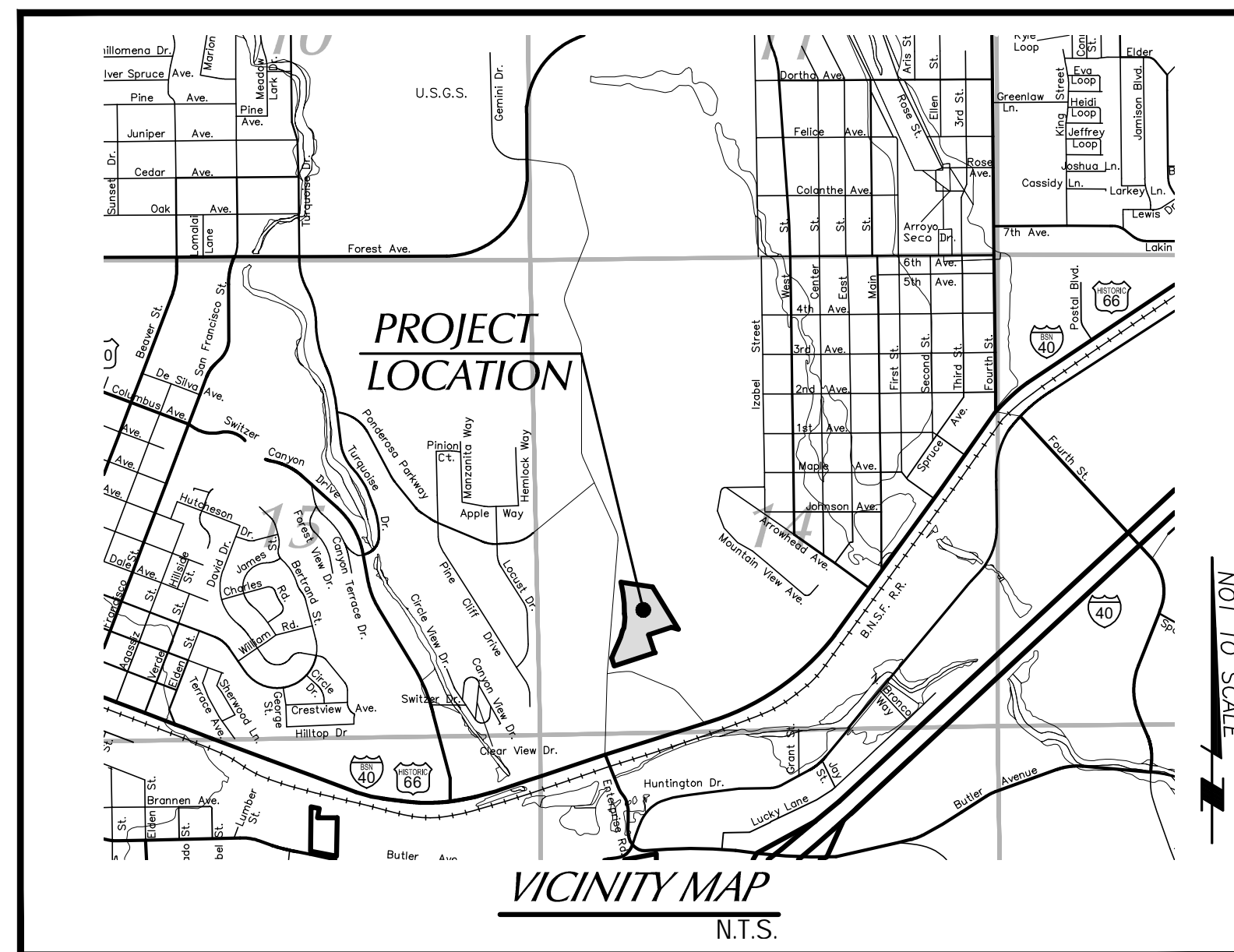


FINAL PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS UNIT 1

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME: PONDEROSA PARKWAY CONDOMINIUMS
 PROJECT LOCATION: 1650 E. PONDEROSA PARKWAY
 FLAGSTAFF, AZ. 86001
 APN NUMBER: 107-07-002E
 PARCEL ACREAGE: 11.9363±
 PARCEL SQUARE FOOTAGE: 521,174 (PRE R.O.W. DEDICATION)
 PARCEL SQUARE FOOTAGE: 519,134 (POST R.O.W. DEDICATION)
 UNIT 1 SQUARE FOOTAGE: 127,473
 UNIT 1 ACREAGE: 2.92638±
 NUMBER OF UNITS: 26
 NUMBER OF FLOORS: 3
 UNITS PER ACRE: 8.89
 LAND USE DESIGNATION: SUBURBAN
 CURRENT ZONING DISTRICT: HR
 PROPOSED USE: CONDOMINIUMS
 OWNER/DEVELOPER: PONDEROSA PARKWAY, L.L.C.
 2502 E. River Road
 TUCSON, AZ. 85718
 (520) 615-8900

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X"
(NO SHADING)

CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS
 SUBDIVISION HAS BEEN PERFORMED BY MOGOLLON ENGINEERING
 & SURVEYING, INC., 411 W. SANTA FE AVE., FLAGSTAFF, AZ. 86001
 MR. ROBERT D. BEGLEY (CERTIFICATE No. 29312)
 MR. ROBERT C. IMPELLITTER (CERTIFICATE No. 22196)

ADEQUATE WATER SUPPLY

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.
 41-900002.0002.

A.R.S. 33-1212. UNIT BOUNDARIES EXCEPT AS PROVIDED BY THE DECLARANT.

