



# FINAL PLAT

## A Horizontal Property Regime For Homes at Verkamp

(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)  
Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff  
As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted  
in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and  
Located in Section 15, Township 21 North, Range 7 East  
Gila and Salt River Base and Meridian  
City of Flagstaff, Coconino County, Arizona

### Surveyor's Notes:

The property shown hereon was surveyed by Woodson Engineering and Surveying on May 26, 2016, see record no. 3754111, and is incorporated herein by reference. This surveyor only reset the northwest corner which was removed during construction with a 1/2" rebar with an aluminum cap stamped R, Reece, RLS 59307, and was reset in accordance with the survey referenced herein. This surveyor is certifying the location and dimensions of the dwelling and garage units only. This surveyor did not perform a boundary survey, and relied upon the previous survey mentioned herein at the request and direction of the owner.

Found monumentation shown hereon was located, and monuments removed during construction were re-set in the original location as shown hereon.

The Basis of Bearings for this survey are geodetic, obtained by the survey by Woodson Engineering and Surveying as referenced above, any two monuments shown hereon may be used as a "Basis of Bearings".

The only boundary measurements shown hereon are record, taken from the survey mentioned above. For other record measurements, please refer to same.

### General Notes

This condominium project consists of 6 dwelling units and 5 garage units, hereinafter designated as Unit 1A, Unit 1B, Unit 2A, Unit 2B, Unit 3A, Unit 3B, (dwelling units), and Units G1-G5 inclusive, together with certain common elements, hereinafter defined. Attending the recordation of this plat will be the recordation of a document entitled "Declaration of Horizontal Property Regime and of Covenants, Conditions and Restrictions."

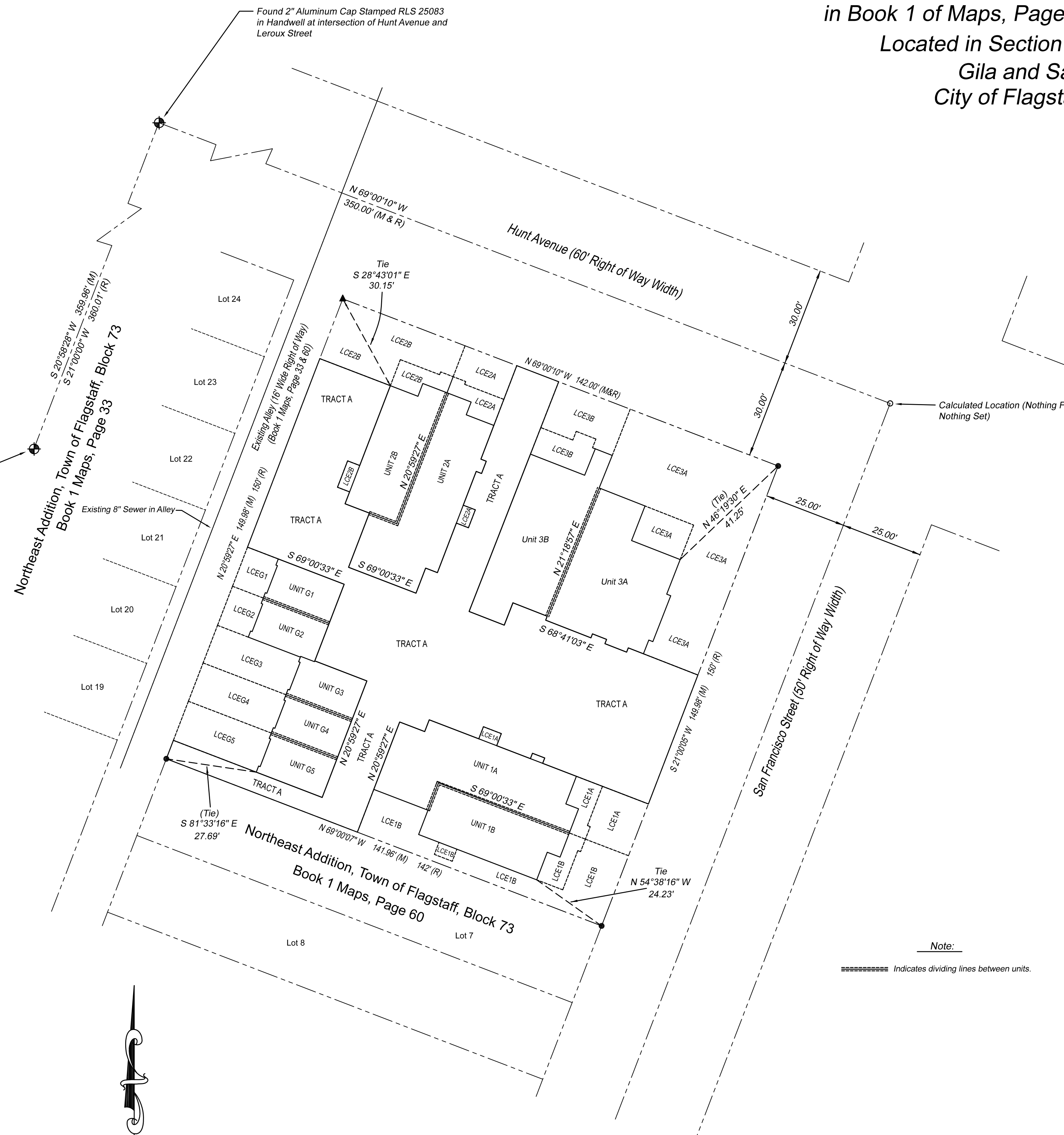
Each dwelling unit is composed of and shall include a dwelling with a limited common element (shown as LCE) and bearing the same number as the dwelling unit together with an undivided 1/6 interest in and to the common elements and all existing elements located within the area identified as Tract A, and more fully described in the Declaration of Horizontal Property Regime and of Covenants, Conditions and Restrictions.

Each garage unit is composed of and shall include a garage with a limited common element (shown as LCE) and bearing the same number as the garage unit.

Dwelling and Garage Unit dimensions shown hereon are to the outside walls, and to the center of interior (common) walls.

The City of Flagstaff is not responsible for, and will not accept maintenance of any private utilities, streets, parking areas, landscaped areas, etc., which lie within the project boundary, now or at any time in the future. The public water and sewer mains shall fall under the jurisdiction of the City of Flagstaff.

