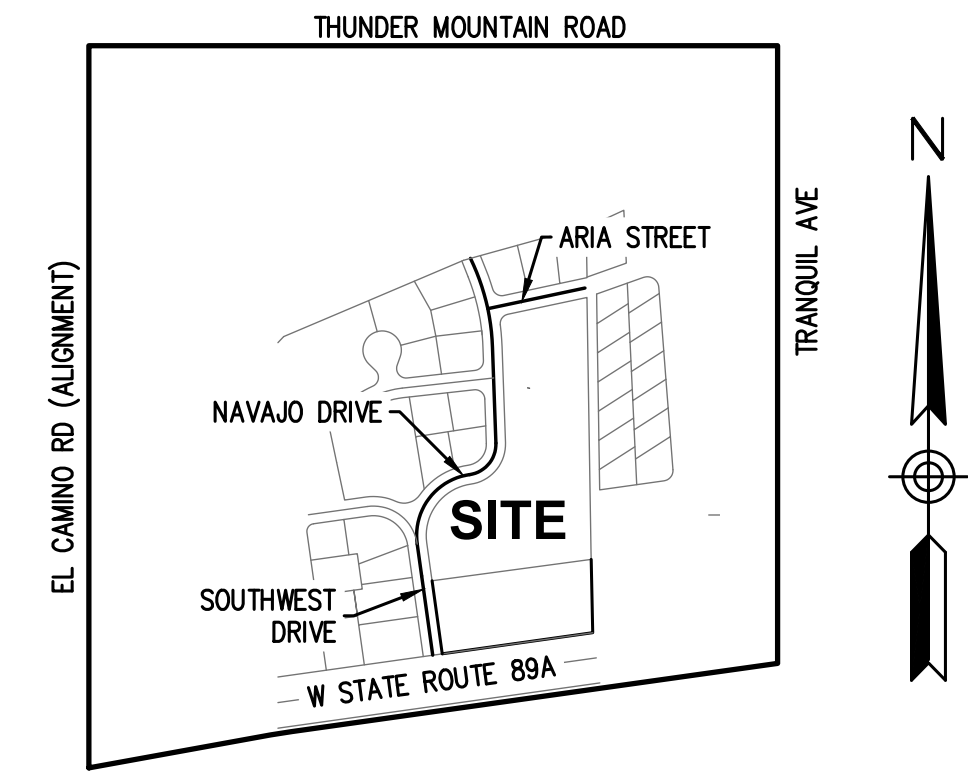


FINAL CONDOMINIUM PLAT

FOR NAVAJO LOFTS

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T17N, R5E OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA
APPLICATION # PZ 24-00004



VICINITY MAP
SW 1/4 SEC 11, T17N, R5E
NTS

DEDICATION

STATE OF ARIZONA }
COUNTY OF YAVAPAI } SS

KNOW ALL MEN BY THESE PRESENTS: THAT MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "NAVAJO LOFTS", A CONDOMINIUM LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, G&SR&M, YAVAPAI COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NAVAJO LOFTS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARIES OF THE CONDOMINIUM AND THE LOCATION AND DIMENSIONS OF THE BOUNDARIES OF THE UNITS, BUILDINGS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH UNIT OR BUILDING, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY, ON SAID PLAT.

MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SEDONA FOR USE AS SUCH AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, A PUBLIC DRAINAGE EASEMENT, AND A CONTROLLED VEHICULAR ACCESS EASEMENT OVER TRACT "A" WHICH WILL BE OWNED AND MAINTAINED BY THE NAVAJO LOFTS CONDOMINIUM ASSOCIATION. ALL OTHER EASEMENTS ARE HEREBY DECLARED FOR THE PURPOSES SHOWN HEREON. TRACT "A" IS INTENDED FOR PARKING AND OPEN SPACE. TRACTS "B" & "F" ARE INTENDED AS OUTDOOR SHARED SPACE. TRACT "C" IS INTENDED AS COMMUNITY OFFICE, GAZEBO, AND COMMUNITY POOL. TRACT "D" IS INTENDED AS A MULTI-USE SHARED PATH. TRACTS "E", "G", & "H" ARE INTENDED AS FRONT YARD SPACE.

MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, ACKNOWLEDGES THE FOLLOWING RESTRICTIVE COVENANTS:

1) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL;

2) AND THAT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF SEDONA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS TO PREVENT HIM OR THEM FROM SO DOING AND TO RECOVER DAMAGES FROM SUCH VIOLATIONS. ANY PERSON OR PERSONS OR THE CITY OF SEDONA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

THERE HAS BEEN OR IS BEING RECORDED HERE A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS (CC&R'S) FOR "NAVAJO LOFTS", A CONDOMINIUM, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF: MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE AFFIXED AS THE SAME TO BE ATTESTED BY SIGNATURE, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

BY: _____ DATED _____, _____, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF YAVAPAI } SS

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF MKC HOLDING, LLC AND ACKNOWLEDGED THAT HE AS MANAGING MEMBER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVAL:

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SEDONA, ARIZONA ON THIS _____ DAY OF _____, 20____.

BY: _____ DATED: _____
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED BY THE MAYOR, CITY ENGINEER, AND THE CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA ON THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____ CITY CLERK
MAYOR

BY: _____ DATED _____
CITY ENGINEER

APPROVED BY THE SEDONA FIRE DEPARTMENT, ARIZONA ON THIS _____ DAY OF _____, 20____.