- IF WALLS, FLOORS OR CEILINGS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS, FLOORS OR CEILINGS ARE A PART OF THE COMMON ELEMENT.
- IF ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITHIN AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT AND ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.
- SUBJECT TO THE PROVISIONS OF PARAGRAPH 2, ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE A PART OF THE UNIT.
- ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

TRACT "A":

2.6542± acres

SHALL CONTAIN ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS.

TRACT A IS HEREBY RESERVED BY PONDEROSA PARKWAY L.L.C. AS A PRIVATE UTILITY EASEMENT FOR UTILITY SERVICES TO THE UNITS, LANDSCAPE AND IRRIGATION INSTALLATION, AND PRIVATE DRAINAGE EASEMENT.

TRACT A legal description:

Beginning at the southwest corner of said Instrument 3814115 which is a point on the east line of Ponderosa Parkway;

Thence North 71°43'06" East along the south line of said parcel a distance of 566.06 feet;

Thence North 18°16'31" West along an east line of said parcel a distance of 251.51 feet;

Thence South 84°50'13" West a distance of 19.00 feet;

Thence South 05°09'47" East a distance of 100.28 feet;

Thence South 20°40'29" West a distance of 43.92 feet;

Thence North 69°19'31" West a distance of 30.00 feet;

Thence South 20°40'29" West a distance of 69.12 feet to a point which is the beginning of a non-tangent curve, concave to the northeast and having a radius of 378.67 feet and to which a radial line bears South 22°29'02" West;

Thence easterly and northwesterly along said curve a distance of 321.33 feet through a central angle of 48°37'15";

Thence North 68°50'54" West a distance of 63.20 feet to a point which is the beginning of a non-tangent curve, concave to the west and having a radius of 884.74 feet and to which a radial line bears South 76°48'06" East;

Thence southerly along said curve a distance of 174.60 feet through a central angle of 111°8'25";

Thence South 24°30'19" West a distance of 137.50 feet to a point which is the beginning of a non-tangent curve, concave to the east and having a radius of 765.00 feet and to which a radial line bears North 65°24'11" West;

Thence southerly along said curve a distance of 79.79 feet through a central angle of 05°58'34";

Thence South 18°03'15" East a distance of 110.93 feet to the True Point of Beginning;

Said parcel contains 2.9264 acres of land more or less.

UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY _____ DATE
 UNISOURCE ENERGY

MANUEL HERNANDEZ _____ DATE
 CENTURYLINK

CHAD BROOKS _____ DATE
 ARIZONA PUBLIC SERVICE

SANFORD YAZZIE _____ DATE
 SUDDENLINK



SURVEY WAS PERFORMED BY
 SHEPARD-WESNITZER JOB 18221 IN OCTOBER OF
 2018. INFORMATION SHOWN HEREON IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE.
 DEDICATION LANGUAGE SHOWN HEREON IS FROM
 THE CITY OF FLAGSTAFF PLANNING DEPARTMENT
 AND THIS CERTIFICATION DOES NOT COVER THE
 DEDICATION LANGUAGE.

PROJECT BENCHMARK: IS A FOUND 3" USDI-BLM BRASS CAP (C.O.F. 182010) AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M., COCONINO COUNTY, ARIZONA. ELEVATION = 6948.11 (NAVD88)

BASIS OF BEARING: IS FROM THE SOUTHWEST CORNER OF PARCEL 107-07-002E, A FOUND 2" ALUMINUM CAP "ARIZONA SURVEYING INC. LS 18287" TO THE SOUTHEAST CORNER OF PARCEL 107-07-002E, A FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP. BEARING OF 571°43'06"W - 566.06'

DEDICATION:

STATE OF ARIZONA }
 COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: PONDEROSA PARKWAY, L.L.C., HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF PONDEROSA PARKWAY CONDOMINIUMS - UNIT 1, A SUBDIVISION OF INSTRUMENT 3814115, RECORDS OF COCONINO COUNTY. LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M., FLAGSTAFF, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE UNITS AND TRACTS CONSTITUTING SAME AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES THE TRACTS AND EASEMENTS AS SHOWN ON SAID PLAT FOR THE PURPOSES SHOWN. A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF FLAGSTAFF FOR PUBLIC USE AS SHOWN HEREON. CITY OF FLAGSTAFF AND OTHER UTILITIES SHALL HAVE THE RIGHT TO LOCATE, OPERATE, REPAIR, REPLACE, ALTER AND MAINTAIN UNDERGROUND UTILITY SERVICES OF ALL TYPES, AND SHALL HAVE THE RIGHT TO INGRESS AND EGRESS ACROSS SAID EASEMENT FOR SUCH WORK, AND MAY REMOVE, ALTER OR MAINTAIN VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS WITHIN THE LIMITS OF THE REAL PROPERTY SUBJECT TO THIS EASEMENT THAT CONFLICT WITH THE PUBLIC UTILITY USES. THE HOMEOWNERS ASSOCIATION SHALL REMAIN RESPONSIBLE FOR ANY ONGOING MAINTENANCE OF THE SURFACE OF THE REAL PROPERTY SUBJECT TO THIS EASEMENT.

TRACT "B" IS HEREBY RESERVED BY PONDEROSA PARKWAY, L.L.C. FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF: PONDEROSA PARKWAY, L.L.C., HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT _____, ARIZONA, THIS ____ DAY OF _____ 20____

BY: _____
 CHRISTOPHER KEMMERLY (MANAGING MANAGER)

ACKNOWLEDGMENT:

STATE OF ARIZONA }
 COUNTY OF COCONINO }SS.

