

Project Application

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City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

- | | | | |
|---|--|--------------------------------------|---|
| <input checked="" type="checkbox"/> Conceptual Review | <input type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

Project Information	Project Name	NAVAJO LOFTS		
	Project Address	10 NAVAJO DR. SEDONA, AZ. 86336	Parcel No. (APN)	408-24-536B
	Primary Contact	Sergio Valencia	Primary Phone	602-875-6221
	Email	sergio.valencia@kontexture.com	Alt. Phone	
	Address	3334 N. 20th St.	City/State/ZIP	Phoenix, AZ. 85016
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	THE NAVAJO LOFTS PROJECT WILL CONSIST OF THIRTY (30) NEW DUPLEX BUILDINGS PLACED ON THE PROPERTY LOCATED AT 10 NAVAJO DR. SEDONA, ARIZONA 86336. TWO (2) BUILDING TYPES. BLDG. OPT. 1 WILL CONSIST OF 2,259 SQ. FT. BUILDING OPT. 2 WILL CONSIST OF 2,285 SQ. FT. EACH UNIT WILL HAVE AN ENCLOSED TWO (2) AND ONE (1) CAR GARAGE AND STORAGE.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Kontexture, LLC.	Contact Name	Daniel Istrate
	Project Role	Principal	Primary Phone	602.875.6221
	Email	daniel.istrate@kontexture.com	Alt. Phone	
	Address	3334 N. 20th St.	City/State/ZIP	Phoenix, AZ. 85016
Contact #2	Company	MK Company, Inc.	Contact Name	Keith Holben
	Project Role	CEO	Primary Phone	480.998.2803
	Email	kh@mkcompany.com	Alt. Phone	
	Address	15010 N 78th Way. Ste 109	City/State/ZIP	Scottsdale, AZ. 85260
Contact #3	Company	MTH Morgan Taylor Homes	Contact Name	Morgan Fisher
	Project Role	Architectural Manager	Primary Phone	602.622.4664
	Email	morgan@morgantaylorhomes.com	Alt. Phone	
	Address	10045 E. Dynamite Blvd. Ste F200	City/State/ZIP	Scottsdale, AZ. 85262

Letter of Intent for Proposed Development**10 Navajo Drive****Project Name: Navajo Lofts****Applicant/Project Owner: Kontexture, LLC. / MKC Holdings, LLC.**

July 14th, 2021.

Cari Meyer, Planning Manager
Community Development.
102 Roadrunner Drive.
Sedona, Arizona. 86336-3710

Dear Ms. Meyer:

The purpose of this letter of intent to pursue land use and related approvals for the development of the 4.50 acre (196,020 square feet) property in the City of Sedona, Arizona at 10 Navajo Drive (APN: 408-24-536B), currently owned and operated by MKC Holdings, LLC.

INTRODUCTION.

On behalf of property owners, Applicant, **MKC Holdings, LLC.** proposes the Navajo Lofts project, a residential home community, comprised of two types of buildings and 4 types of rental Units/Homes, Recreational and ADA Vehicle spaces, and other community amenities servicing the development's residents and visitors.

The property includes approximately 4.50 acres and is in an incorporated area of Yavapai County on the north side of State Route 89A, less than 1 mile from Sedona City Hall. Navajo Lofts is one of the largest plots of undeveloped, privately owned land in the Sedona area. Surrounded by Commercial and Residential lots. It is accessed through a private's roads.

The property owners are MKC Holdings, LLC. MKC Holdings, LLC has occupied the property since 2019. Applicant proposes the development of a residential community that will offer much needed moderately priced housing. A wide array of high end amenities will be offered on site including clubhouse(s), offices, BBQ grills and picnic tables, Dog Park, Gazebo, and bicycle racks all over the lot for convenience of the residents and their visitors.

PURPOSE OF REQUEST.

The purpose of this request is to seek an Overall approval of the Development at the subject site, in order to provide for the uses, development standards, and other criteria proposed at Navajo Lofts through this Letter of Intent.

PROJECT DESCRIPTION.

The Parcel includes 4.50 of mostly of raw land. We are proposing to construct two (2) types of building, each building will be a story mixed-use building serving the residents, with a total of 30 buildings, 60 rental units, approximately 68,400 square feet of ground-floor residential space.

Significant open space will be preserved and maintained for the benefit of residents and visitors, approximately 17,500 S.F. of Open Space, including a Dog Park area in the South of the property. A View corridor, walking paths, dedicated public trail / bikeway, and park areas will allow residents and visitors to enjoy the natural beauty of the site and the surrounding area. No age limitations will be imposed. Buildings will be dictated by the natural landscape and existing topography. Open space will be expansive and provide a natural, open feel within the community. The property and amenities will be owned and maintained by Owner.

Residential sites will vary from 35 to 60 feet wide and 46 to 80 feet deep. Aesthetic design of models will be carefully selected to maintain a look and feel compatible with the natural beauty of the site and surrounding area. Careful standards related to condition/type/design of homes will be imposed to establish and uphold the community’s value and appearance.

PROJECT LAYOUT

The North drive frontage of the Project will be for residential purposes only. The East Navajo drive side of the Project will be entirely residential (two stories at the street level), including private garage entries for every single residential unit. The offices, gazebo, parking structure architecture and façade is designed to integrate and blend with the residential component.

