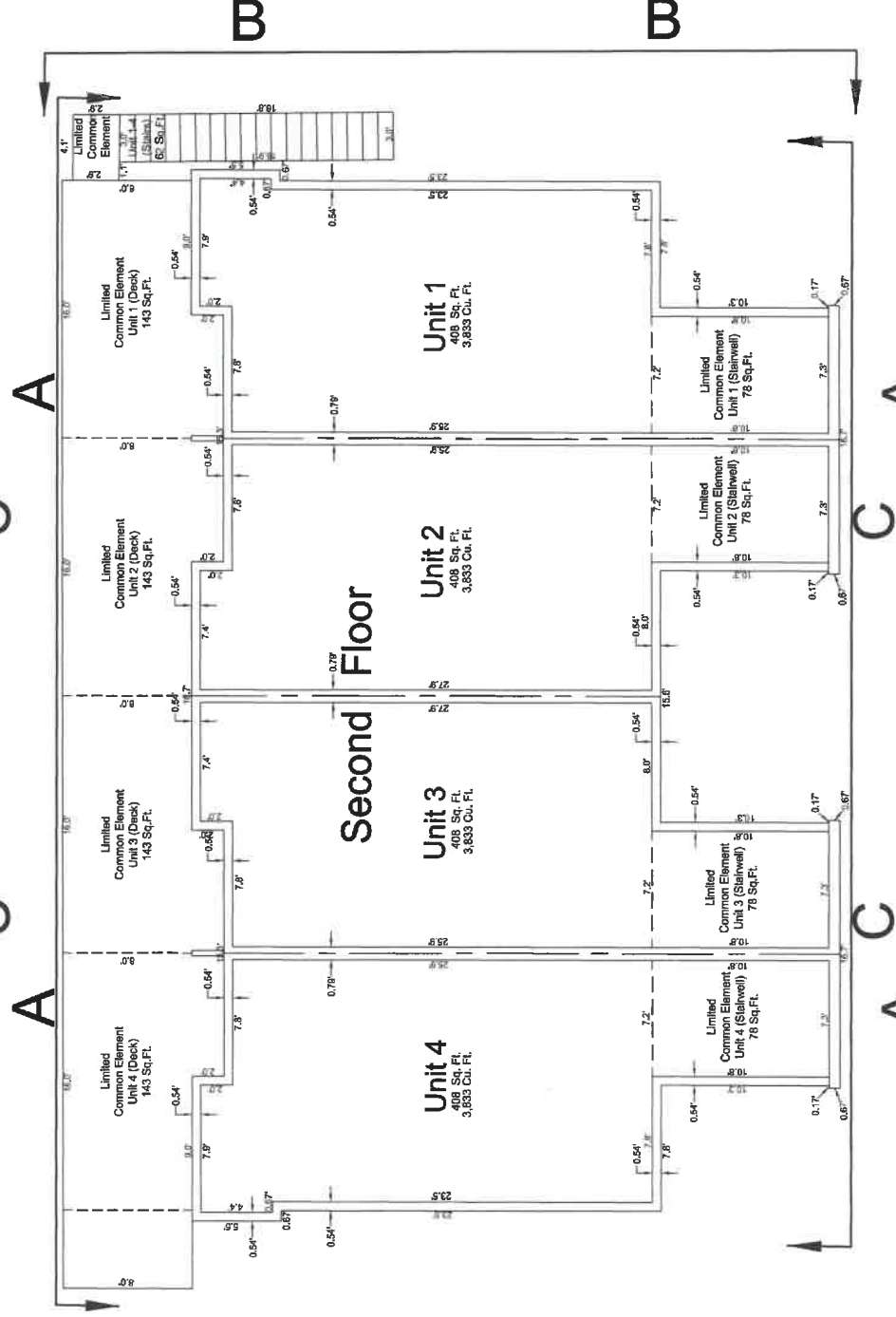
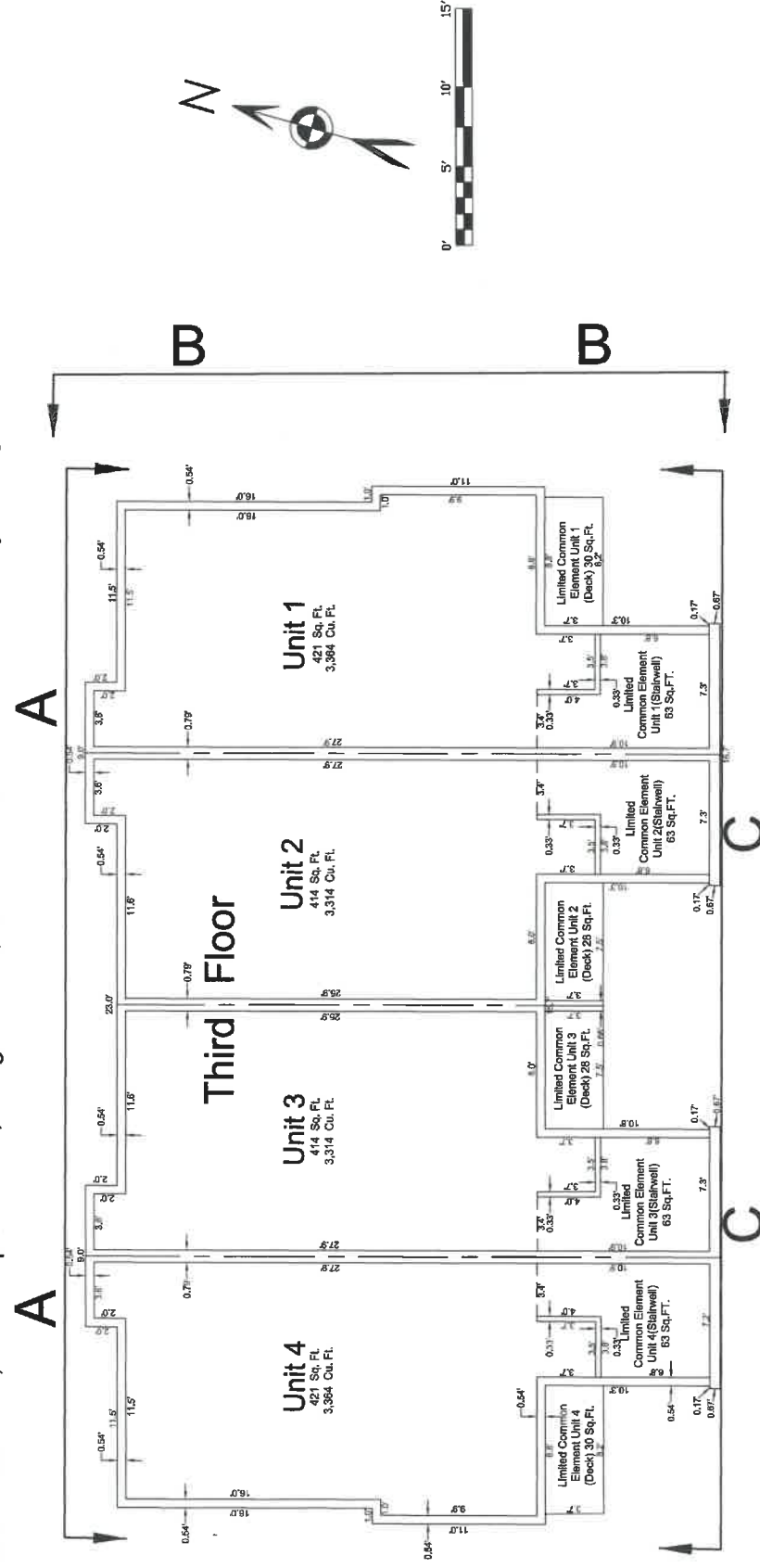
**Legend/Record Information:**

