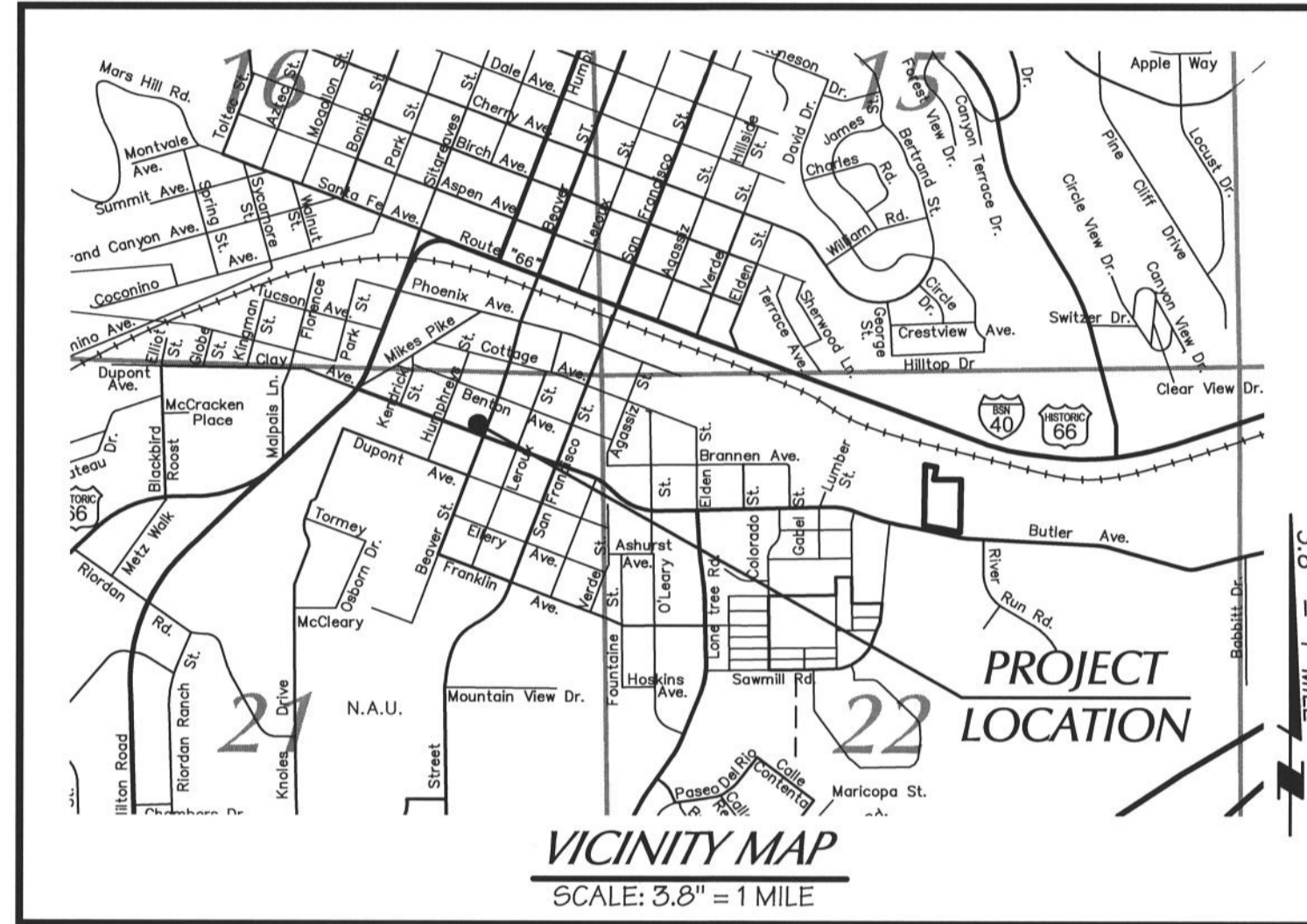


# FINAL PLAT FOR BUTLER AVENUE CONDOMINIUMS

THE SOUTHERLY 21 FEET OF LOT 5, ALL OF LOTS 6 & 7, AND THE  
REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE NORMAL SCHOOL  
ADDITION TO THE CITY OF FLAGSTAFF AND LOCATED IN THE NE 1/4 OF  
SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA



### INDEX TO SHEETS

- |   |                                     |
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| 1 | COVER SHEET and PROJECT INFORMATION |
| 2 | SITE PLAT                           |
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| 4 | SECOND FLOOR PLAT                   |
| 5 | THIRD FLOOR PLAT                    |
| 6 | FOURTH FLOOR PLAT                   |
| 7 | FIFTH FLOOR PLAT                    |
| 8 | ROOF PLAT                           |

### RESOURCE PROTECTION PLAN

THERE ARE NO RESOURCES PRESENT ON THE SITE.

### 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.

### CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY CIVIL DESIGN & ENGINEERING, INC., 618 E. ROUTE 66, FLAGSTAFF, AZ. 86001. CHRISTINE A. LAGUNA (CERTIFICATE NO. 29327)

### OFF-SITE IMPROVEMENTS

ALL OFF-SITE FRONTAGE SUBDIVISION IMPROVEMENTS SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER IN ACCORDANCE WITH THE APPROVED CITY OF FLAGSTAFF PUBLIC AND PRIVATE IMPROVEMENT PLANS FOR MIRAMONTE AT BUTLER AVE., PREPARED BY CIVIL DESIGN AND ENGINEERING, INC., SEALED BY CHRISTINE A. LAGUNA, SEAL DATE 4/13/20

### FEMA FLOOD ZONE "AE" - BFE=6897.00

COMMERCIAL NON-ELEVATED SPACE WILL MEET THE PASSIVE DRY FLOOD PROOFING REQUIREMENTS TO (ONE) 1 FOOT ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH N.F.I.P. STANDARDS.

ALL RESIDENTIAL UNITS SHALL BE ELEVATED (ONE) 1 FOOT ABOVE THE BASE FLOOD ELEVATION.

RESIDENTIAL AND COMMERCIAL PARKING AREAS THAT ARE LESS THAN (ONE) 1 FOOT BELOW THE BASE FLOOD ELEVATION SHALL BE SECURED PER N.F.I.P. STANDARDS

### 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":

7,353 S.F., SHALL CONTAIN ALL AREA OUTSIDE OF THE UNITS AND THEIR ASSOCIATED LIMITED COMMON ELEMENTS.. TRACT A IS A PRIVATE UTILITY EASEMENT FOR SERVICES TO THE CONDOMINIUMS AND PRIVATE DRAINAGE EASEMENT.

### RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE SOUTHERLY 21 FEET OF LOTS 6 AND 7, AND THE REMAINDER OF LOTS 8 THROUGH 12, BLOCK 118 NORMAL SCHOOL ADDITION TO THE CITY OF FLAGSTAFF AS COMBINED IN INSTRUMENT 3857735 COCONINO COUNTY RECORDS. SITUATE IN THE NE1/4 OF SECTION 21, T 21 N, R 7 E, G&SRM, FLAGSTAFF, COCONINO COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL WHICH IS A POINT ON THE NORTH RIGHT OF WAY (ROW) LINE OF BUTLER AVENUE AND A 16 FOOT WIDE ALLEY;
- THENCE NORTH 20°35'31" EAST ALONG THE EAST LINE OF THE 16 FOOT WIDE ALLEY A DISTANCE OF 196.17 FEET;
- THENCE SOUTH 69°21'00" EAST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 7.00 FEET;
- THENCE SOUTH 20°35'31" WEST A DISTANCE OF 191.42 FEET;
- THENCE SOUTH 69°17'27" EAST A DISTANCE OF 78.50 FEET;
- THENCE SOUTH 24°17'27" EAST A DISTANCE OF 3.00 FEET;
- THENCE NORTH 65°42'33" EAST A DISTANCE OF 21.52 FEET;
- THENCE NORTH 20°42'33" EAST A DISTANCE OF 54.77 FEET;
- THENCE NORTH 38°54'48" EAST A DISTANCE OF 66.39 FEET;
- THENCE NORTH 20°40'05" EAST A DISTANCE OF 60.61 FEET;
- THENCE SOUTH 69°21'00" EAST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 10.50 FEET TO A POINT ON THE WEST LINE OF BEAVER STREET ROW;
- THENCE SOUTH 20°40'05" WEST ALONG THE WEST LINE OF BEAVER STREET ROW A DISTANCE OF 69.07 FEET;
- THENCE SOUTH 43°52'09" WEST ALONG THE WEST LINE OF BEAVER STREET ROW A DISTANCE OF 60.77 FEET;
- THENCE SOUTH 65°40'03" WEST ALONG THE ROW OF BEAVER STREET AND BUTLER AVENUE A DISTANCE OF 35.30 FEET;
- THENCE NORTH 69°17'27" WEST ALONG THE NORTH RIGHT OF WAY LINE OF BUTLER AVENUE A DISTANCE OF 85.34 FEET TO THE POINT OF BEGINNING.