Our design will be integrated with the surroundings by having landscaping around the residences that are harmonious with the native fauna, along Navajo Drive.

The residents will enjoy private courtyards and amenities such as outdoor seating, grilling areas and gathering spaces that are easily accessible, while maintaining privacy and security.

PROJECT OBJECTIVES AND BENEFITS

The Project will benefit the City of Sedona in the following ways:

- Add 68,368 sq. ft. of new residential space.
- Provide additional employment opportunities to the area.
- Offer a unique housing alternative to this part of Sedona.
- Include desirable lifestyle and community amenities.
- Allow for a live-work relationship with the surrounding area.
- Provide the community with new residents who will work and shop in the area.

The Project will invigorate the Yavapai County Neighborhood, provide additional housing diversity that complements the eclectic make-up of the neighborhood, create both construction employment opportunities, encourage use of multi-modal transportation options, and activate the streetscape.

PROJECT SPECIFICS

# of Units:	60 Units & 68,400 sq. ft. of residential/housing space.
Location:	10 Navajo Drive
Rental Sq. Ft.:	68,400
Sq. Ft. per Unit:	2,009 SF – Unit A
	2,187 SF – Unit B
	1,866 SF – Unit C
	2,115 SF – Unit D
Offices:	484 SF.

Gazebo:	225 SF
Roadways & Driveways:	37,345 SF
Patios:	10,580 SF
Walkways:	17,552 SF
Start Construction:	Approximately June 2022
Type of Building:	Two-story buildings.
Land Area:	4.50 Acres (169,163 square feet)
Vehicle Parking:	125 vehicle total parking spaces proposed and 5 ADA parking spaces.
Bicycle Parking:	20 bicycle spaces around the property.
Site Access:	Two (2) access thru Navajo Dr. and Aria St. and bikeway connection thru the property from Cantabile St. to Navajo Dr.
Open Space:	17,455 sf (8.90%)
Lot Coverage:	69,077 sf (40.83%)
Total Coverage:	134,554 sf (79.54%)

The Project will be accessed from both West of Navajo Drive and North of Aria Street. Lot is close to state route 89A and is considered a “Highly Walkable” area.

RESIDENTIAL SPECIFICS

The Project anticipates attracting a mix of residents including urban families, professionals, empty nesters, and active seniors. The units will include high-quality features and amenities.

Unit Mix:	53 two-bedroom	–	88.33%
	7 three-bedroom	–	11.67%

APARTMENT FEATURES:

- Professionally designed interiors
- Distinctive floors plans
- 8’-6” foot ceilings
- Parking Garage
- Quartz or granite countertops
- Upgraded appliances
- In-unit washers and dryers
- Private patio/balcony

COMMUNITY AMENITIES:

- On-site leasing office
- Clubhouse
- Pool and Gazebo.
- Bicycle Racks
- Three private courtyards
- 10’ Public trail/Bikeway that connects Cantabile St. with Navajo Dr.

COMPLIANCE WITH EXISTING PLANS:

The Project complies with Sedona Land Development Code (LDC) Requirements pertaining to building height, location, orientation, setbacks, massing, articulation, and materials; parking and circulation; and the aesthetics of landscaping, open space, lighting, colors, windows, entrances.

SITE CONDITIONS:

Currently zoned commercial. The site is bordered by Southwest Drive and Navajo Drive to the West of the property, Aria Street to the north of the property, Symphony way to East and to the South there is a zoned commercial property, with APN: 408-24-536C. Commercial properties lots are located

across west of Southwest Drive. Commercial properties lots are located across west of Navajo Drive. Commercial properties are located crossing to the North of Aria Street, and residential properties lots are located crossing East of Symphony way. beautiful Red Rock views can be seen at the North of property. The terrain is populated with lush vegetation which will form the basis of the landscape plan; existing trees to be repurposed where appropriate.

ACCESS AND CIRCULATION:

Navajo Lofts is conveniently located almost adjacent to SR 89A, North of SR89 A, south of Aria Street, and is accessed through Navajo drive or Aria Street. Primary access will be provided through Navajo drive. An emergency/secondary access entrance will be located along the north property border adjacent to Aria Street. There will be two (2) interior streets constructed as provided in the preliminary site plan; these will remain private and shall be maintained by property owner(s). Also, there will be a 10-foot public trail / Bikeway, that we are going to dedicate a public easement, that connects Cantabile Street with Navajo drive.

RELATIONSHIP TO SURROUNDING PROPERTIES

Navajo Log is surrounded by, on its majority, commercial properties lots to the South, West and North of the site, residential zoned lots are located to the East of the property lot. As illustrated on the Preliminary Site the buildings bordering neighboring residential property will have varied building setbacks, all of which are significantly greater than the minimum setback requirements. These setbacks improved with careful landscaping will maximize privacy for neighbors. The target market for these apartments will be residents seeking long term rental housing. Short term vacation rentals will be prohibited, thereby reducing turnover and noise that can sometimes accompany short term occupancy.

UTILITIES AND SERVICES

The property is located in an area where all necessary utilities for the project exist. Water is available from Arizona Water Company on three sides of the property. Sewer is available from the City of Sedona and is located along Navajo Drive and Aria Street. Power is available from APS and exist within the site. All utilities will be placed underground as part of this proposal. Trash/Recycling will be available from Waste Management.