Found 2" Aluminum Cap Stamped RLS 25083 in Handwell at the intersection of Leroux Street and Fine Avenue



### "Tract A" Description

Beginning for reference on a found 2" aluminum cap located at the intersection of Hunt Avenue and Leroux Street, thence along the centerline of Hunt Avenue S 69°00'10" E a distance of 350' to the intersection of Hunt Avenue and San Francisco Street, thence along the centerline of San Francisco Street S 21°00'25" W 88.18 feet, thence N 68°59'35" W 23.00 feet to the True Point of Beginning of Tract A, thence around the perimeter of Tract A the following calls:

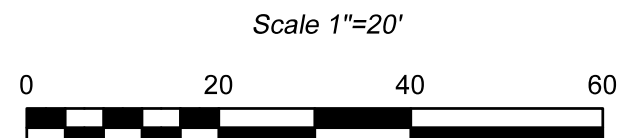
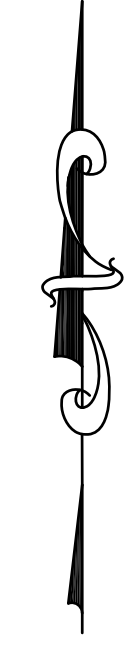
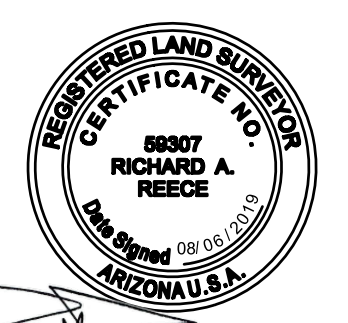
S 21°00'25" W a distance of 42.05';  
 thence N 68°59'12" W a distance of 48.49';  
 thence N 20°59'52" E a distance of 1.75';  
 thence N 69°00'08" W a distance of 4.00';  
 thence S 20°59'52" W a distance of 1.75';  
 thence N 69°00'08" W a distance of 11.01';  
 thence N 21°05'56" E a distance of 3.94';  
 thence N 68°59'47" W a distance of 5.84';  
 thence S 20°59'52" W a distance of 3.94';  
 thence N 69°00'08" W a distance of 16.16';  
 thence S 20°59'52" W a distance of 3.83';  
 thence N 69°03'38" W a distance of 8.17';  
 thence S 20°59'53" W a distance of 38.92';  
 thence N 69°00'07" W a distance of 62.31';  
 thence N 20°59'27" E a distance of 6.01';  
 thence S 69°00'33" E a distance of 48.53';  
 thence N 20°59'27" E a distance of 38.00';  
 thence N 69°01'08" W a distance of 17.00';  
 thence N 20°59'54" E a distance of 25.00';  
 thence N 69°00'33" W a distance of 31.52';  
 thence N 20°59'27" E a distance of 61.47';  
 thence S 69°00'33" E a distance of 23.00';  
 thence S 20°59'27" W a distance of 26.02';  
 thence N 69°59'45" W a distance of 3.94';  
 thence S 21°00'25" W a distance of 8.60';  
 thence S 68°54'04" E a distance of 3.95';  
 thence S 20°59'22" W a distance of 3.97';  
 thence S 69°00'24" E a distance of 7.92';  
 thence S 20°59'27" W a distance of 17.67';  
 thence S 69°00'36" E a distance of 22.00';  
 thence N 20°59'27" E a distance of 8.17';  
 thence S 69°00'33" E a distance of 3.83';  
 thence N 20°58'43" E a distance of 16.15';  
 thence N 69°59'45" W a distance of 3.94';  
 thence N 20°59'54" E a distance of 5.84';  
 thence N 69°05'49" W a distance of 3.94';  
 thence N 21°00'07" E a distance of 11.01';  
 thence S 69°00'33" E a distance of 1.75';  
 thence N 20°59'58" W a distance of 30.49';  
 thence S 69°00'10" E a distance of 13.66';  
 thence S 21°18'57" W a distance of 75.07';  
 thence S 68°41'03" E a distance of 11.50';  
 thence N 21°18'57" E a distance of 7.07';  
 thence S 68°41'03" E a distance of 1.30';  
 thence S 68°41'03" E a distance of 4.60';  
 thence S 21°18'57" W a distance of 1.40';  
 thence S 68°41'03" E a distance of 7.10';  
 thence N 21°18'57" E a distance of 1.40';  
 thence S 68°41'03" E a distance of 22.75'; back to the True Point of Beginning, containing 7810.33 Square Feet or 0.175 Acres

### Note:

===== Indicates dividing lines between units.

## LEGEND

- These standard symbols will be found in the drawing.
- Found Aluminum Cap Stamped RLS 18215
  - ▲ Set 1/2" Rebar with an Aluminum Cap Stamped R, Reece, RLS 59307
  - ⊕ Centerline Monument (As Shown)
  - Calculated Point



|   |   |  |   |
|---|---|--|---|
| Survey Conducted By:<br><b>APEX LAND SURVEYS</b><br>5634 N. Juliane Drive<br>Williams, Arizona 86046<br>Phone: (928) 863-5790 | Survey Conducted For:<br><b>Neighborhood Homes, LLC</b><br>2368 N. Fremont Blvd.<br>Flagstaff, AZ 86001 | Property Address:<br>623 N. San Francisco Street<br>Flagstaff<br>Coconino County, Arizona<br>Assessor Parcel Number:<br>101-08-009 | Date: August 6, 2019<br>Drawn By: RAR<br>Job No. 04-09-18<br>Sheet 2 of 5 |
|---|---|--|---|

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## A Horizontal Property Regime For Homes at Verkamp