BY: _____ DATED: _____
SEDONA FIRE DEPARTMENT

NOTES:

- A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNER ASSOCIATION SHALL MAINTAIN ALL TRACTS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF ARIZONA WATER WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

SURVEYOR'S NOTES:

- ALL HORIZONTAL BUILDING TIES TO THE PROPERTY LINES ARE MEASURED PERPENDICULAR TO THE UNFINISHED EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDING.
- THE BOUNDARIES OF EACH UNIT ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, FLOOR (WITHOUT SLAB) AND THE UPPER BOUNDARY BEING THE CEILING OF THE UNIT. EACH UNIT SHALL INCLUDE ANY DOOR AND WINDOW WITHIN THE PERIMETER WALL OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE BETTER DESCRIBED IN THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAVAJO LOFTS, A CONDOMINIUM, TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.
- THE LOCATION AND THE DIMENSIONS OF THE UNITS AS SHOWN ON THIS PLAT ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BOUNDARIES OF THE UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS SHOWN ON THIS PLAT.
- THE DIMENSIONS OF UNIT BOUNDARIES ARE SHOWN ON SHEET 3.
- HORIZONTAL DIMENSIONS SHOWN HEREON ARE TO EXTERIOR SURFACES OF THE PERIMETER WALLS AND/OR CENTER OF ANY DEMISING WALLS OR UTILITY ROOM. VERTICAL DIMENSIONS SHOWN HEREON ARE FROM THE TOP OF FLOOR SLAB TO THE BOTTOM OF WOOD ROOF TRUSS.
- TRACT B & F AREA CALCULATIONS EXCLUDE TRACTS A, C, D, E, G & H. SAID EXCLUDED TRACTS INCLUDE: ROADWAYS, PARKING AREAS, BUILDING FOOTPRINTS, PATIOS, DRIVEWAYS, SIDEWALKS, FRONT YARDS, POOL, GAZEBO, OFFICE, MULTI-USE PATH, SEWER EASEMENT AND OTHER SIMILAR AREAS.
- DEPTH OF PATIO/YARD IS TO FACE OF WALL.

LEGAL DESCRIPTION

YAVAPAI COUNTY RECORDER DOC NO. 2019-0036008

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SW1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA LYING NORTH OF U.S. HIGHWAY 89A PER ADOT PLAN PROJECT S-366-709 RECORD ADOT-[RA] AND SOUTHEAST OF THE SOUTHWEST CENTER SUBDIVISION, BOOK 17 MAPS & PLATS, PAGE 16, YAVAPAI COUNTY RECORDER {YCR} RECORD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, A FOUND BLM BRASS CAP: THENCE NORTH 76°30'51" EAST 1351.90 FEET (N 76°47'44"E 1351.83 FEET RA, TO STATION 977+47.98 RHT 63.22 BASS OF BEARINGS RA) TO A FOUND 1/2 INCH REBAR NO IDENTIFICATION, TO WHICH A STAINLESS STEEL CAP LS 32230 WAS ADDED;

THENCE NORTH 01°10'20" WEST 2.80 FEET TO A SET 1/2 REBAR WITH ALUMINUM CAP LS 32230 ON THE NORTH RIGHT OF WAY OF SAID HWY 89A RA;

THENCE NORTH 01°10'20" WEST 206.90 FEET (N 00°57' W 209.6 FEET RECORD L=[R1] BOOK 4389, PAGE 514, YCR TO A FOUND 1/2 INCH REBAR WITH CAP LS 29263 AT THE NORTHWEST CORNER OF R1 AND THE POINT OF BEGINNING;

THENCE NORTH 00°54'36" WEST 666.06 FEET (N 00°57' W PER PLAT HARMONY HILLS SUBDIVISION, BOOK 9 OF MAPS & PLATS, PAGE 1, YCR=[RP], N 00°56' W R) TO A FOUND 1/2 INCH REBAR, NO IDENTIFICATION, TO WHICH A STAINLESS STEEL CAP LS 32230 WAS ADDED;

THENCE SOUTH 78°00'15" WEST 210.61 FEET (S 77°54'35" W 211.6 R) TO A SET 1/2 INCH REBAR WITH ALUMINUM CAP LS 32230;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°56'46", A CHORD BEARING SOUTH 35°14'54" WEST A DISTANCE OF 34.08 FEET, AN ARC LENGTH OF 37.50 FEET (37.27 FEET R) TO A FOUND 1/2 INCH REBAR WITH BRASS TAG LS 27253;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 599.37 FEET, A CENTRAL ANGLE OF 05°30'22", A CHORD BEARING SOUTH 04°30'13" EAST A DISTANCE OF 57.58 FEET, AN ARC LENGTH OF 57.60 FEET (57.55 FEET R) TO A FOUND 1/2 INCH REBAR WITH CAP LS 27253;

THENCE SOUTH 02°03'26" EAST 249.78 FEET (S 01°59'45" E 250.00 FEET R) TO A FOUND 1/2 INCH REBAR WITH BRASS TAG LS 27253;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 83°47'36", A TANGENT LENGTH OF 94.20 FEET, A CHORD BEARING SOUTH 39°58'03" WEST A DISTANCE OF 140.24 FEET, AN ARC LENGTH OF 153.56 FEET (153.94 FEET R) TO A FOUND INCH REBAR WITH NO IDENTIFICATION, TO WHICH A STAINLESS STEEL CAP LS 32230 WAS ADDED;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 90°00'00", A TANGENT LENGTH OF 135.00 FEET, A CHORD BEARING SOUTH 37°02'07" WEST A DISTANCE OF 190.92 FEET, AN ARC LENGTH OF 212.06 FEET (212.06 FEET R) TO A FOUND 1/2 INCH REBAR WITH BRASS TAG LS 27253;