- |                          |                                   |
|--------------------------|-----------------------------------|
| ☐ - Communication Riser. | ● - Found Corner as noted.        |
| ⊕ - Electric Meter.      | ○ - Set 1/2" rebar w/ Cap 146971. |
| ⊙ - Utility Pole.        | ⊙ - Discontinued Point.           |
| ☎ - Telephone Service.   | ⊙ - Mail Box.                     |
| ⊕ - Gas Valve.           | ⊕ - Water Meter.                  |
| ⊕ - Gas Meter.           | ⊕ - Water Valve.                  |
| ⊕ - Air Conditioner.     | ⊕ - Fire Hydrant.                 |
| ⊕ - Sewer Cleanout.      | ⊕ - Irrigation Control Valve.     |
| ⊕ - Sewer Manhole.       | ⊕ - Quatpoint (Boilard).          |
| ⊕ - CMU Column.          | ⊕ - Wood Fence.                   |
| ⊕ - "4" Column.          | ⊕ - Chainlink Fence.              |
| ⊕ - Gate.                | ⊕ - Wrought Iron Fence.           |
|                          | ⊕ - Overhead Utility Lines.       |
- (R1)- File 1 of Maps, Map 33, C.C.R. (Township of Flagstaff)  
(R2)- Instrument #3074406, C.C.R.  
(R3)- Instrument #3670127, C.C.R.  
(R4)- Case 3, Map 259, C.C.R. (Points North Townhouses)



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



**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 2016, and is true and correct to the best of my knowledge.

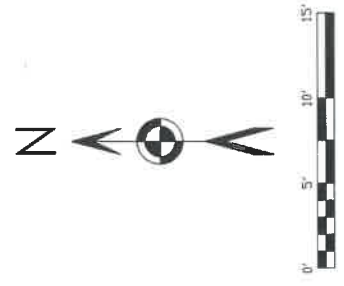
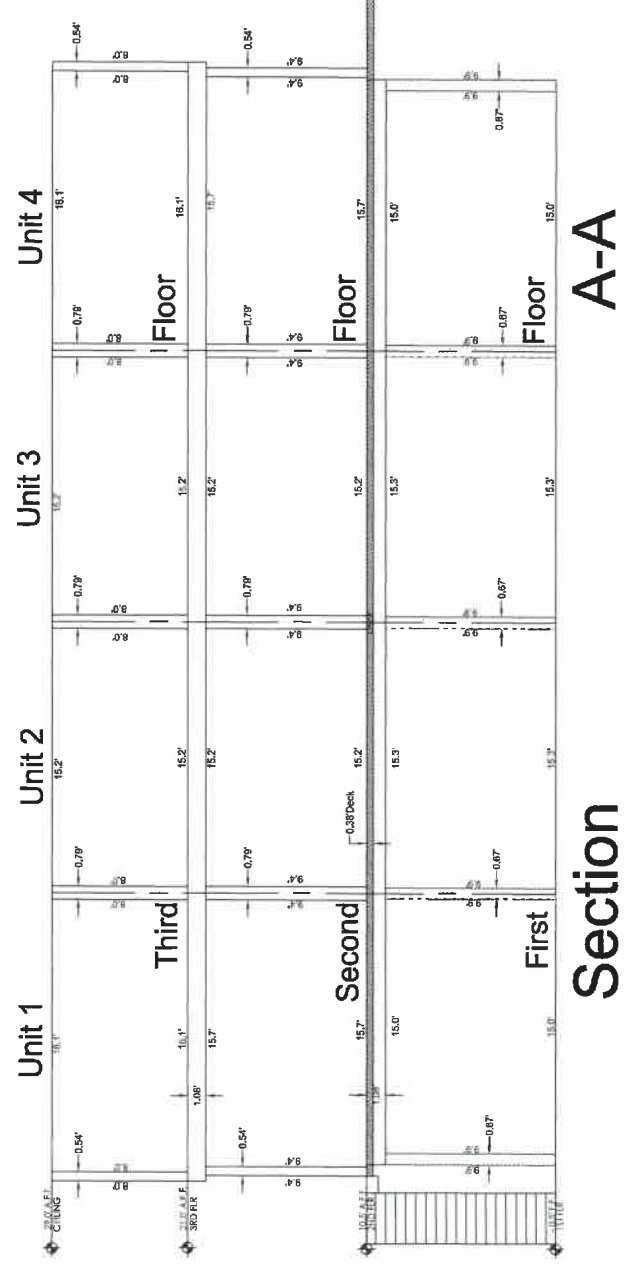