(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)  
Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff  
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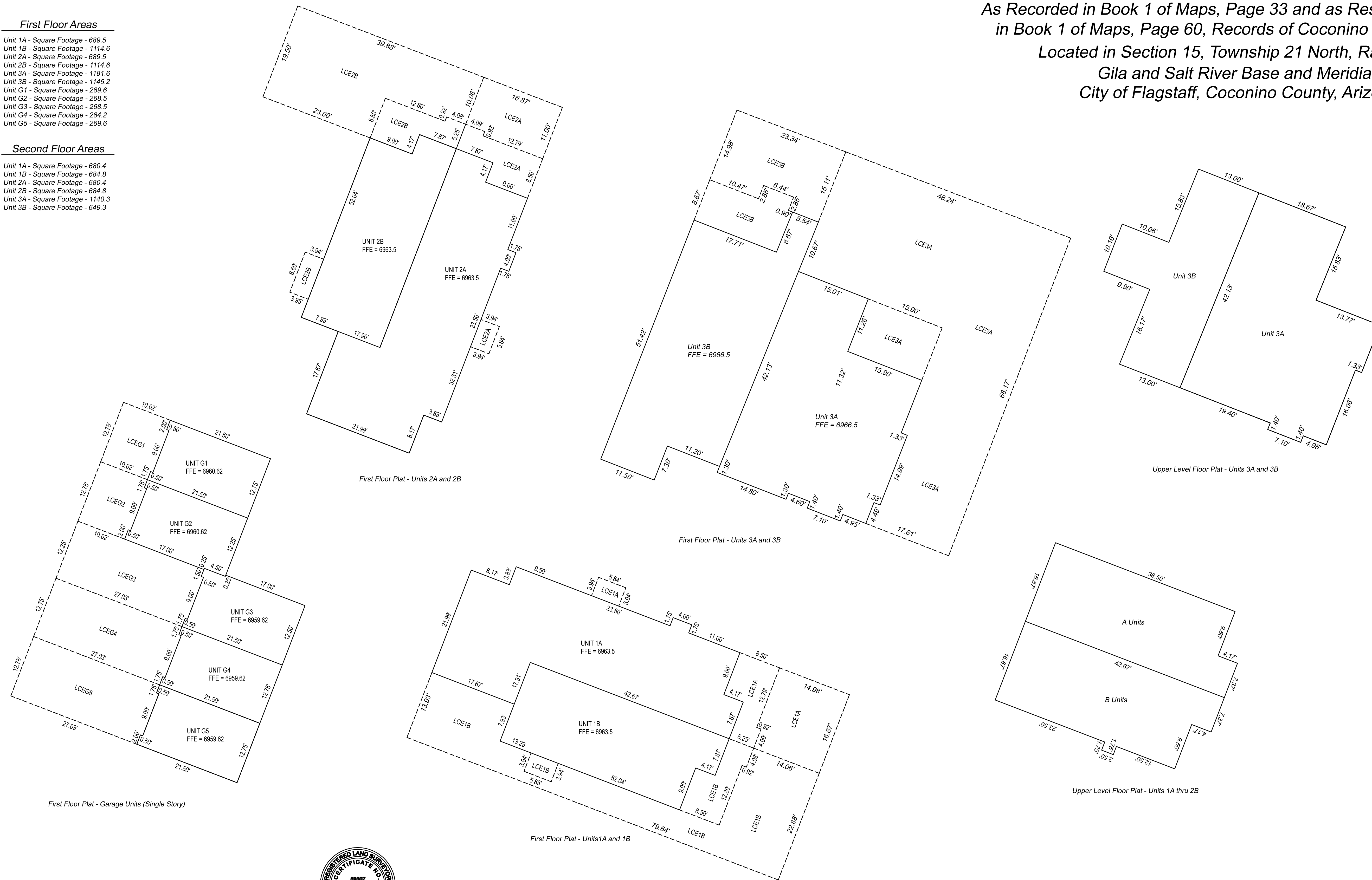
### Horizontal Dimensions for Units 1A thru 3B

#### First Floor Areas

Unit 1A - Square Footage - 689.5  
Unit 1B - Square Footage - 1114.6  
Unit 2A - Square Footage - 689.5  
Unit 2B - Square Footage - 1114.6  
Unit 3A - Square Footage - 1181.6  
Unit 3B - Square Footage - 1145.2  
Unit G1 - Square Footage - 269.6  
Unit G2 - Square Footage - 268.5  
Unit G3 - Square Footage - 268.5  
Unit G4 - Square Footage - 264.2  
Unit G5 - Square Footage - 269.6

#### Second Floor Areas

Unit 1A - Square Footage - 680.4  
Unit 1B - Square Footage - 684.8  
Unit 2A - Square Footage - 680.4  
Unit 2B - Square Footage - 684.8  
Unit 3A - Square Footage - 1140.3  
Unit 3B - Square Footage - 649.3

