

DEDICATION:

STATE OF ARIZONA }
COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: THAT MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST HAS SUBDIVIDED UNDER THE NAME THE LOFTS AT CONTINENTAL, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, T21N R8E, INSTRUMENT 3695021, COCONINO COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES PUBLISH THIS PLAT AS AND FOR THE PLAT OF THE LOFTS AT CONTINENTAL AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH UNIT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH UNIT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

PARCEL "1": IS HEREBY RESERVED BY MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST FOR FUTURE DEVELOPMENT.

UNDEVELOPED R.O.W. IS HEREBY DEDICATED TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS 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 THE FLAGSTAFF CITY CODE.

PARCEL "2": IS HEREBY RESERVED BY MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST FOR FUTURE DEVELOPMENT.

PUBLIC RIGHT OF WAY: GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR OR SUCCESSOR IN INTEREST AS 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 THE FLAGSTAFF CITY CODE.

DRAINAGE EASEMENT (DE): FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

FLAGSTAFF URBAN TRAILS SYSTEM (FUTS): FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS AND BICYCLES, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION OF THE FLAGSTAFF URBAN TRAILS SYSTEM, INCLUDING ANY CITY FENCING, WALLS, GRADING, LANDSCAPING, LATERAL AND SUBJACENT SUPPORT, DRAINAGE STRUCTURES AND FACILITIES, SIGNS, OR OTHER FEATURES ASSOCIATED WITH THE TRAIL. MOTORIZED USES AND PRIVATE IMPROVEMENTS ARE PROHIBITED IN THE EASEMENT AREA, UNLESS PERMITTED THE THE FLAGSTAFF CITY CODE OR FOR CITY OPERATIONAL PURPOSES.

EASEMENTS: GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, 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 AS FOLLOWS: PUBLIC UTILITY EASEMENT FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

EASEMENT GENERAL CONDITIONS: ALL EASEMENTS GRANTED HEREIN ARE 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 OR SUCCESSOR IN INTEREST 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.

INTERIM LIABILITY: MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST, DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER 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. GRANTOR OR SUCCESSOR IN INTEREST SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

ABANDONMENT: ALL EASEMENTS AND 88' FUTURE RIGHT-OF-WAY SHOWN ON UNIT 2 PARCEL OF PINES ESTATES EAST, CASE 4 MAP 152, INSTRUMENT 3149889 & 3149890 ARE ABANDONED HEREON.

NOW, THEREFORE, IN WITNESS WHEREOF, MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST, 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: _____
MICHAEL E.J. MONGINI (MANAGING MANAGER)

STATE OF ARIZONA }
COUNTY OF COCONINO }SS.

ON THIS ____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED MICHAEL E.J. MONGINI, THE MANAGING MANAGER, FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

NOTARY PUBLIC

OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERECTED 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:
A. REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING
B. 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 (2017 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.