Reviewed: City of Flagstaff, 12-2-16, M.J.S.  
City of Flagstaff, 12-2-16, M.J.S.  
City of Flagstaff, 12-2-16, M.J.S.  
City of Flagstaff, 12-2-16, M.J.S.

SCALE	1" = 5.0'
REVISIONS	2 OF 8
DRAWN	M. J. Stark
CHECKED	K. A. Krimke
DATE	July 25, 2019
<b>Northland Exploration Surveys, Inc.</b> 100 West Aspen Avenue, Flagstaff, Arizona 86001 (909) 776-6008 Fax (909) 776-5188	
<b>Final Condominium Plat</b> of <b>Flagstaff Lofts</b>	
Situated in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.	

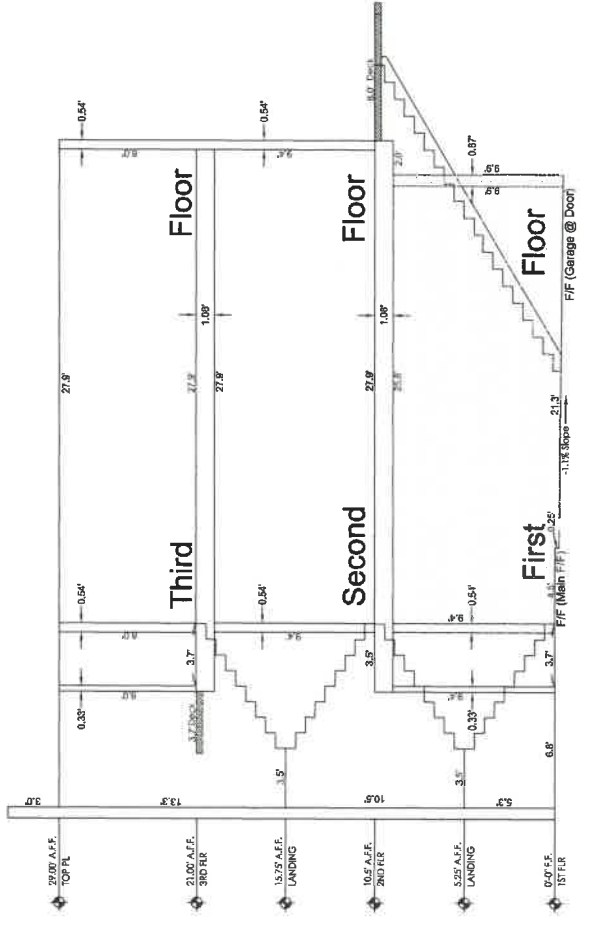
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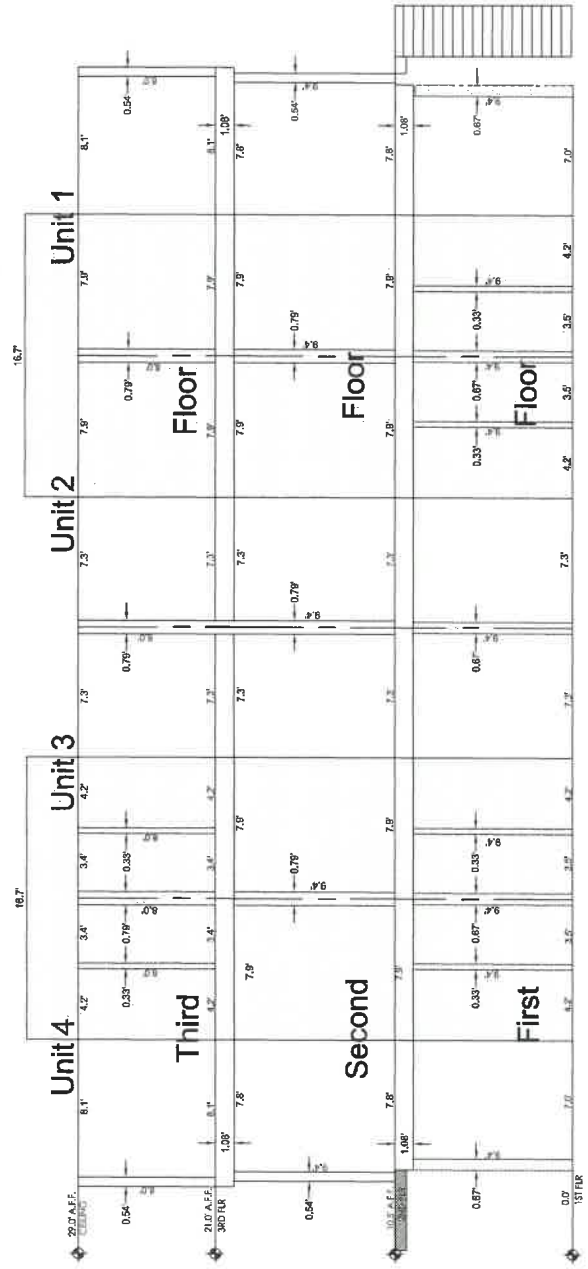


**CERTIFICATION:**

This is to certify that the survey on which this plat is based was conducted in accordance with the laws of Arizona during August and September of 2018, and is true and correct to the best of my knowledge.