AREA OF RIGHT OF WAY DEDICATED TO THE CITY OF FLAGSTAFF = 0.07925± ACRES

### UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY	_____	DATE
UNISOURCE ENERGY	_____	DATE
MANUEL HERNANDEZ	_____	DATE
CENTURYLINK	_____	DATE
CHAD BROOKS	_____	DATE
ARIZONA PUBLIC SERVICE	_____	DATE
SANFORD YAZZIE	_____	DATE
SUDDENLINK	_____	DATE

### PROJECT INFORMATION

PROJECT NAME:	BUTLER AVENUE CONDOMINIUMS
PROJECT LOCATION:	207 S. BEAVER ST.
ASSESSORS PARCEL NUMBER:	103-07-011A
TITLE CONVEYED BY INSTRUMENT No:	3837444 (COCONINO COUNTY RECORDER)
TOTAL SQUARE FOOTAGE:	23,668 (PRE R.O.W. DEDICATION)
TOTAL ACREAGE:	0.54334± (PRE R.O.W. DEDICATION)
TOTAL SQUARE FOOTAGE:	20,216 (POST R.O.W. DEDICATION)
TOTAL ACREAGE:	0.46410± (POST R.O.W. DEDICATION)
REGIONAL PLAN DESIGNATION:	URBAN ACTIVITY CENTER
TOTAL NUMBER OF UNITS:	32
GROSS FLOOR AREA:	45,270 S.F.
NUMBER OF FLOORS:	5
PROPOSED USE:	RESIDENTIAL, COMMERCIAL
FEMA FLOOD ZONE:	ZONE "AE" (BASE FLOOD ELEVATION = 6897.00)
LOCATED WITHIN THE R.P.O. ZONE:	NO
OWNER/DEVELOPER:	MIRAMONTE BEAVER LLC MR. JACK KEMMERLY 4578 N. 1ST AVE., No 160 TUCSON, AZ. 85718 (928) 774-0028



SURVEY WAS PERFORMED BY APEX LAND SURVEYS, JOB No. 10-05-18RR, DATED 10/19 & 10/24, 2018 AND 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.

### DEDICATION:

STATE OF ARIZONA }  
COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: MIRAMONTE BEAVER, L.L.C., HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF BUTLER AVENUE CONDOMINIUMS, A SUBDIVISION OF INSTRUMENT 3857735, RECORDS OF COCONINO COUNTY. LOCATED IN THE NE 1/4 OF SECTION 21, 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, EASEMENTS AND RIGHT OF WAY AS SHOWN ON SAID PLAT FOR THE PURPOSES SHOWN. A CITY OF FLAGSTAFF ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF FLAGSTAFF FOR THEIR USE AS SHOWN HEREON. CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO LOCATE, OPERATE, REPAIR, REPLACE, ALTER AND MAINTAIN UNDERGROUND STORMWATER FACILITIES 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 STORMWATER FACILITY USES. THE HOMEOWNERS ASSOCIATION SHALL REMAIN RESPONSIBLE FOR ANY ONGOING MAINTENANCE OF THE SURFACE OF THE REAL PROPERTY SUBJECT TO THIS EASEMENT.

TRACT "A" IS HEREBY DEDICATED TO THE OWNERS ASSOCIATION FOR THE PURPOSES OF A COMMON ELEMENT AND A PRIVATE UTILITY EASEMENT FOR SERVICE TO THE CONDOMINIUMS.

IN WITNESS WHEREOF: MIRAMONTE BEAVER, LLC 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 MIRAMONTE BEAVER, L.L.C., WHO ACKNOWLEDGED BY SELF TO REPRESENT MIRAMONTE BEAVER, 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

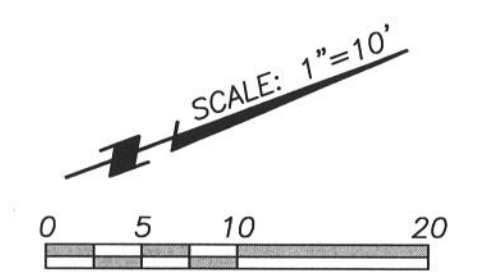
BY: \_\_\_\_\_  
CITY ENGINEER

CONDOMINIUM DECLARATION, Instrument No: \_\_\_\_\_

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

BUTLER AVENUE CONDOMINIUMS  
 FINAL PLAT  
 COVER SHEET and PROJECT INFORMATION  
 12/30/20  
 MES# 18294

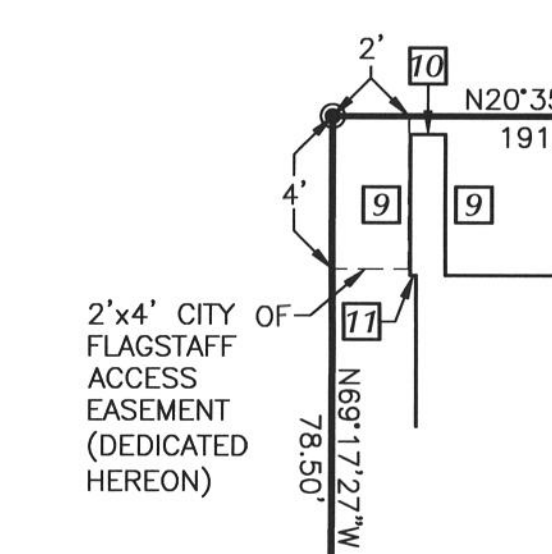
REVISIONS PER C.O.F. COMMENTS DATED 12/9/20  
 PER C.O.F. COMMENTS DATED 12/17/20  
 PROJECT NO. 18294  
 DATE 12/30/20  
 DESIGNED BY: MKE  
 DRAWN BY: MKE  
 CHECKED BY: KVH  
 VERT SCALE: N/A  
 HOR SCALE: N/A



FOUND 2" ALUMINUM CAP IN HAND HOLE AT THE INTERSECTION OF BUTLER AVE. AND HUMPHREYS ST.

THE NORMAL SCHOOL ADDITION BOOK 1, PAGE 28

THE NORMAL SCHOOL ADDITION BOOK 1, PAGE 28



LINE DATA (CL)

#	BEARING	DISTANCE
1	S24°24'29"E	1.89'
2	N65°35'31"E	3.00'
3	N24°24'29"W	0.97'
4	N65°35'31"E	4.59'
5	N24°24'29"W	2.00'
6	N65°35'31"E	7.43'
7	N65°35'31"E	5.24'
8	N24°24'29"W	1.82'
9	N69°24'29"W	3.70'
10	S20°35'31"W	0.92'
11	N20°35'31"E	0.15'

BUTLER AVENUE

BEAVER STREET

PROJECT BENCHMARK: IS A FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BEAVER ST & BUTLER AVE, ELEVATION = 6891.84 (NAVD88)

BASIS OF BEARING: IS FROM THE SOUTHWEST CORNER OF PARCEL 103-07-011A, A FOUND 1/2" REBAR WITH ALUMINUM CAP "R. REECE, RLS 59307" TO THE NORTHWEST CORNER OF PARCEL 103-07-011A, A FOUND 1/2" REBAR WITH ALUMINUM CAP "R. REECE, RLS 59307". BEARING OF N20°35'31"E - 196.17

THIS INFORMATION IS BASED ON A RECORD OF SURVEY AND A TOPOGRAPHIC SURVEY, BOTH HAVE BEEN PERFORMED BY APEX LAND SURVEYS, JOB No. 10-05-88RR, DATED OCTOBER 24, 2018.

**LEGEND & ABBREVIATIONS**

BC BRASS CAP  
 AC ALUMINUM CAP  
 FOUND MONUMENT AS NOTED  
 CORNER TO BE SET

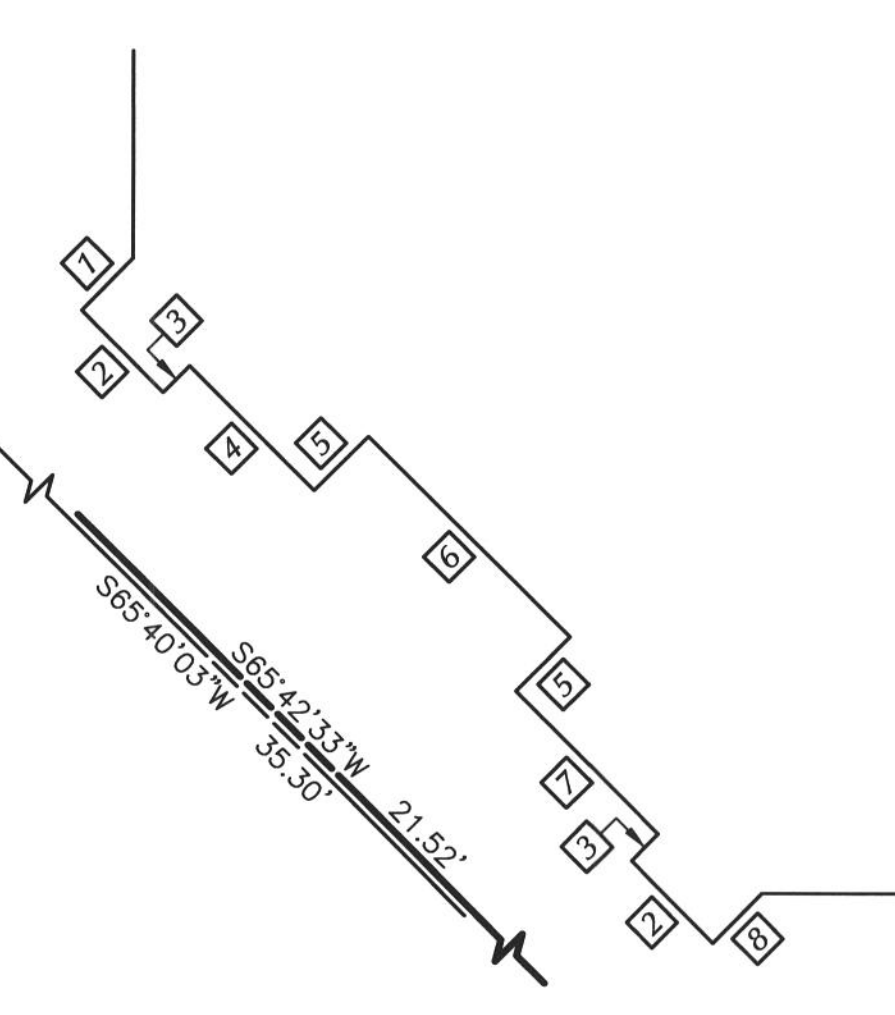
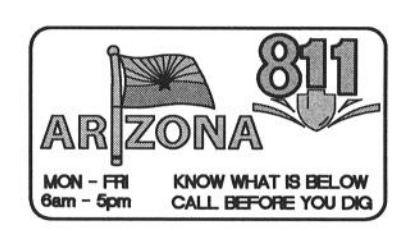
EX EXISTING  
 R.O.W. RIGHT OF WAY  
 S.F. SQUARE FEET  
 L.C.E. LIMITED COMMON ELEMENT NUMBER

