

DEDICATION

STATE OF ARIZONA SS. COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT HUNT BEAVER LLC (AN ARIZONA LIMITED LIABILITY COMPANY), OWNER, HAS SUBDIVIDED UNDER THE NAME BEAVER STREET CONDOS, A SUBDIVISION OF INSTRUMENT 3776077 LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF BEAVER STREET CONDOS AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF WATERLINE EASEMENTS (WE) AS SHOWN HEREON, FOR PUBLIC WATER SYSTEMS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF WATER PIPELINES, MONITORING DEVICES, MANHOLES, VALVES, ACCESS VAULTS, AND SIMILAR FACILITIES.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF PUBLIC NON-MOTORIZED AND GOVERNMENT ACCESS EASEMENT (PNMGA) AS SHOWN HEREON, FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS AND BICYCLES; AND FOR EMERGENCY, POLICE, FIRE, PUBLIC SAFETY, AND GOVERNMENTAL SERVICE ACCESS PURPOSES. GRANTOR SHALL MAINTAIN ALL IMPROVEMENTS, INCLUDING LANDSCAPING, SIDEWALK, AND TRAIL IMPROVEMENTS. GRANTOR IS RESPONSIBLE FOR SNOW REMOVAL IN THE EASEMENT AREA, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. MOTORIZED USES AND PRIVATE IMPROVEMENTS ARE PROHIBITED IN THE EASEMENT AREA, UNLESS PERMITTED BY THE FLAGSTAFF CITY CODE OR FOR CITY OPERATIONAL PURPOSES.

GRANTOR HEREBY DEDICATES TO THE BEAVER STREET CONDOS HOME OWNERS ASSOCIATION (HOA) TRACT 'A' AS SHOWN HEREON FOR THE PURPOSES AS DESCRIBED IN THE CO&RS. TRACT 'A' IS HEREBY RESERVED BY HUNT BEAVER LLC AS A PRIVATE UTILITY EASEMENT FOR UTILITY SERVICES TO THE UNITS AND LANDSCAPE AND IRRIGATION INSTALLATION. 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 TRACT FOR SUCH WORK, AND MAY REMOVE, ALTER OR MAINTAIN VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS WITHIN THE LIMITS OF THE REAL PROPERTY SUBJECT TO THIS TRACT THAT CONFLICT WITH THE UTILITY USES.

GRANTOR HEREBY DEDICATED TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC. ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED "WATERLINE EASEMENT", TRACT 'A', THE PROPERTY DESIGNATED AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THIS PLAT FOR "PUBLIC NON-MOTORIZED AND GOVERNMENT ACCESS EASEMENT", AS A UTILITY EASEMENT TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

EASEMENTS GENERAL CONDITIONS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT, AND SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- A. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT; B. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED; AND C. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT; D. IN THE EVENT THE CITY OF FLAGSTAFF HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, CITY OF FLAGSTAFF MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE CITY'S ACTUAL, REASONABLE MAINTENANCE COSTS AND RECORD IT AS A LIEN AGAINST GRANTOR'S PROPERTY UNTIL THE ASSESSMENT AND ANY STATUTORY INTEREST IS PAID; E. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS.

BINDING EFFECT

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

INTERIM LIABILITY

HUNT BEAVER LLC, OWNER, DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY AS DEPICTED ON THIS PLAT UNTIL THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND FORMALLY ACCEPTED BY THE CITY ENGINEER ("ACCEPTANCE DATE"). GRANTOR SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

IN WITNESS WHEREOF, GRANTOR(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED THIS DAY OF 20__

BY: HUNT BEAVER LLC

BY: STEVEN MUSCARELLA ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA SS. COUNTY OF _____

ON THIS DAY OF 20__, BEFORE ME PERSONALLY APPEARED THE AN FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTION EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

IN WITNESS WHEREOF I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

CITY OF FLAGSTAFF CERTIFICATION

CITY OF FLAGSTAFF IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE DAY OF 20__

BY: MAYOR

ATTST: CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE DAY OF 20__

BY: PLANNING DIRECTOR

BY: CITY ENGINEER

FINAL PLAT FOR BEAVER STREET CONDOS FLAGSTAFF, ARIZONA

LOTS 6, 7, 8, AND 9 OF BLOCK 75 ACCORDING TO THE PLAT OF THE NORTHEAST ADDITION TO THE TOWNSITE OF FLAGSTAFF, BOOK 1 OF MAPS, PAGE 33, OFFICIAL RECORDS OF COCONINO COUNTY. LOCATED IN SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.