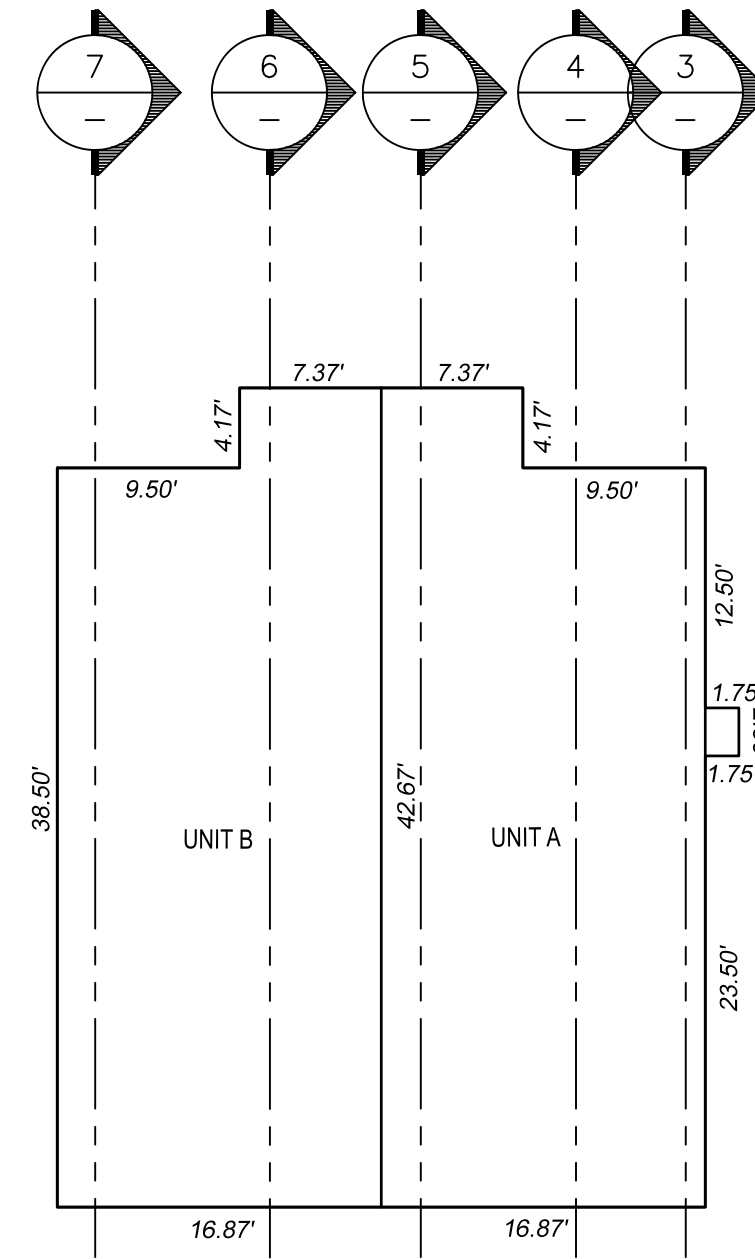


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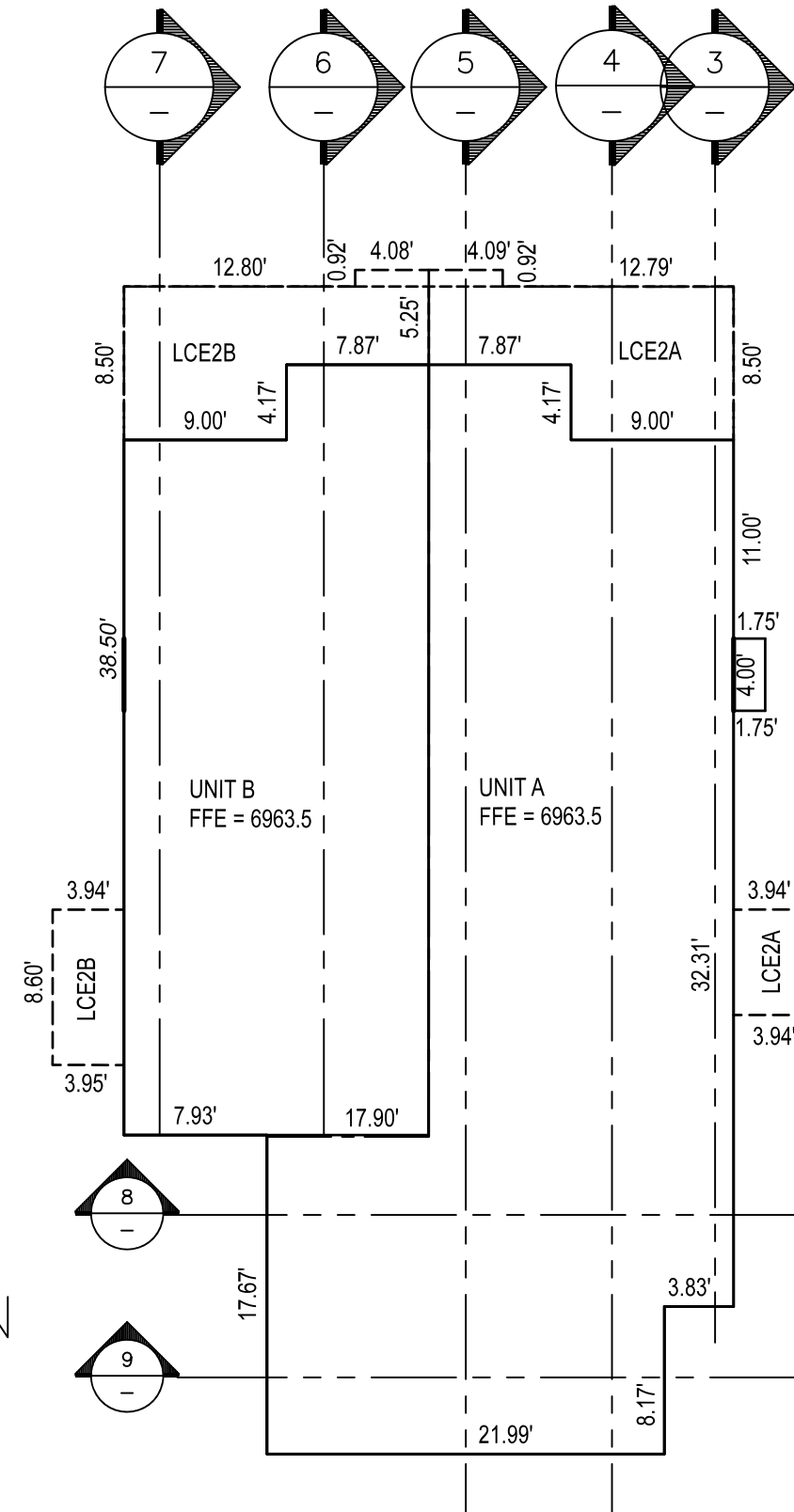
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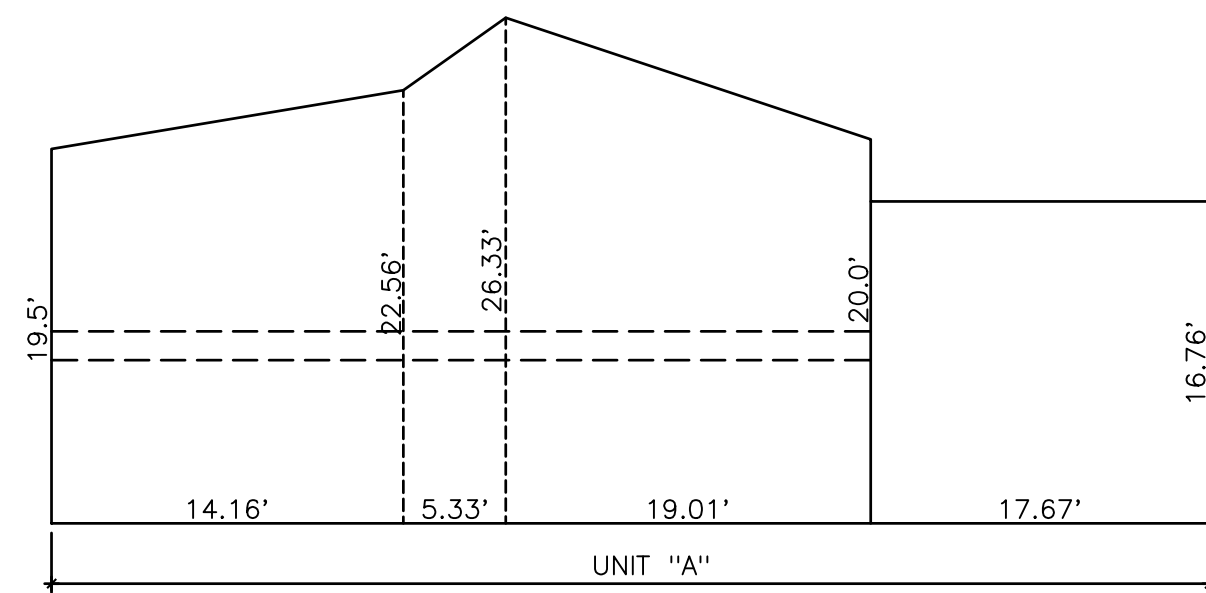
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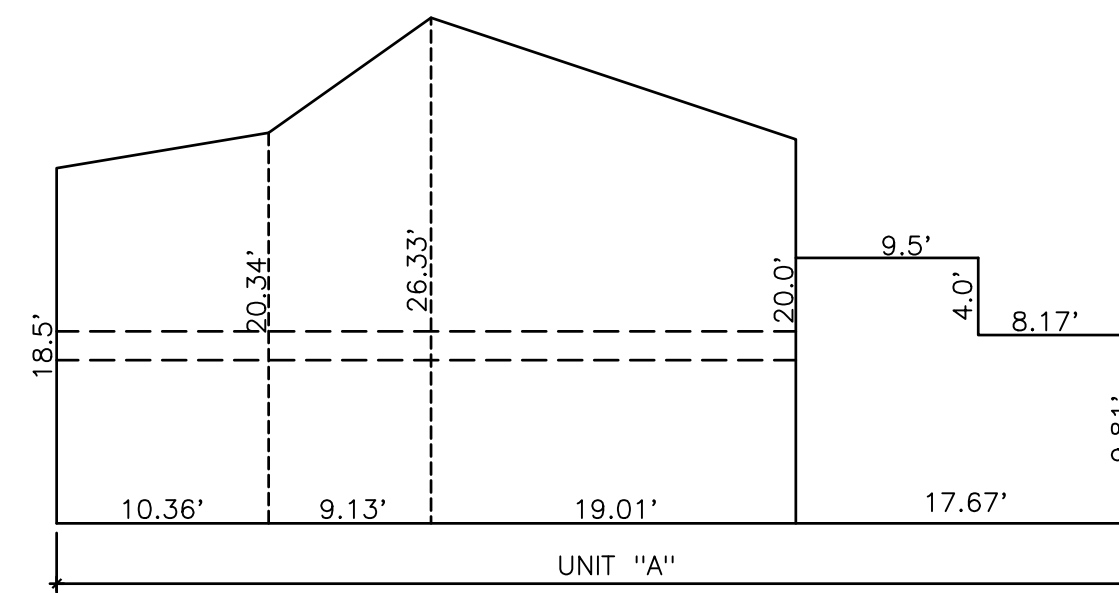
2 UNITS 1A & 1B UPPER LEVEL PLAT PLAN  
SCALE: 1" = 10'-0" UNITS 2A & 2B SIM.