**Section B-B**

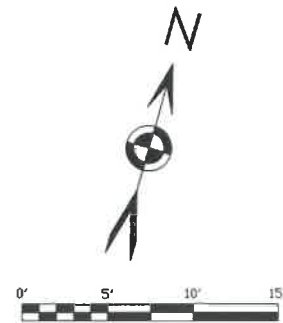
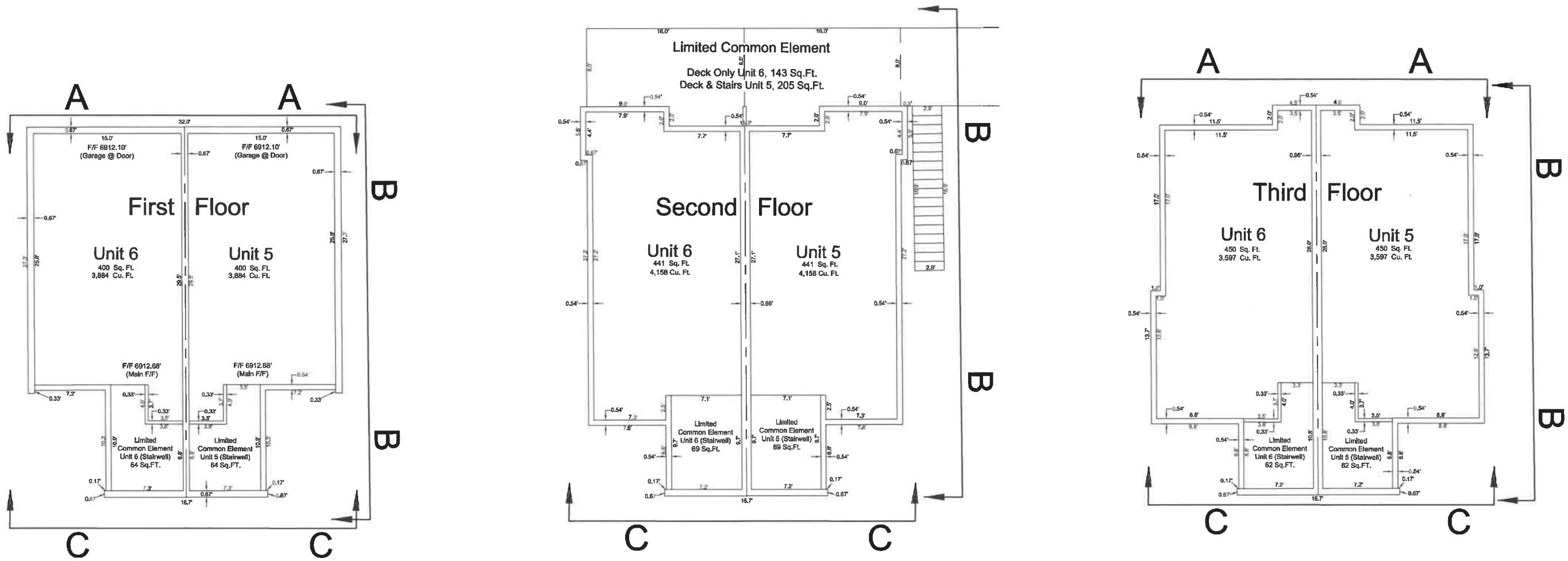


**Section C-C**

Northland Exploration Surveys, Inc. 300 West Aspen Avenue Flagstaff, Arizona 86001 (908) 774-4800 FAX (908) 774-4809		SHEET	3
SCALE	1" = 5.0'	OF	8
SURVEYOR	EAH/MBH/JPW/MS	PLAT NO.	16-067
DRAWN	M. J. Stark	City of Flagstaff, Coconino County, Arizona	
CHECKED	K. A. Krenke	Sited in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona	
DATE	July 23, 2019		

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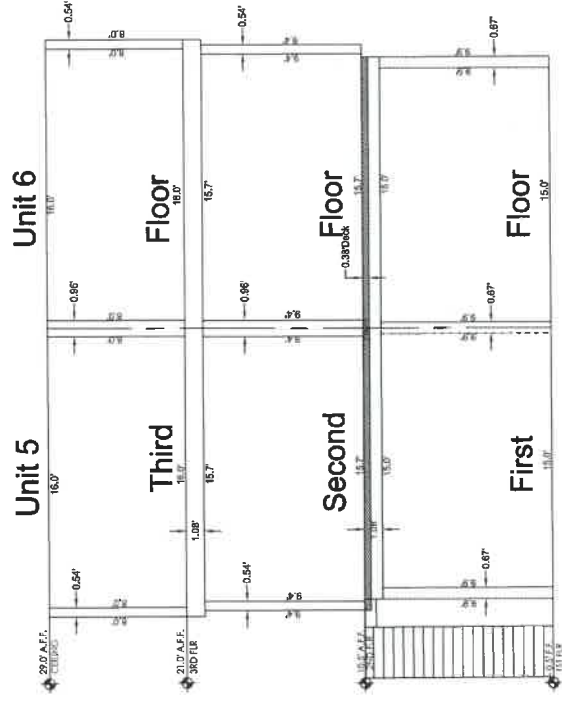


Revisions: City of Flagstaff Comments, 12-7-18, M.J.S.  
 City of Flagstaff Comments, 1-8-19, M.J.S.  
 City of Flagstaff Comments, 2-5-19, M.J.S.  
 City of Flagstaff Comments, 3-4-19, M.J.S.  
 City of Flagstaff Comments, 7-5-19, M.J.S.

