

# FINAL PLAT PONDEROSA PARKWAY CONDOMINIUMS UNIT 2

A SUBDIVISION OF TRACT "B" INSTRUMENT 3898678  
LOCATED IN THE SW 1/4 OF SECTION 14,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA

**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 2, A SUBDIVISION OF TRACT B INSTRUMENT 3898678, 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 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.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF IN FEE SIMPLE PUBLIC RIGHT OF WAY SHOWN HEREON FOR PUBLIC USE. ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT OF WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY IN COMPLIANCE WITH FLAGSTAFF CITY CODE.

TRACT "D" 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\_\_\_\_

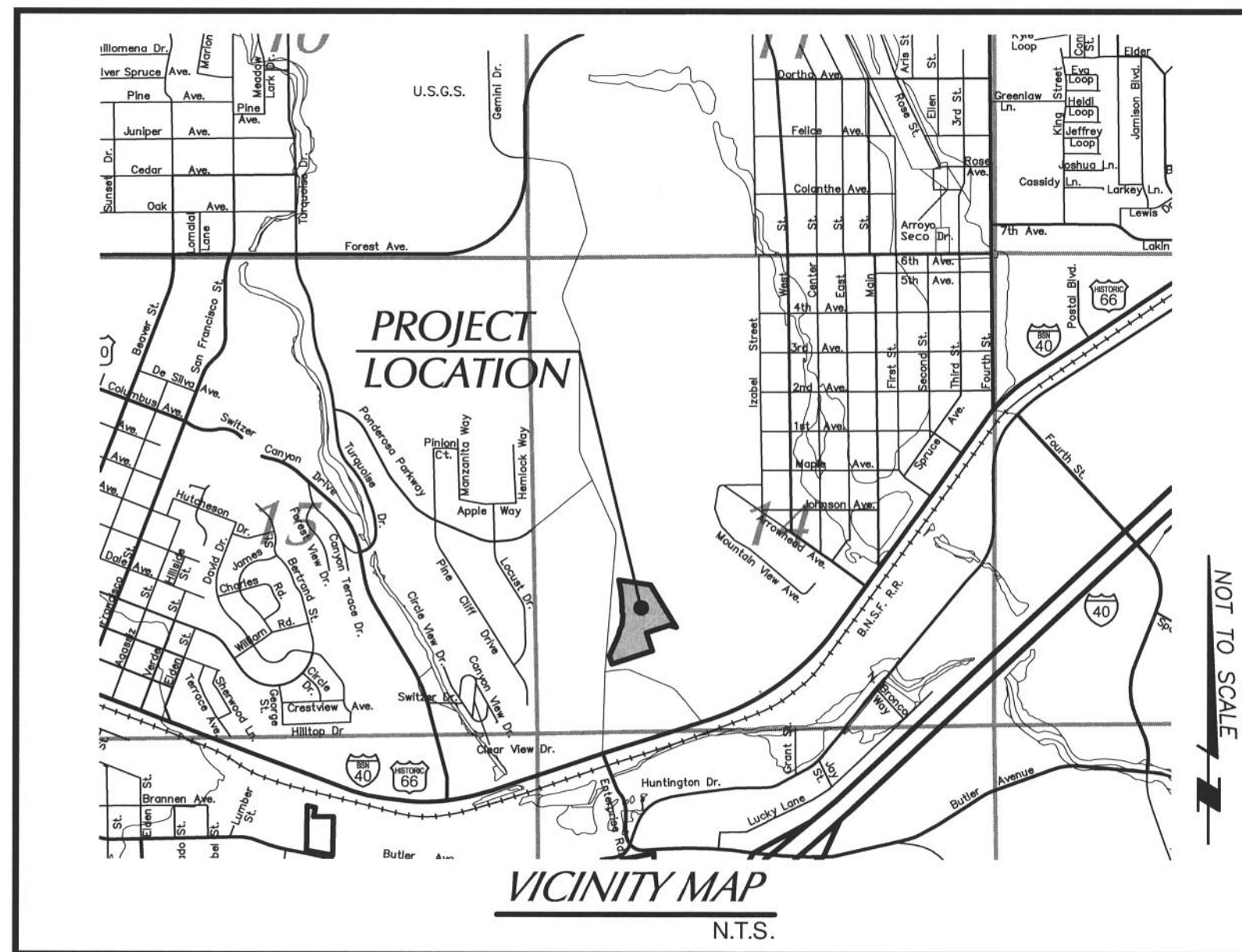
BY: \_\_\_\_\_  
PLANNING DIRECTOR

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

CCR'S Instrument 3898679

**PROJECT BENCHMARK:** IS A FOUND 3" USDI-BLM BRASS CAP (C.O.F. 1920110) AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M., COCONINO COUNTY, ARIZONA. ELEVATION = 6948.11 (NAVD88)

**BASE OF BEARING:** IS FROM THE SOUTHWEST CORNER OF PARCEL 107-07-002E, A FOUND 2" ALUMINUM CAP "ARIZONA SURVEYING INC. LS 18297" TO THE SOUTHEAST CORNER OF PARCEL 107-07-002E, A FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP. BEARING OF 57°43'02"W - 566.06'



**PROJECT INFORMATION**

PROJECT NAME: PONDEROSA PARKWAY CONDOMINIUMS  
PROJECT LOCATION: 1650 E. PONDEROSA PARKWAY  
FLAGSTAFF, AZ. 86001  
APN NUMBER: 107-07-002E  
PARENT PARCEL ACREAGE: 11.91768±  
PARENT PARCEL SQUARE FOOTAGE: 519,134  
UNIT 2 ACREAGE: 0.99130±  
UNIT 2 SQUARE FOOTAGE: 391,661  
NUMBER OF UNITS: 78  
NUMBER OF BUILDINGS: 6  
NUMBER OF FLOORS: 3  
UNITS PER ACRE: 8.68  
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. IMPELLITIER (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 "C":**

3.12736± acres

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

**TRACT "C" LEGAL DESCRIPTION:**

BEGINNING AT THE NORTHEAST CORNER OF PONDEROSA PARKWAY CONDOMINIUMS UNIT 1 ON SAID INSTRUMENT 3898678;

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 ON THE EASTERLY RIGHT OF WAY LINE OF PONDEROSA PARKWAY;

THENCE NORTH 25°35'59" EAST A DISTANCE OF 45.98 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 895.74 FEET WHICH THE RADIAL LINE BEARS NORTH 79°40'30" WEST;

THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 90.98 FEET THROUGH A CENTRAL ANGLE OF 05°49'11" TO A POINT WHICH IS THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1659.76 FEET WHICH THE RADIAL LINE BEARS NORTH 85°29'42" WEST;

THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 52.22 FEET THROUGH A CENTRAL ANGLE OF 01°48'10" TO A NON-TANGENT POINT;

THENCE SOUTH 12°05'22" EAST A DISTANCE OF 45.61 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1648.76 FEET WHICH THE RADIAL LINE BEARS SOUTH 88°49'50" EAST;

THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 83.46 FEET THROUGH A CENTRAL ANGLE OF 02°54'01" TO A NON-TANGENT POINT;

THENCE NORTH 88°16'09" EAST A DISTANCE OF 36.31 FEET;

THENCE NORTH 30°17'15" EAST A DISTANCE OF 52.89 FEET;

THENCE SOUTH 59°42'45" EAST A DISTANCE OF 375.63 FEET;

THENCE SOUTH 30°17'15" WEST A DISTANCE OF 25.75 FEET;

THENCE SOUTH 59°42'45" EAST A DISTANCE OF 24.00 FEET;

THENCE NORTH 30°17'15" EAST A DISTANCE OF 25.75 FEET;

THENCE SOUTH 59°42'45" EAST A DISTANCE OF 41.78 FEET;

THENCE SOUTH 01°45'58" EAST A DISTANCE OF 13.78 FEET;

THENCE NORTH 89°18'40" EAST A DISTANCE OF 8.00 FEET;

THENCE SOUTH 18°16'08" EAST A DISTANCE OF 126.85 FEET TO A POINT ON THE BOUNDARY LINE OF SAID INSTRUMENT 3898678;

THENCE SOUTH 71°43'52" WEST A DISTANCE OF 175.90 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3.94399± ACRES OF LAND MORE OR LESS.