--- EXISTING RIGHT OF WAY  
 --- NEW RIGHT OF WAY  
 --- PROPERTY LINE

**BUTLER AVENUE CONDOMINIUMS**  
 23,669 S.F. (PRE R.O.W. DEDICATION)  
 20,216 S.F. (POST R.O.W. DEDICATION)

BASE FLOOD ELEVATION = 6897.00.  
 PER FLOOD ZONE DETERMINATION PREPARED BY STORMWATER STAFF ON 10/24/2018.

**PARKING L.C.E. AREAS**  
 SQUARE FOOTAGE: 2,923



PROJECT BENCHMARK: IS A FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BEAVER ST & BUTLER AVE, ELEVATION = 6891.84 (NAVD88)

INTERSECTION OF BEAVER ST. AND BENTON AVE.

**Mogollon ENGINEERING & SURVEYING**

REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 23950  
 KENT V. WOTSENKLE  
 APRIL 12, 2011

PROJECT NO. 18294  
 REVISIONS PER C.O.F. COMMENTS DATED 12/30/20  
 PER C.O.F. COMMENTS DATED 12/17/20

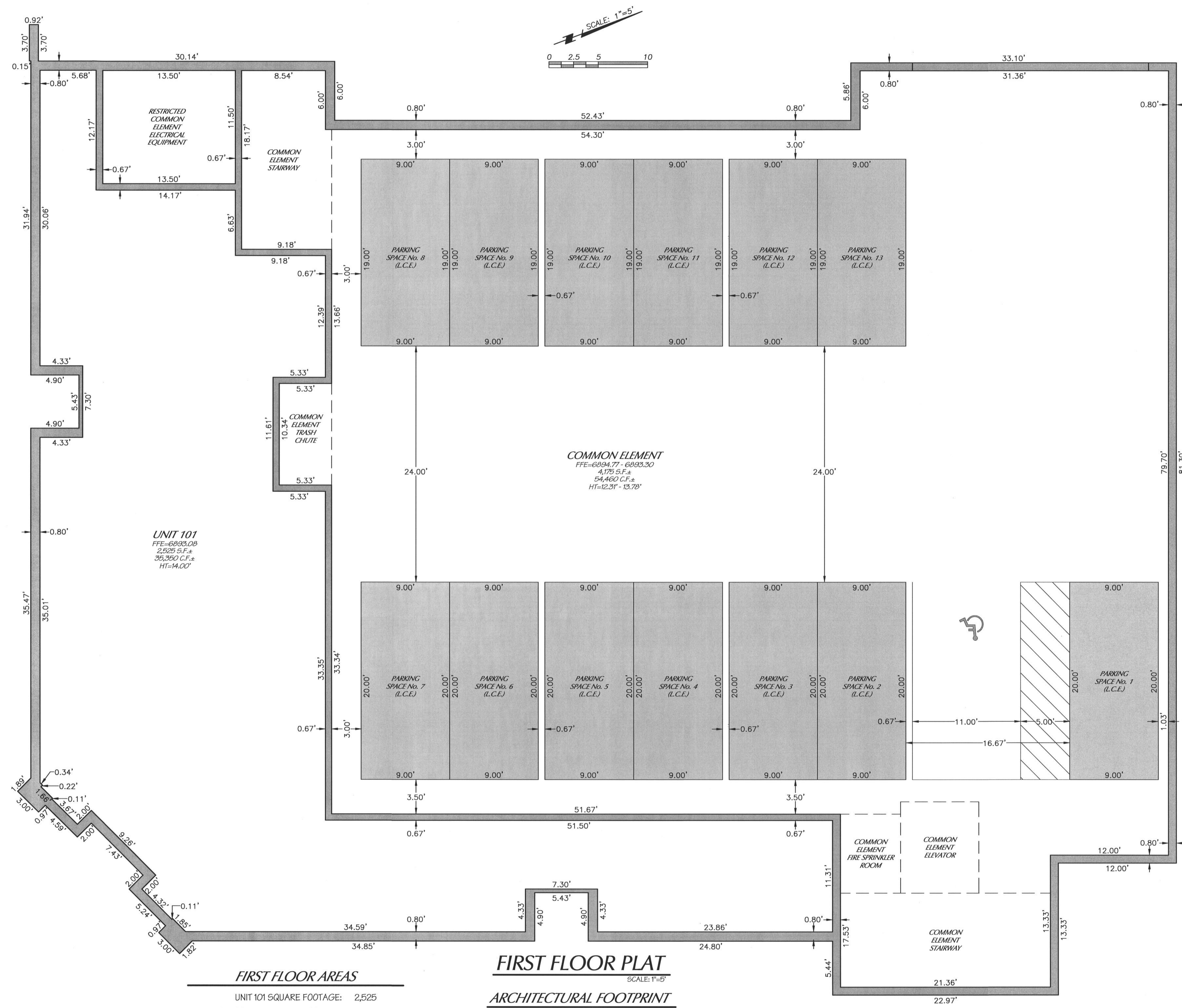
DESIGNED BY: TME/RCI  
 DRAWN BY: TME/RCI  
 CHECKED BY: KVH/RCI

DATE: 12/30/20  
 SHEET: 2 OF 8  
 HOR. SCALE: N/A  
 VER. SCALE: N/A

12/30/20  
 ME5#18294

BUTLER AVENUE CONDOMINIUMS  
 FINAL PLAT  
 SITE LAYOUT

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

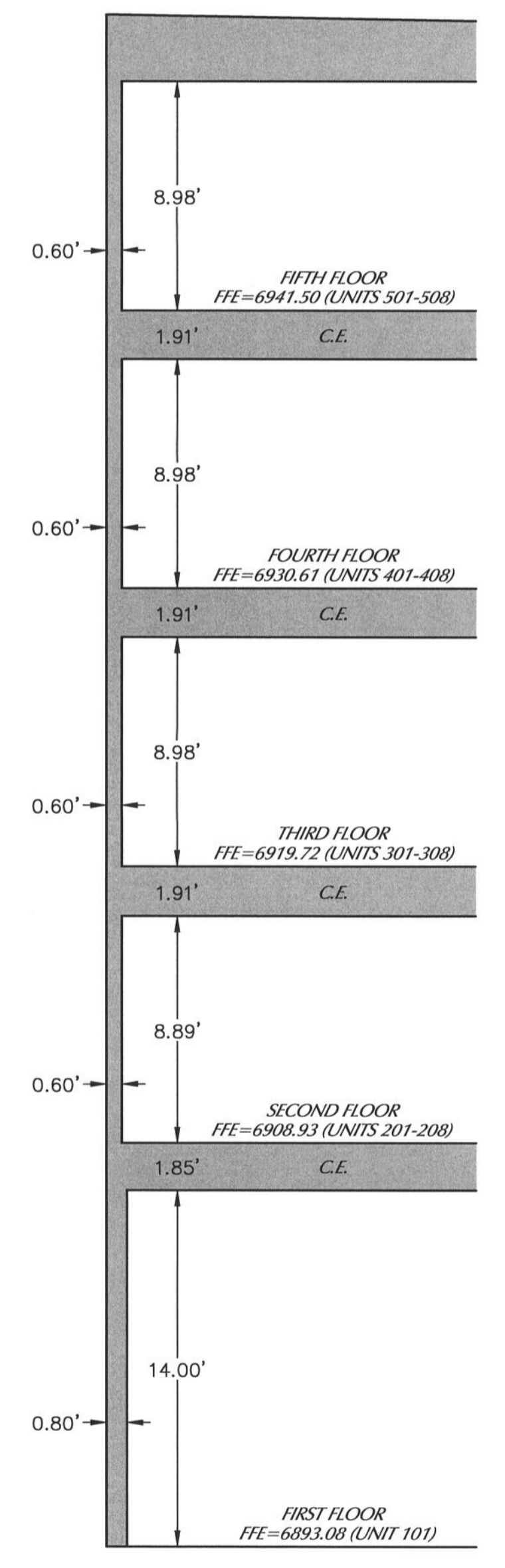


**FIRST FLOOR AREAS**

UNIT 101 SQUARE FOOTAGE:	2,525
1ST FLOOR C.E. SQUARE FOOTAGE:	4,974
1ST FLOOR R.C.E. SQUARE FOOTAGE:	155
1ST FLOOR L.C.E. SQUARE FOOTAGE:	2,286