VICINITY MAP

N.T.S.

UTILITY APPROVALS

ALTICE USA

SANFORD YAZZIE (BY LETTER) 12/21/2021

ARIZONA PUBLIC SERVICE

RYAN WEISNER (BY LETTER) 01/25/2022

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 01/31/2022

CENTURYLINK

KEVIN WAGNER (BY LETTER) 01/19/2022

UTILITY COMPANY CONTACTS

ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672

APS CONTACT: CHAD BROOKS 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 CHAD.BROOKS@APS.COM PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269

CENTURYLINK LUMEN CONTACT: MANUEL HERNANDEZ 112 NORTH BEAVER STREET FLAGSTAFF, AZ 86001 MANUEL.HERNANDEZ4@LUMEN.COM PHONE: (928) 779-4935

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

- 1. IF WALLS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALL PAPER, PAINT, AND ANY OTHER MATERIALS CONSTITUTING AS PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS ARE PART OF THE COMMON ELEMENT. 2. IF ANY DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITH IN THE AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS. 3. ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENT WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT. 4. 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 UNITS BOUNDARIES ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

PROJECT OWNER/DEVELOPER:

HUNT BEAVER LLC 352 BALBOA CIR CAMARILLO, CA 93012

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC. STEPHEN IRWIN, PE #58405 110 WEST DALE AVE FLAGSTAFF, AZ 86001 (928) 773-0354

PROJECT SURVEYOR:

SHEPHARD-WESNITZER, INC. AARON BORLING, RLS #48756 110 WEST DALE AVE FLAGSTAFF, AZ 86001 (928) 773-0354

PROJECT DEVELOPMENT INFORMATION:

T4 NEIGHBORHOOD 1 (T4N.1) PERMITTED MAX. HEIGHT = 45' (OVERALL) PROPOSED MAX. HEIGHT = 45' (OVERALL) PERMITTED MAX. STORIES = 3.5 STORIES PROPOSED NUMBER OF FLOORS = 3 STORIES MINIMUM REQUIRED SETBACKS: FRONT=15' MIN SIDE=5' MIN, 12' MIN (COMBINED) REAR=15'

PROJECT INFORMATION

BEAVER STREET CONDOS 613 N. BEAVER STREET FLAGSTAFF, AZ 86001 ASSESSOR'S PARCEL NO. 101-07-003A GROSS/NET ACREAGE: 0.326 ACRES TRACT 'A' ACREAGE: 0.202 ACRES

TRACT 'A' SHALL CONTAIN ALL PORTIONS OF THE SUBJECT PARCEL OTHER THAN THE CONDOMINIUM UNITS AND IS DEDICATED HEREON TO THE OWNER'S ASSOCIATION AS COMMON AREA/OPEN SPACE, LIMITED COMMON ELEMENTS, COMMON ELEMENTS, AND FOR THE PURPOSES AS DESCRIBED IN THE CC&RS.

- 1. 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. 41-90000.0002. 2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND. 3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES. 4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS FOR 'BEAVER STREET CONDOS' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT, RECORDED UNDER INSTRUMENT #_____. 5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED 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 BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT. 6. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN RESULTS OF SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., INSTRUMENT NO. 3904109, OFFICIAL RECORDS OF COCONINO COUNTY.

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER 101-07-003A ACCORDING TO INSTRUMENT NUMBER 3904110, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

FEMA FLOODPLAIN

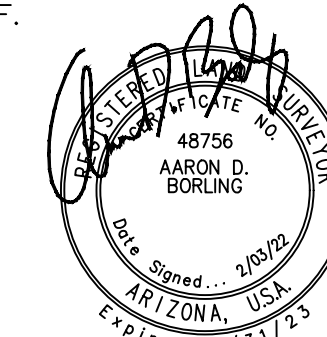
THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RESOURCE PRESERVATION

THE PROJECT DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND DOES NOT REQUIRE A RESOURCE PROTECTION PLAN.

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.