**UTILITY COMPANY ACKNOWLEDGMENT**

MARTIN CONBOY	_____	DATE
UNISOURCE ENERGY	_____	DATE
DONALD EYMANN	_____	DATE
CENTURYLINK	_____	DATE
CHAD BROOKS	_____	DATE
ARIZONA PUBLIC SERVICE	_____	DATE
SANFORD YAZZIE	_____	DATE
SUDDENLINK	_____	DATE



SURVEY WAS PERFORMED BY SHEPARD-WENITZER JOB 18221 IN OCTOBER OF 2018. INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**INDEX TO SHEETS**

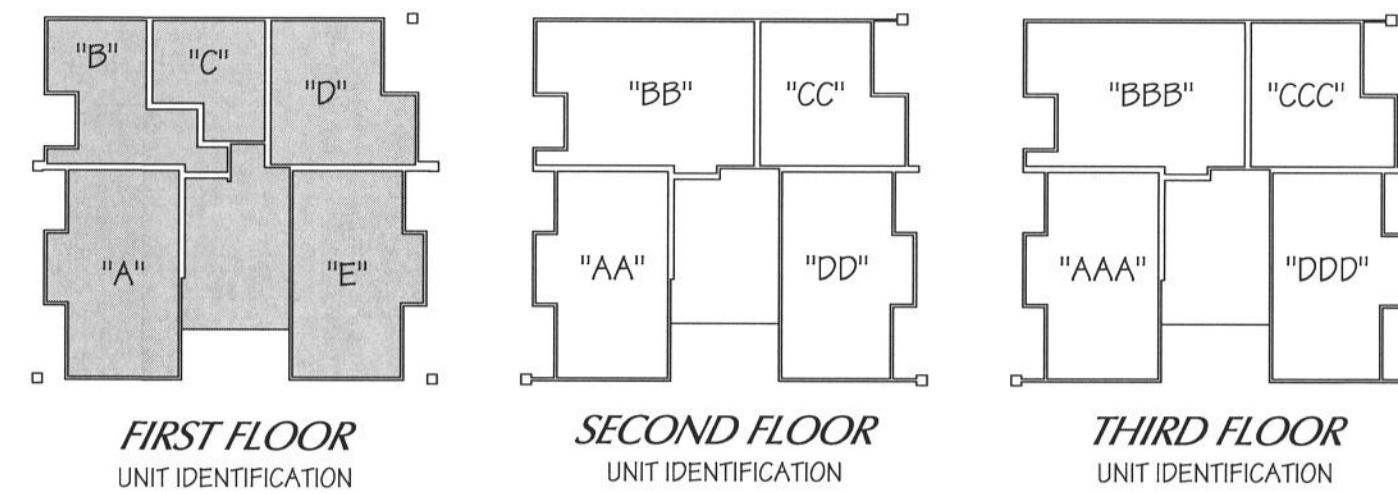
- COVER SHEET & PROJECT INFORMATION
- OVERALL PLAT & UNIT BOUNDARY
- FIRST FLOOR PLAT
- SECOND FLOOR PLAT
- THIRD FLOOR PLAT

**Mogollon ENGINEERING & SURVEYING, INC.**  
 411 W. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214  
 PROJECT NO. 18275  
 DATE: 4/01/21  
 DESIGNED BY: TME  
 DRAWN BY: TME  
 CHECKED BY: KVH  
 REVISIONS:  
 PZ-17-00227  
 VERT SCALE: N/A  
 HOR SCALE: N/A  
 PONDERSOSA PARKWAY CONDOMINIUMS  
 UNIT 2 - FINAL PLAT  
 COVER SHEET  
 4/01/21  
 MES#18275

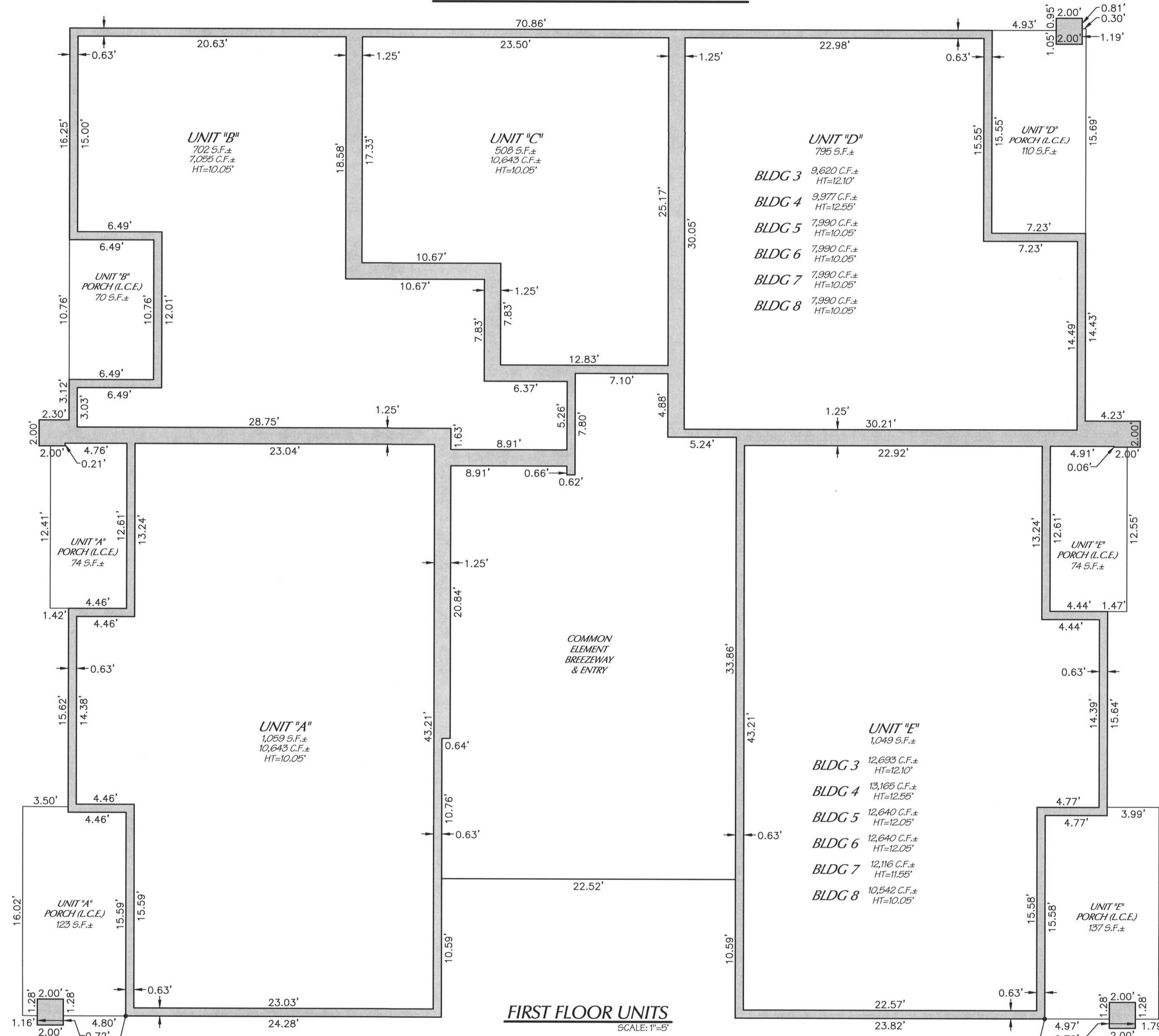


# FINAL PLAT PONDEROSA PARKWAY CONDOMINIUMS UNIT 2

A SUBDIVISION OF TRACT "B" INSTRUMENT 3898678  
LOCATED IN THE SW 1/4 OF SECTION 14,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA



1650 E. PONDEROSA PARKWAY  
**UNIT ADDRESS & IDENTIFICATION**



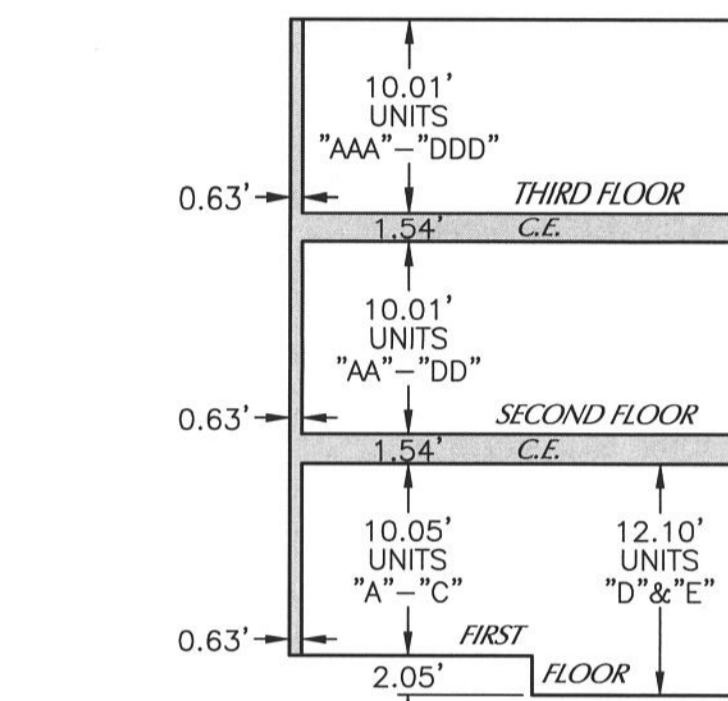
**FIRST FLOOR UNITS**  
SCALE: 1"=5'