ON THIS THE ____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, CHRISTOPHER KEMMERLY, MANAGING MEMBER OF PONDEROSA PARKWAY, L.L.C., WHO ACKNOWLEDGED BY SELF TO REPRESENT PONDEROSA PARKWAY, L.L.C., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERRECTED IN THIS TRACT BE OCCUPIED UNTIL THE REQUIRED WATER, SEWER, AND ALL OTHER ESSENTIAL UTILITIES ARE INSTALLED AND AN ALL-WEATHER ACCESS ROADWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

NOTES:

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:

- REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING
- CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

CONSTRUCTION OF LANDSCAPING WITHIN CLEAR VIEW ZONES IS RESTRICTED PER THE CITY OF FLAGSTAFF ENGINEERING DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS FOR NEW INFRASTRUCTURE (2012 EDITION) - SECTION 13-10-006-0002, INTERSECTION SIGHT TRIANGLES, CLEAR VIEW ZONES.

NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

CITY OF FLAGSTAFF:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE

_____ DAY OF _____, 20____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE PLANNING DIRECTOR AND CITY ENGINEER, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THE

_____ DAY OF _____, 20____

BY: _____ PLANNING DIRECTOR

BY: _____ CITY ENGINEER

CCR'S Instrument _____

INDEX TO SHEETS

- | | |
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| 1 | COVER SHEET & PROJECT INFORMATION |
| 2 | OVERALL PLAT & UNIT BOUNDARY |
| 3 | R.O.W. and EASEMENT DEDICATION |
| 4 | FIRST FLOOR PLAT |
| 5 | SECOND FLOOR PLAT |
| 6 | THIRD FLOOR PLAT |

Mogollon ENGINEERING & SURVEYING

PROJECT NO. 18275

REVISIONS PER C.O.F. COMMENTS DATED 8/31/20

PER C.O.F. COMMENTS DATED 9/21/20

DATE 9/30/20

DESIGNED BY: MHE

DRAWN BY: MHE

CHECKED BY: KVH

Mogollon ENGINEERING & SURVEYING

411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

Mogollon ENGINEERING & SURVEYING

PROJECT NO. 18275

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PER C.O.F. COMMENTS DATED 9/21/20

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411 W. Santa Fe Avenue
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Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 18275
 REVISIONS PER C.O.F. COMMENTS DATED 8/31/20
 PER C.O.F. COMMENTS DATED 9/21/20
 DATE 9/30/20
 DESIGNED BY: MHE
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Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 18275
 REVISIONS PER C.O.F. COMMENTS DATED 8/31/20
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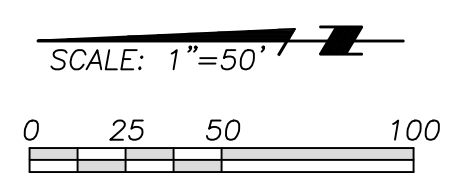
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 REVISIONS PER C.O.F. COMMENTS DATED 8/31/20
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Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 18275
 REVISIONS PER C.O.F. COMMENTS DATED 8/31/20
 PER C.O.F. COMMENTS DATED 9/21/20
 DATE 9/30/20
 DESIGNED BY: MHE
 DRAWN BY: MHE
 CHECKED BY: KVH

FINAL PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS UNIT 1

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

Mogollon
 REGISTERED LAND SURVEYOR
 ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PROJECT NO. 18275
 PER C.O.F. COMMENTS DATED 8/31/20
 PNI SHEET-02
 VERT SCALE: N/A
 HOR SCALE: 1"=50'
 DESIGNED BY: MKH
 DRAWN BY: MKH
 CHECKED BY: KVH
 REVISIONS: PER C.O.F. COMMENTS DATED 9/21/20
 PNI SHEET-02
 VERT SCALE: N/A
 HOR SCALE: 1"=50'
 DATE: 9/30/20
 PROJECT NO. 18275
 PER C.O.F. COMMENTS DATED 8/31/20
 PNI SHEET-02
 VERT SCALE: N/A
 HOR SCALE: 1"=50'
 DESIGNED BY: MKH
 DRAWN BY: MKH
 CHECKED BY: KVH



Tract B is to be reserved by Ponderosa Parkway LLC for future development. Future development will comply with the approved Preliminary Plat. The Preliminary Plat was approved by staff 5/01/20, P&Z Commission 6/10/20, and City Council 7/07/20.