**FIRST FLOOR PLAT**

**ARCHITECTURAL FOOTPRINT**  
SCALE: 1"=5'  
THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.



**SHEET NO. 3 OF 8**

COF PROJECT #

**Mogollon ENGINEERING & SURVEYING**

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 23850  
KENT V. HOTSENPILLER  
SANTA FE, ARIZONA

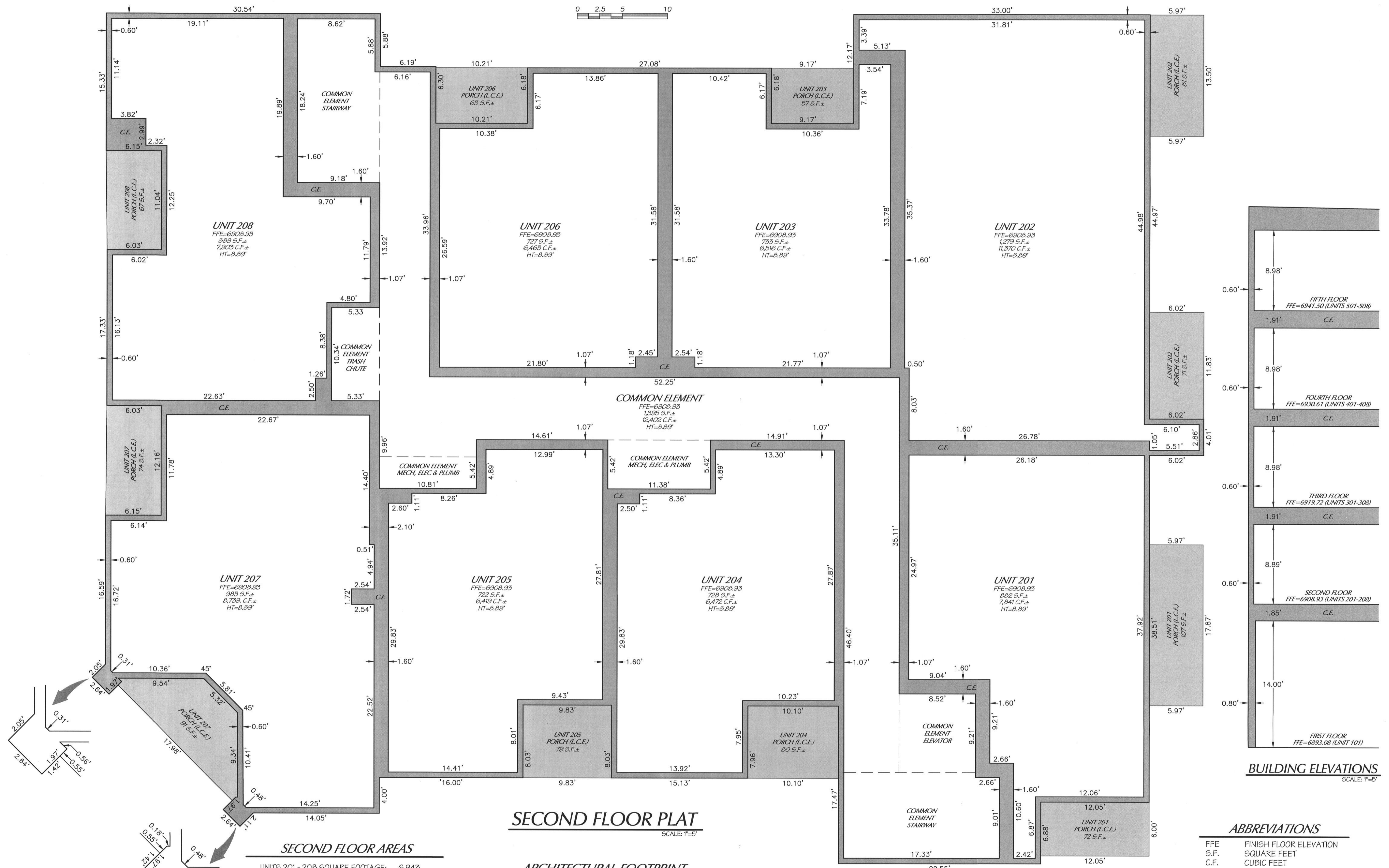
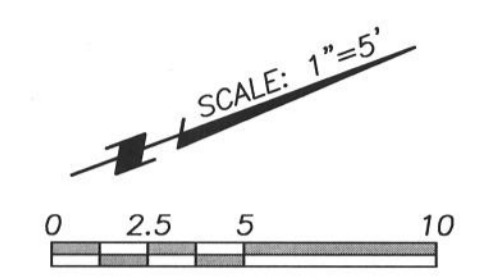
PROJECT NO. 18294  
DESIGNED BY: MME  
DATE: 12/30/20

REVISIONS PER C.O.F. COMMENTS DATED 12/17/20  
PER C.O.F. COMMENTS DATED 12/17/20  
DRAWN BY: MME  
VERT. SCALE: N/A

CHECKED BY: KVH  
HOR. SCALE: 1"=5'

**BUTLER AVENUE CONDOMINIUMS**  
FINAL PLAT  
FIRST FLOOR

12/30/20  
MES#18294



**SECOND FLOOR AREAS**

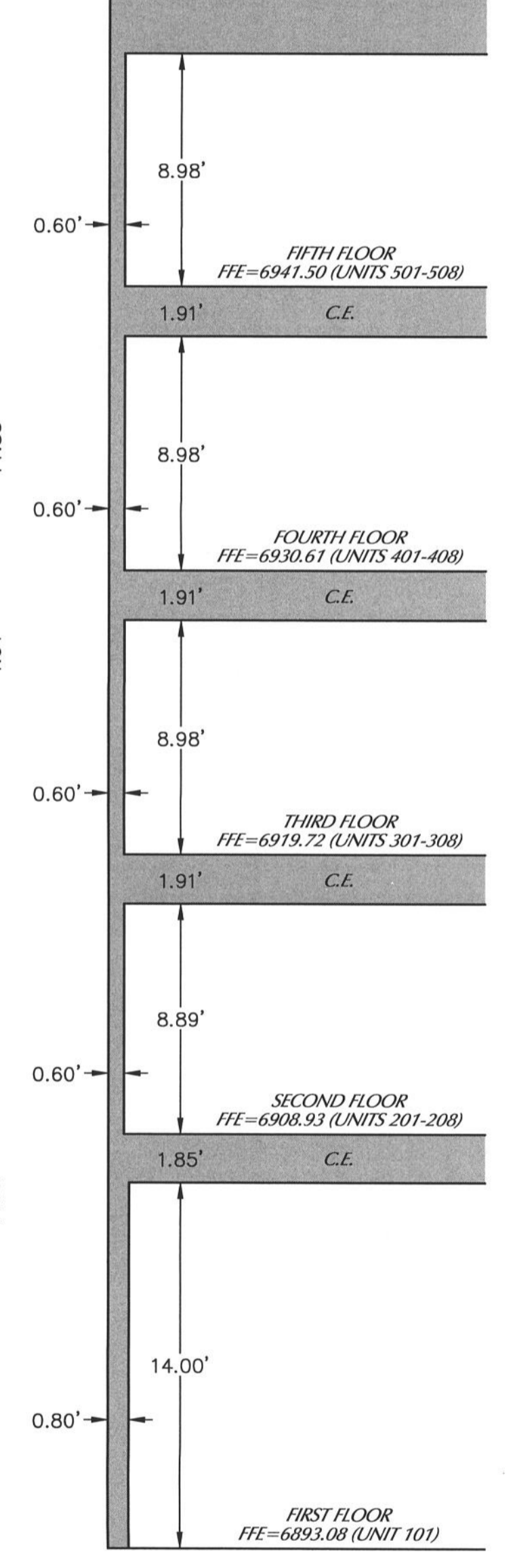
UNITS 201 - 208 SQUARE FOOTAGE:	6,943
2ND FLOOR C.E. SQUARE FOOTAGE:	2,365
2ND FLOOR L.C.E. SQUARE FOOTAGE:	842