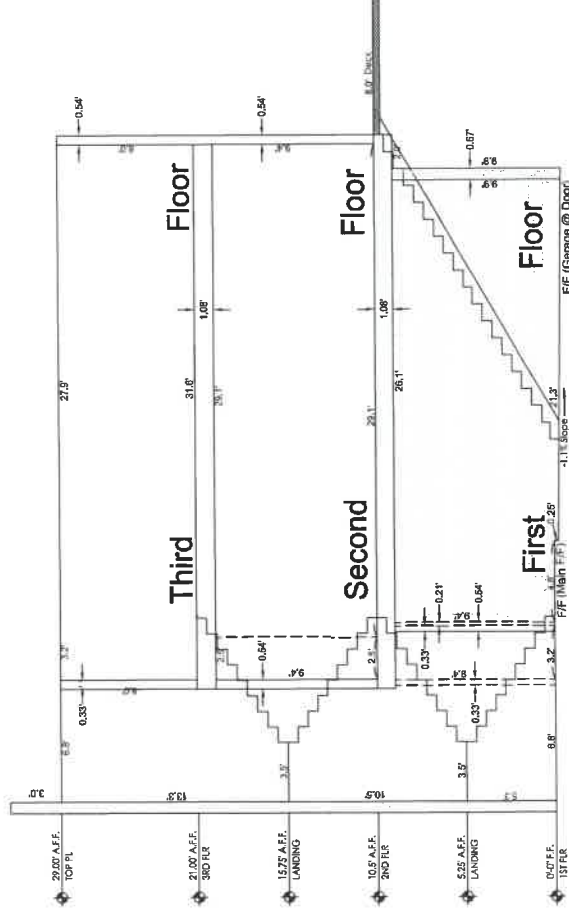
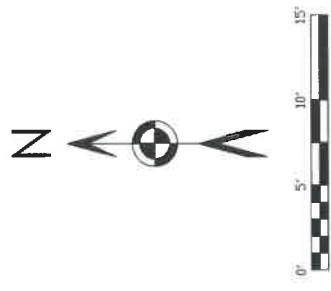
Northland Exploration Surveys, Inc. 628 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3088		
SCALE: 1" = 5.0'	Final Condominium Plat of <b>Flagstaff Lofts</b>	SHEET 4 of 8
SURVEYOR: MBH EAW JFW MJS DRAWN: M. J. Stark		JOB NO. 18-067
CHECKED: K. A. KRENKE DATE: July 23, 2018	Situated in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.	

# Final Condominium Plat of Flagstaff Lofts

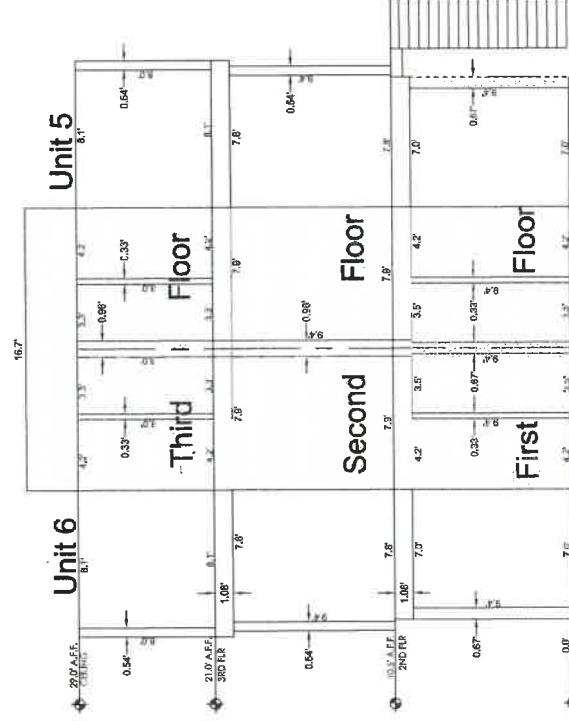
Situated in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.