SITE PLAN.

A Preliminary Site Plan is included with this Application which outlines the prospective locations of the residence units, Pool, Gazebo, Offices, internal parking spaces, internal walking paths, internal roads and property access, major amenities, open space, and related uses. A Final Site Plan, generally consistent with the Conceptual Land Use Plan, will be provided at the time of submittal for development permits.

DEVELOPMENT STANDARDS.**BUILDING HEIGHT**

- The proposed building height of 2 stories complies with the district requirements of not being higher than 22' - 0", meeting the minimum required height and not exceeding the maximum permitted height.
- We comply with the Light Reflectance Vale requirement specified on this LDC. The maximum LRV of the proposed colors is 19% of reflectance.

BUILDING LOCATION AND ORIENTATION.

- The primary residential entrances for the Project address both West of Navajo drive and North of Aria Street.

- Project walkways connect to public sidewalks, paths, and public trail.

SETBACKS

- Proposed setbacks of 10 feet along the property, also proposing a 5' Landscape setback around the lot.

PARKING AND SERVICE AREAS; CIRCULATION

- The off-street parking and service areas adequately address the city requirements for visual screening, lighting.
- Plentiful bicycle parking is located throughout the Project for resident use, and for temporary visitor bicycle parking.

BUILDING MASSING AND ARTICULATION

- The building mass respects, and compliments views identified on the Views of City of Sedona.
- The residential units have floor elevations that properly respond to the existing grades of the Project's Site
- Visual termination at the top of the building is a cornice element applied to the parapet walls.
- Rooftop equipment is screened by walls.

MATERIALS AND COLORS

- Light Reflectance Value (LRV) percentages meet the Land Development requirements at residential uses.
- High quality, durable, low maintenance exterior building materials are being used.
- Colors and building textures are consistent with surrounding properties and are typical for urban projects.

PROJECT TEAM:

This is a joint effort between MKC Holdings, LLC. And Morgan Taylor Homes.

Architect:	Kontexture, LLC.
Civil Engineering:	Landcor Consulting.
Landscape Design:	Killip Land and Planning, LLC.
Structural Engineering:	Arizona Structural Engineering Group.
Mechanical Engineering:	Ardebili Engineering, LLC.

Sincerely,



Daniel Istrate, AIA.
Principal

**MKC Holdings, LLC
15010 N 78th Way, Suite 109
Scottsdale, AZ 85260
Tel: 480-998-2803**

August 12, 2021

Cari Meyer
City of Sedona
102 Roadrunner Drive
Sedona, AZ

RE: PZ21-00007 Navajo Lofts

Dear Cari,

I am providing responses to the following items from staff comments.

4) Citizen Participation Plan.

We will engage in a process for the Citizen Participation Plan as follows.

- **Send via mail, the project site plan and elevations to all property owners with a buffer zone not less than 300' from the property. This letter will outline our request to the City of Sedona, provide key project information and provide our email and phone number to provide specific questions or input. The letter will provide an invitation to a web call for a virtual project presentation in lieu of an in-person meeting(s).**
- **Based on citizen comments, we will evaluate the context of those comments relative to the site plan, elevations, and overall project request.**
- **If appropriate to meet the community/neighborhood comments and consistent project needs, we will make plan and/or application revisions. Any plan revisions will be communicated to the interested parties and the City of Sedona.**
- **Provide a written report to include citizen contacts and key discussion points to City of Sedona staff.**

5) Proposed Density.

- **The proposed density is only slightly over 12 units per acre, or a total of 6 units for the project.**
- **Navajo Lofts provides key housing designed for the immediate community as a Townhouse project.**
- **Navajo Lofts complements the diversity of multi-family housing projects recently completed or planned, such as Pinon Lofts and Sunset Lofts as a different product type to meet community needs that is "step up" product from traditional multi-**

family. The project contains attached garages for all units, a single common wall between each unit, small private yards, and larger unit types than other multi-family projects in Sedona. These amenities provide for a family friendly project conducive to growing families or existing families. (Familial status)

- Navajo Lofts has provided a draft Development Agreement which restricts short term rentals in the community.

6) Site Plans.

- Navajo Lofts will provide sidewalks as requested along Navajo and Aria Streets on the site plan(s).
- Navajo Lofts will provide the 10-foot easement on the plat map for the multi-use trail system to be constructed. Navajo Lofts will construct this section if desired by the City of Sedona at the time of civil improvements with the Development Agreement providing reimbursement for the construction cost to Navajo Lofts.

Engineering Comments

3) Request for Vehicular Connection to Cantabile Street.

- The request for a connection to Cantabile Street (public street) through to a private street and through a private community is inconsistent with safety for the Navajo Lofts community and neighborhood. It would be impractical to make the community build to public street standards. Residents of Navajo Loft will be crossing the interior streets and using the interior circulation paths (sidewalks) in the community which will create conflict with public traffic.

4) Request for vehicular connection to the south property

- Navajo Lofts is not aware of a development proposal of the property to the south. Providing a connection at any location without either a) active development proposal or b) approved site plan creates uncertainty for the project as there is a wide range of uses available under current zoning to the property to the south.

I am happy to discuss these comments or other items concerning the application.