**SECOND FLOOR PLAT**

**ARCHITECTURAL FOOTPRINT**

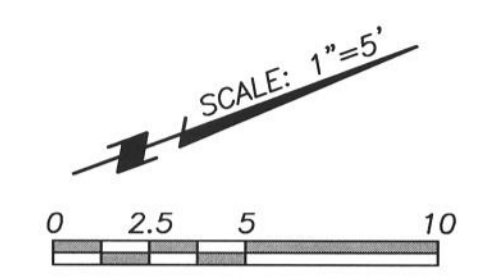
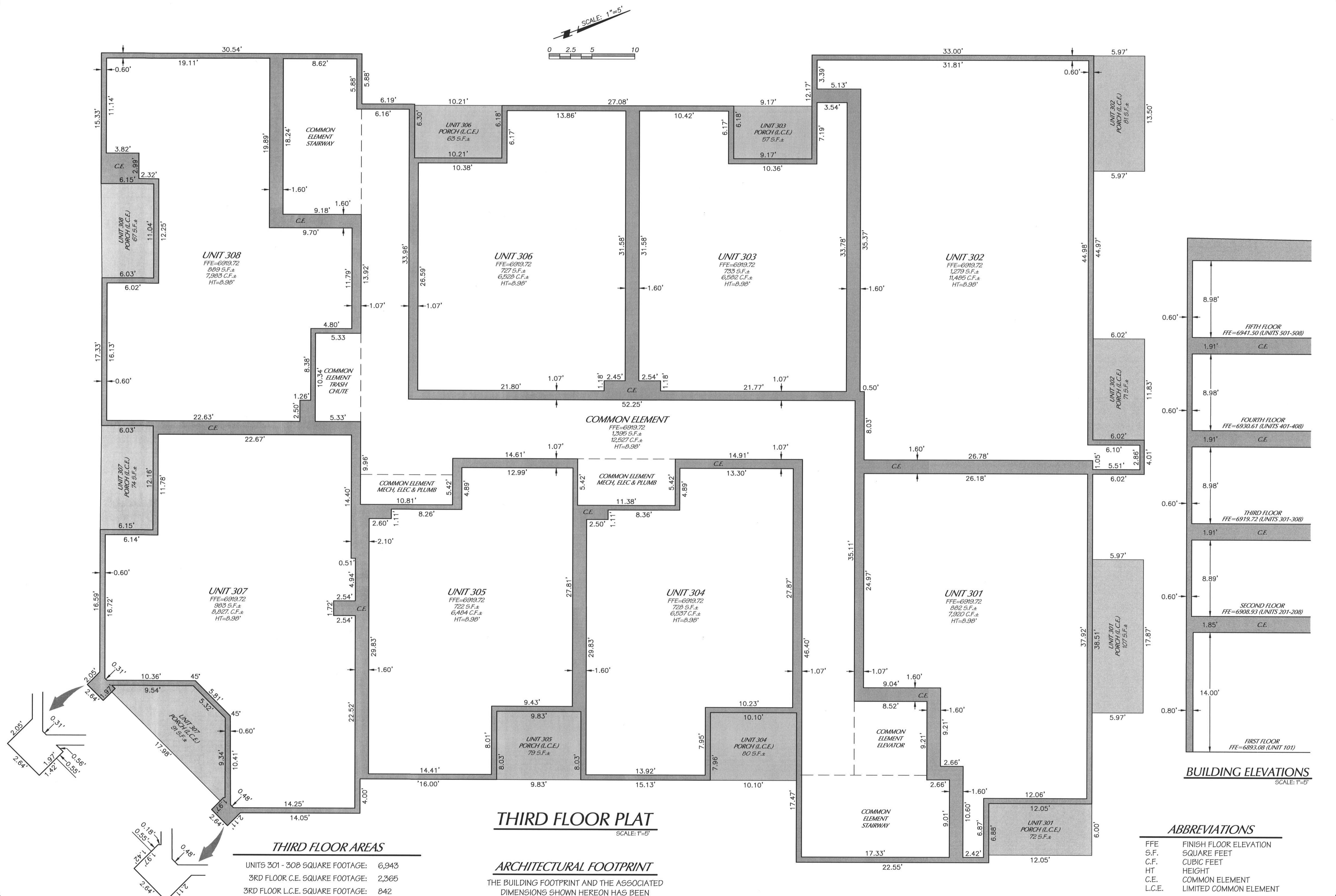
THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.

**BUILDING ELEVATIONS**



**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



**THIRD FLOOR AREAS**

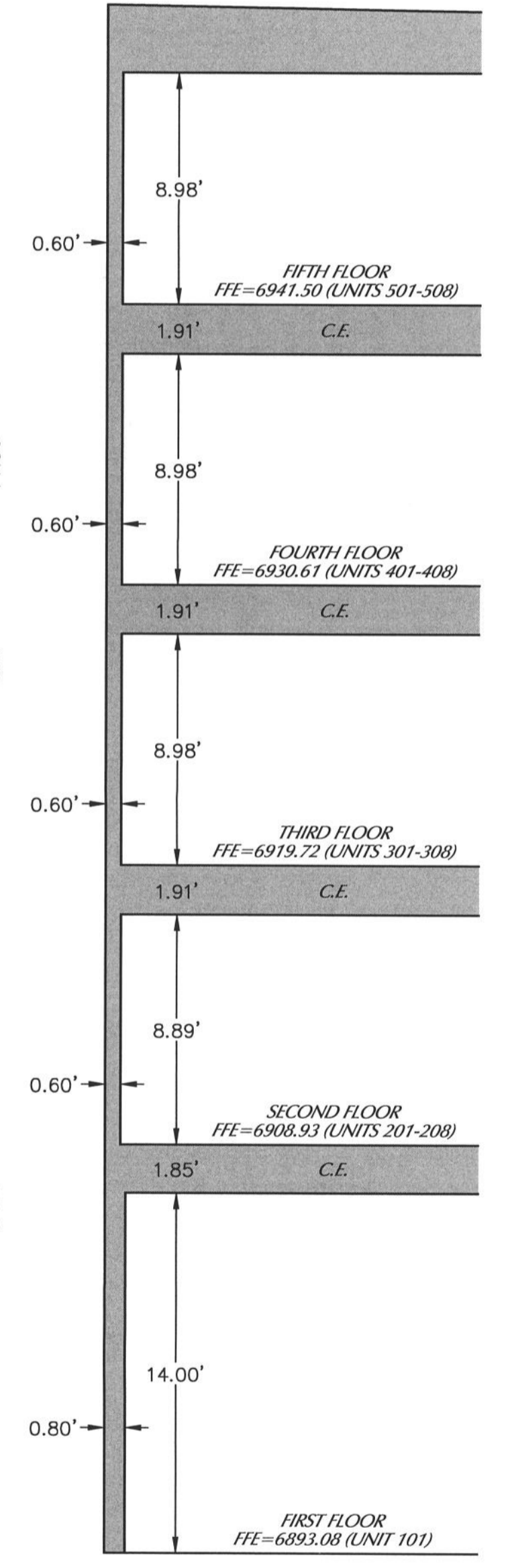
UNITS 301 - 308 SQUARE FOOTAGE:	6,943
3RD FLOOR C.E. SQUARE FOOTAGE:	2,365
3RD FLOOR L.C.E. SQUARE FOOTAGE:	842

**THIRD FLOOR PLAT**  
SCALE: 1"=5'

**ARCHITECTURAL FOOTPRINT**

THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.