**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

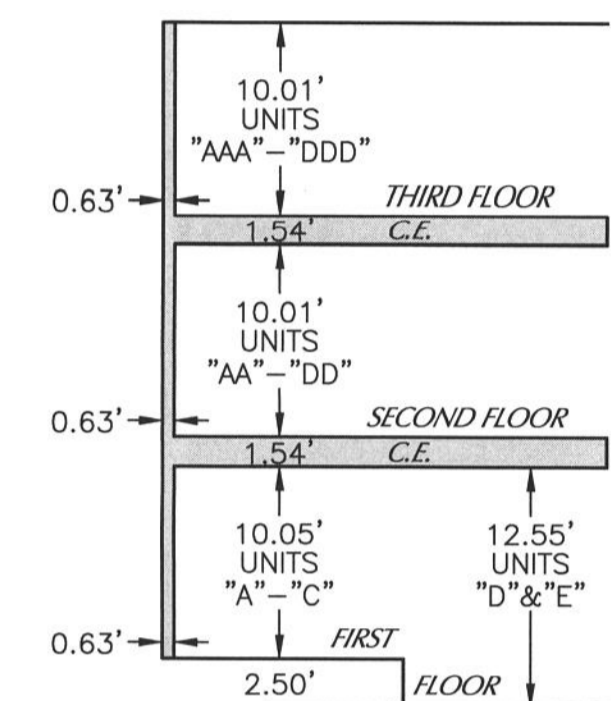
**ABBREVIATIONS**

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



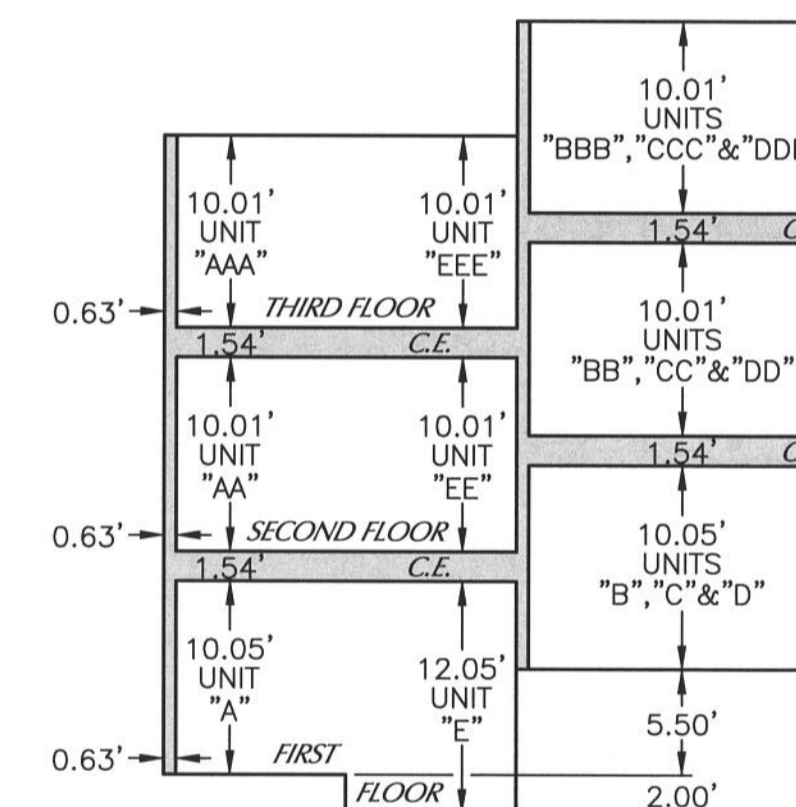
**FINISH FLOOR ELEVATIONS**  
UNITS "A", "B" & "C": 6874.75  
UNITS "D" & "E": 6872.70

**BUILDING 3 ELEVATION**  
SCALE: 1"=10'



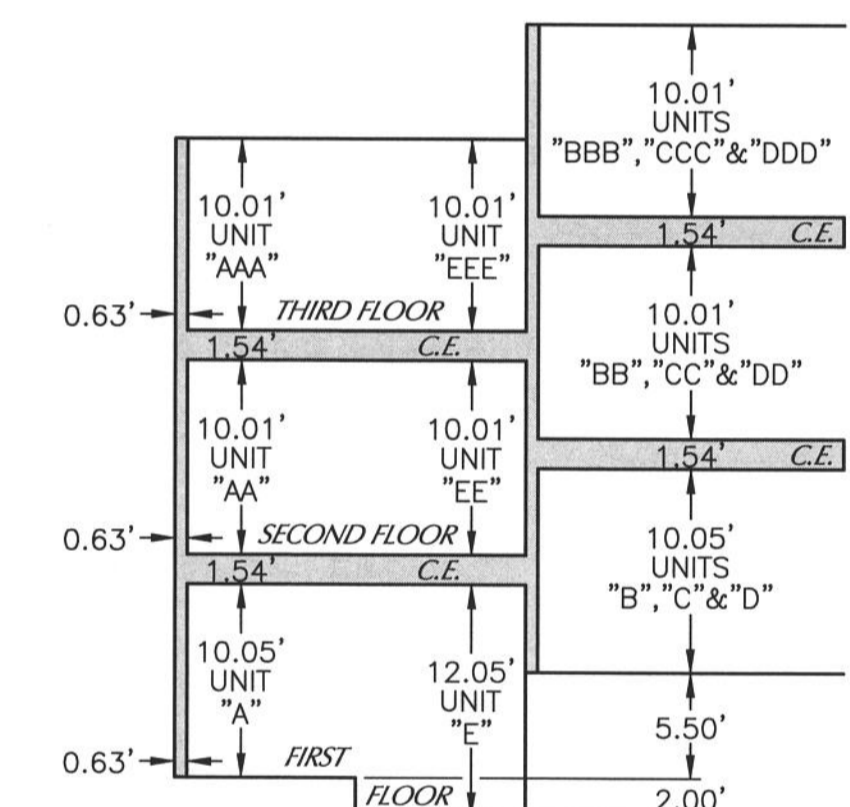
**FINISH FLOOR ELEVATIONS**  
UNITS "A", "B" & "C": 6878.15  
UNITS "D" & "E": 6875.65

**BUILDING 4 ELEVATION**  
SCALE: 1"=10'



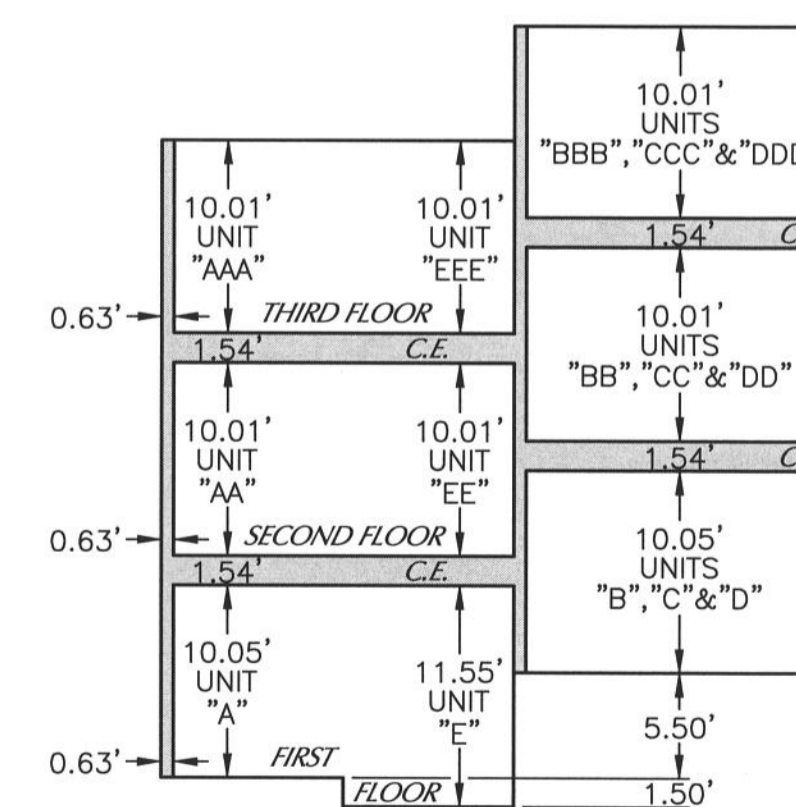
**FINISH FLOOR ELEVATIONS**  
UNIT "A": 6882.10  
UNITS "B", "C" & "D": 6887.60  
UNIT "E": 6880.10