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

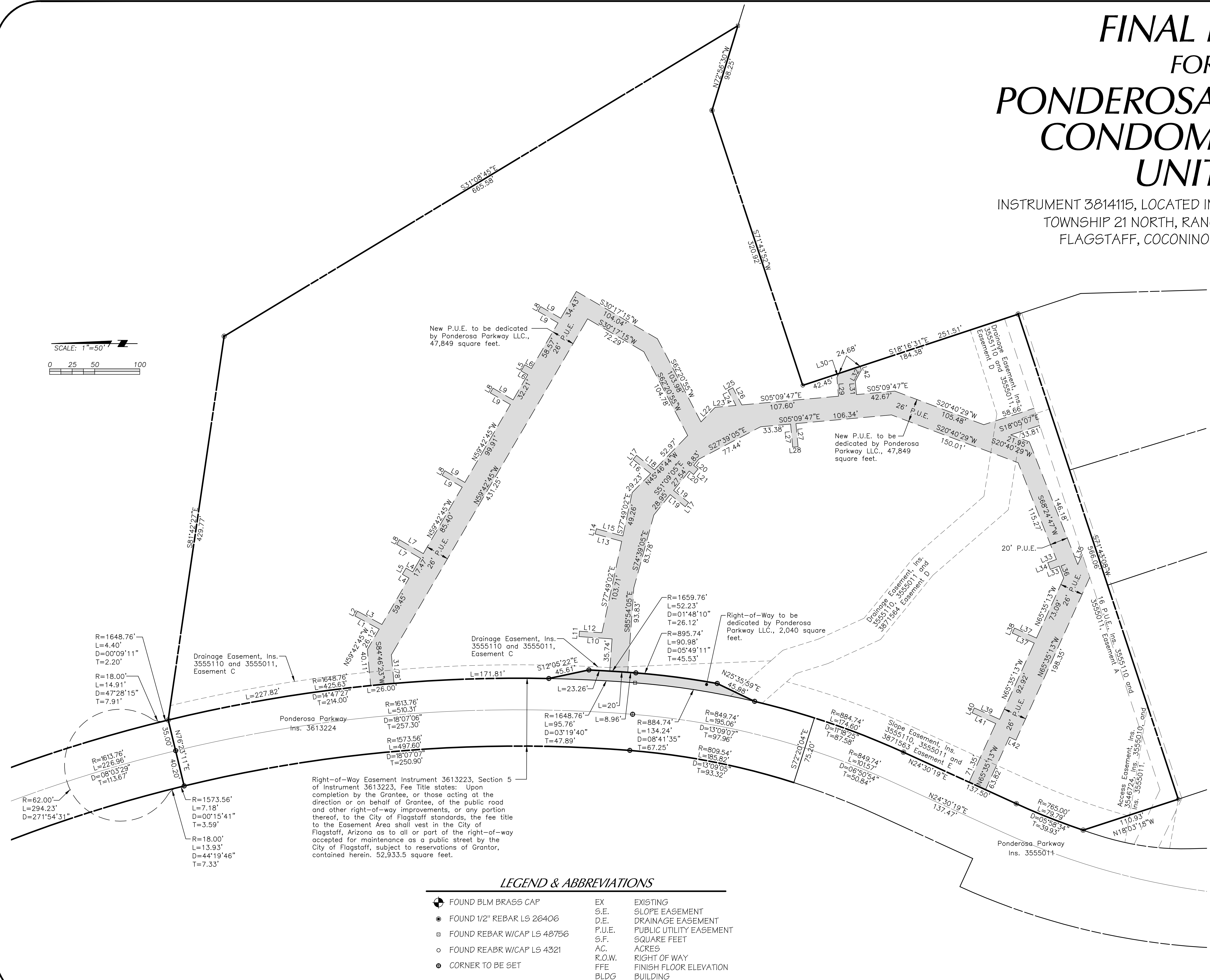
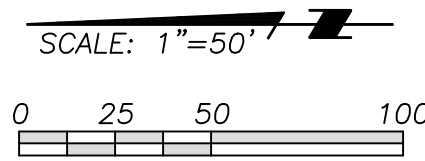
LINE	BEARING	DISTANCE
L1	S39°21'01"E	51.79'
L2	S65°35'13"E	70.62'
L3	S38°57'30"E	31.31'
L4	S57°17'41"E	70.62'

LEGEND & ABBREVIATIONS

- | | | |
|------------------------------|--------|-------------------------|
| ● FOUND BLM BRASS CAP | EX | EXISTING |
| ● FOUND 1/2" REBAR LS 26406 | S.E. | SLOPE EASEMENT |
| ■ FOUND REBAR W/CAP LS 48756 | D.E. | DRAINAGE EASEMENT |
| ○ FOUND REBAR W/CAP LS 4321 | P.U.E. | PUBLIC UTILITY EASEMENT |
| ● CORNER TO BE SET | S.F. | SQUARE FEET |
| | AC. | ACRES |
| | R.O.W. | RIGHT OF WAY |
| | FFE | FINISH FLOOR ELEVATION |
| | BLDG | BUILDING |

FINAL PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS UNIT 1

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



LINE	BEARING	DISTANCE
L1	S28°31'23"W	30.65'
L2	S61°28'37"E	6.00'
L3	S28°31'23"W	30.84'
L4	S30°17'15"W	8.50'
L5	S59°42'45"E	8.00'
L6	S30°17'15"W	8.50'
L7	S30°17'15"W	30.73'
L8	S59°42'45"E	6.00'
L9	S30°17'15"W	25.73'
L10	S04°05'55"W	36.73'
L11	S85°54'05"E	6.00'
L12	S04°05'55"W	25.05'
L13	S15°20'55"W	30.66'
L14	S74°39'05"E	6.00'
L15	S15°20'55"W	30.33'
L16	S38°50'55"W	24.93'
L17	S51°09'05"E	6.00'
L18	S38°50'55"W	25.50'
L19	N38°50'55"E	21.37'
L20	N38°50'55"E	6.26'
L21	N51°09'05"W	8.00'
L22	N45°46'44"W	22.50'
L23	S05°09'47"E	23.19'
L24	S62°20'55"W	18.96'
L25	S27°39'05"E	6.00'
L26	S62°20'55"W	21.45'
L27	N84°50'13"E	25.73'
L28	N05°09'47"W	6.00'
L29	S85°10'29"W	20.88'
L30	S61°41'41"E	5.09'
L31	S85°10'29"W	14.81'
L32	S61°41'41"E	14.04'
L33	S20°35'13"E	10.19'
L34	N69°24'47"E	8.00'
L35	N65°35'13"W	12.22'
L36	S68°24'47"W	14.15'
L37	S24°24'47"W	26.73'
L38	S65°35'13"E	6.00'
L39	S24°24'47"W	30.73'
L40	S65°35'13"E	6.00'
L41	S24°24'47"W	28.73'
L42	S24°24'47"W	8.00'
L43	S73°18'19"W	4.29'

LEGEND & ABBREVIATIONS

- FOUND BLM BRASS CAP
- FOUND 1/2" REBAR LS 26406
- FOUND REBAR WICAP LS 48756
- FOUND REBAR WICAP LS 4321
- CORNER TO BE SET
- EX EXISTING
- S.E. SLOPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- AC. ACRES
- R.O.W. RIGHT OF WAY
- FFE FINISH FLOOR ELEVATION
- BLDG BUILDING
- INS. INSTRUMENT