**BUILDING ELEVATIONS**  
SCALE: 1"=5'



**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

**Mogollon**  
ENGINEERING & SURVEYING

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

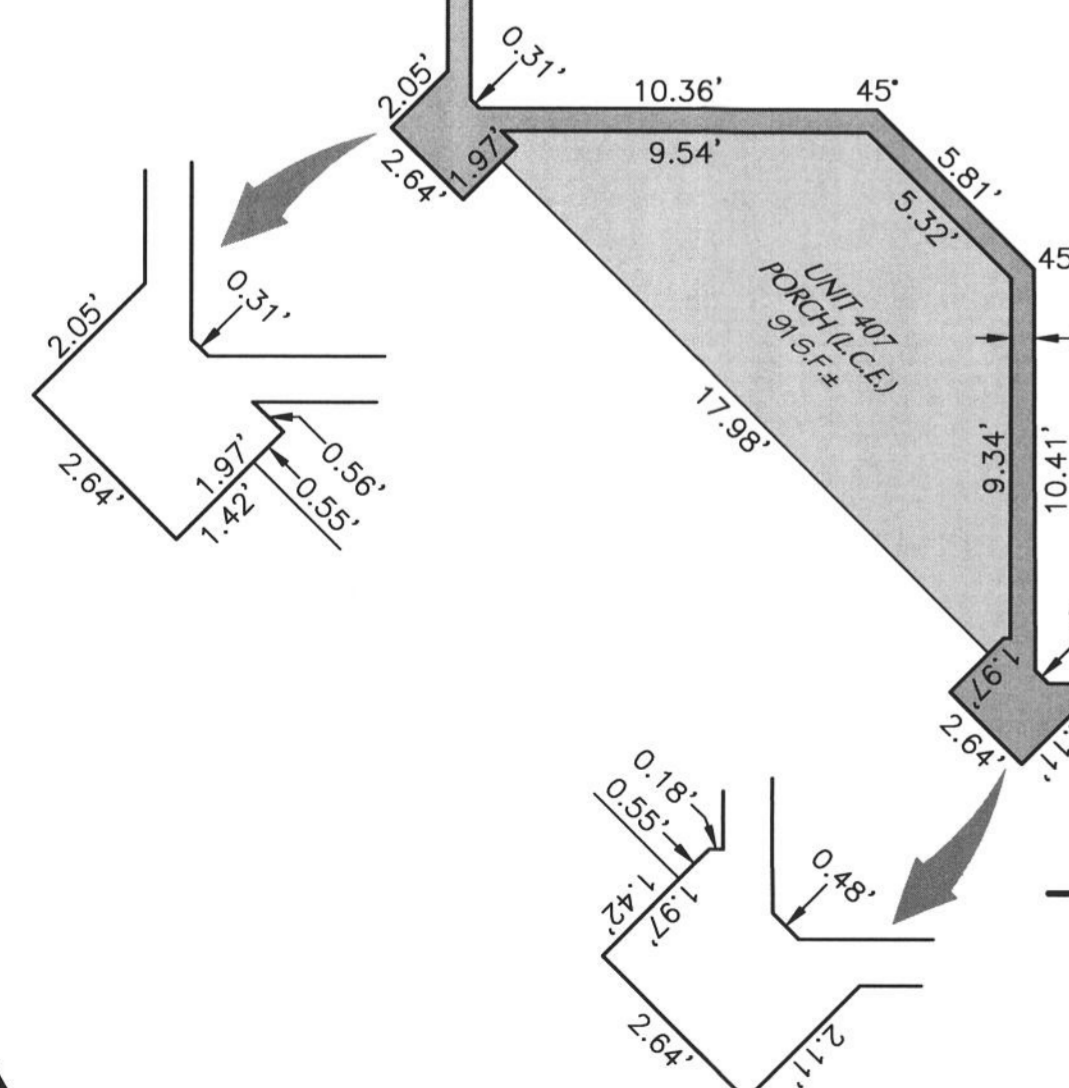
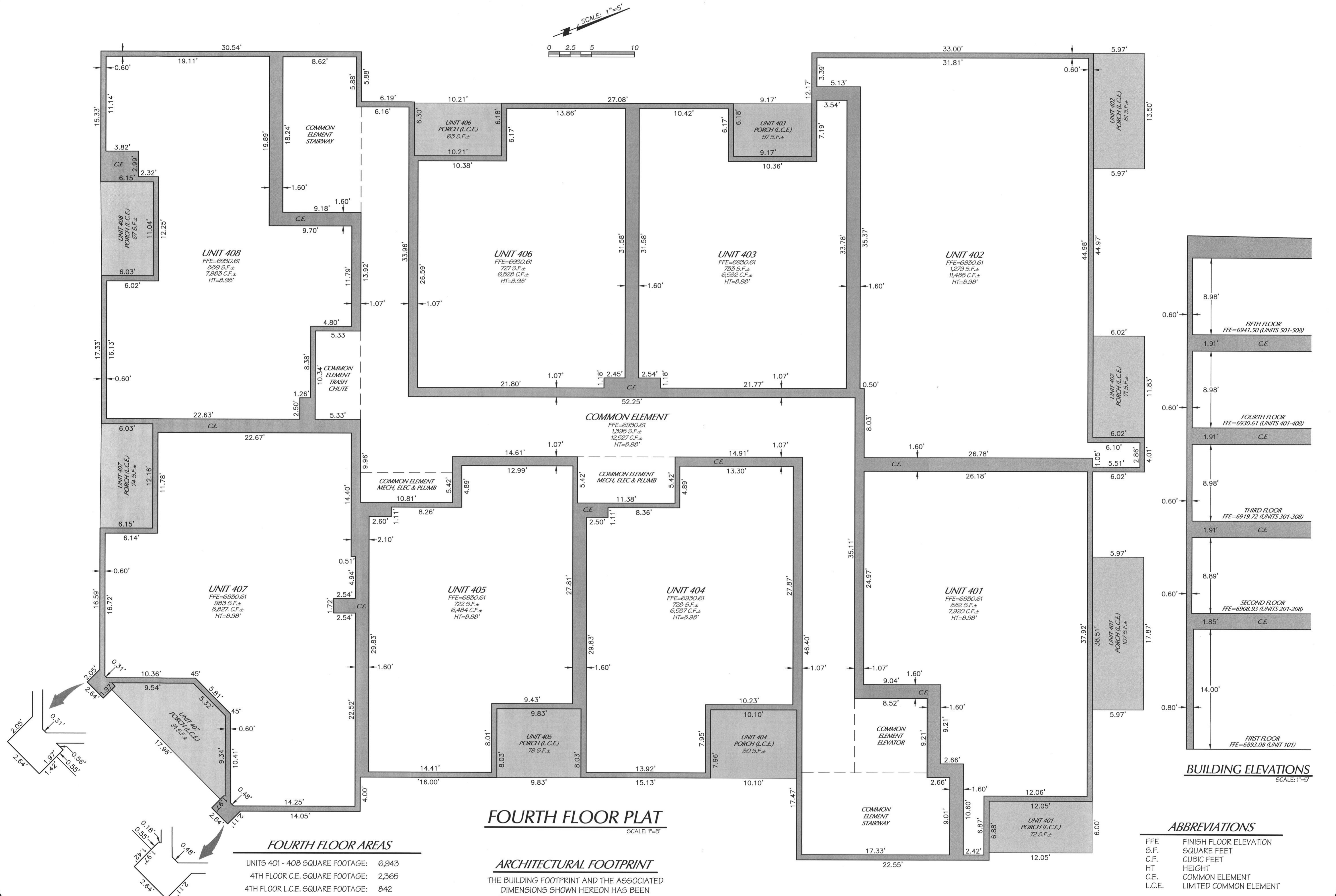
12/30/20  
MES# 18294

BUTLER AVENUE CONDOMINIUMS  
FINAL PLAT  
THIRD FLOOR

RECORDED LAND SURVEYOR  
23950  
KENT V. HOTSENPILLER  
Arizona  
EXPIRES 12/31/2024

PROJECT NO. 18294  
DATE: 12/30/20  
DESIGNED BY: TME  
DRAWN BY: TME  
CHECKED BY: KYH

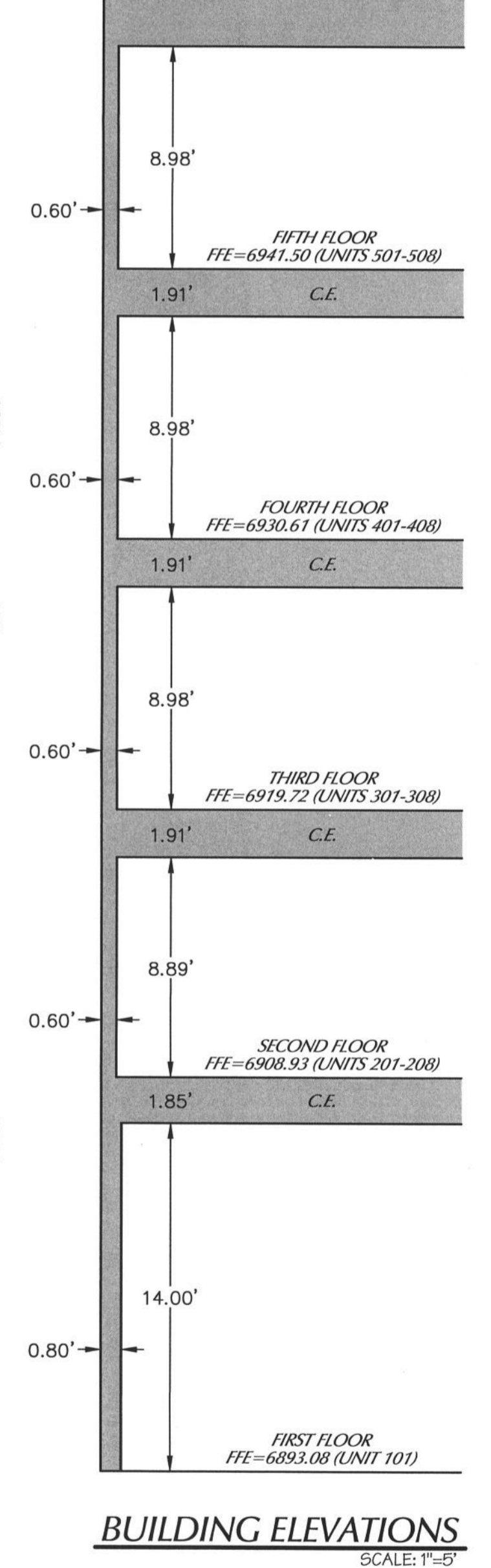
REVISIONS PER C.O.F. COMMENTS DATED 12/30/20  
PER C.O.F. COMMENTS DATED 12/17/20  
VERT SCALE: N/A  
HOR SCALE: 1"=5'



**FOURTH FLOOR PLAT**  
SCALE: 1"=5'

**ARCHITECTURAL FOOTPRINT**

THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.