**BUILDING 5 ELEVATION**  
SCALE: 1"=10'



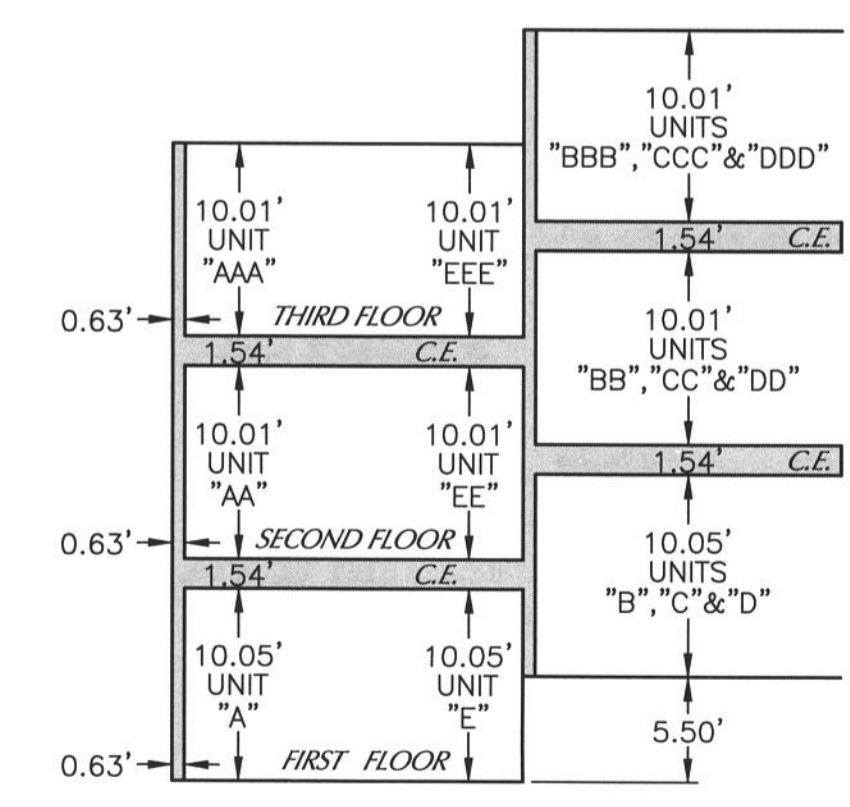
**FINISH FLOOR ELEVATIONS**  
UNIT "A": 6879.50  
UNITS "B", "C" & "D": 6885.00  
UNIT "E": 6877.50

**BUILDING 6 ELEVATION**  
SCALE: 1"=10'



**FINISH FLOOR ELEVATIONS**  
UNIT "A": 6877.00  
UNITS "B", "C" & "D": 6882.50  
UNIT "E": 6875.50

**BUILDING 7 ELEVATION**  
SCALE: 1"=10'



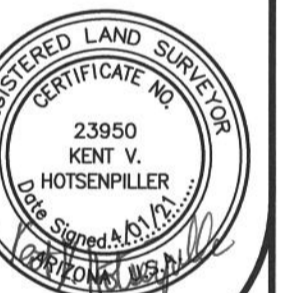
**FINISH FLOOR ELEVATIONS**  
UNIT "A": 6874.75  
UNITS "B", "C" & "D": 6880.25  
UNIT "E": 6874.75

**BUILDING 8 ELEVATION**  
SCALE: 1"=10'

**SHEET NO. 3 OF 5**  
COF PROJECT # PZ-17-00227

Mogollon ENGINEERING & SURVEYING  
PONDEROSA PARKWAY CONDOMINIUMS 4/01/21  
UNIT 2 - FINAL PLAT  
FIRST FLOOR PLAT  
MES# 18275

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

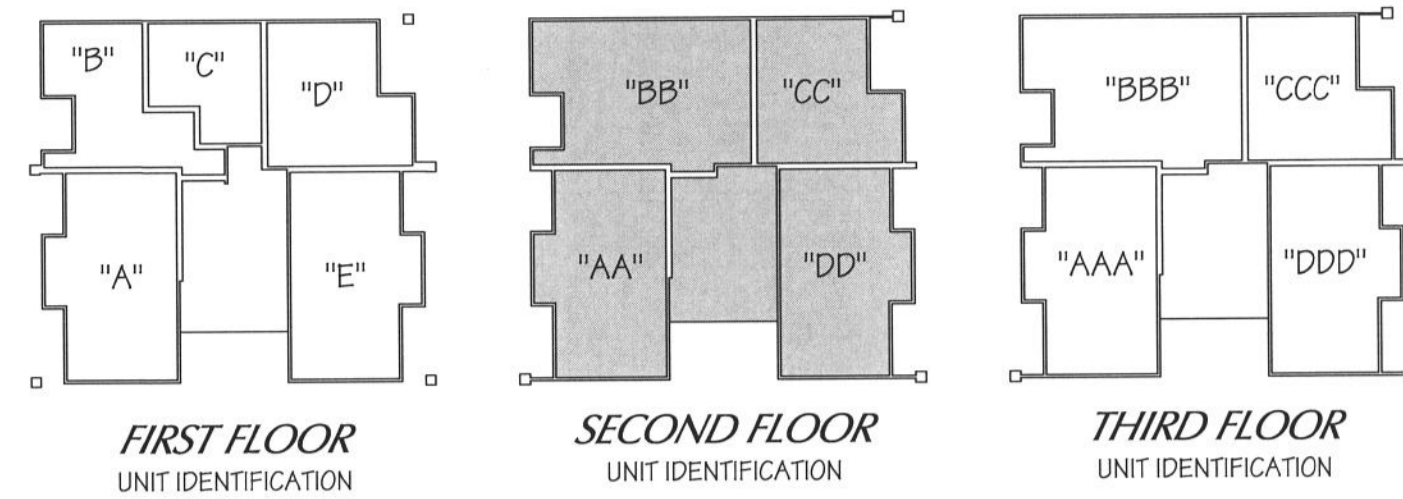


Mogollon ENGINEERING & SURVEYING  
REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 23950  
KENT V. HOTSCHPILLER  
STATE OF ARIZONA  
EXPIRES 12/31/2024

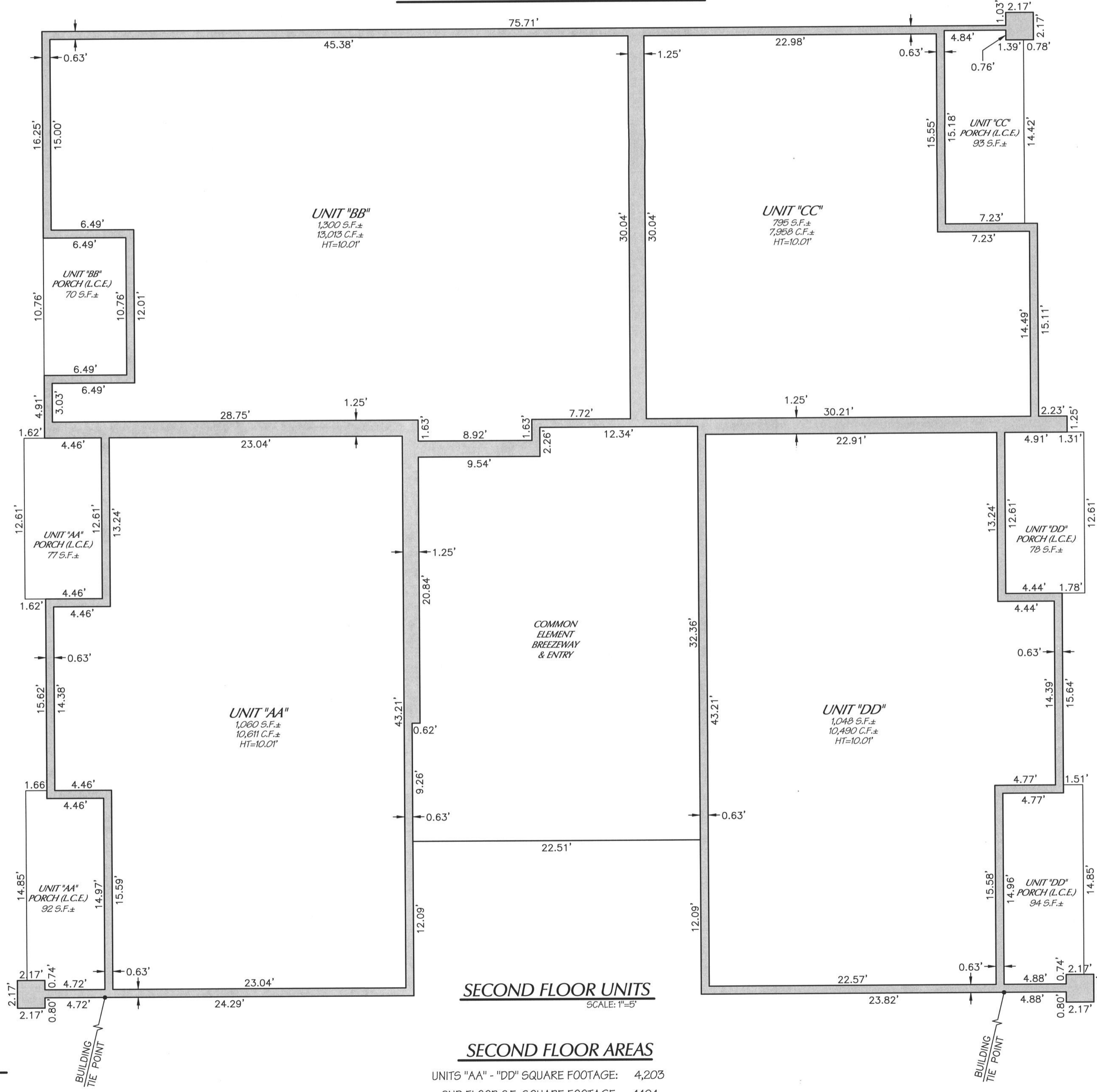
Mogollon ENGINEERING & SURVEYING  
PROJECT NO. 18275 REVISIONS: COP 3/02  
DESIGNED BY: FNI SHEET-05  
DRAWN BY: MHE VERT SCALE: N/A  
CHECKED BY: KVH HOR SCALE: 1"=5'