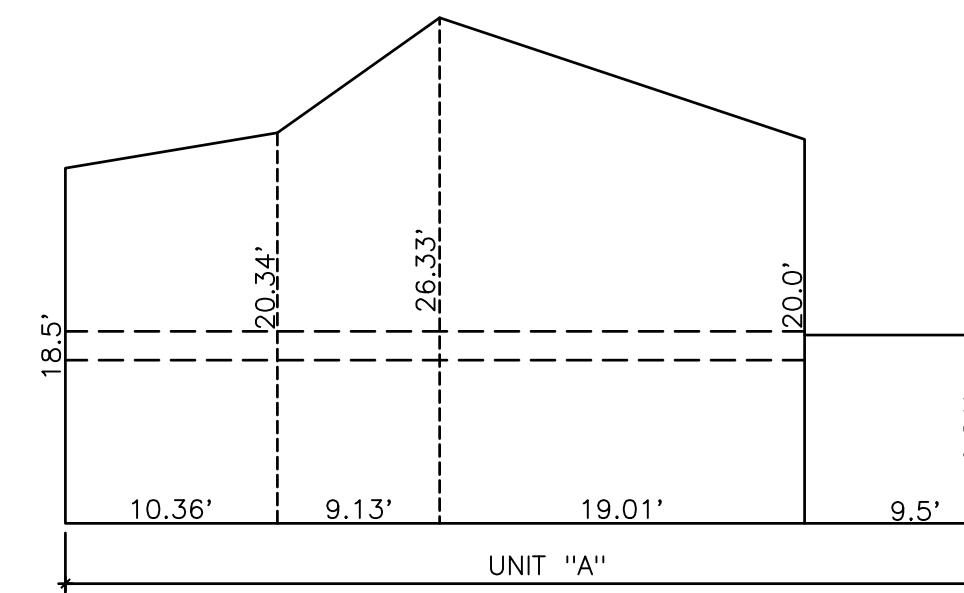
1 UNITS 1A & 1B MAIN LEVEL PLAT PLAN  
SCALE: 1" = 10'-0" UNITS 2A & 2B SIM.



5 BUILDING DIAGRAM  
SCALE: 1" = 10'-0"



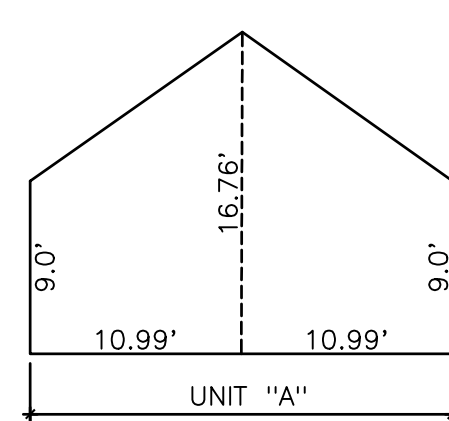
4 BUILDING DIAGRAM  
SCALE: 1" = 10'-0"