Sincerely,



M. Keith Holben

Manager

MKC Holdings, LLC
15010 N. 78th Way, Suite 109
Scottsdale, Arizona 85260

March 24, 2021

Cari Meyer
The City of Sedona
102 Roadrunner Drive
Sedona, Arizona 86336

SUBJECT: Letter of authorization
to make application for design review and building permits
parcel 408-24-536B

I, Keith Holben Manager of MKC Holdings, LLC as owner of the real property hereby authorize Kontexture, LLC and its associates to apply and sign on my behalf for the purpose of development review application and building permit application for the subject property

Should you have any questions, please contact me by phone 480-998-2803 or by email kh@mkcompany.com.



M. Keith Holben

Exterior Lighting Application
 Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Applicant and Permit Information

Applicant Name:	SERGIO VALENCIA	Permit #:	
Phone:	602-875-6221	Date Rec'd:	
Email Address:	sergio.valencia@kontexture.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

Site Identification

Property Address/Location:	10 Navajo Dr
Parcel Number	408-24-536B
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:	4.5	Acres for Public Right-of-Way:	4.00 0.62
Net Acreage of Site:	5.12	x 70,000 = Total initial lumens permitted*	358,400

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	109,500 Lumens
Lumens: Partially Shielded Fixtures:	N/A
Total Lumens Proposed:	109,500 Lumens.

Applicant Signature

Signature:		Date:	06-29-21
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Exterior Lighting Application
Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer’s product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: Attached Provided with plans (Sheet _____)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
A	N	2	2,700	F	450	3	1,350
A	N	3	1,900	F	600	54	32,400
B	N	2	2,700	F	450	2	900
B	N	3	1,900	F	600	77	46,200
C	N	2	2,700	F	450	2	900
C	N	3	1,900	F	600	42	25,200
D	N	2	2,700	F	450	3	1,350
D	N	3	1,900	F	600	2	1,200
Total Lumens Proposed:							109,500

*Plan key identification in first column must correspond to labeling on site plan

C

ARIA STREET

NAVAJO DRIVE

B

D

408-24-338

408-24-339

5' HEIGHT. ALUMINUM FENCE GATE. TYP.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. OUTDOOR LIGHT AT 8' HEIGHT. SEE CUT SHEET ATTACHED.

26'-0" DRIVEWAY

10'-0" SETBACK OFFICES: 12'-0" x 12'-0"

POOL

5' HIGH ALUMINUM FENCE TYP.
5' HEIGHT. CMU WALL FENCE FOR POOL EQUIPMENT, GRILL AND PICNIC TABLE. TYP.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. OUTDOOR LIGHT AT 8' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. OUTDOOR LIGHT AT 8' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

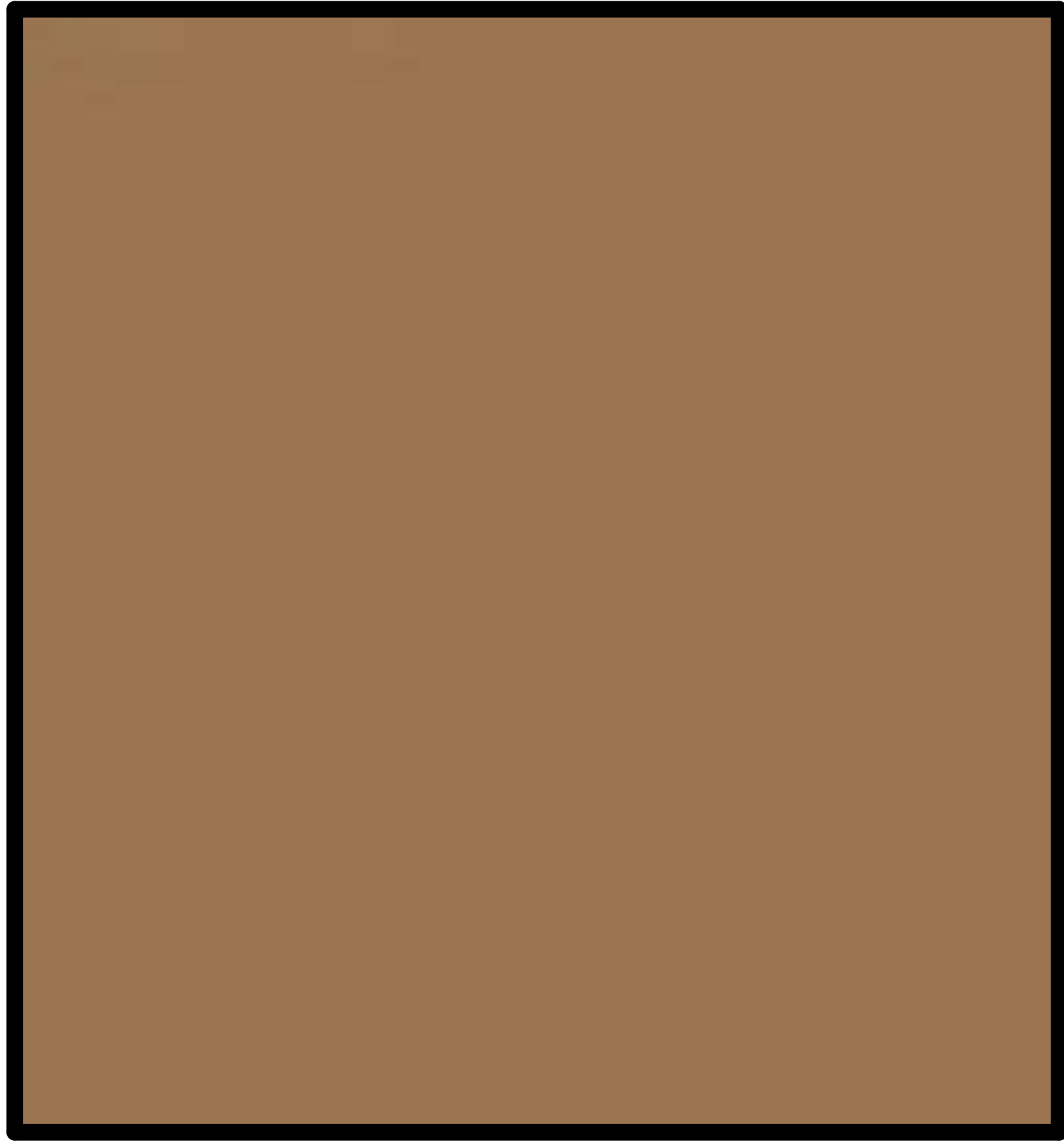
TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