REGISTERED LAND SURVEYOR

Vertical sidebar containing: FLAGSTAFF ARIZONA, BEAVER STREET CONDOS, COVER SHEET, JOB NO., DATE, SCALE, DRAWN, DESIGN, CHECKED, 110 W. Dale Avenue Flagstaff, AZ 86001, SWI Shephard Wesnitzer, Inc., REVISIONS table, and DRAWING NO. CVR.

APN 101-07-009
SHAH PANNA
INST. #3298137
(NOT A PART)

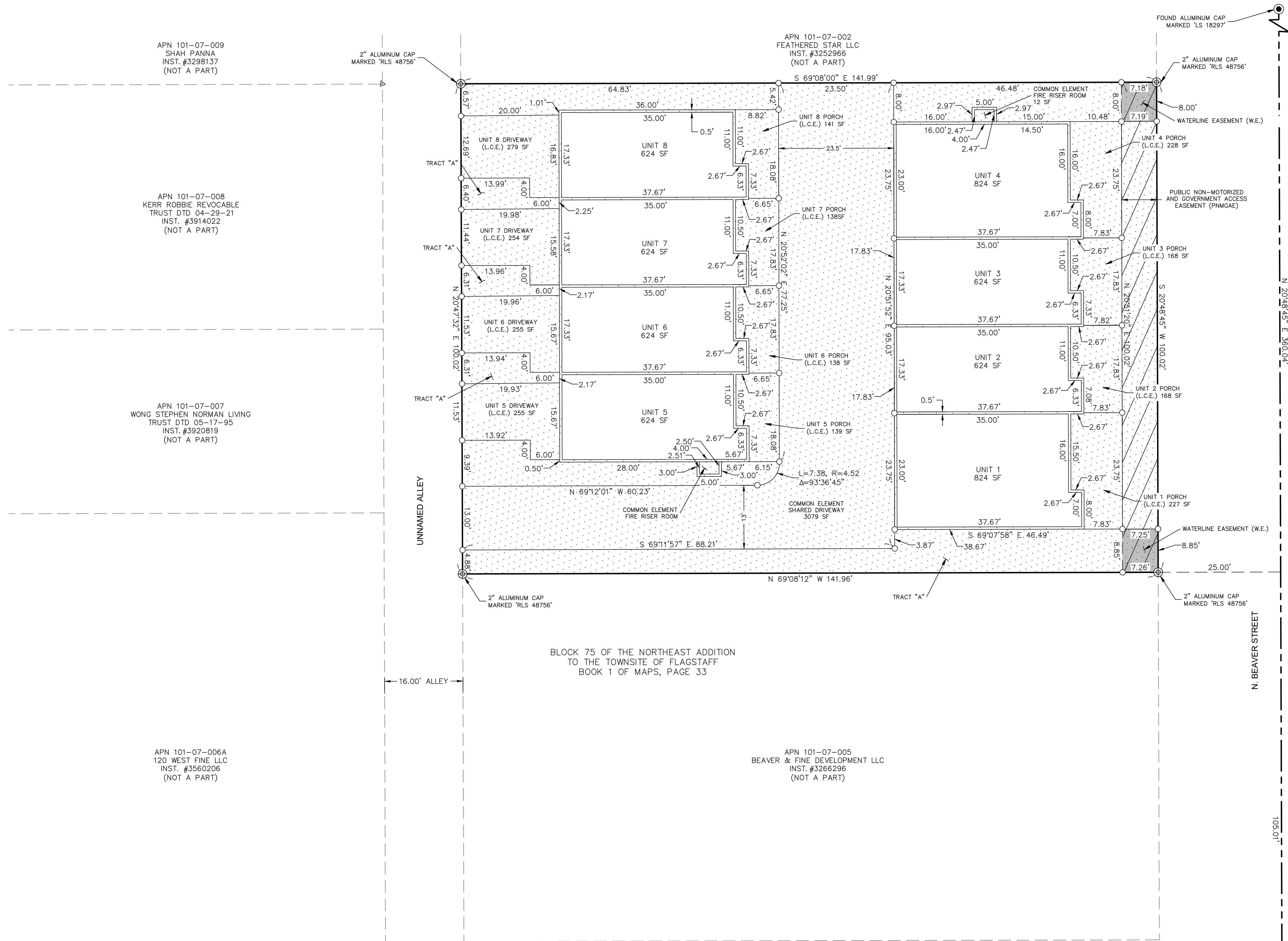
APN 101-07-008
KERR ROBBIE REVOCABLE
TRUST DTD 04-29-21
INST. #3914022
(NOT A PART)