**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

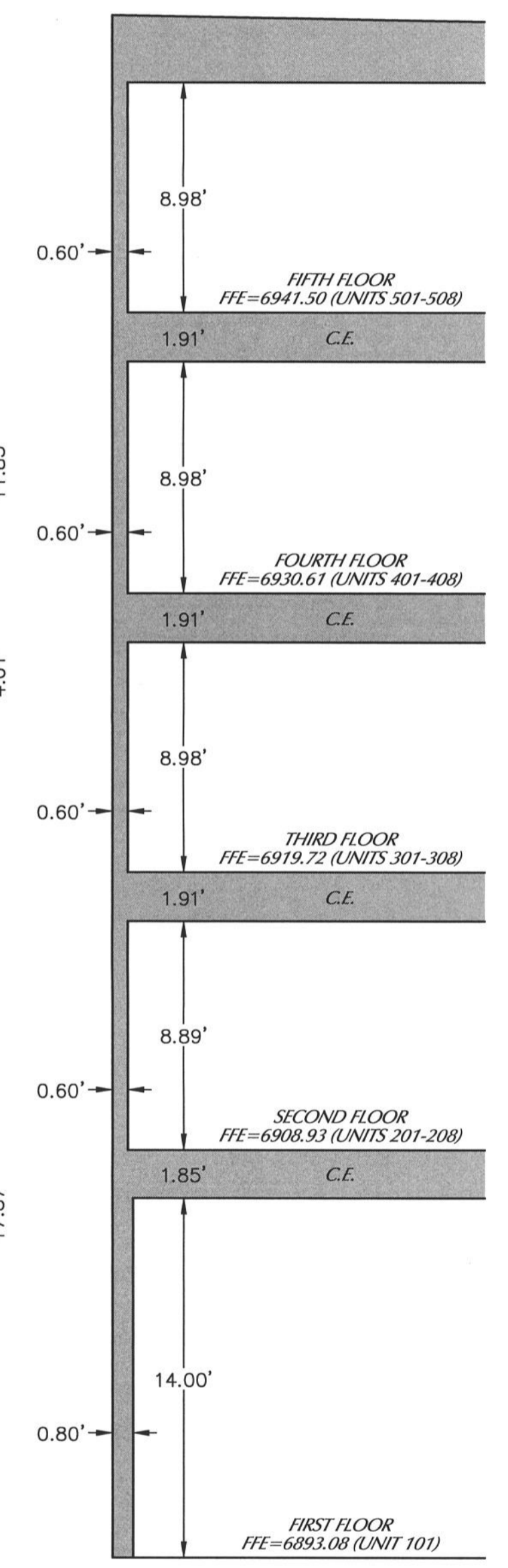
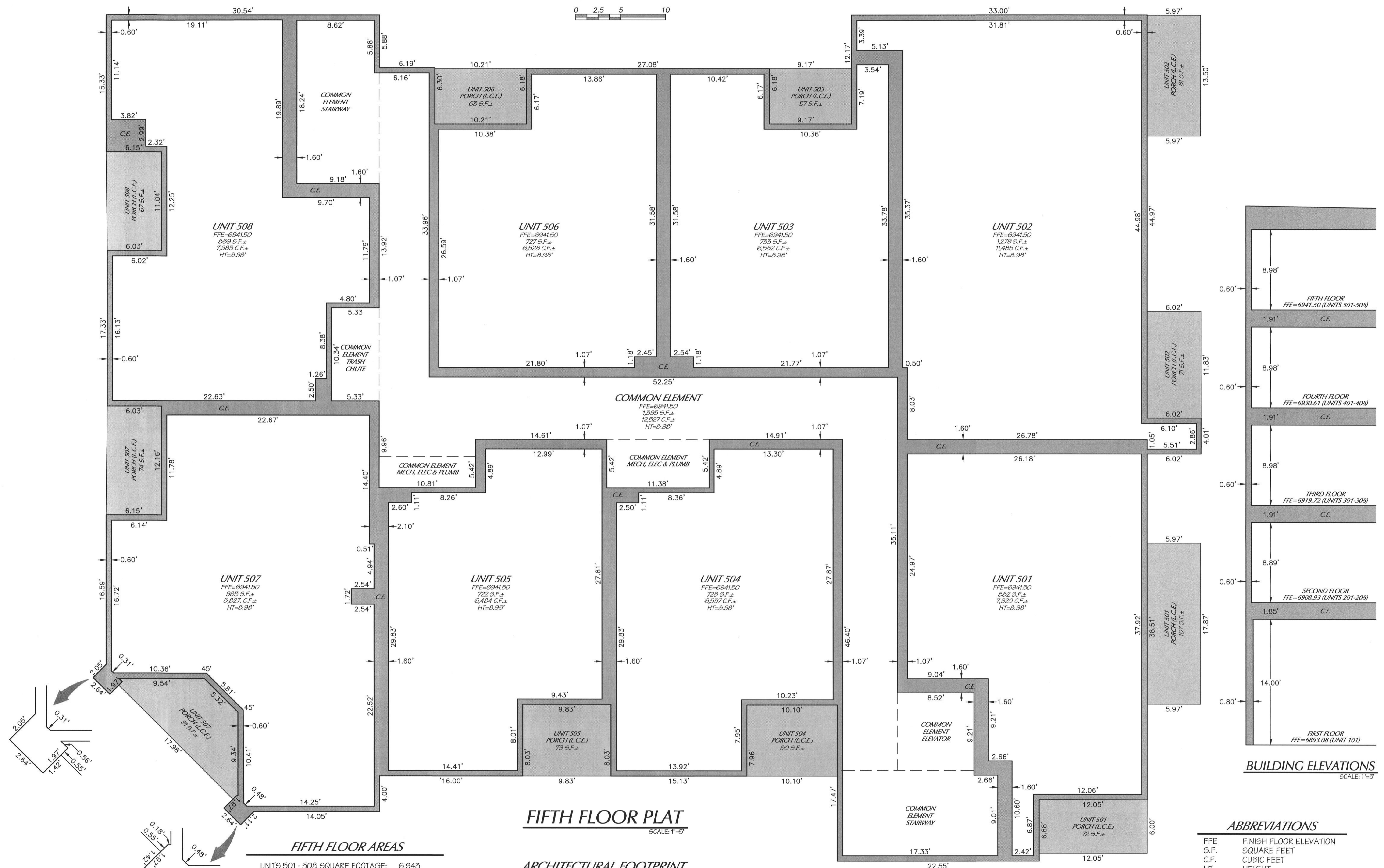
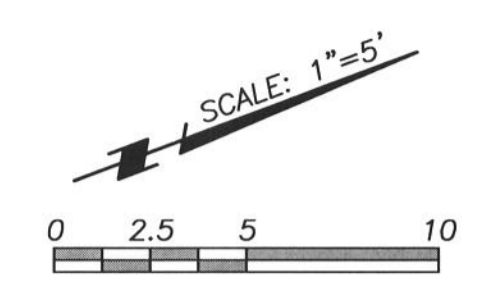
**Mogollon ENGINEERING & SURVEYING**  
REGISTERED LAND SURVEYOR  
KENT V. HOTSENPILLER  
23950  
MUSKOGEE COUNTY, ALABAMA

**Mogollon ENGINEERING & SURVEYING**  
PROJECT NO. 18294  
DATE: 12/30/20  
DESIGNED BY: MHE  
DRAWN BY: MHE  
CHECKED BY: KVH  
REVISIONS PER C.O.F. COMMENTS DATED 12/29/20  
PER C.O.F. COMMENTS DATED 12/17/20  
VERT SCALE: N/A  
HOR SCALE: 1"=5'