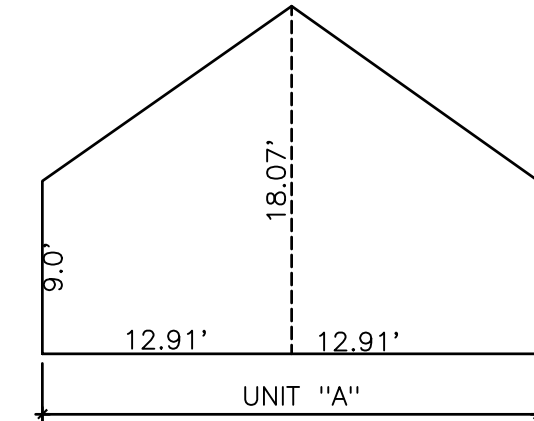
3 BUILDING DIAGRAM  
SCALE: 1" = 10'-0"

### Vertical Dimensions for Units 1A thru 2B

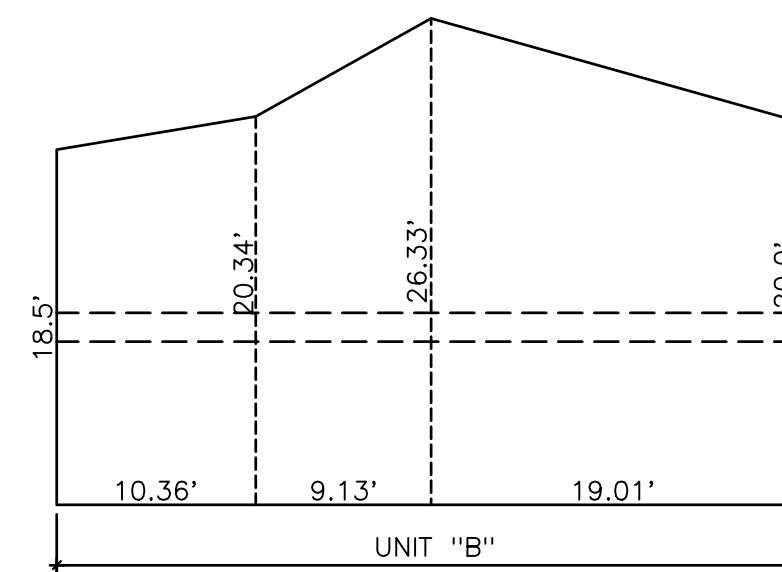
Note:  
Solid Lines Indicate Unit Boundaries,  
Dotted Lines Show Section or Dimension Lines



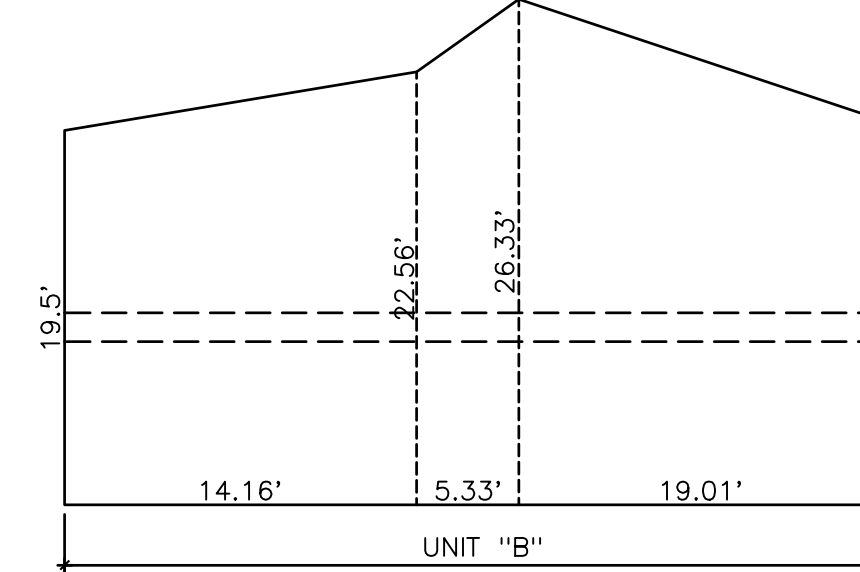
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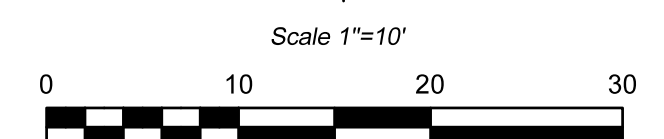
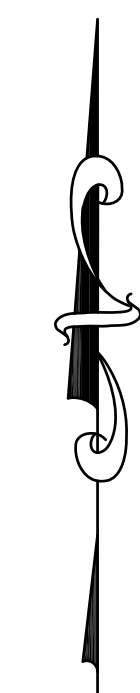
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7 BUILDING DIAGRAM  
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6 BUILDING DIAGRAM  
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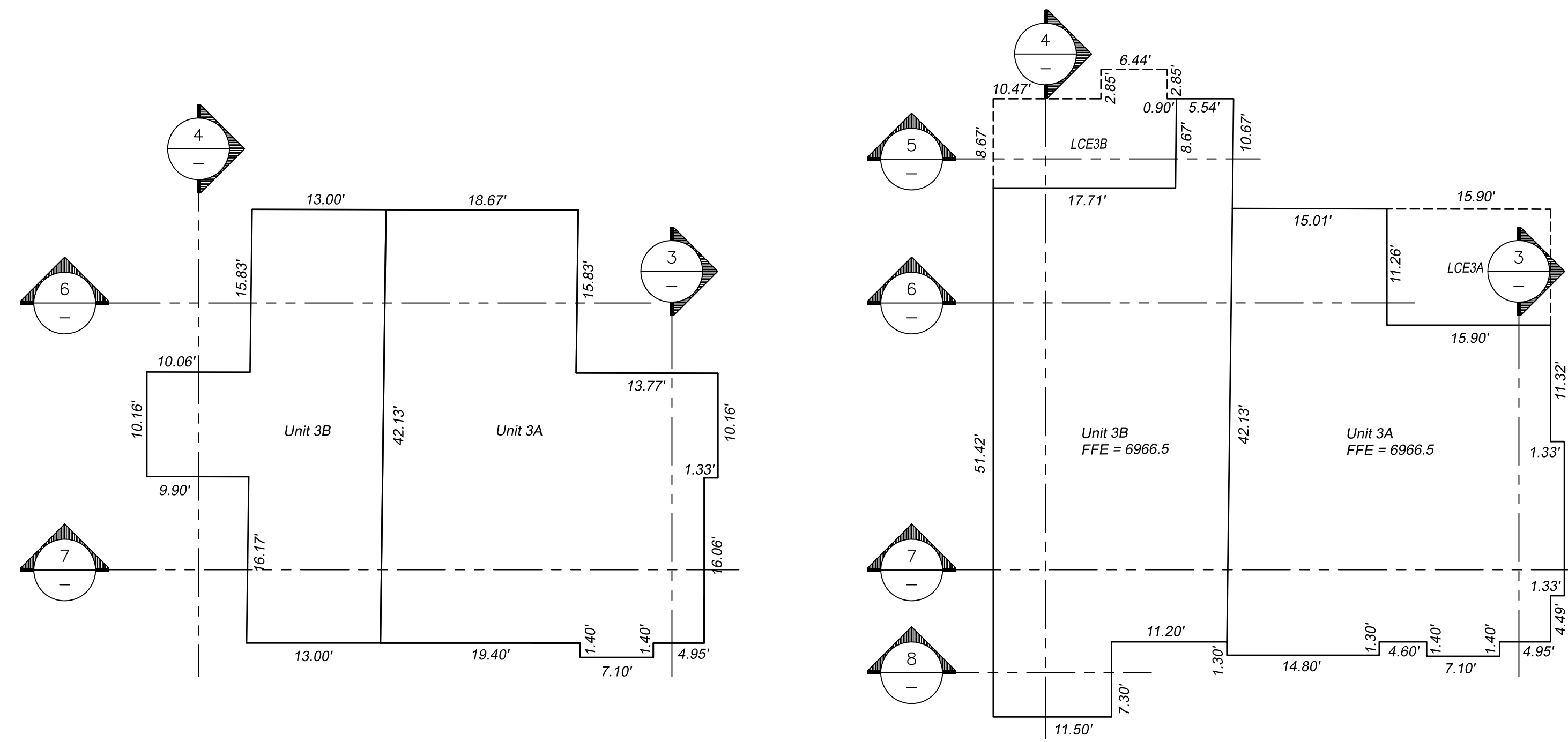