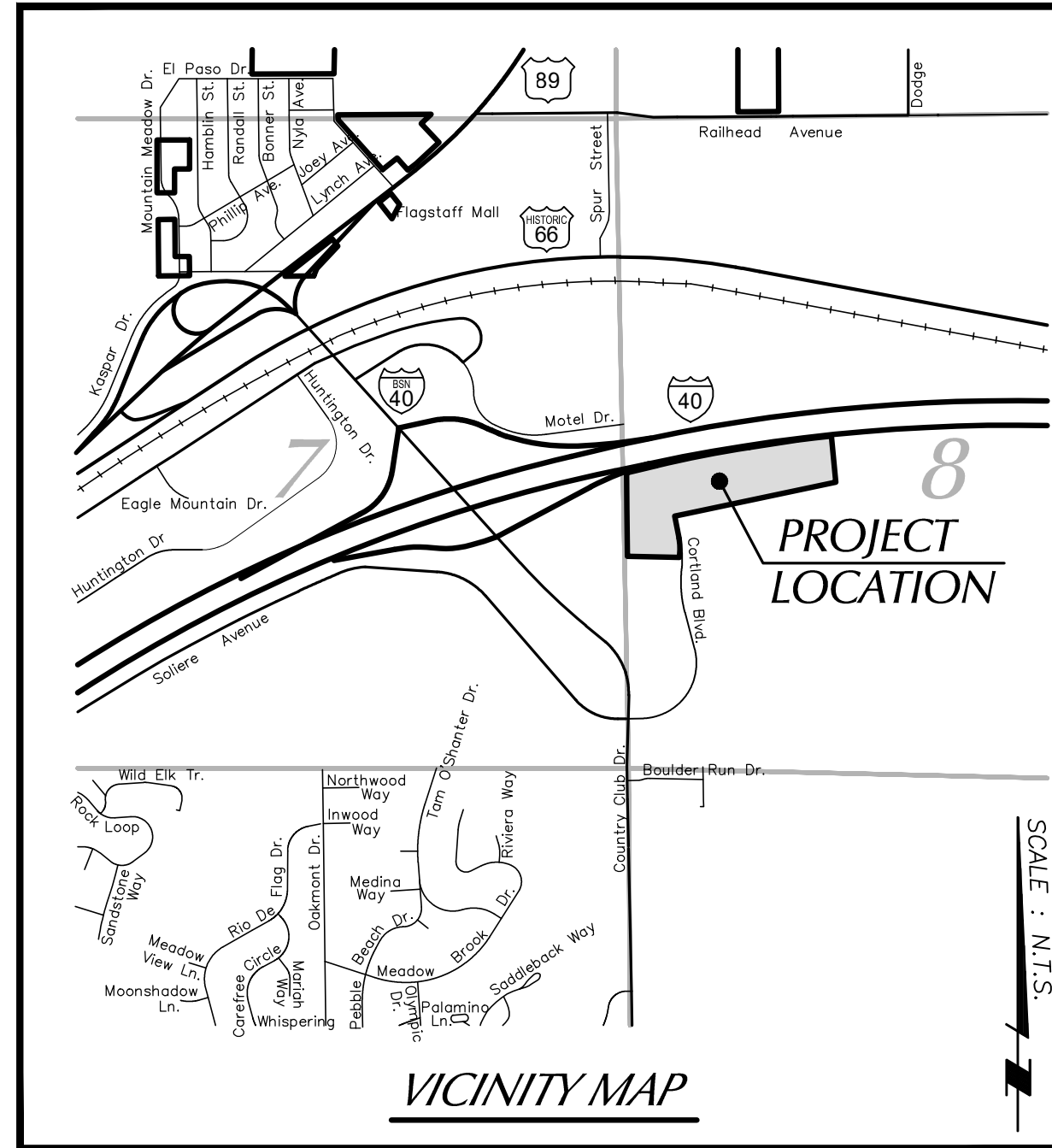
FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED 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.

MAINTENANCE OF LOCAL ON-SITE L.I.D. FACILITIES:

1. THE OWNER(S) SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ALL DETENTION FACILITIES.
2. THE CITY OF FLAGSTAFF MAY PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

FINAL PLAT FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G.&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME: THE LOFTS AT CONTINENTAL
PROJECT LOCATION: 5531 E. CORTLAND BLVD.
APN NUMBER: 113-37-001E
TOTAL ACREAGE: 19.26462± (839,167 S.F.)
NUMBER OF PARCELS: 2
PARCEL "1" ACREAGE: 5.76756± (251,235 S.F.)
UNDEVELOPED R.O.W. 2.26830± (98,807 S.F.)
PARCEL "2" ACREAGE: 11.22874± (489,124 S.F.)
OWNER / SUBDIVIDER: MONGINI & SELNA CHILDRENS
IRREVOCABLE LIVING TRUST
PO BOX 35
JEROME, AZ. 86331
(928) 699-4381