# FINAL PLAT PONDEROSA PARKWAY CONDOMINIUMS UNIT 2

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UNIT ADDRESS & IDENTIFICATION



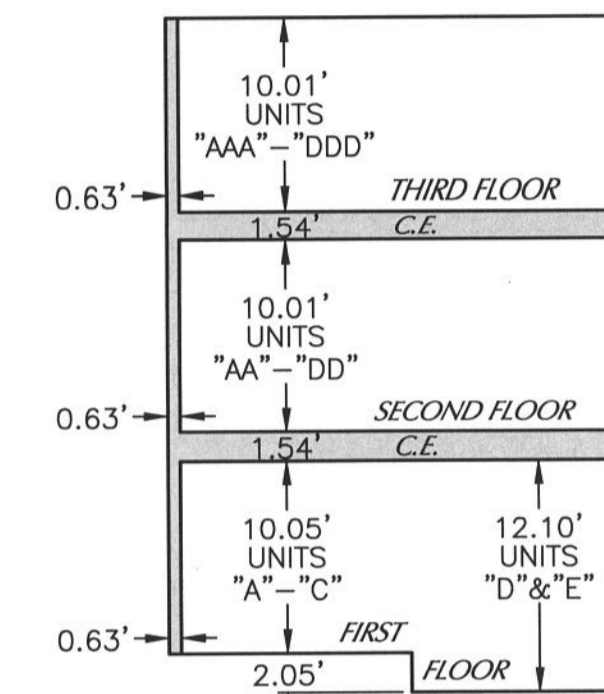
SECOND FLOOR UNITS  
SCALE: 1"=5'

SECOND FLOOR AREAS

UNITS "AA" - "DD" SQUARE FOOTAGE: 4,203  
2ND FLOOR C.E. SQUARE FOOTAGE: 1,104  
2ND FLOOR L.C.E. SQUARE FOOTAGE: 504

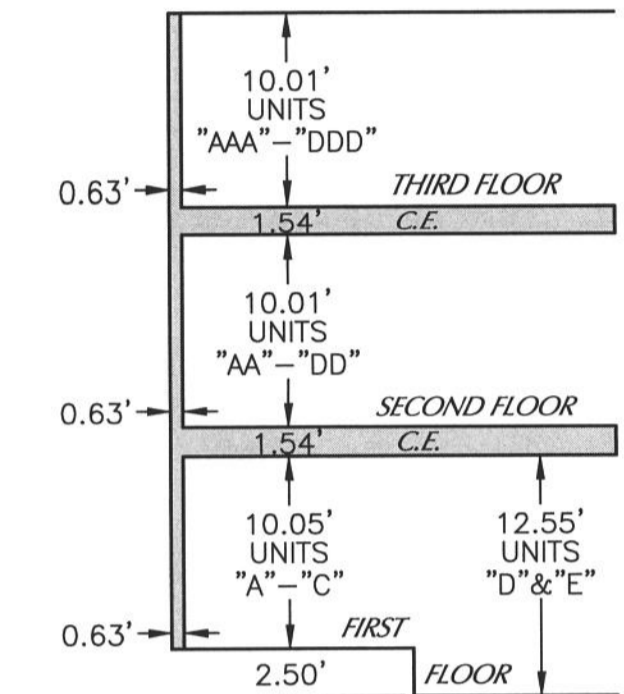
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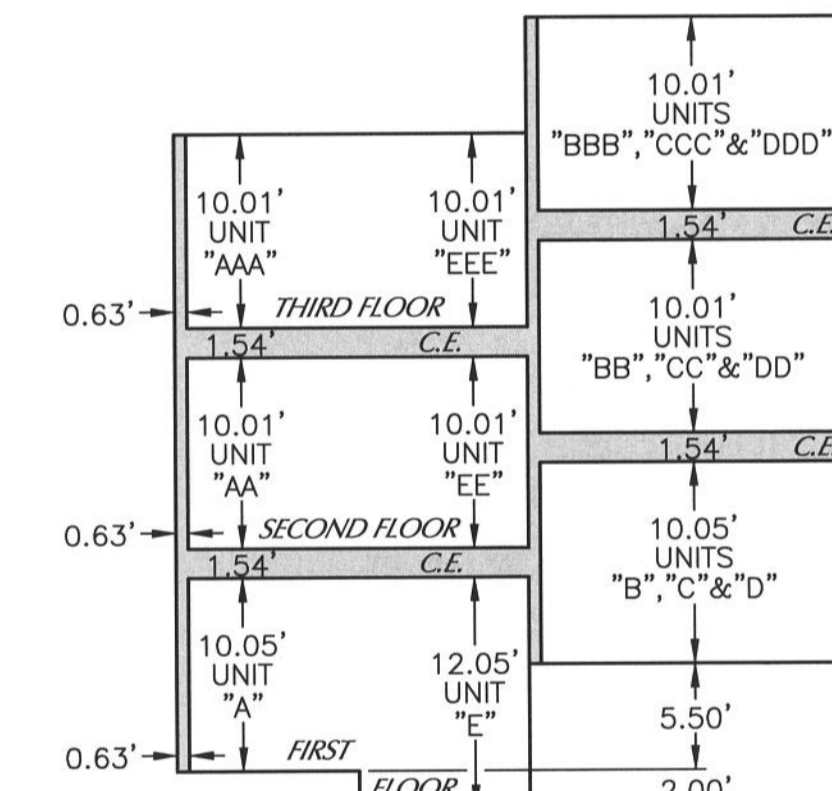
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SCALE: 1"=10'