THENCE SOUTH 07°56'28" EAST 84.16 FEET TO A FOUND SPIKE, NO IDENTIFICATION, TO WHICH ALUMINUM TAG LS 32230 WAS ADDED;

THENCE NORTH 82°21'06" EAST 419.96 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

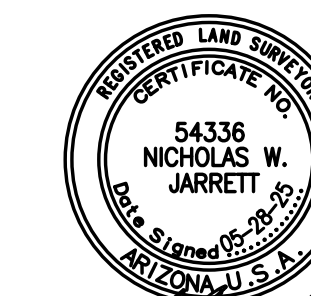
SHEET 1	COVER
SHEET 2	BOUNDARY, TRACTS, DWELLING OUTLINES, EASEMENTS, AND TRACT 'A' DIMENSIONS
SHEET 3	DWELLING DIMENSIONS/DETAILS

TRACT	USE	TOTAL SQFT	TOTAL ACRES	AVERAGE SQFT PER UNIT	AVERAGE ACRES PER UNIT
A	ROADWAY AND OPEN PARKING	24,591	0.564	NA	NA
B	LANDSCAPE, OPEN AREA, DRAINAGE, AND BACK YARDS	36,901	0.847	615	0.014
C	POOL, OFFICE, GAZEBO, AND OPEN AREA (SHOWN)	1,499	0.034	25	0.001
D	TRAIL AND PEDESTRIAN ACCESS EASEMENT	7,037	0.161	NA	NA
E	LANDSCAPE, FRONT YARDS, DRIVEWAYS, AND OPEN AREAS	8,086	0.186	135	0.003
F	LANDSCAPE, OPEN AREA, DRAINAGE, AND BACK YARDS	16,956	0.389	282	0.006
G	LANDSCAPE, FRONT YARDS, DRIVEWAYS, AND OPEN AREAS	11,864	0.272	198	0.004
H	LANDSCAPE, FRONT YARDS, DRIVEWAYS, AND OPEN AREAS	12,617	0.289	210	0.005
TOTALS (BASED ON 60 UNITS)		119,551	2.744	1,465	0.033

SURVEYOR'S CERTIFICATE:

I, NICHOLAS W. JARRETT, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS MAP OR PLAT IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2022; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT ALL MONUMENTS SHOWN EXIST AS OF THE DATE HEREON AND, ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.

NICHOLAS W. JARRETT
ARIZONA R.L.S. 54336



Nicholas W. Jarrett

1955 S. Val Vista Dr., Ste 121
Mesa, AZ 85204
Ph: (480) 553-9433
landcorconsulting.com



NAVAJO LOFTS
FINAL CONDOMINIUM PLAT
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:

INFO:
PZ 24-00004 (SUB)