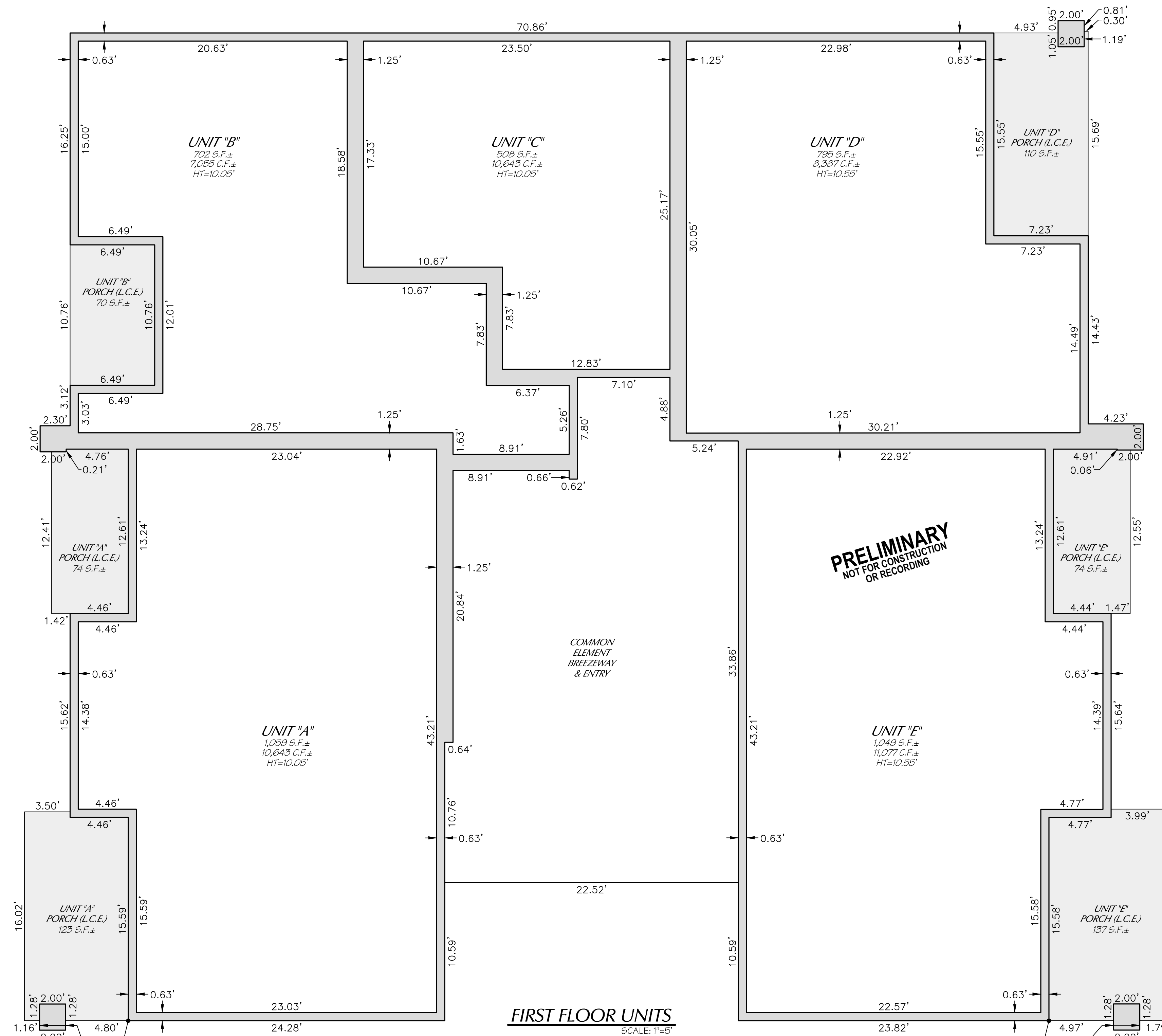
Mogollon
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

DESIGNED BY: MHE
DRAWN BY: MHE
CHECKED BY: KYH

PROJECT NO. 18275
REVISIONS PER C.O.F. COMMENTS DATED 8/31/20
PER C.O.F. COMMENTS DATED 9/21/20
DATE 9/30/20
P/N SHEET-03
VERT SCALE: N/A
HOR SCALE: 1"=50'

FINAL PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS UNIT 1

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



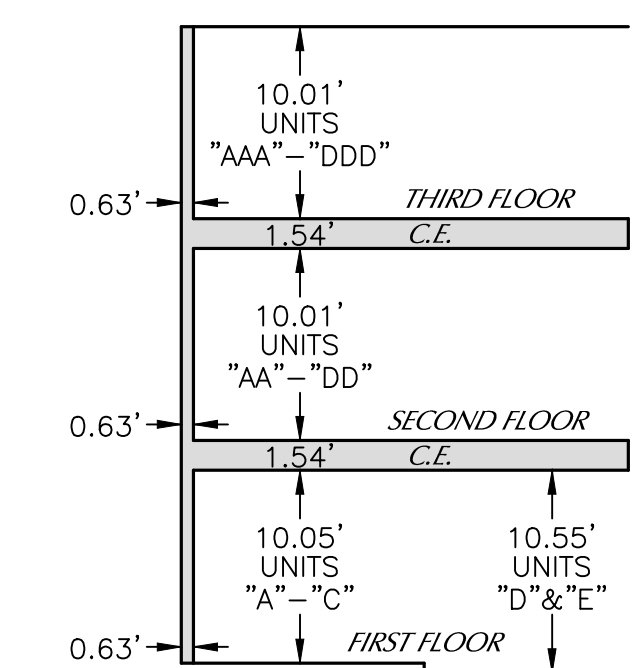
FIRST FLOOR UNITS
SCALE: 1"=5'