INDEX TO SHEETS

1 COVER SHEET & PROJECT INFORMATION
2 FINAL PLAT

CIVIL ENGINEER OF SUBDIVISION

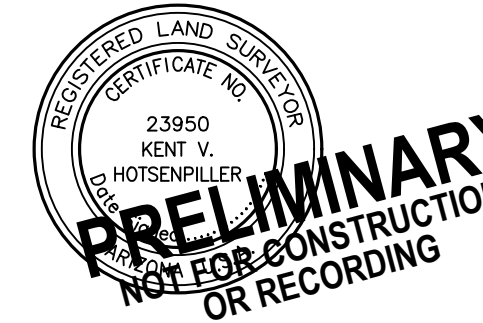
THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC., 411 W. SANTA FE AVE., FLAGSTAFF, AZ. 86001
MR. ROBERT D. BEGLEY (CERTIFICATE No. 29312)
MR. ROBERT C. IMPELLITIER (CERTIFICATE No. 22196)

SURVEY NOTE

BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED BY FIELD AND A.L.T.A. SURVEY BY EXTREME MEASURES, JOB #17-50, SEALED ON 9/14/17. RECORD INFORMATION IS SHOWN ON INSTRUMENT 3695021. REFER TO THIS DOCUMENT FOR COMPARISON OF RECORD AND MEASURED BEARINGS AND DISTANCES. THE SURVEY INFORMATION SHOWN HEREON WAS PROVIDED TO THE CLIENT DURING THE PURCHASE. INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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.



UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY _____ DATE
UNISOURCE ENERGY
MANUEL HERNANDEZ _____ DATE
CENTURYLINK
CHAD BROOKS _____ 2/11/22 DATE
ARIZONA PUBLIC SERVICE
RICHARD DAVIS _____ 2/14/22 DATE
SUDDENLINK

LEGAL DESCRIPTION

The following is a description of a parcel of land, being a portion of the parcel described in Instrument 3695021, Coconino County Records (CCR), situate in section 8, Township 21 North, Range 8 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Beginning at the northeasterly corner of said parcel which is a point on the south line of Interstate 40;
Thence South 05°43'31" East along the east line of said parcel a distance 375.34 feet to the southeast corner of said parcel;
Thence South 78°05'39" West along the south line of said parcel a distance of 1,250.52 feet to a point on the east line of Cortland Blvd.;
Thence South 79°04'33" West along the north line of Cortland Blvd. a distance of 88.01 feet;
Thence South 10°57'05" East a distance of 184.27 feet to a point which is the beginning of a curve, concave to the west and having a radius of 448.67 feet;
Thence southerly along said curve and the west line of Cortland Blvd. a distance of 147.49 feet through a central angle of 18°50'06";
Thence South 06°43'11" West along the west line of Cortland Blvd. a distance of 9.88 feet
Thence North 88°34'59" West along the south line of said parcel a distance of 422.12 feet to a point on the west line of said parcel;
Thence North 00°28'03" East along the west line of said parcel a distance of 385.01 feet;
Thence continue North 00°28'03" West along the west line of said parcel a distance of 292.61 feet to the northwest corner of said parcel and a point on the south line of Interstate 40;
Thence North 76°26'10" East along the south line of Interstate 40 a distance of 248.99 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 9,000.00 feet and to which beginning a radial line bears North 12°32'20" West;
Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 770.40 feet through a central angle of 04°54'16";
Thence North 81°21'17" East along the south line of Interstate 40 a distance of 311.59 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 14,123.95 feet and to which beginning a radial line bears North 07°09'02" West;
Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 279.49 feet through a central angle of 01°08'03" to the True Point of Beginning;
Said parcel contains 839,167 sq. ft. or 19.26462 acres of land more or less.