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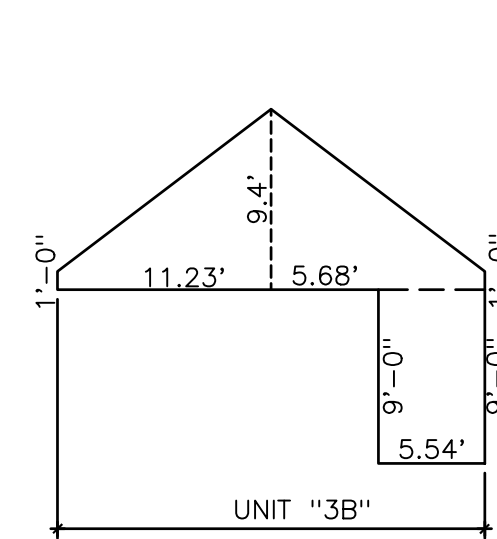
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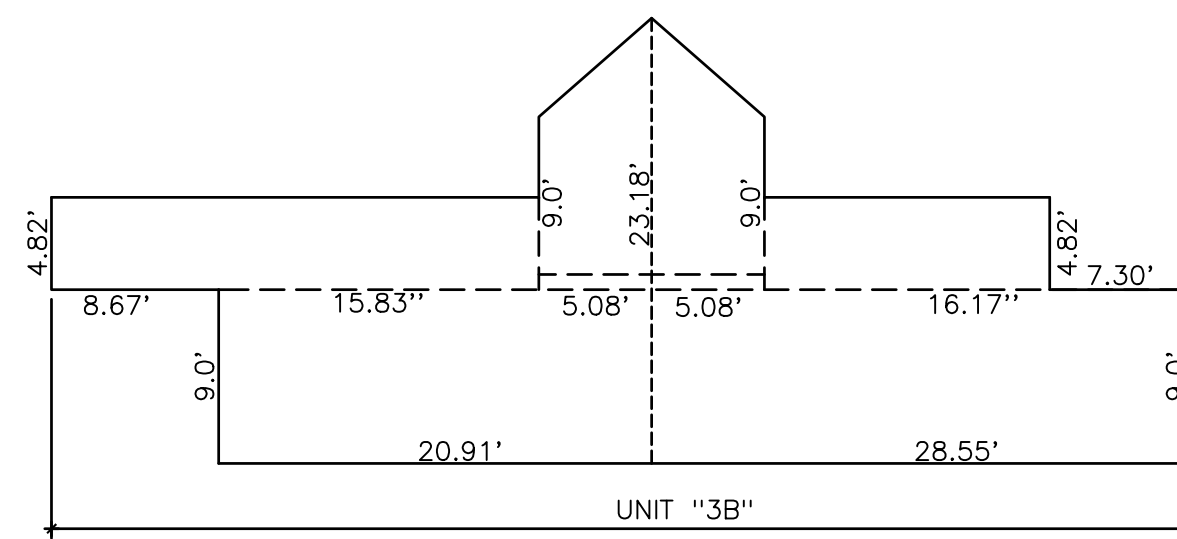
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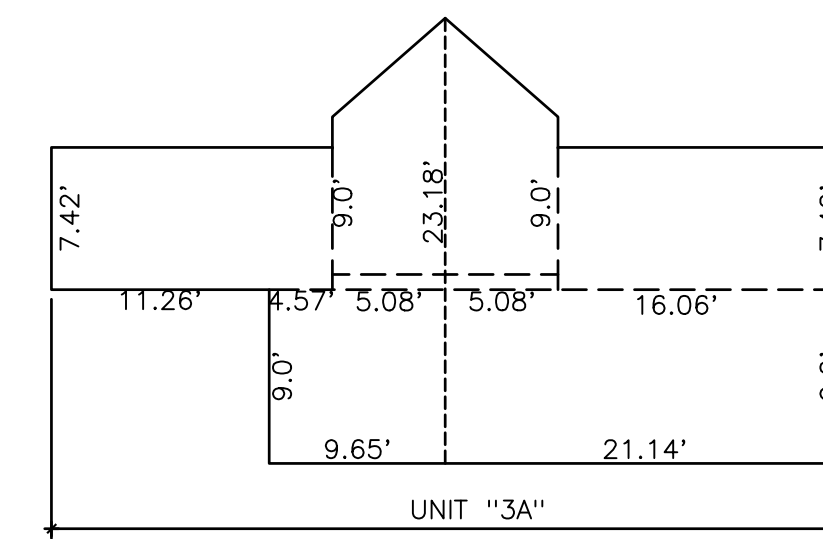
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5 BUILDING DIAGRAM SCALE: 1" = 10'-0"