FIRST FLOOR AREAS

UNITS "A" - "E" SQUARE FOOTAGE: 4,113
1ST FLOOR C.E. SQUARE FOOTAGE: 1,228
1ST FLOOR L.C.E. SQUARE FOOTAGE: 588

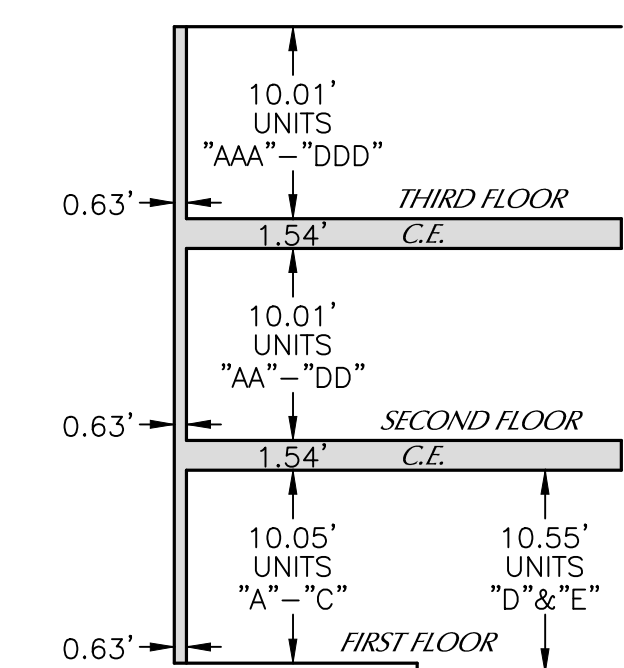
ABBREVIATIONS

FFE	FINISH FLOOR ELEVATION
S.F.	SQUARE FEET
C.F.	CUBIC FEET
HT	HEIGHT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT



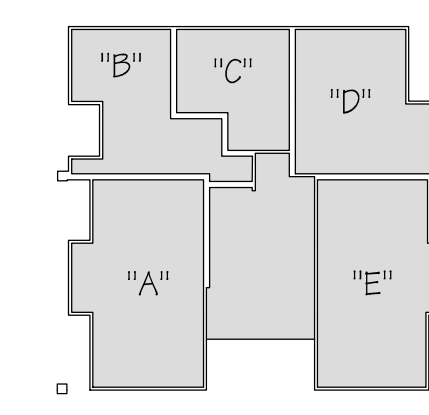
FINISH FLOOR ELEVATIONS
UNITS "A", "B" & "C": 6875.75
UNITS "D" & "E": 6875.25

BUILDING 1 ELEVATION
SCALE: 1"=10'

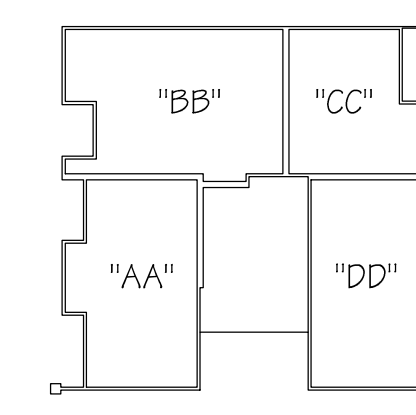


FINISH FLOOR ELEVATIONS
UNITS "A", "B" & "C": 6874.40
UNITS "D" & "E": 6873.90

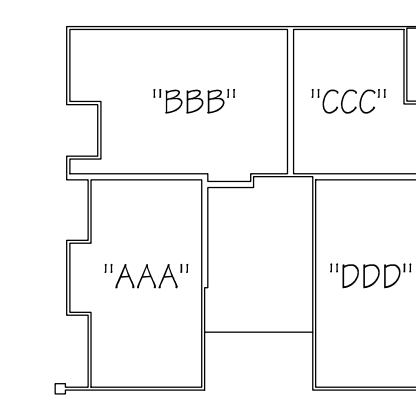
BUILDING 2 ELEVATION
SCALE: 1"=10'