**BUTLER AVENUE CONDOMINIUMS**  
FINAL PLAT  
FOURTH FLOOR

12/30/20  
MEC# 18294

PZ-18-00194-05



**BUILDING ELEVATIONS**  
 SCALE: 1"=5'

**FIFTH FLOOR AREAS**

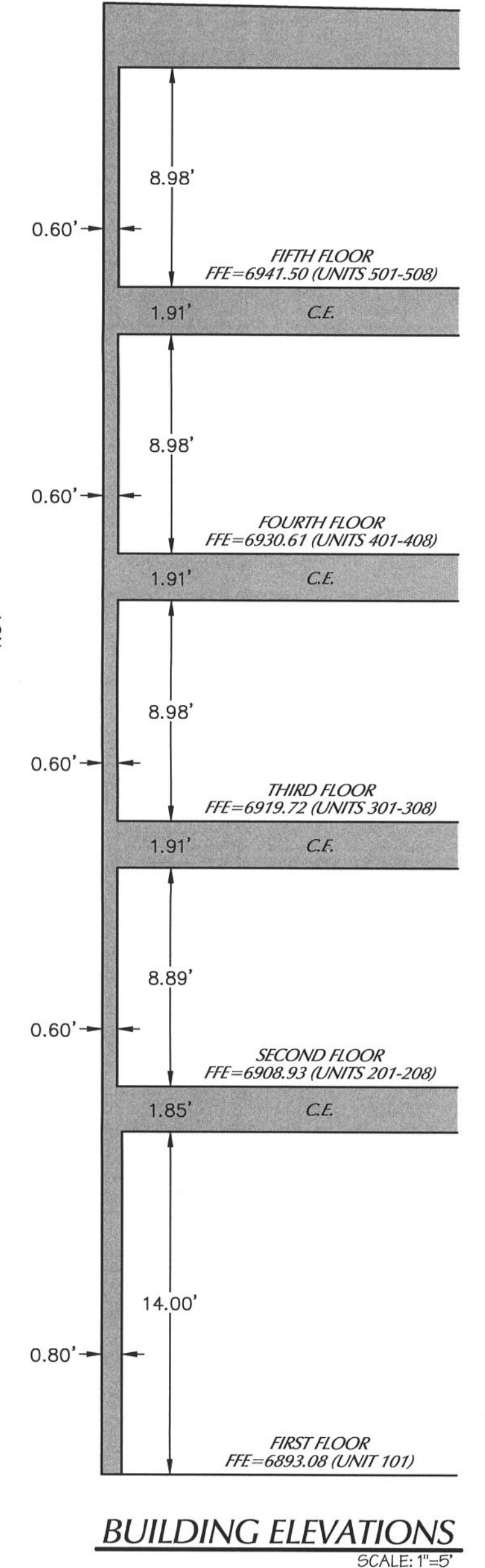
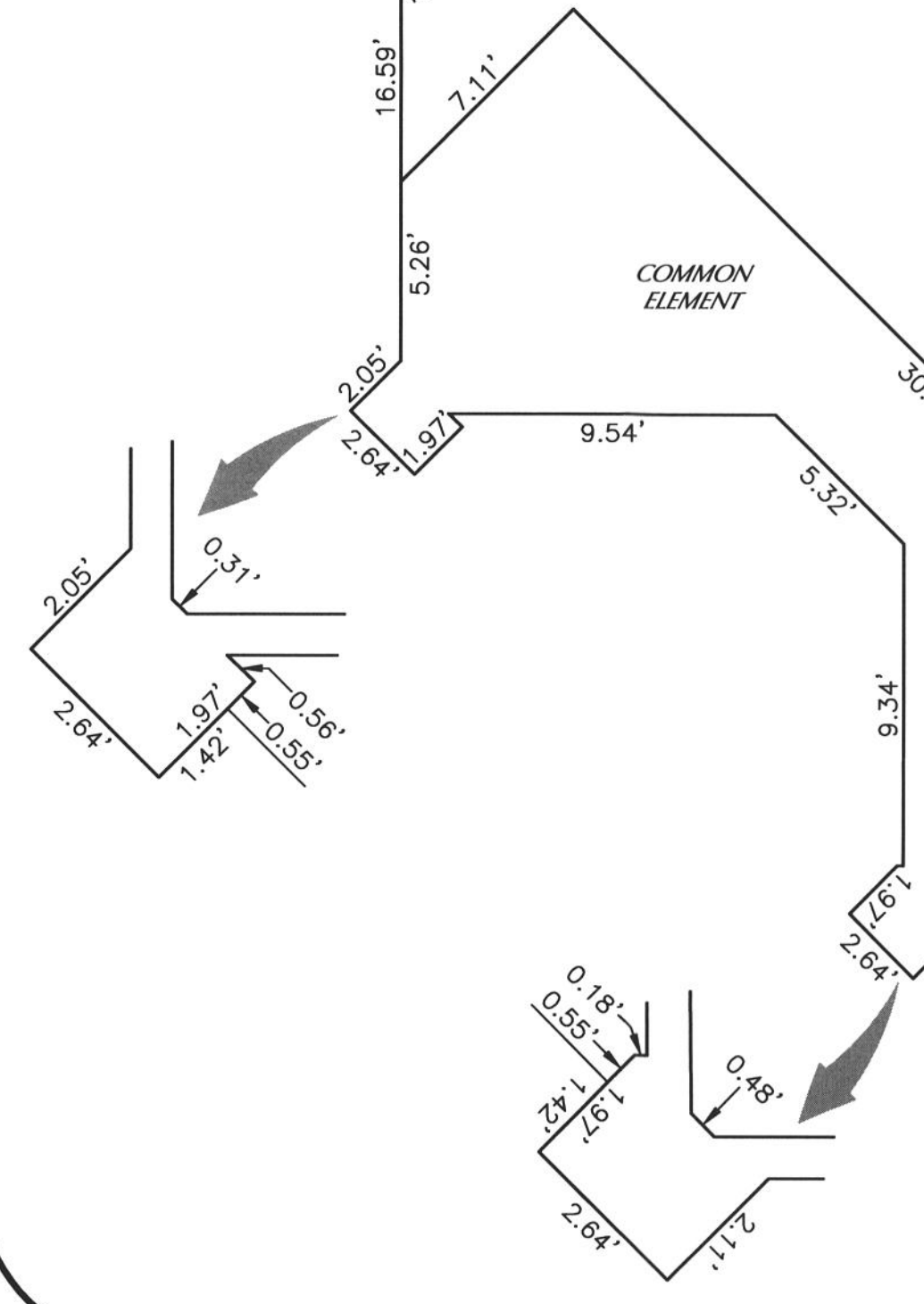
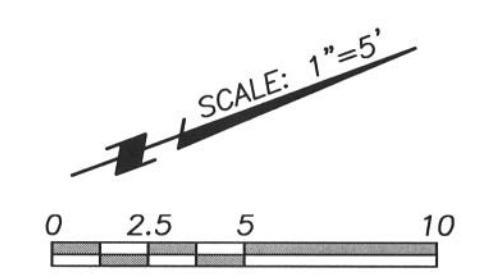
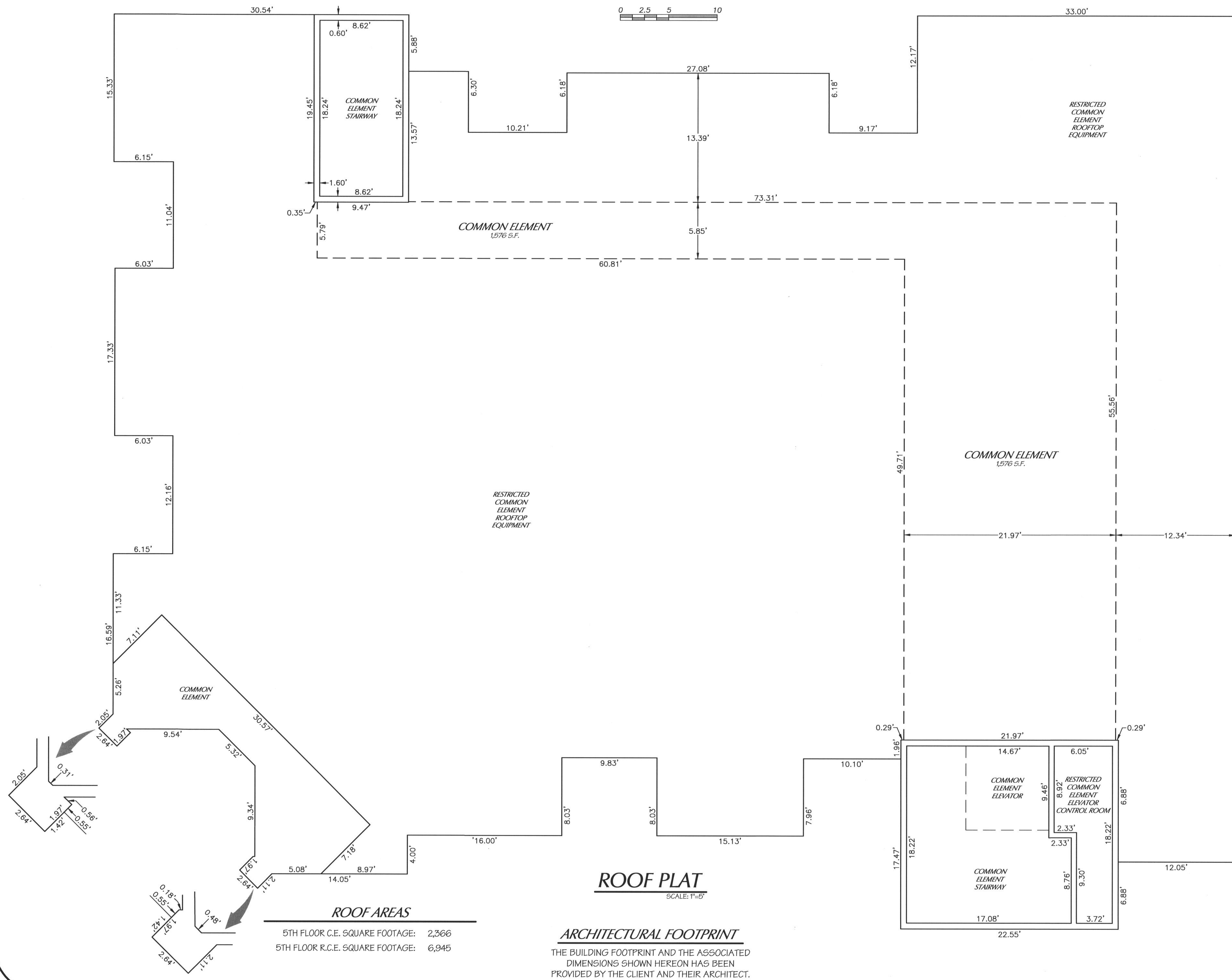
UNITS 501 - 508 SQUARE FOOTAGE: 6,943  
 5TH FLOOR C.E. SQUARE FOOTAGE: 2,365  
 5TH FLOOR L.C.E. SQUARE FOOTAGE: 842

**FIFTH FLOOR PLAT**  
 SCALE: 1"=5'

**ARCHITECTURAL FOOTPRINT**  
 THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.

**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



**Mogollon ENGINEERING & SURVEYING**  
REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 23950  
KENT V. HOTTENSPILLER  
ARIZONA, U.S.A.

PROJECT NO. 18294  
DATE: 12/30/20  
DESIGNED BY: TME  
DRAWN BY: TME  
CHECKED BY: KVH

REVISIONS PER C.O.F. COMMENTS DATED 12/9/20  
PER C.O.F. COMMENTS DATED 12/17/20  
VERT SCALE: N/A  
HOR SCALE: 1"=5'

**Mogollon ENGINEERING & SURVEYING**  
BUTLER AVENUE CONDOMINIUMS  
FINAL FLAT ROOF  
12/30/20  
ME# 18294

**SHEET NO. 8 OF 8**  
COF PROJECT # PZ-18-00194-05