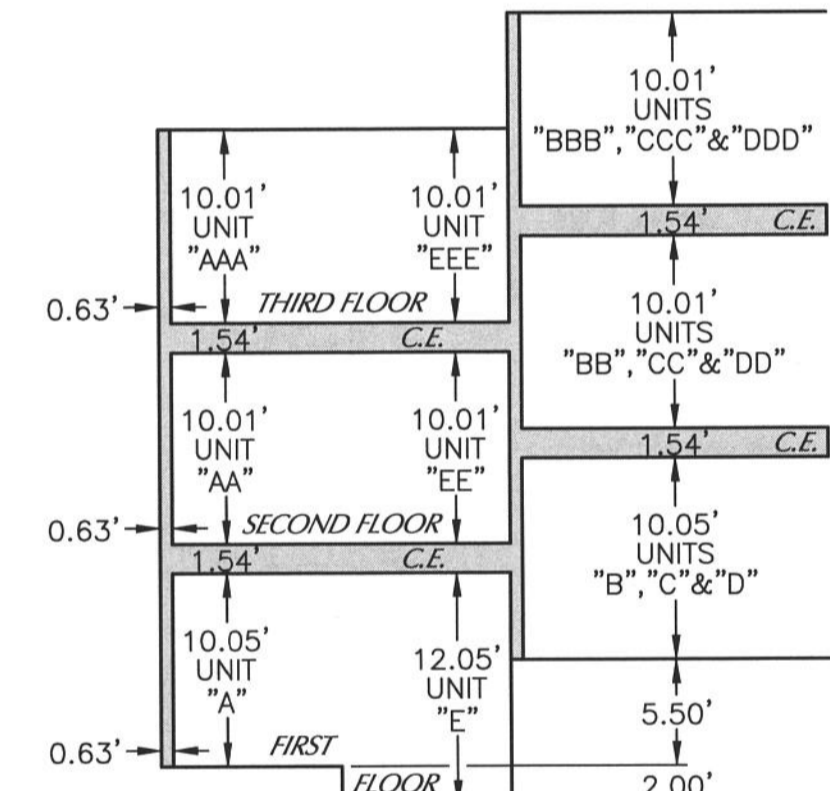
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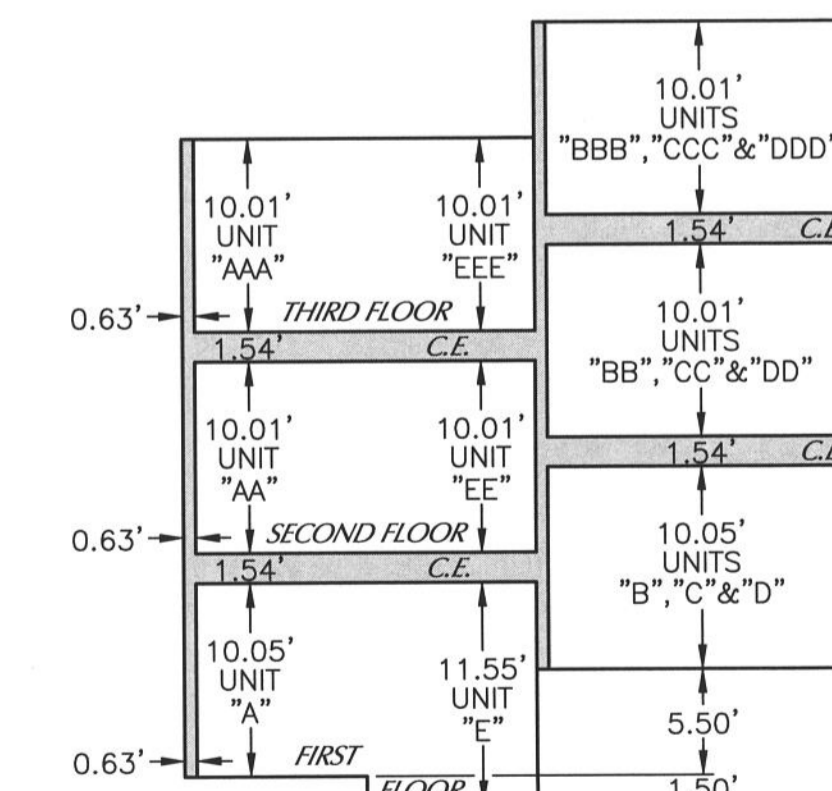
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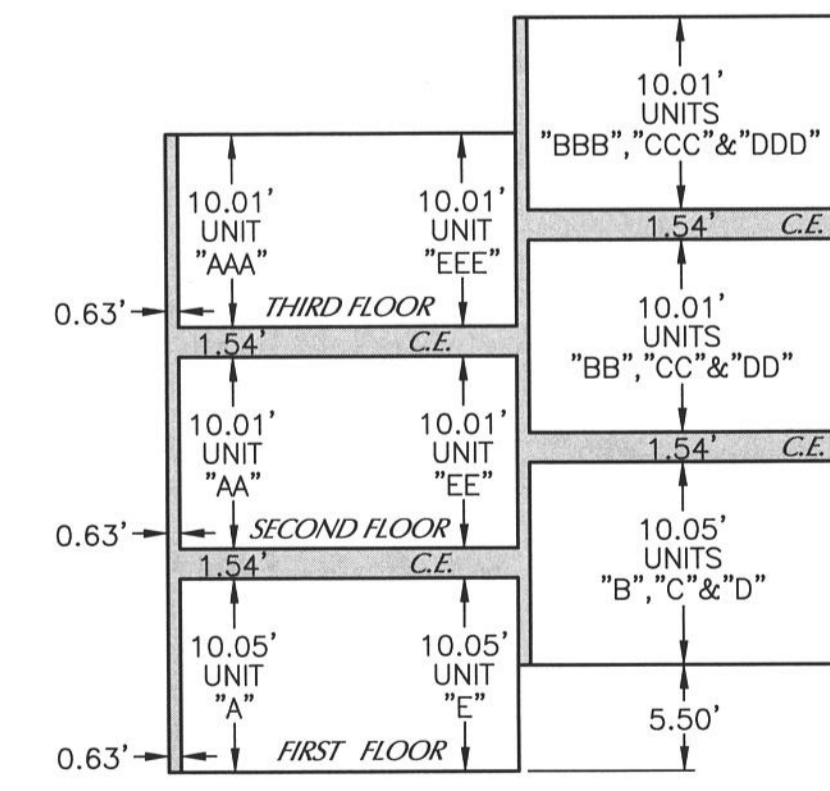
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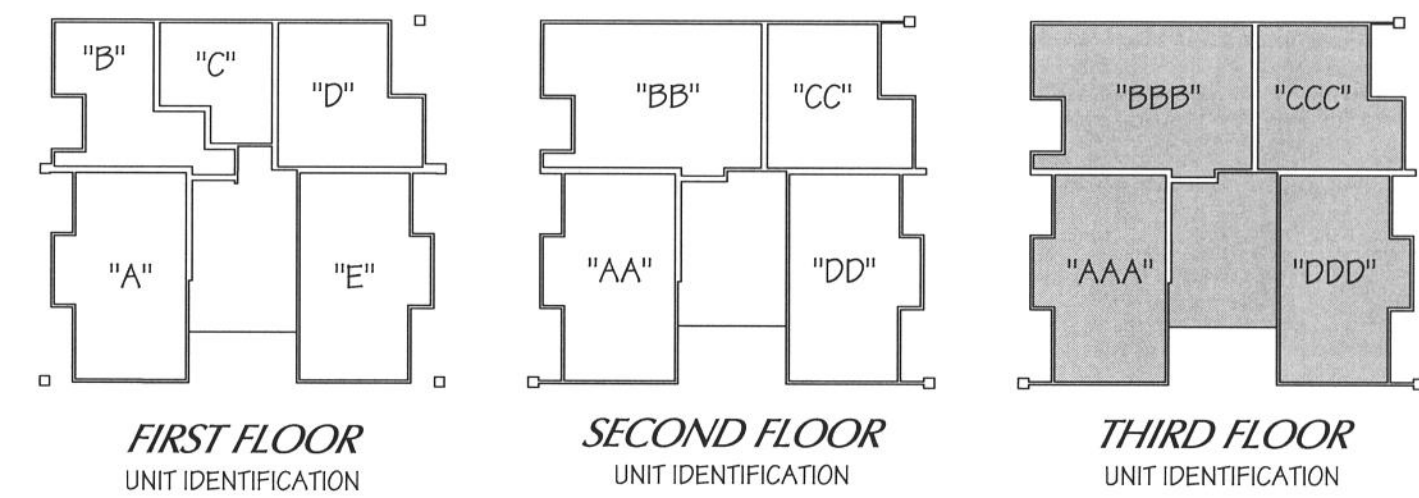
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BUILDING 8 ELEVATION  
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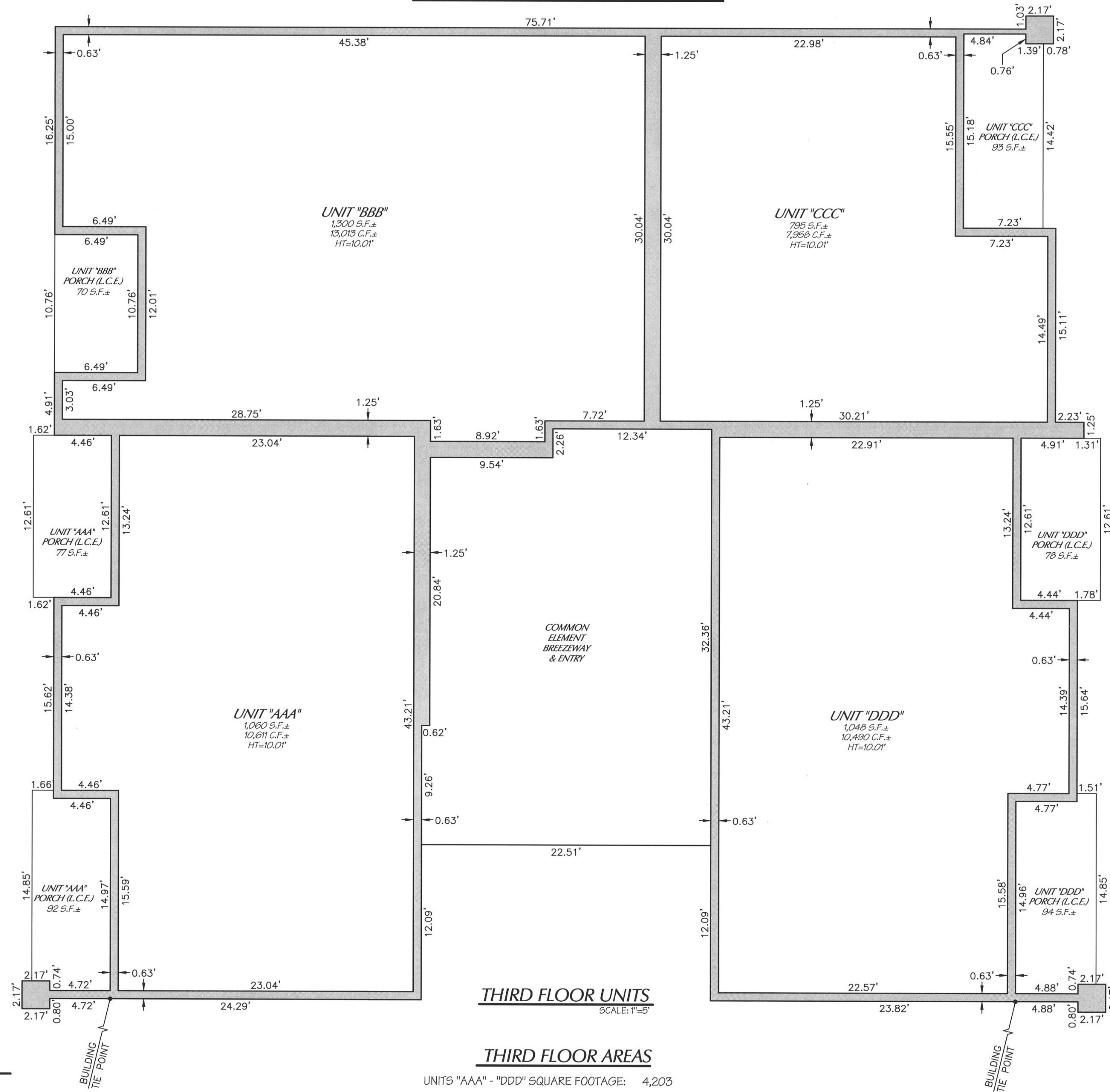
SHEET NO. 4 OF 5  
COF PROJECT # PZ-17-00227