APN 101-07-007
WONG STEPHEN NORMAN LIVING
TRUST DTD 05-17-95
INST. #3920819
(NOT A PART)

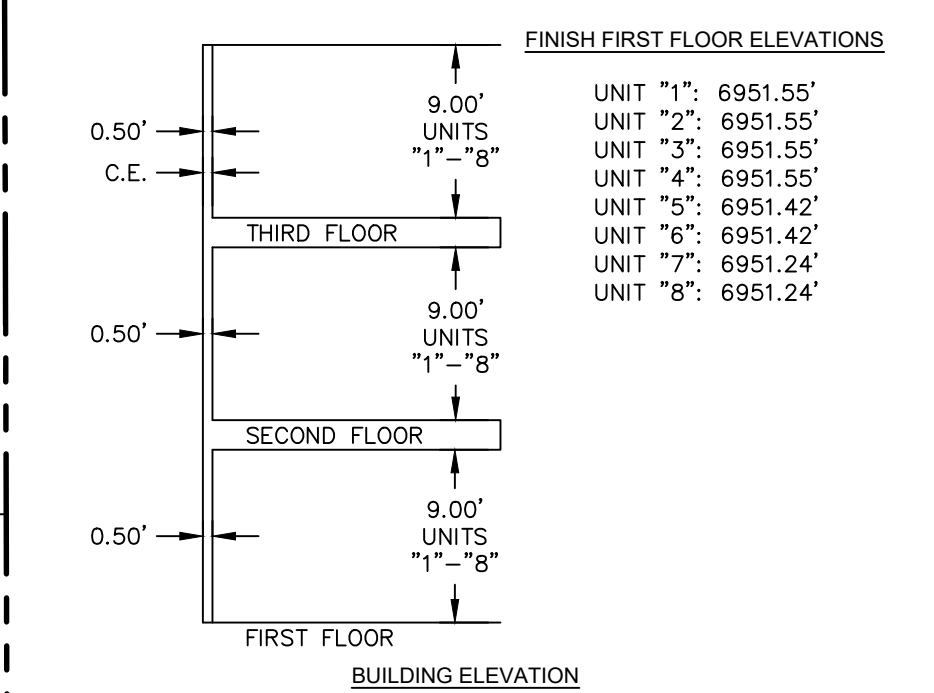
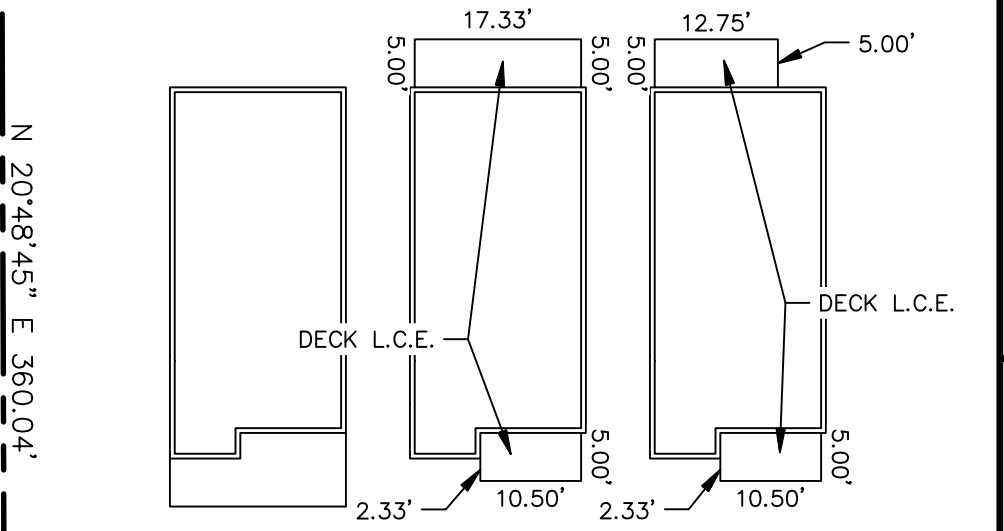
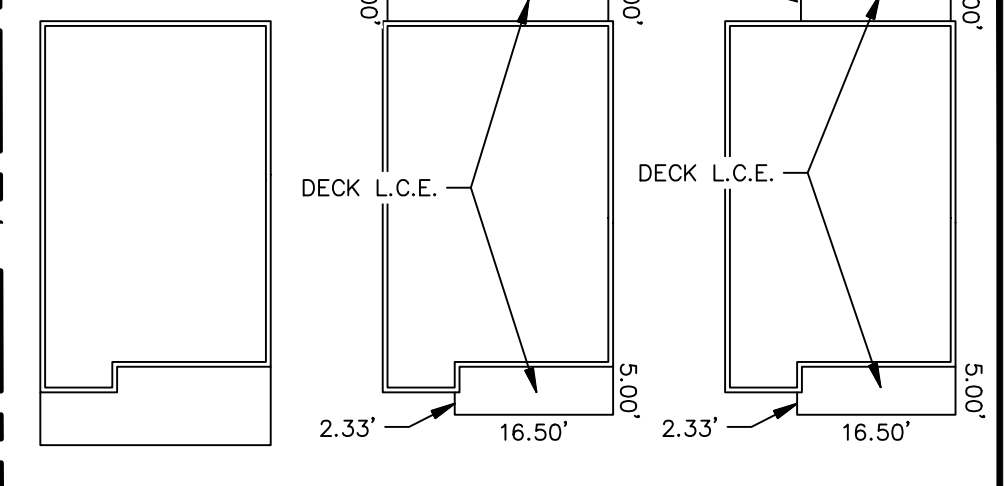
APN 101-07-006A
120 WEST FINE LLC
INST. #3560206
(NOT A PART)