TYP. PARKING LIGHT AT 12' HEIGHT. SEE CUT SHEET ATTACHED.

120'-0"

A





EXTERIOR WALL COLOR

MATERIAL INFORMATION

MATERIAL:
SMOOTH STUCCO FINISH

PAINT:
DUNN-EDWARDS PAINT COLOR
- DE6139 SUMMERVILLE BROWN

LRV: 19

EXAMPLE.

NAVAJO LOFTS

10 NAVAJO DRIVE
SEDONA, ARIZONA 86336

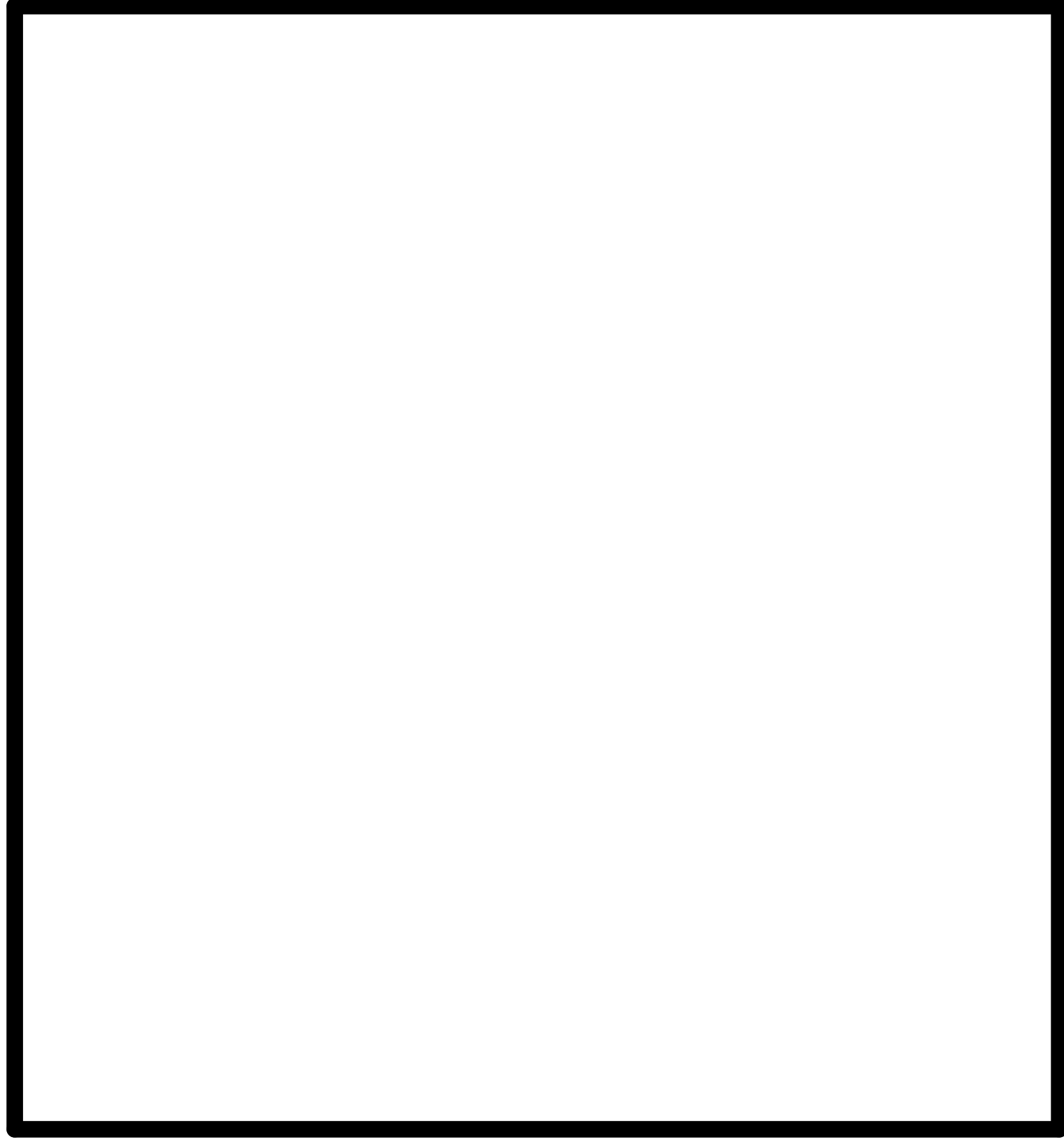
KONTEXTURE

architecture | interiors | urban planning

3334 N. 20TH ST. PHOENIX, AZ. 85016

**MATERIAL
BOARD**

AM0.1



EXTERIOR WALL FINISH
MATERIAL INFORMATION
MATERIAL: VINYL WOOD SIDING.
MANUFACTURER: CERTAIN TEED.
MODEL: MONOGRAM
COLOR: RUSTIC BLEND

NAVAJO LOFTS
10 NAVAJO DRIVE
SEDONA, ARIZONA 86336

KONTEXTURE
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MATERIAL BOARD

AM0.2



PAINTED FASCIA & POPOUTS

MATERIAL INFORMATION

MATERIAL:
VINYL FASCIA AND STUCCO.

PAINT:
DUNN-EDWARDS PAINT COLOR
- DEA002 BLACK

LRV: 04

EXAMPLE.