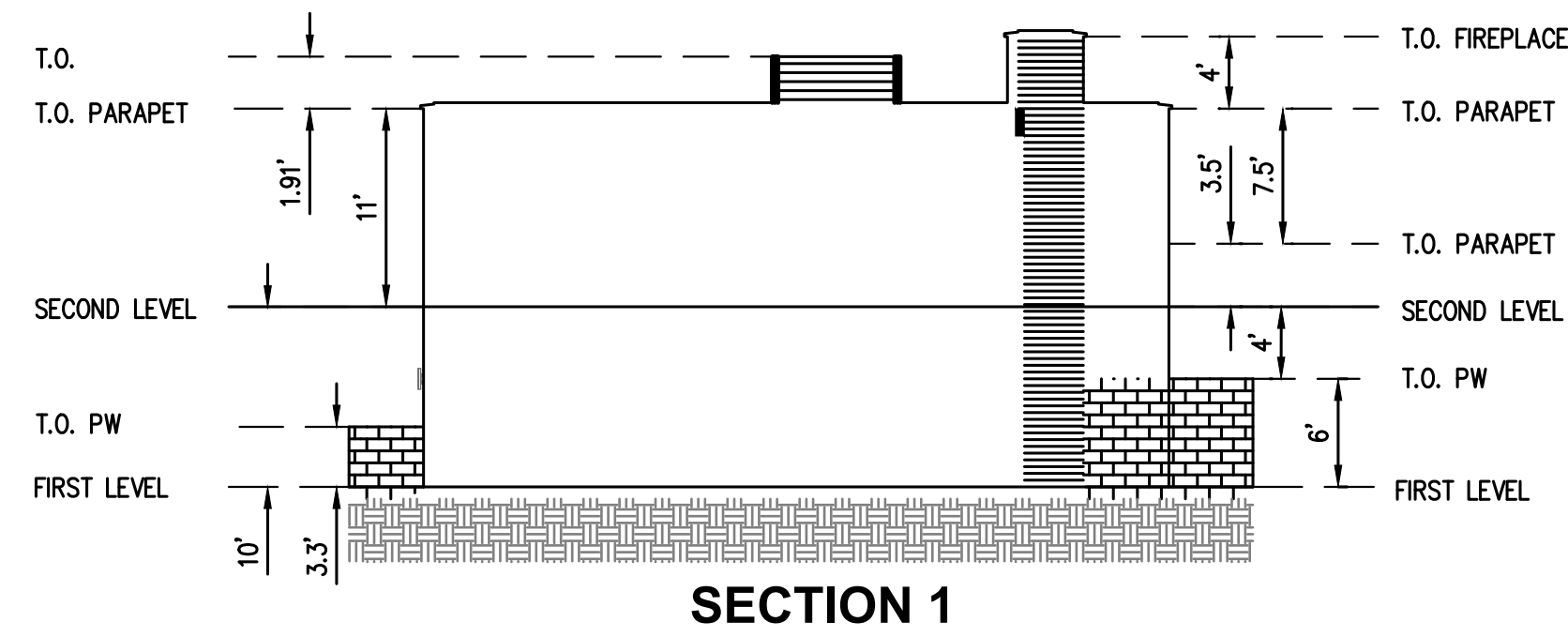
COVER

DATE: 5-28-25

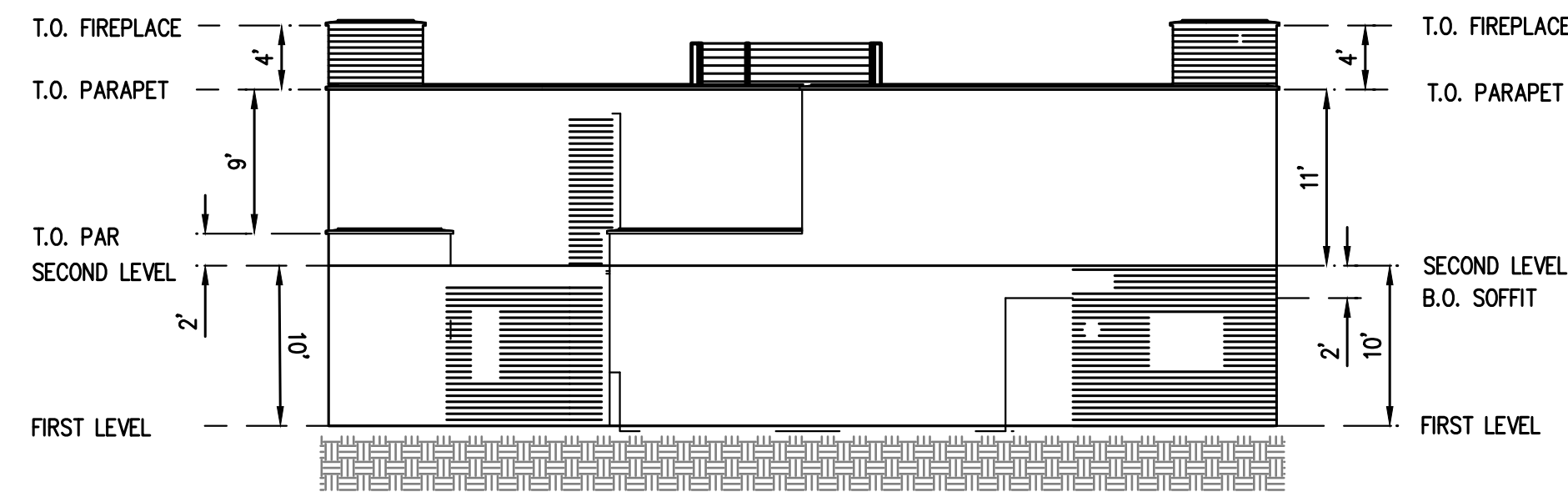
PROJ. #: 1763

SHEET

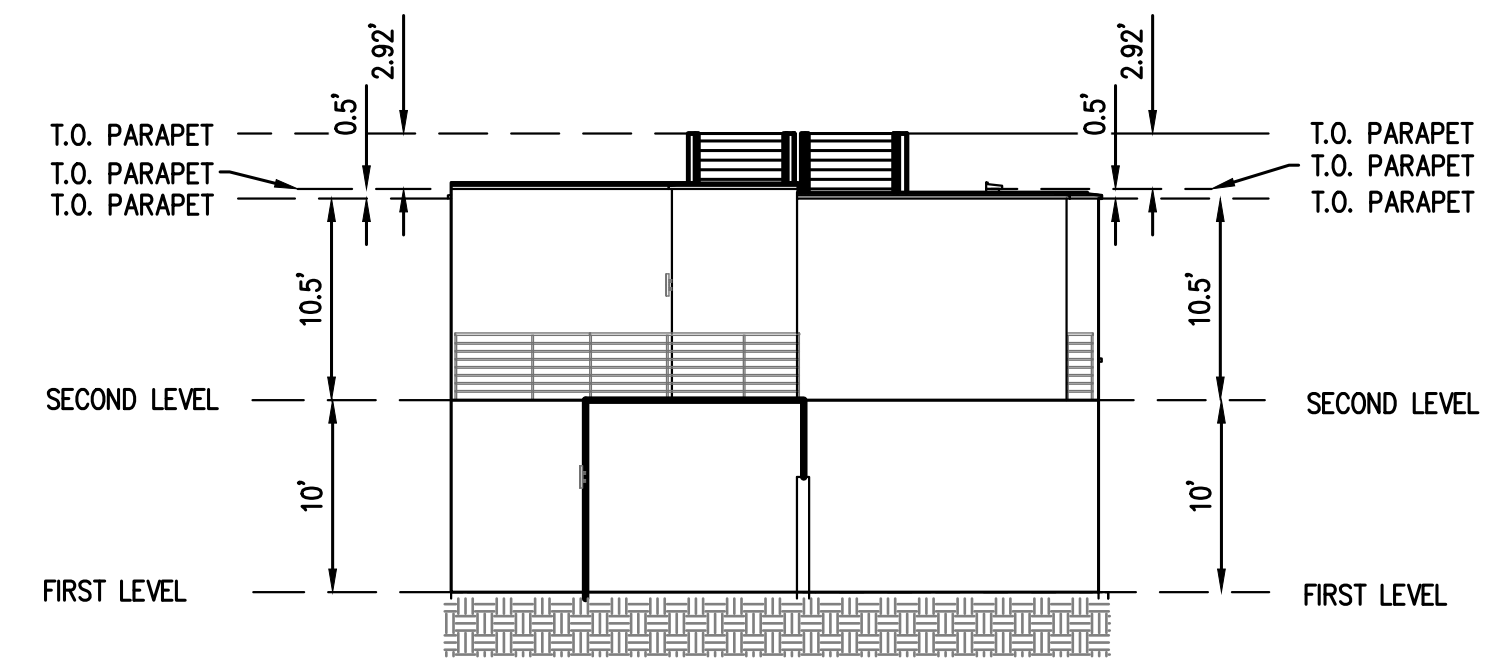
1 OF 3



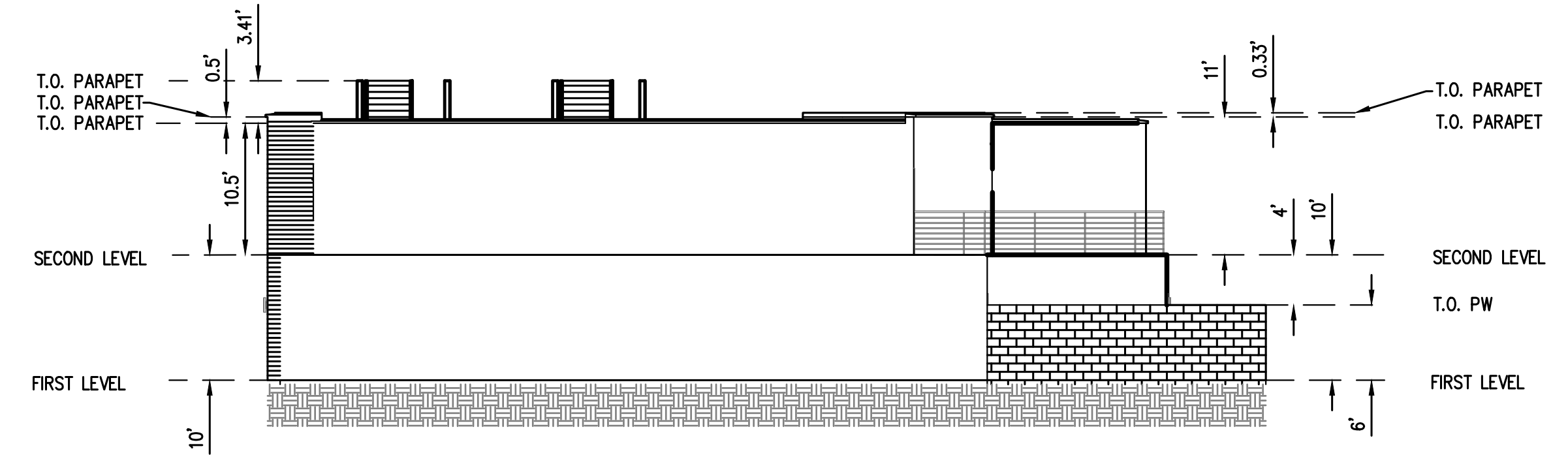