Section A-A



Section B-B



Section C-C

**CERTIFICATION:**

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

*Michael J. Stark*



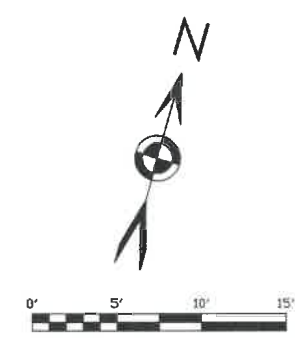
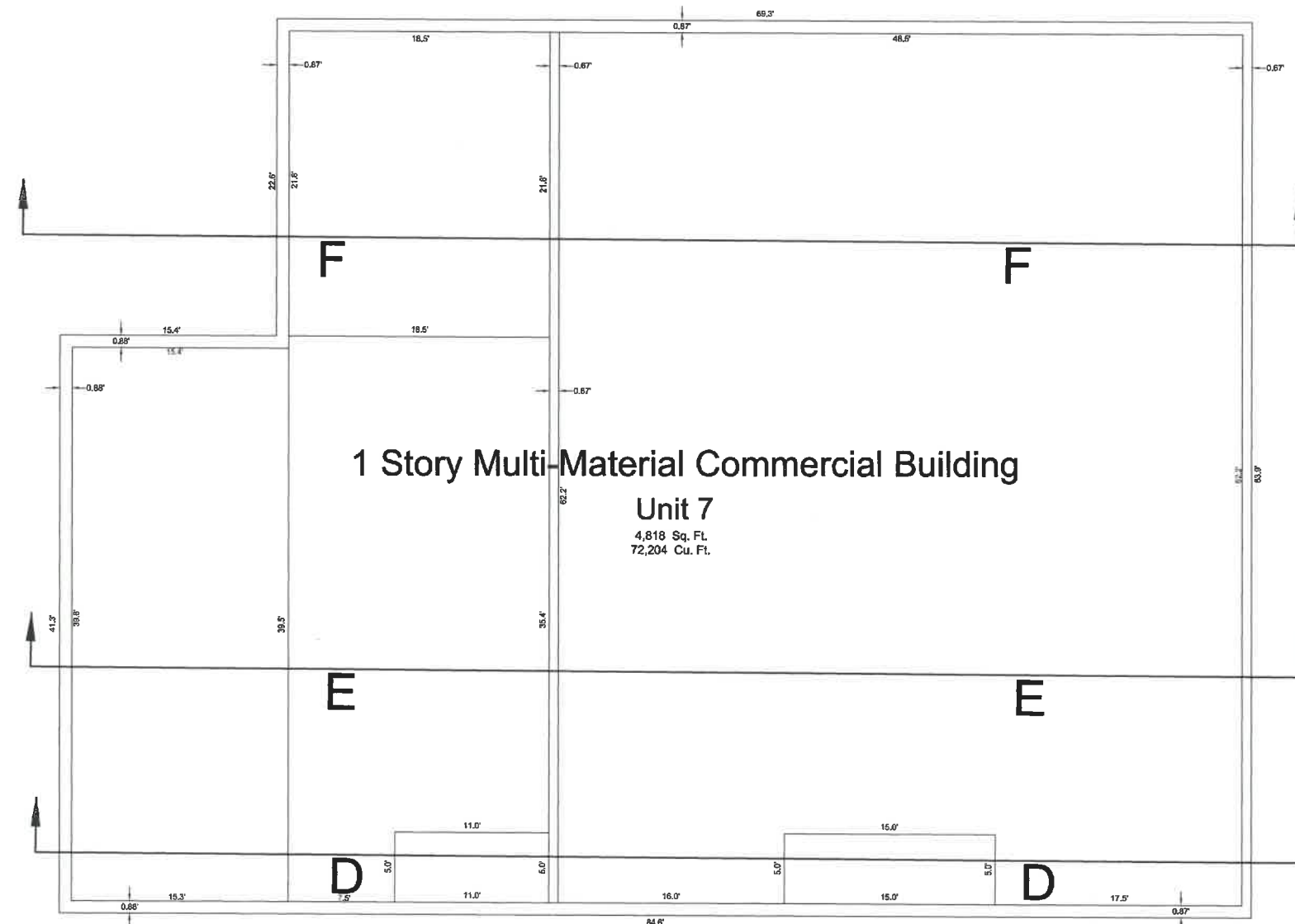
Revisions: City of Flagstaff Comments, 10-22-18, M.J.S.  
City of Flagstaff Comments, 11-15-18, M.J.S.  
City of Flagstaff Comments, 12-13-18, M.J.S.  
City of Flagstaff Comments, 1-23-19, M.J.S.  
City of Flagstaff Comments, 1-23-19, M.J.S.

Northland Exploration Surveys, Inc. 400 West Apache Avenue, Flagstaff, Arizona 86001 (908) 774-6500 FAX (908) 774-8069		SHEET	5
SCALE	1" = 5.0'	OF	8
SURVISED BY	BAW MBH JFW MAS	JOB NO.	
DRAWN BY	M. J. Stark	18-067	
CHECKED BY	K. A. Krenke	DATE	
DATE	July 23, 2019		

Final 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

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*Michael J. Stark*

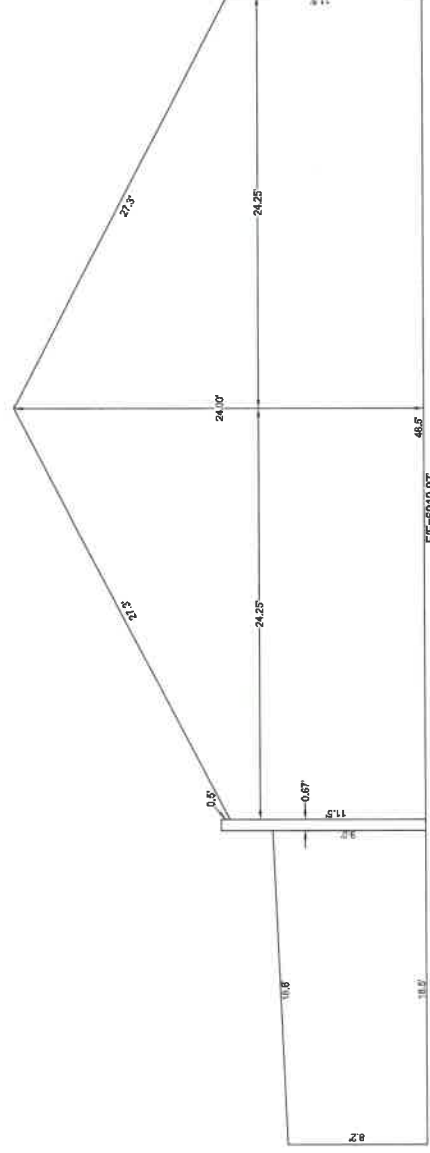


Revisions: City of Flagstaff Comments 12-7-18, M.J.S.  
City of Flagstaff Comments 1-8-19, M.J.S.  
City of Flagstaff Comments 2-6-19, M.J.S.  
City of Flagstaff Comments 3-4-19, M.J.S.  
City of Flagstaff Comments 7-2-19, M.J.S.