NAVAJO LOFTS

10 NAVAJO DRIVE
SEDONA, ARIZONA 86336

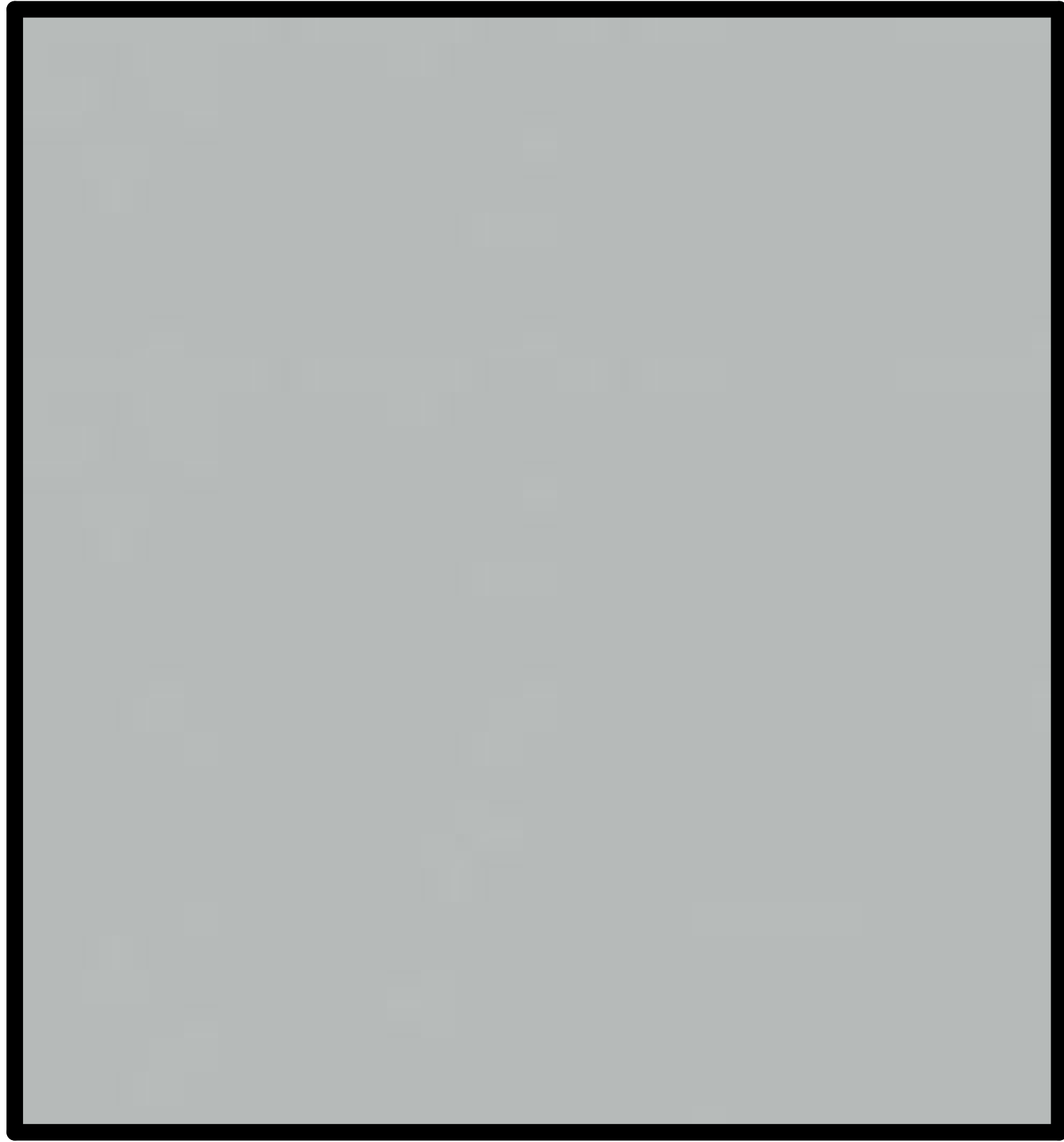
KONTEXTURE

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**MATERIAL
BOARD**

AM0.3



WINDOWS AND DOORS TRIM

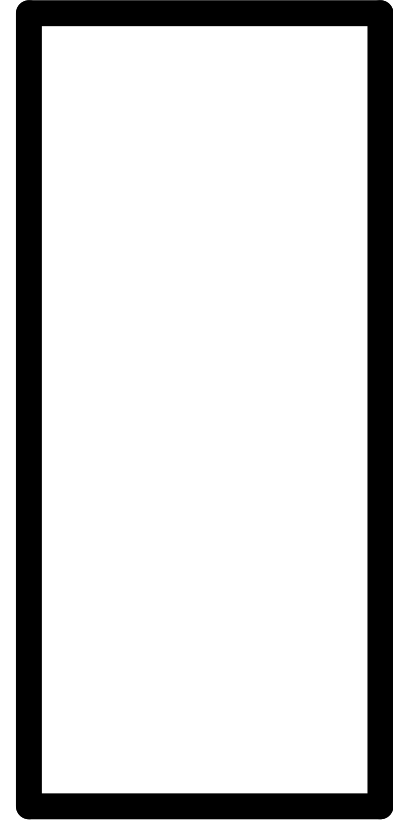
MATERIAL INFORMATION

MATERIAL:
VINYL WINDOW TRIM.

PAINT:
DUNN-EDWARDS PAINT COLOR
- DE6367 COVERED IN PLATINUM