SECTION 1



SECTION 2



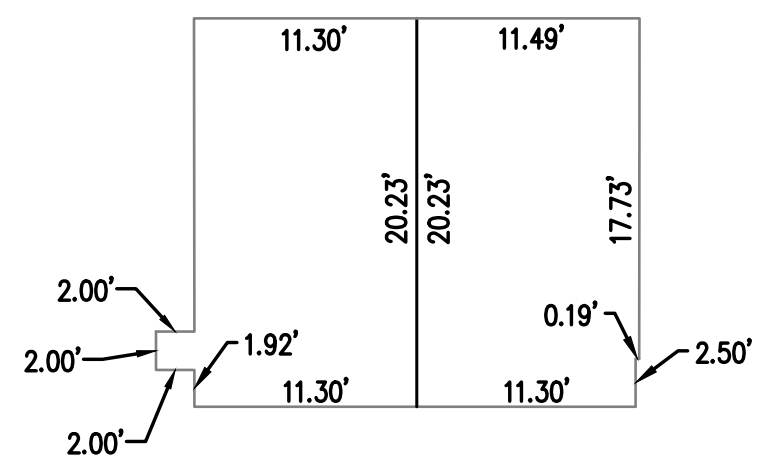
SECTION 3



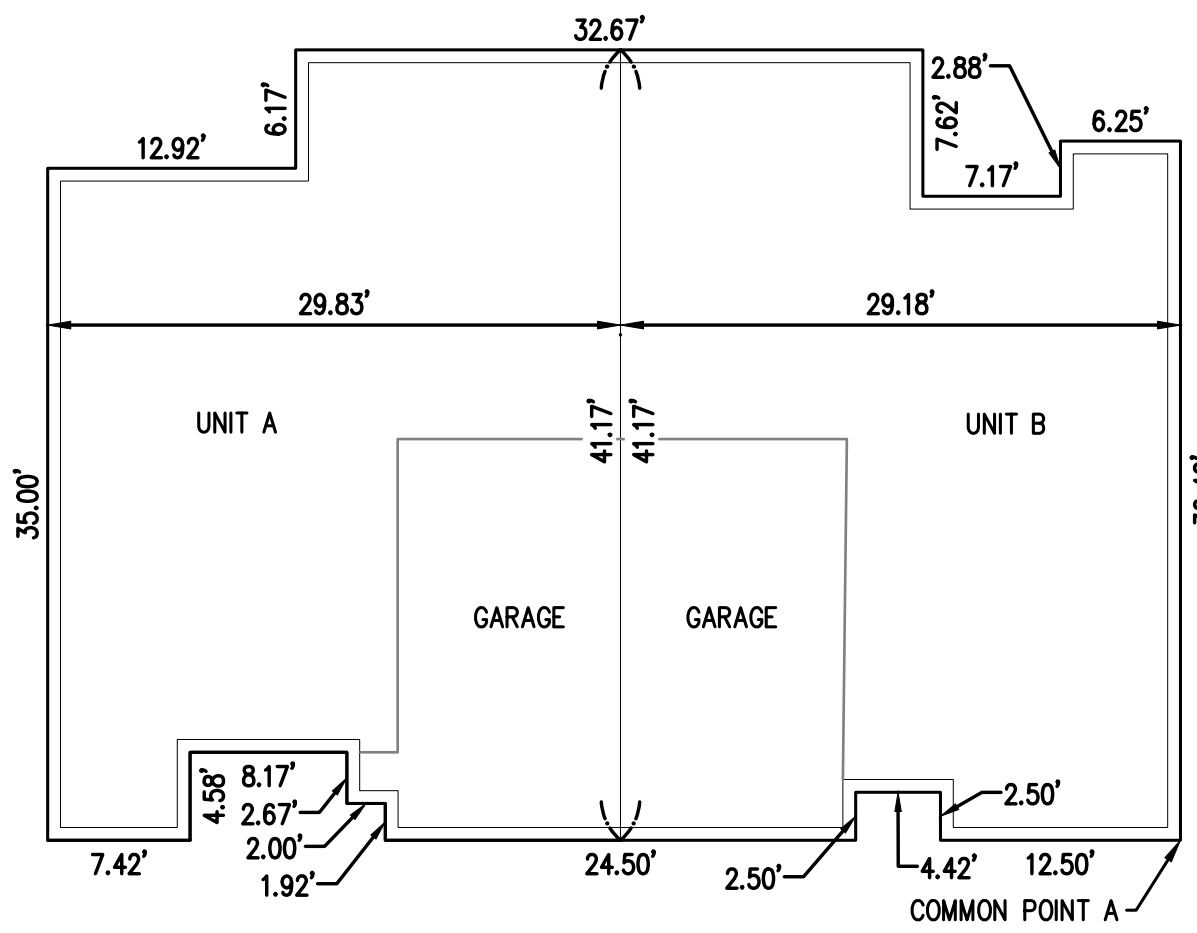
SECTION 4

NOTE:

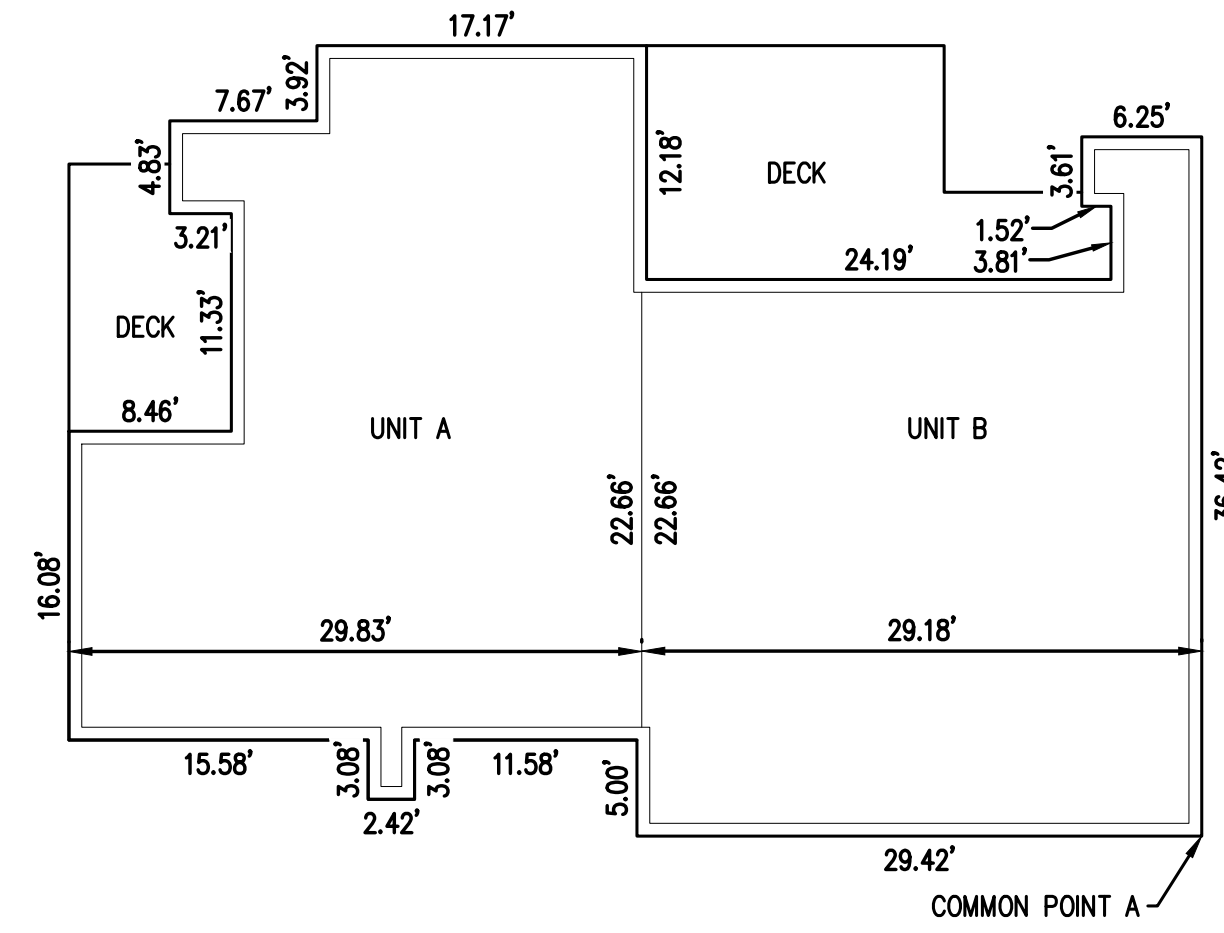
THE TOP FLOOR UNIT WALL DIMENSIONS DEPICTED HEREON FOR UNITS C & D OVERLAP THE BOTTOM FLOOR UNIT WALL DIMENSIONS DEPICTED HEREON FOR UNITS C & D. COMMON POINTS FOR UNITS SHOWN HEREON ARE DISPLAYED FOR REFERENCE.