FIRST FLOOR
UNIT IDENTIFICATION

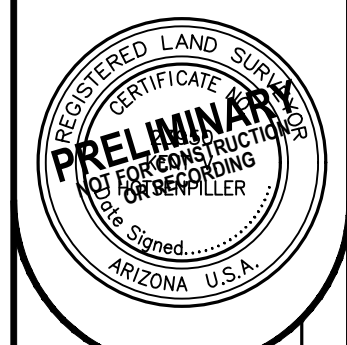


SECOND FLOOR
UNIT IDENTIFICATION



THIRD FLOOR
UNIT IDENTIFICATION

1650 E. PONDEROSA PARKWAY
UNIT ADDRESS & IDENTIFICATION



Mogollon ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

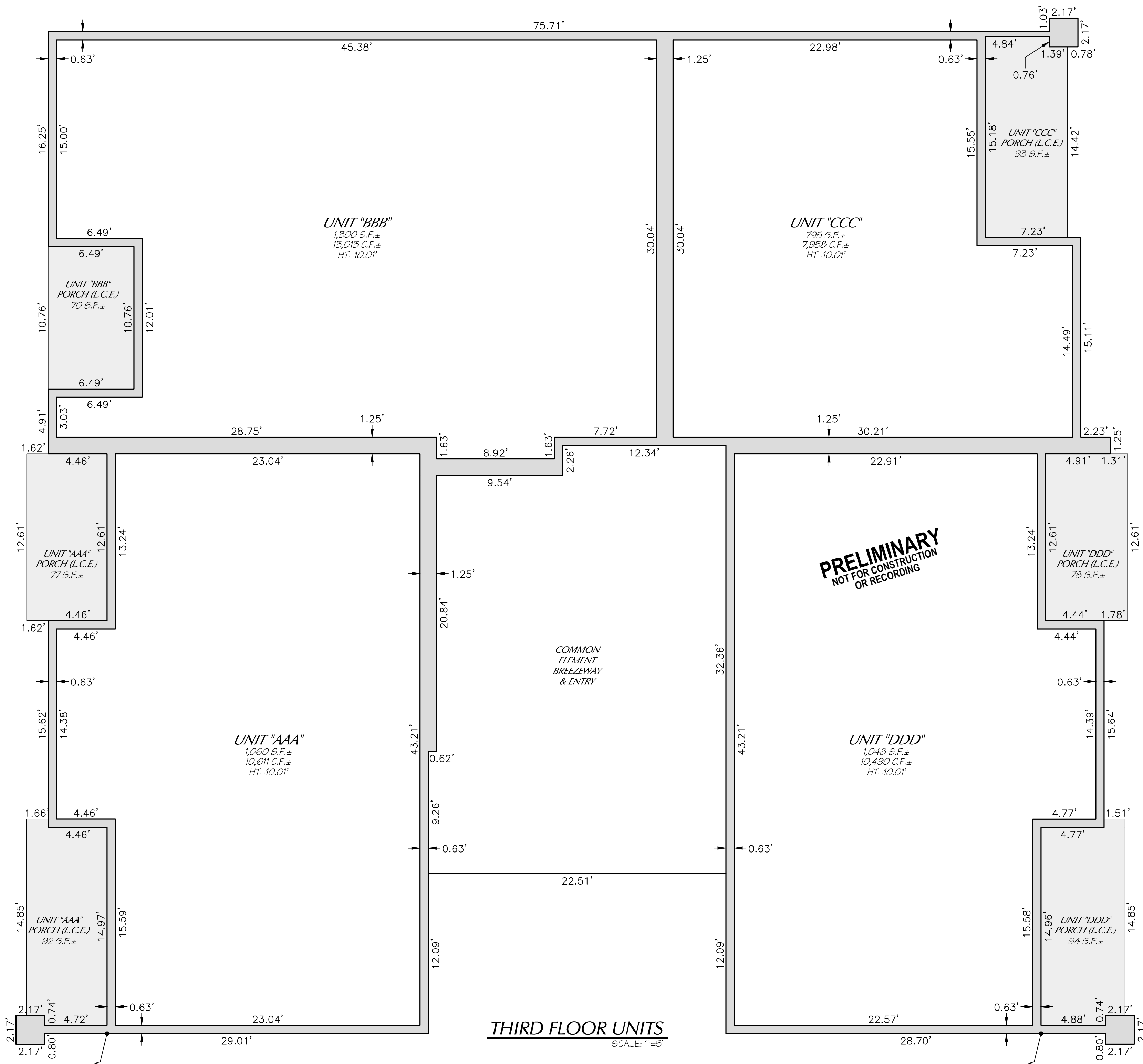
PROJECT NO. 18275
FN SHEET-05
DESIGNED BY: MHE
DRAWN BY: MHE
CHECKED BY: KYH

REVISIONS PER C.O.F. COMMENTS DATED 8/31/20
VERT SCALE: N/A
HOR SCALE: 1"=5'