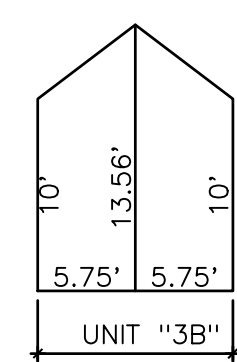
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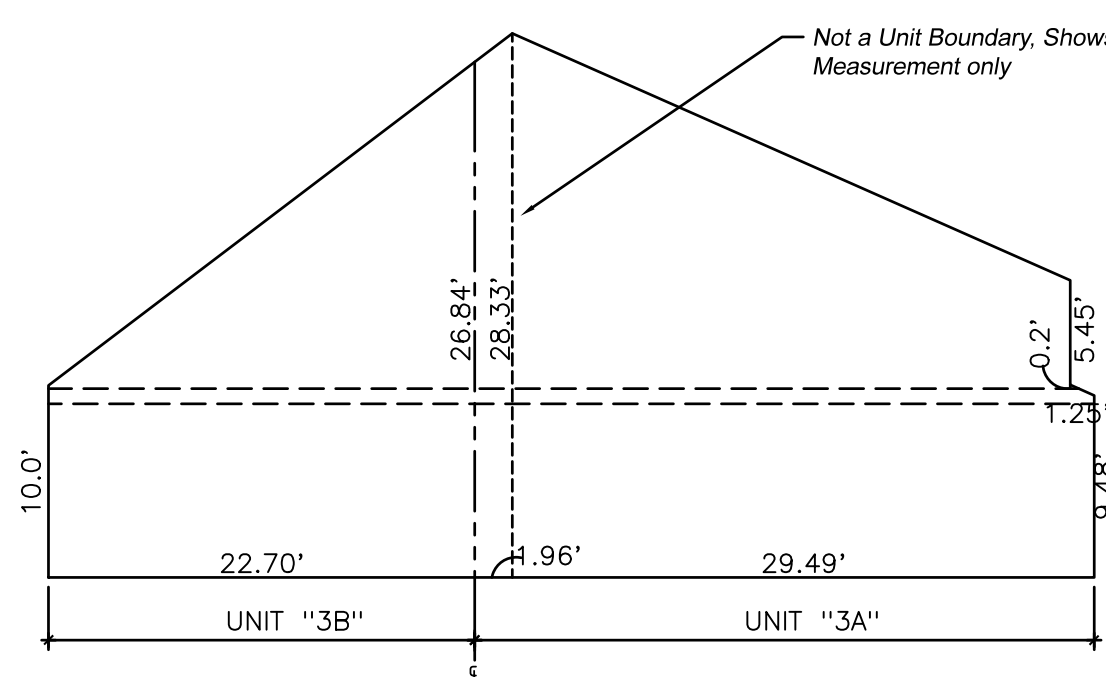
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### Vertical Dimensions for Units 3A and 3B

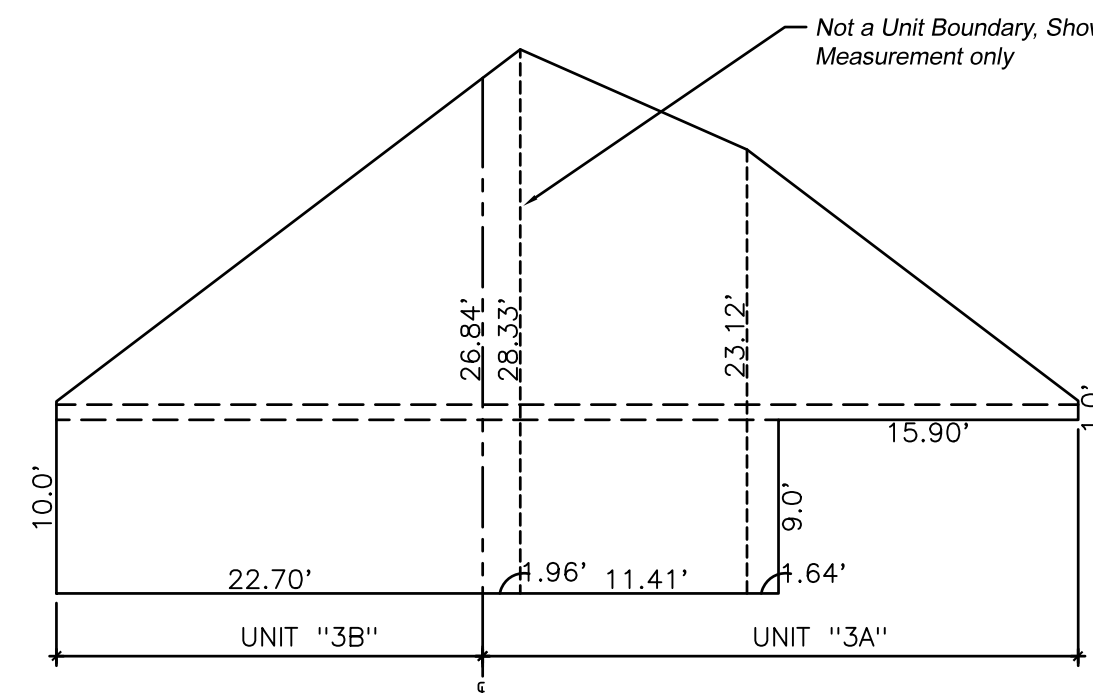
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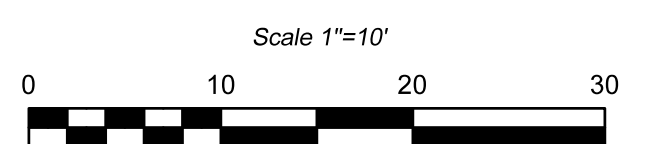
8 BUILDING DIAGRAM SCALE: 1" = 10'-0"



7 BUILDING DIAGRAM SCALE: 1" = 10'-0"



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