Mogollon ENGINEERING & SURVEYING  
REGISTERED LAND SURVEYOR  
KURT V. HOISENPLER  
23950  
111 N. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

PROJECT NO. 18275  
REVISIONS: COP 3/02  
DATE: 4/01/21  
DESIGNED BY: [blank]  
DRAWN BY: KYH  
CHECKED BY: KYH  
VERT. SCALE: 1"=5'  
HOR. SCALE: 1"=5'



1650 E. PONDEROSA PARKWAY  
**UNIT ADDRESS & IDENTIFICATION**



**THIRD FLOOR UNITS**  
 SCALE: T=5'

**THIRD FLOOR AREAS**

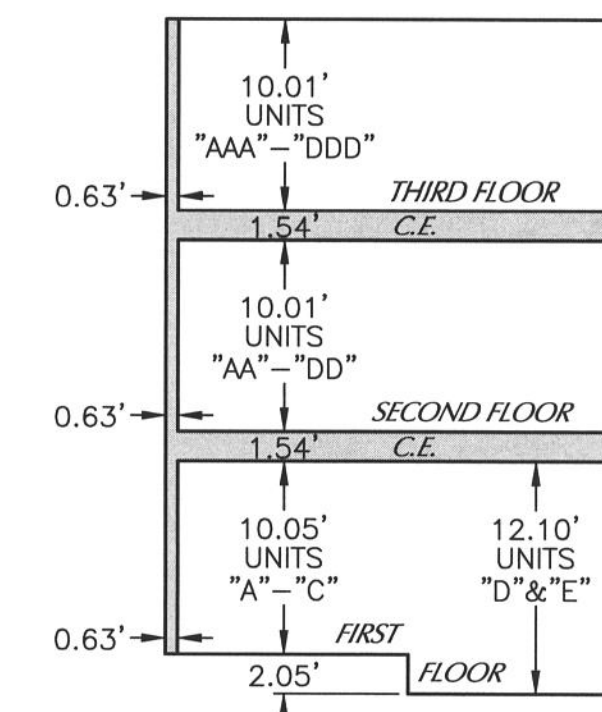
UNITS "AAA" - "DDD" SQUARE FOOTAGE: 4,203  
 3RD FLOOR C.E. SQUARE FOOTAGE: 1,104  
 3RD FLOOR L.C.E. SQUARE FOOTAGE: 504

**ABBREVIATIONS**

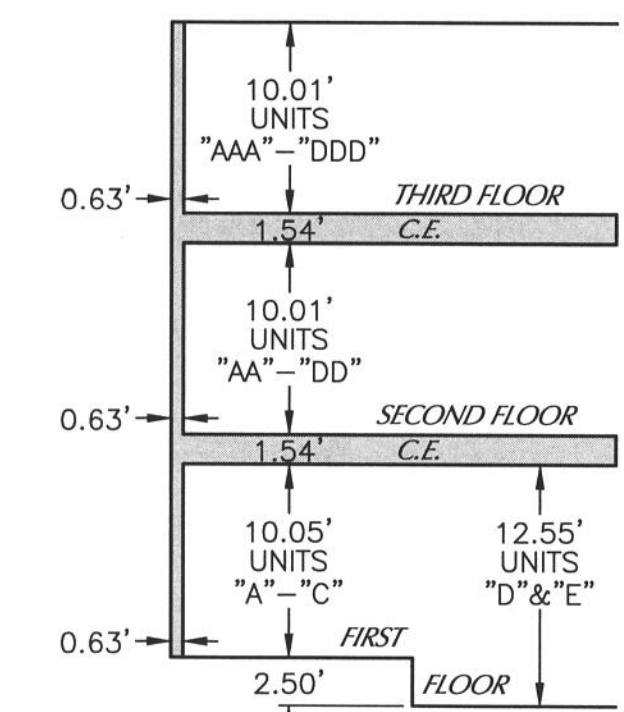
FFE	FINISH FLOOR ELEVATION
S.F.	SQUARE FEET
C.F.	CUBIC FEET
HT	HEIGHT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

# FINAL PLAT PONDEROSA PARKWAY CONDOMINIUMS UNIT 2

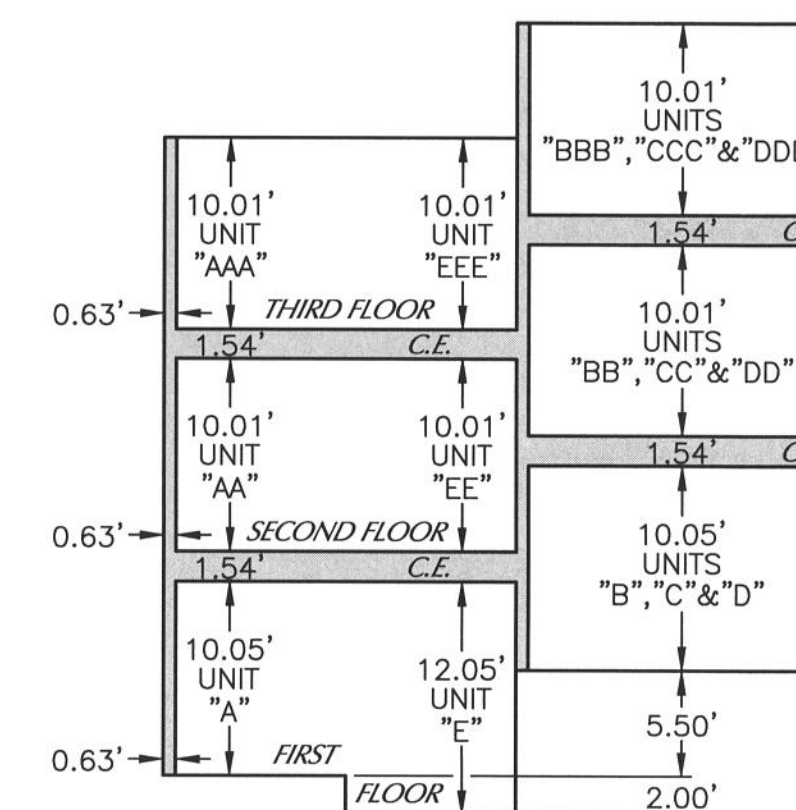
A SUBDIVISION OF TRACT "B" INSTRUMENT 3898678  
 LOCATED IN THE SW 1/4 OF SECTION 14,  
 TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
 FLAGSTAFF, COCONINO COUNTY, ARIZONA