Mogollon ENGINEERING & SURVEYING
PONDEROSA PARKWAY CONDOMINIUMS 9/30/20
UNIT 1 - FINAL PLAT
FIRST FLOOR PLAT
MES#18275

FINAL PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS UNIT 1

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



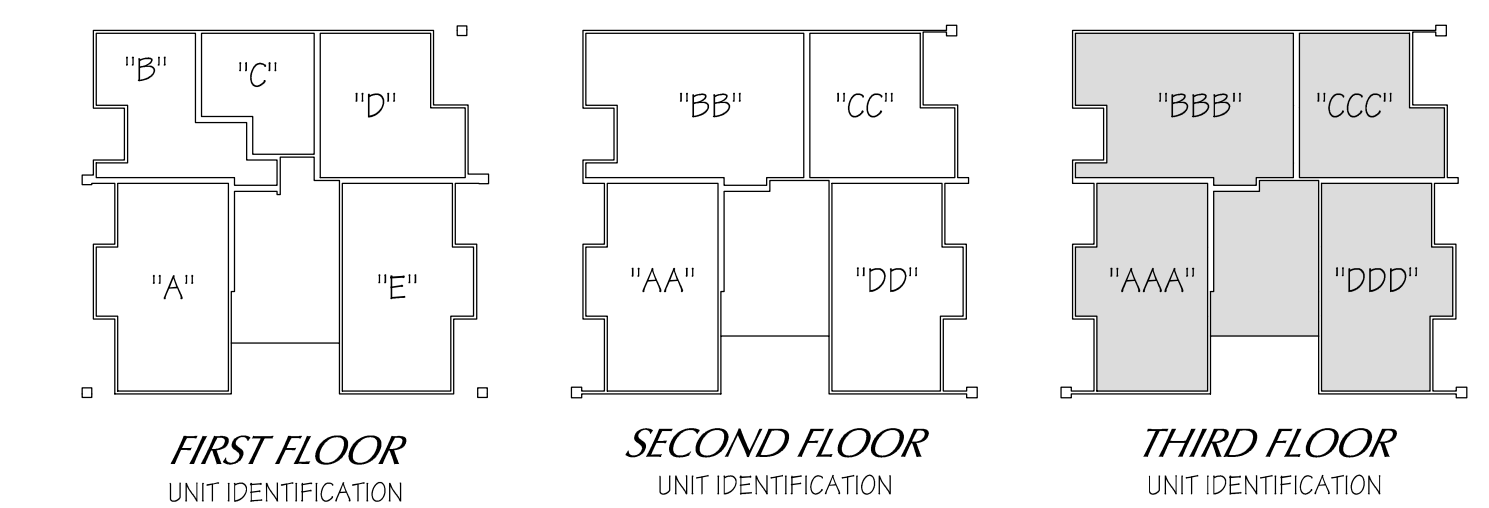
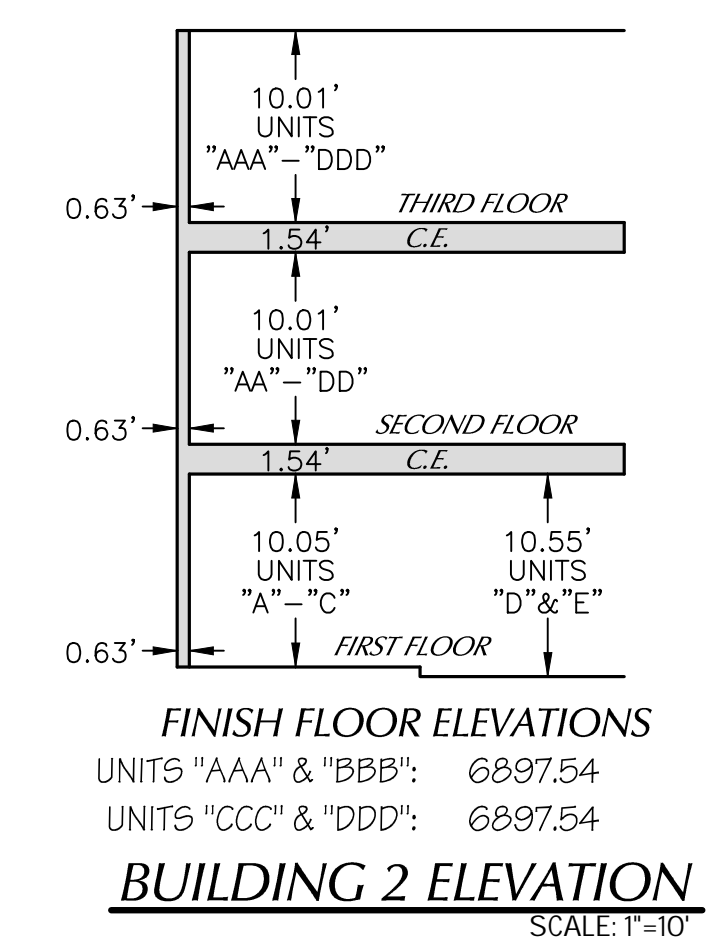
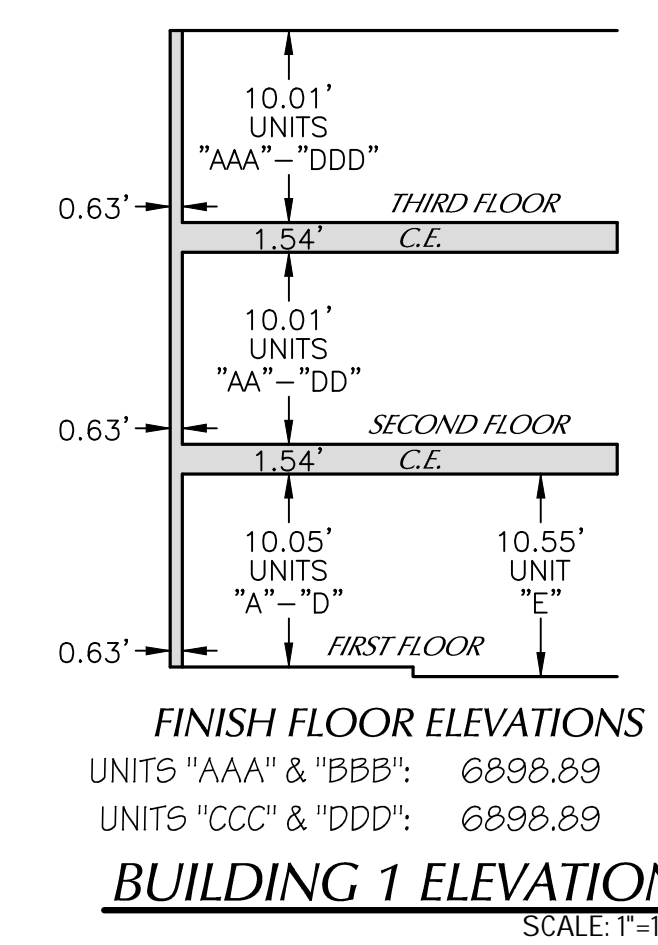
THIRD FLOOR UNITS
SCALE: 1"=5'

THIRD FLOOR AREAS

UNITS "AAA" - "DDD" SQUARE FOOTAGE: 4,203
3RD FLOOR C.E. SQUARE FOOTAGE: 1,104
3RD FLOOR L.C.E. SQUARE FOOTAGE: 504

ABBREVIATIONS

FFE	FINISH FLOOR ELEVATION
S.F.	SQUARE FEET
C.F.	CUBIC FEET
HT	HEIGHT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT



UNIT ADDRESS & IDENTIFICATION
1650 E. PONDEROSA PARKWAY

Mogollon
 REGISTERED LAND SURVEYOR
 ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

PROJECT NO. 18275
 DATE: 9/30/20
 DESIGNED BY: PWE
 DRAWN BY: PWE
 CHECKED BY: KVH
 REVISIONS PER C.O.F. COMMENT'S DATED 8/31/20
 PFI SHEET-06
 VERT SCALE: N/A
 HOR SCALE: 1"=5'
 PONDOROSA PARKWAY CONDOMINIUMS 9/30/20
 UNIT 1 - FINAL PLAT
 THIRD FLOOR PLAT
 MES# 18275