Northland Exploration Surveys, Inc. 628 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5066 FAX (928) 774-5088		
SCALE: 1" = 5.0'	Final Condominium Plat of <b>Flagstaff Lofts</b>	SHEET 6 OF 8
SURVEYOR: MBH EAW JFW MJS		JOB NO. 18-067
DRAWN: M. J. Stark		
CHIEF OF SURVEY: K. A. KRENKE		
DATE: July 23, 2019	Situated in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.	

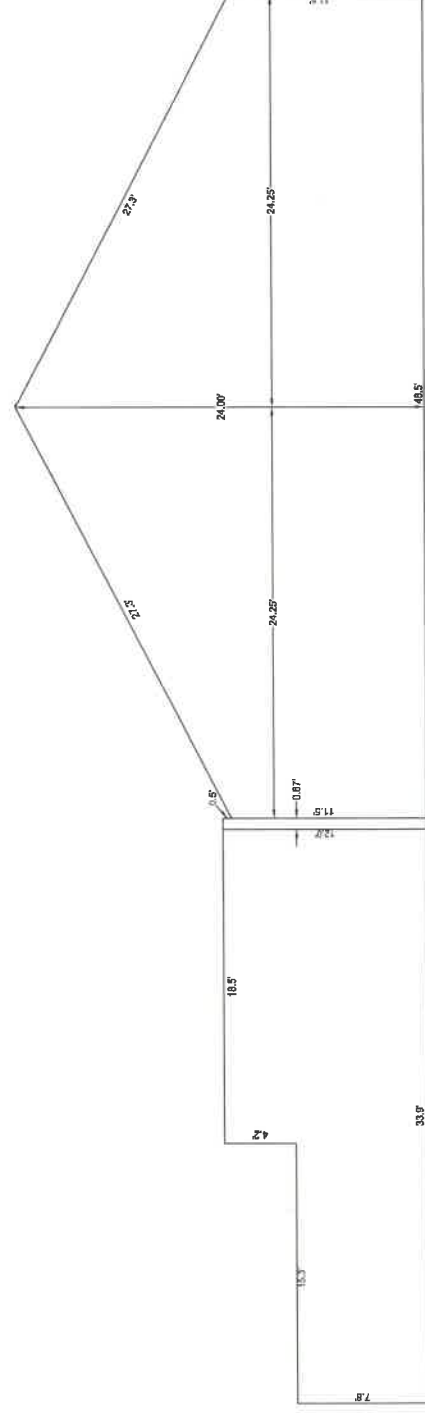
# Final Condominium Plat of Flagstaff Lofts

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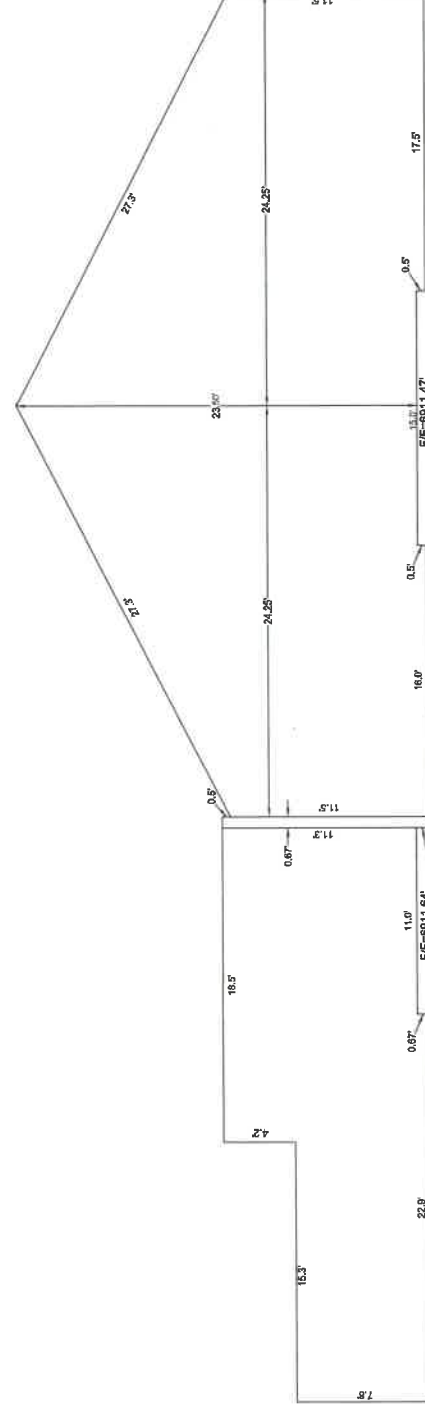
Section

F-F



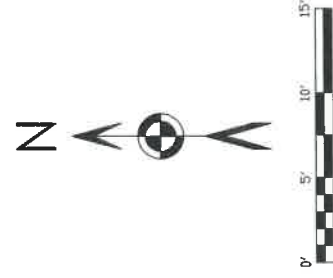
Section

E-E



Section

D-D



**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.



*M. J. Stark*  
Date: 7-23-19

Revised: City of Flagstaff, Coconino, 03-2-18, M.J.S.  
City of Flagstaff, Coconino, 12-18-18, M.J.S.  
City of Flagstaff, Coconino, 2-2-19, M.J.S.  
City of Flagstaff, Coconino, 2-2-19, M.J.S.