APN 101-07-005
BEAVER & FINE DEVELOPMENT LLC
INST. #3266296
(NOT A PART)

APN 101-07-002
FEATHERED STAR LLC
INST. #3252966
(NOT A PART)



BLOCK 75 OF THE NORTHEAST ADDITION
TO THE TOWNSITE OF FLAGSTAFF
BOOK 1 OF MAPS, PAGE 33



ABBREVIATION LEGEND

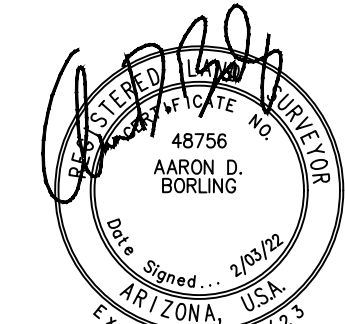
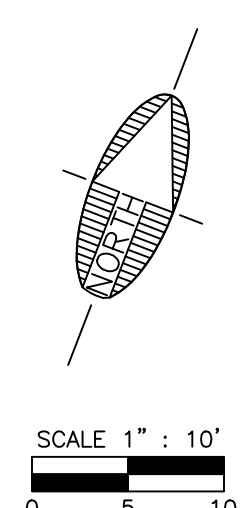
SF SQUARE FOOTAGE
FFE FINISHED FLOOR ELEVATION
L.C.E. LIMITED COMMON ELEMENT
C.E. COMMON ELEMENT

LEGEND

--- EX. LOT LINE
--- PROJECT BOUNDARY
--- ADJACENT PARCEL LINE
--- CENTERLINE
--- EASEMENT
--- UNIT BOUNDARY

TRACT "A"
WATERLINE EASEMENT (WL)
PUBLIC NON-MOTORIZED AND GOVERNMENT ACCESS EASEMENT (PNMGAE)

- CENTERLINE FOUND ALUMINUM CAP MARKED 'LS 18297'
- INTERIOR LOT CORNER TO BE SET UP ON COMPLETION OF CONSTRUCTION
- ⊕ 2" ALUMINUM CAP 'RLS 48756'



C.O.F. Project #PZ-17-00187

FLAGSTAFF ARIZONA

BEAVER STREET CONDOS

FINAL PLAT

JOB NO.:	21134
DATE:	FEB 22
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	ONP
CHECKED:	AUB

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz

SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc.
888-841-1111 or 1-800-514-1111 (888-5348)

DRAWING NO. **FP01**

SHT NO. 2 OF 2