LRV: 46

EXAMPLE.



NAVAJO LOFTS

10 NAVAJO DRIVE
SEDONA, ARIZONA 86336

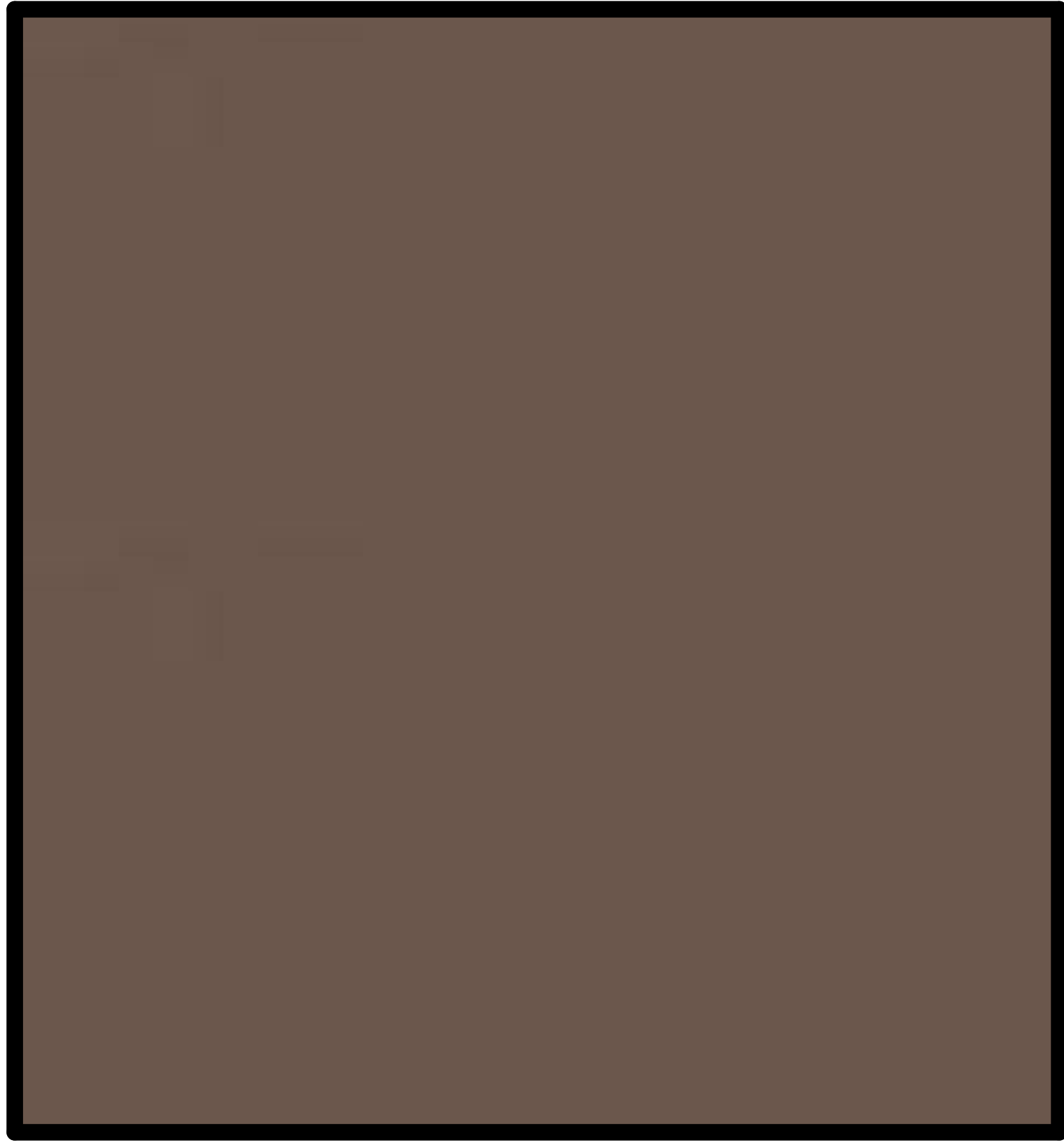
KONTEXTURE

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MATERIAL BOARD

AM0.4



EXTERIOR WALL COLOR

MATERIAL INFORMATION

MATERIAL:
SMOOTH STUCCO FINISH

PAINT:
DUNN-EDWARDS PAINT COLOR
- DE6070 CHOCOLATE CHUNK

LRV: 10

EXAMPLE.