Northland Exploration Surveys, Inc. 589 West Aspen Avenue, Flagstaff, Arizona 86001 (908) 774-5006 fax (908) 774-3889		Sheet	7
SCALE:	1" = 5.0'	of	8
SURVEYOR:	DAVID B. JURY M.S.		
DEVELOPER:	M. J. Stark		
CHECKED:	K. A. Krynke	JOB NO.	18-067
DATE:	July 23, 2019		

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of  
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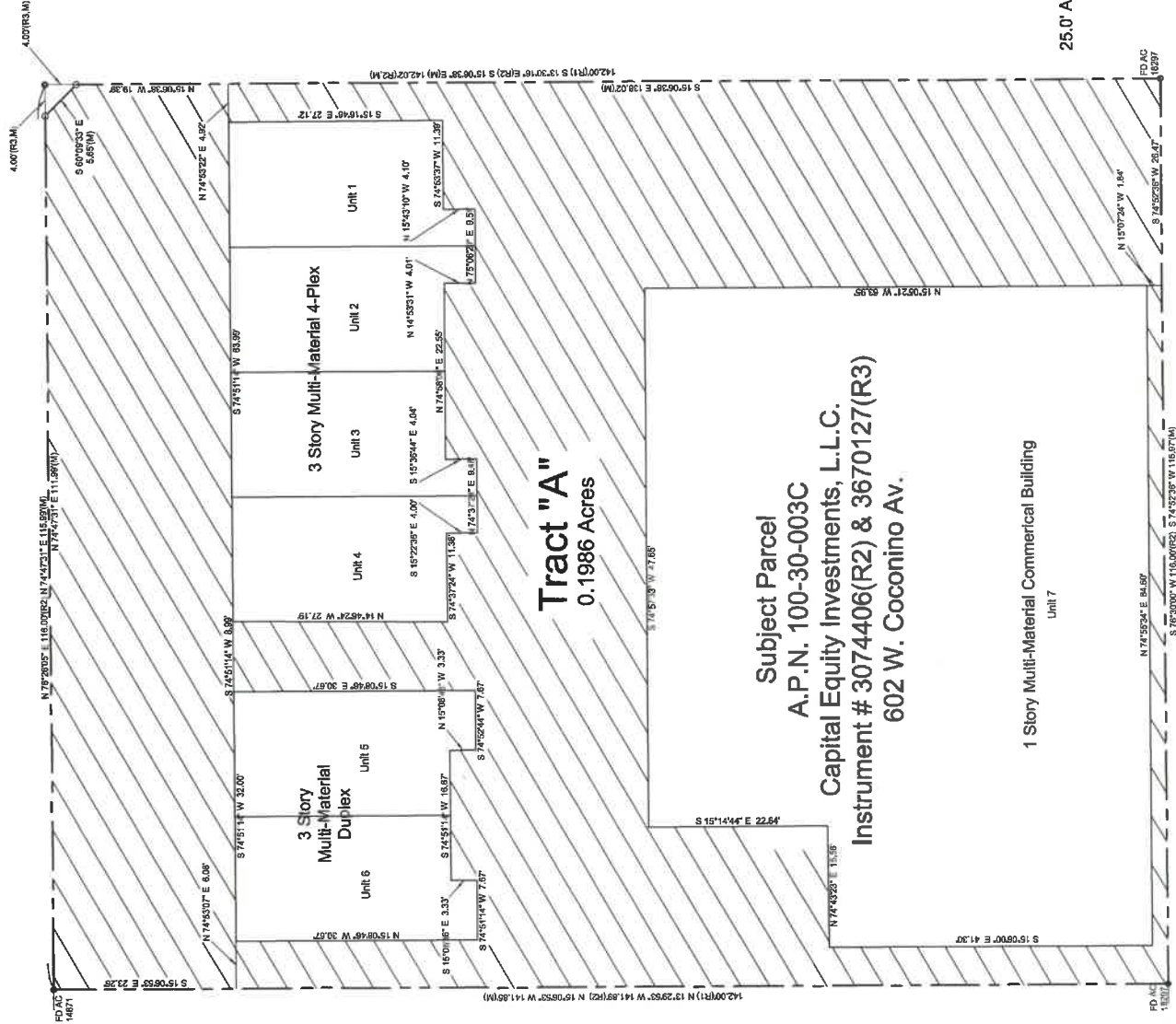
# Final Condominium Plat of Flagstaff Lofts

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

A.P.N. 100-30-009B  
Warren Sanford & Kristen Coor  
No recording information  
603 W. Grand Canyon Av.

23.0' Alley per (R4)

16.0' Alley per (R1)



Case 3, North Pointe Townhouses Map 259(R4)

25.0' Alley per (R4)

A.P.N. 100-30-004C  
Magnolia I, L.L.C.  
Instrument #3595799  
560 W. Coconino Av.

West Coconino Avenue

60.0' Right-of-Way per (R1)

**CERTIFICATION:**

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*Michael J. Krenko*



**Legend/Record Information:**

- - Point Cover as noted.
- - Calculated Point.
- (R1) - File 1 of Maps, Map 35, C.C.R. (Township 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)

Revisions: City of Flagstaff Comments: 10-2-2018, M.J.S.  
City of Flagstaff Comments: 10-2-2018, M.J.S.  
City of Flagstaff Comments: 2-2-2019, M.J.S.  
City of Flagstaff Comments: 3-4-2019, M.J.S.  
City of Flagstaff Comments: 5-29-2019, M.J.S.

Northland Exploration Surveys, Inc. 580 West Aspen Avenue, Flagstaff, Arizona 86001 (908) 774-5000 FAX (908) 774-3000		SHEET 8 OF 8
SCALE: 1" = 10.0'	JOB NO. 18-067	
SURVEYOR: EAW MBH, JFW MJS	JOB NO.	
DRAWN: M. J. Bark	JOB NO.	
CHECKED: K. A. Krenko	JOB NO.	
DATE: July 23, 2019	JOB NO.	

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