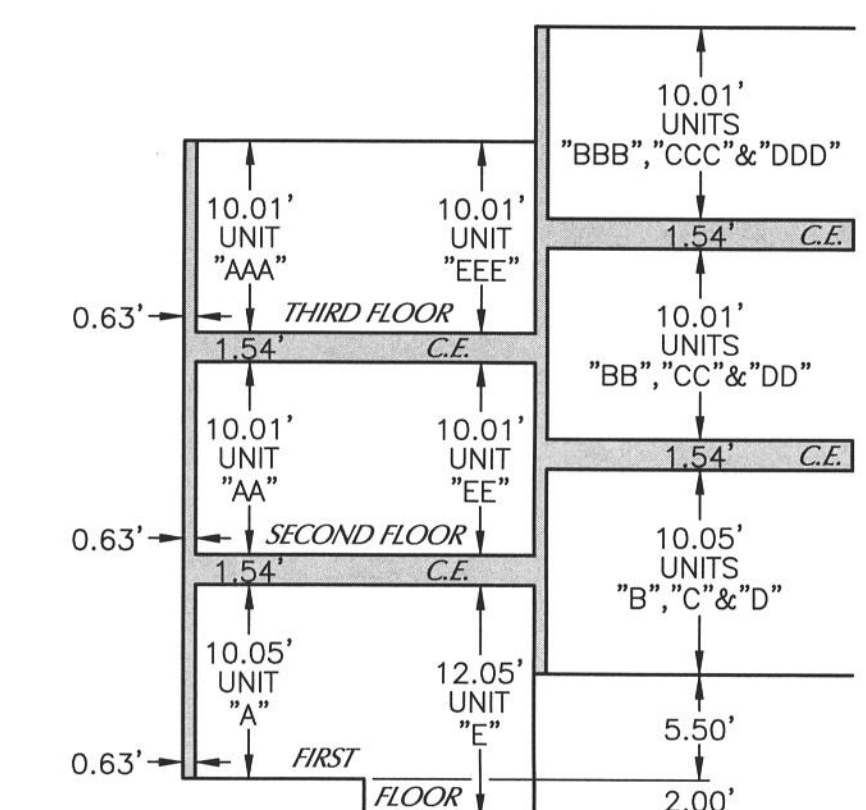
**FINISH FLOOR ELEVATIONS**  
 UNITS "A", "B" & "C": 6874.75  
 UNITS "D" & "E": 6872.70  
**BUILDING 3 ELEVATION**  
 SCALE: T=10'



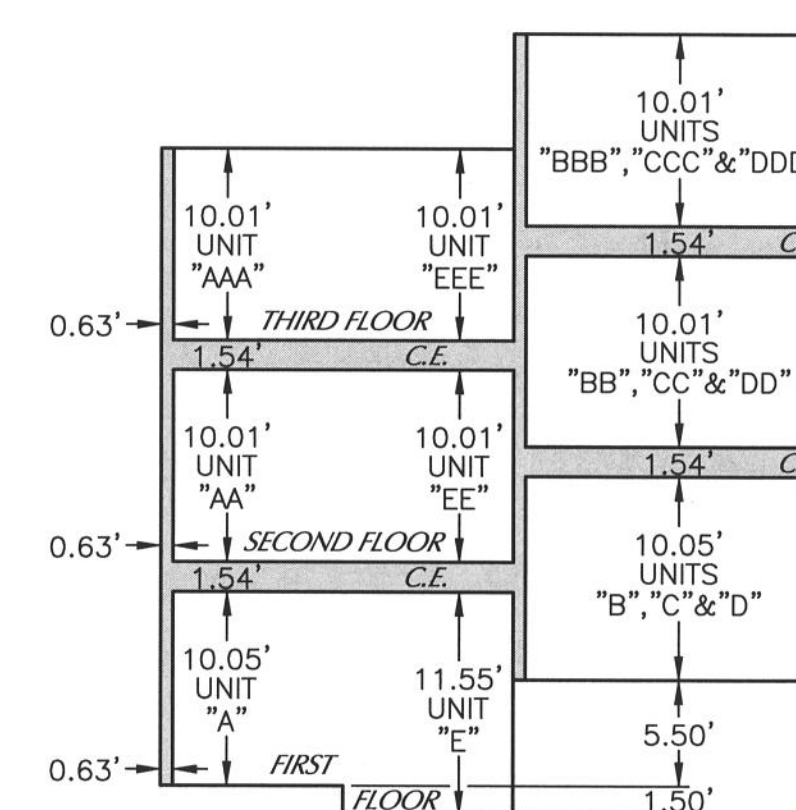
**FINISH FLOOR ELEVATIONS**  
 UNITS "A", "B" & "C": 6878.15  
 UNITS "D" & "E": 6875.65  
**BUILDING 4 ELEVATION**  
 SCALE: T=10'



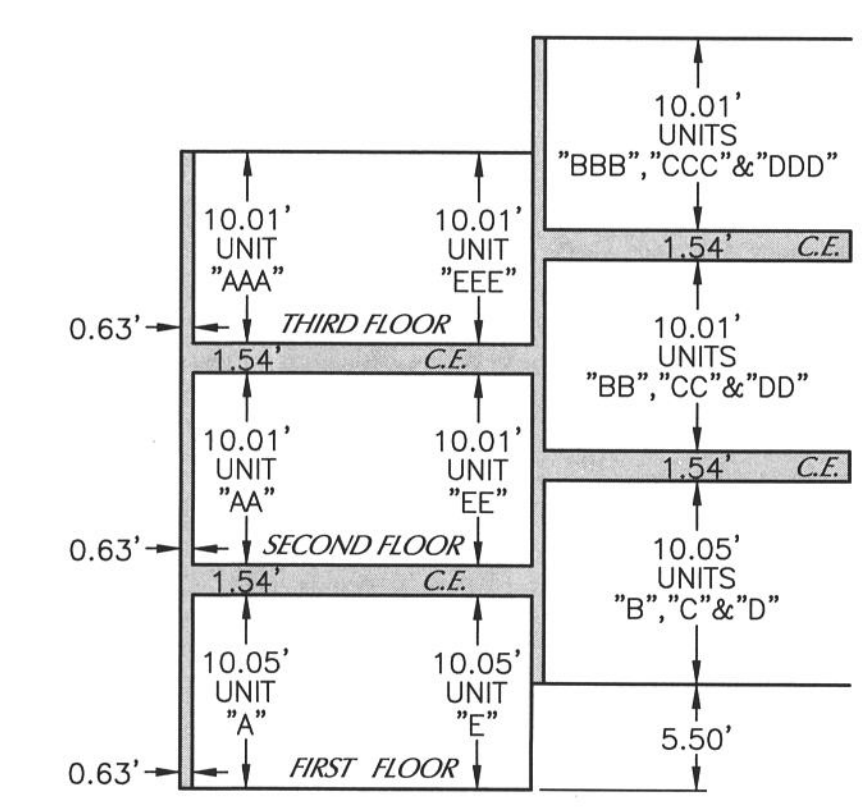
**FINISH FLOOR ELEVATIONS**  
 UNIT "A": 6882.10  
 UNITS "B", "C" & "D": 6887.60  
 UNIT "E": 6880.10  
**BUILDING 5 ELEVATION**  
 SCALE: T=10'



**FINISH FLOOR ELEVATIONS**  
 UNIT "A": 6879.50  
 UNITS "B", "C" & "D": 6885.00  
 UNIT "E": 6877.50  
**BUILDING 6 ELEVATION**  
 SCALE: T=10'



**FINISH FLOOR ELEVATIONS**  
 UNIT "A": 6877.00  
 UNITS "B", "C" & "D": 6882.50  
 UNIT "E": 6875.50  
**BUILDING 7 ELEVATION**  
 SCALE: T=10'



**FINISH FLOOR ELEVATIONS**  
 UNIT "A": 6874.75  
 UNITS "B", "C" & "D": 6880.25  
 UNIT "E": 6874.75  
**BUILDING 8 ELEVATION**  
 SCALE: T=10'

Mogollon ENGINEERING & SURVEYING  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 23950  
 KENT V. HOTSCHPFLER  
 FLAGSTAFF, ARIZONA  
 PROJECT NO. 18275  
 DATE: 4/01/21  
 DESIGNED BY: [blank]  
 DRAWN BY: TME  
 CHECKED BY: KVH  
 REVISIONS: COF 9/02  
 PZ SHEET-06  
 VERT SCALE: N/A  
 HOR SCALE: T=5'  
 PONDOROSA PARKWAY CONDOMINIUMS  
 UNIT 2 - FINAL PLAT  
 THIRD FLOOR PLAT  
 4/01/21  
 MES# 18275  
 411 W. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214