NAVAJO LOFTS

10 NAVAJO DRIVE
SEDONA, ARIZONA 86336

KONTEXTURE

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3334 N. 20TH ST. PHOENIX, AZ. 85016

**MATERIAL
BOARD**

AM0.5

**Recording Requested By:
Empire West Title Agency LLC**

**And When Recorded Mail To:
MKC Holdings, LLC, an Arizona limited liability
company
15010 N. 78th Way, Suite 109
Scottsdale, AZ 85260**

Escrow No.104766EW GM

lot 2

This area reserved for County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

Katherine Helen Ludewig, an unmarried woman

do hereby convey to

MKC Holdings, LLC, an Arizona limited liability company

the following described property situated in the County of Yavapai, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: July 11, 2019

Dated July 11, 2019

Warranty Deed

Escrow No. 104766EW

K. H. Ludewig
Katherine Helen Ludewig

STATE OF Arizona)
County of Maricopa) SS.

On July 15, 2019, before me, the undersigned Notary Public, personally appeared **Katherine Helen Ludewig**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]

My Commission Expires:
12/9/22

Notary Public



LEGAL DESCRIPTION

4.5 Acres more or less

EXHIBIT A

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={R} more particularly described as follows:

COMMENCING FOR REFERENCE at the Southwest corner of said Section 11, a found BLM Brass cap; Thence North $76^{\circ}30'51''$ East 1351.90 feet (N $76^{\circ}47'44''$ E 1351.83 feet Ra, to Station 977+47.98 RHT 63.22 basis of bearings Ra) to a found $\frac{1}{2}$ inch rebar no identification, to which a stainless steel cap LS 32230 was added; Thence North $01^{\circ}10'20''$ West 2.80 feet to a set $\frac{1}{2}$ " rebar with aluminum cap LS 32230 on the north right of way of said Hwy 89A Ra; Thence North $01^{\circ}10'20''$ West 190.79 feet (N $00^{\circ}57'$ W R) to a set $\frac{1}{2}$ inch rebar with aluminum cap LS 32230 and the POINT OF BEGINNING;

Thence continue North $01^{\circ}10'20''$ West 16.10 feet to a found to a found $\frac{1}{2}$ inch rebar with cap LS 29263 at the northwest corner of R1;

Thence North $00^{\circ}54'36''$ West 666.06 feet (N $00^{\circ}57'$ W per Plat HARMONY HILLS SUBDIVISION, Book 9 of Maps & Plats, Page 1, YCR={Rp}, N $00^{\circ}56'$ W R) to a found $\frac{1}{2}$ inch rebar, no identification, to which a stainless steel cap LS 32230 was added;

THENCE South $78^{\circ}00'15''$ West 210.61 feet (S $77^{\circ}54'35''$ W 211.6 R) to a set $\frac{1}{2}$ 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 $85^{\circ}56'46''$, a chord bearing South $35^{\circ}14'54''$ West a distance of 34.08 feet, an arc length of 37.50 feet (37.27 feet R) to a found $\frac{1}{2}$ 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 $05^{\circ}30'22''$, a chord bearing South $04^{\circ}30'13''$ East a distance of 57.58 feet, an arc length of 57.60 feet (57.55 feet R) to a found $\frac{1}{2}$ " rebar with cap LS 27253;

Thence South $02^{\circ}03'26''$ East 249.78 feet (S $01^{\circ}59'45''$ E 250.00 feet R) to a found $\frac{1}{2}$ 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 $83^{\circ}47'36''$, a tangent length of 94.20 feet, a chord bearing South $39^{\circ}58'03''$ West a distance of 140.24 feet, an arc length of

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LEGAL DESCRIPTION

4.5 Acres more or less

153.56 feet (153.94 feet R) to a found ½ 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°00'05", 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 ½ 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;

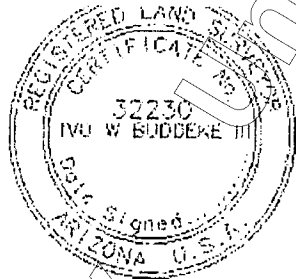
Thence South 07°56'28" East 16.00 feet to a set ½ inch rebar with aluminum cap LS 32230;

Thence North 82°21'06" East 418.06 feet to the POINT OF BEGINNING.

CONTAINING 196,163 square feet +/- or 4.50 acres more or less.

Subject to the all covenants and agreements of record and as shown on that ALTA/NSPS Survey of even date made a part hereto by this reference

■ EXPIRES 03/31/2022 ■



Ivo

dated 7/11/19

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