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

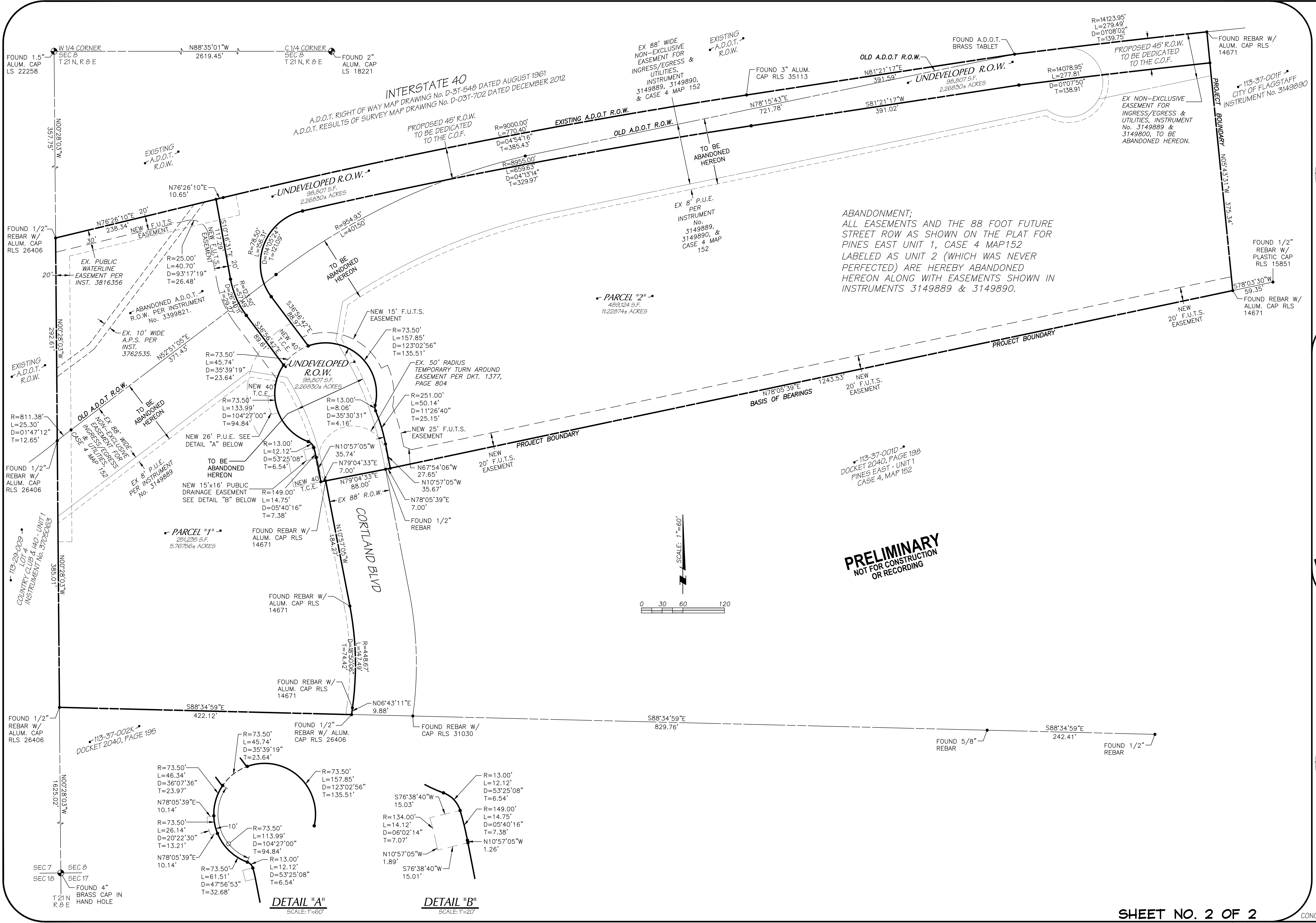
ATTEST: _____ CITY CLERK

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

2/11/22
MES# 20956
THE LOFTS AT CONTINENTAL
FINAL PLAT
Mogollon ENGINEERING & SURVEYING
Mogollon ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING
REVISIONS REVISED PER C.O.F. COMMENTS DATED 2/10/22
PROJECT NO. 20956
FRI SHEET-02.DWG
VERT SCALE: N/A
DRAWN BY: PHE
CHECKED BY: KVH/RDS
DATE: 2/11/22
DESIGNED BY: PHE



ABANDONMENT:
ALL EASEMENTS AND THE 88 FOOT FUTURE STREET ROW AS SHOWN ON THE PLAT FOR PINES EAST UNIT 1, CASE 4 MAP152 LABELED AS UNIT 2 (WHICH WAS NEVER PERFECTED) ARE HEREBY ABANDONED HEREON ALONG WITH EASEMENTS SHOWN IN INSTRUMENTS 3149889 & 3149890.

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