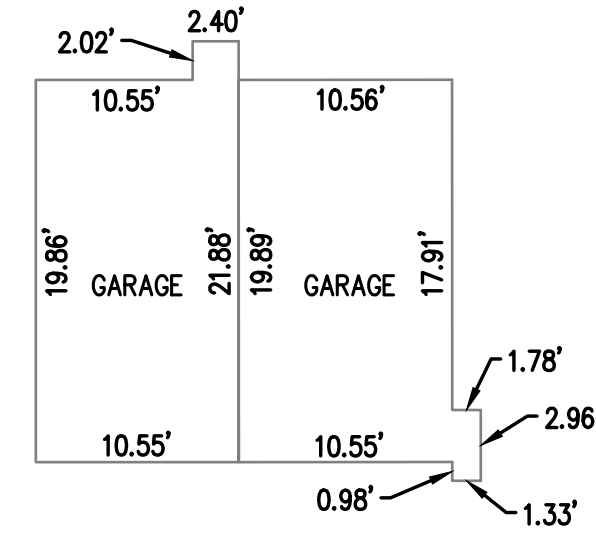
GARAGE INTERIOR WALL DIMENSION



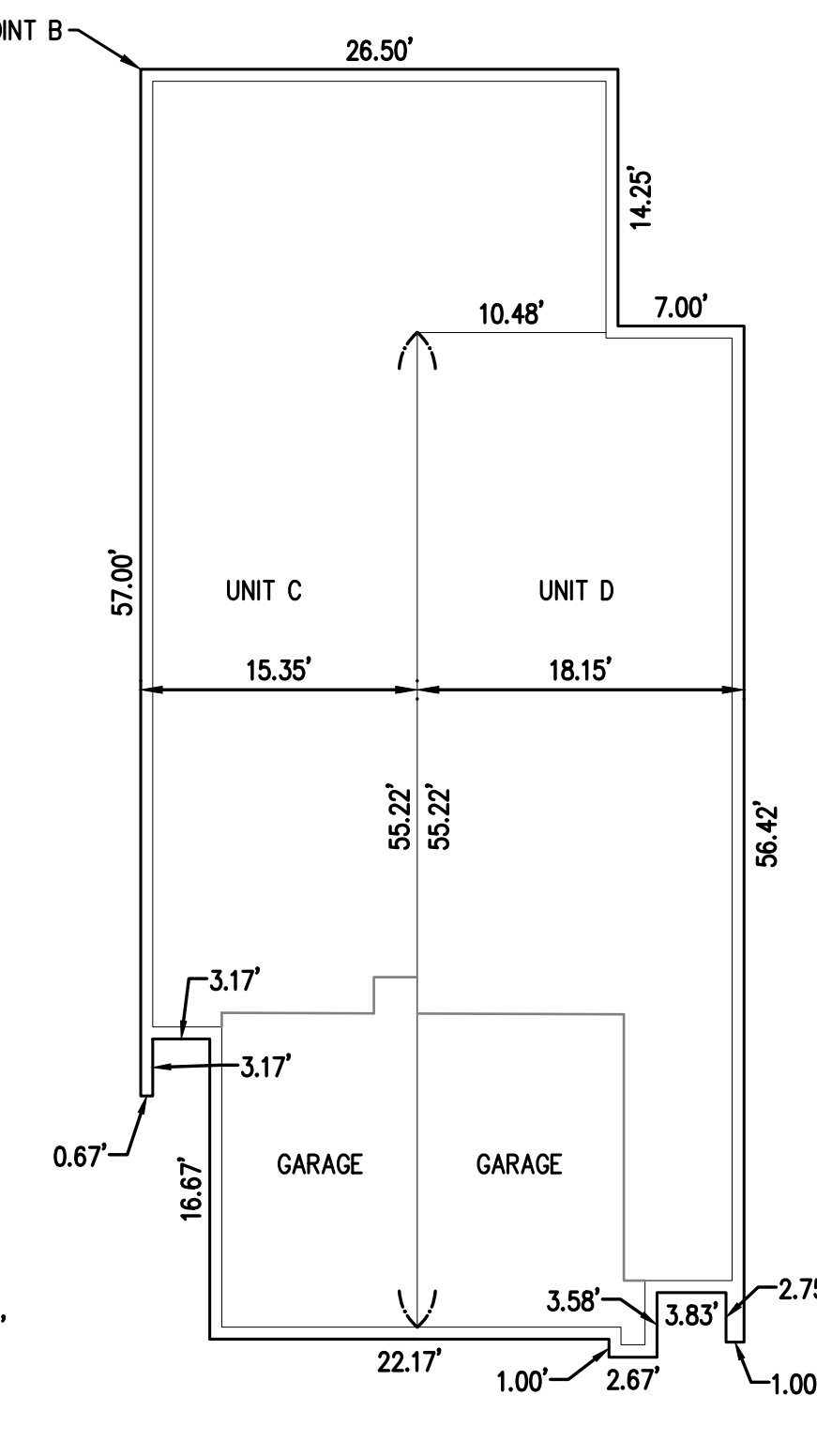
FIRST FLOOR EXTERIOR WALL DIMENSION



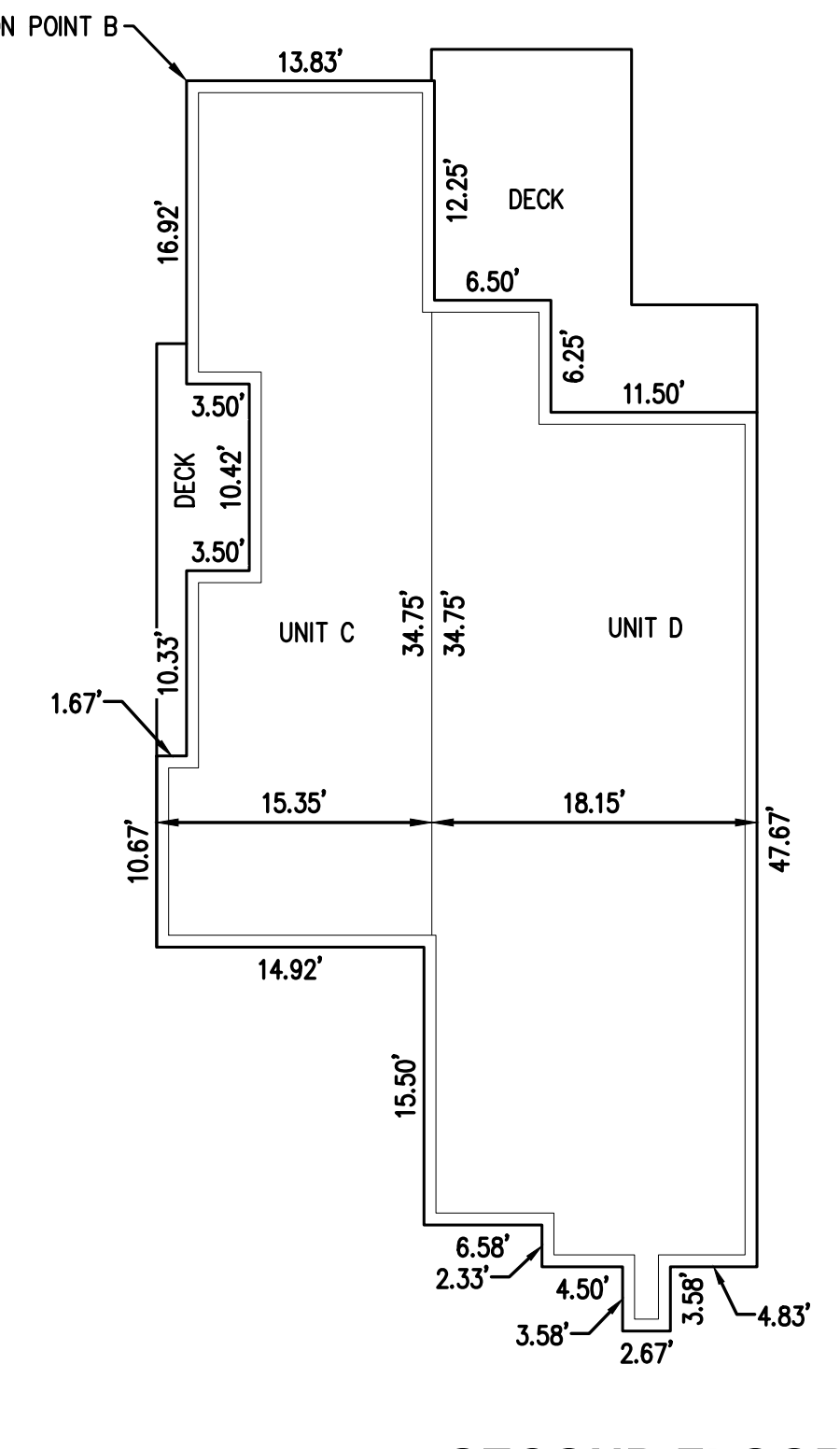
SECOND FLOOR EXTERIOR WALL DIMENSION



GARAGE INTERIOR WALL DIMENSION



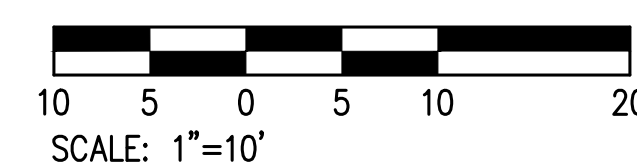
FIRST FLOOR EXTERIOR WALL DIMENSION



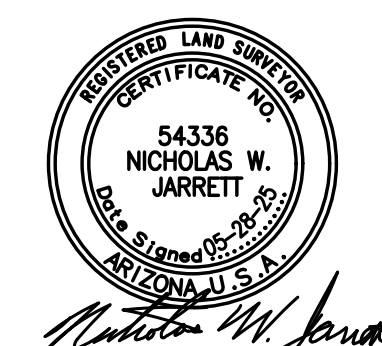
SECOND FLOOR EXTERIOR WALL DIMENSION



UNITS A & B



UNITS C & D



DATE:	
INFO:	PZ 24-00004 (SUB)

DWELLING DIMENSIONS & DETAILS

DATE: 5-28-25

PROJ. #: 1763

SHEET
3 OF 3