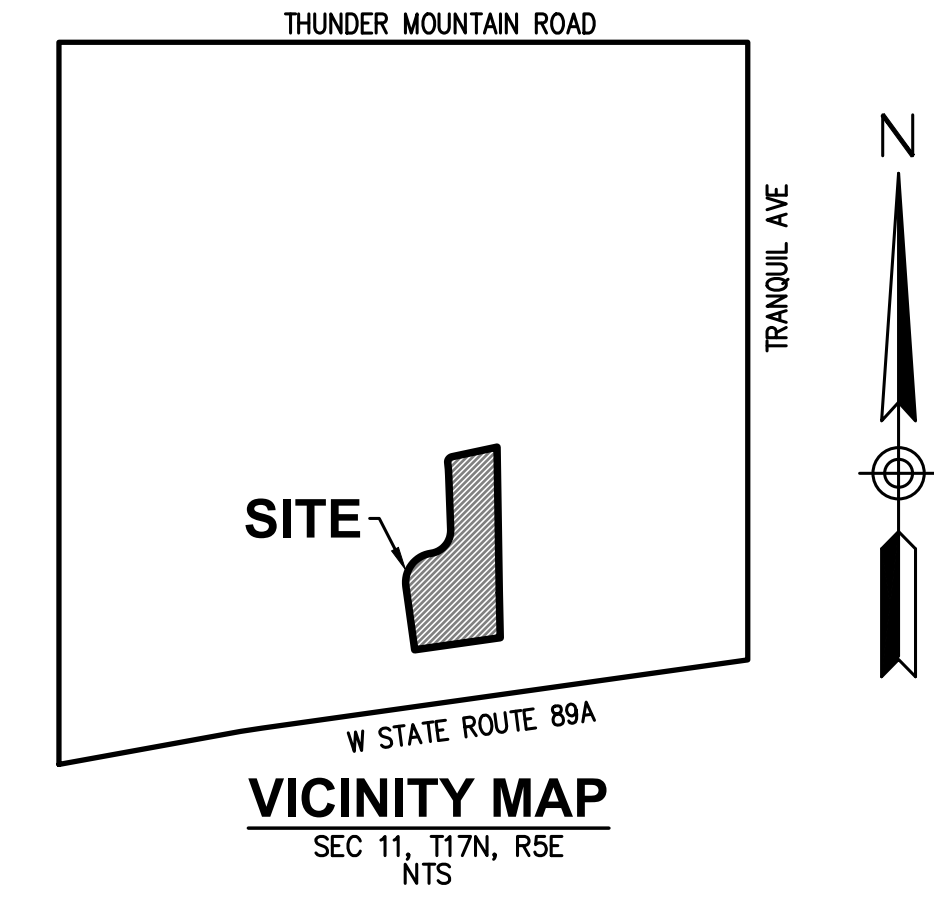


**PRELIMINARY CONDOMINIUM PLAT**  
**FOR**  
**NAVAJO LOFTS**  
**A CONDOMINIUM**  
**PART OF THE SOUTHWEST QUARTER OF SECTION 11, T17N, R5E OF THE GILA**  
**AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA**



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

**LANDCOR CONSULTING**

**DEDICATION**

STATE OF ARIZONA )  
) SS  
COUNTY OF YAVAPAI )

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" & "C" 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 DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR "NAVAJO LOFTS", A CONDOMINIUM, AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF SEDONA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;
- 2) THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAYS PER THE APPROVED PLANS ON FILE WITH THE CITY OF SEDONA;
- 3) 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;
- 4) 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 )  
) SS  
COUNTY OF YAVAPAI )

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: \_\_\_\_\_

**RATIFICATION:**

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDER IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) \_\_\_\_\_, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS MAP AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY \_\_\_\_\_  
DOUGLAS FAMILY TRUST DATED AUGUST 11, 1999, AS BENEFICIARY

TITLE OF POSITION \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
) SS  
COUNTY OF YAVAPAI )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_  
FOR AND ON BEHALF OF DOUGLAS FAMILY TRUST DATED AUGUST 11, 1999.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL:**

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SEDONA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

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

**NOTES:**

1. A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNER ASSOCIATION SHALL MAINTAIN ALL TRACTS.
2. 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.

**LEGAL DESCRIPTION**

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 BASIS 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=[R]) 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 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°00'05"; 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 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.

**SURVEYOR'S NOTES:**

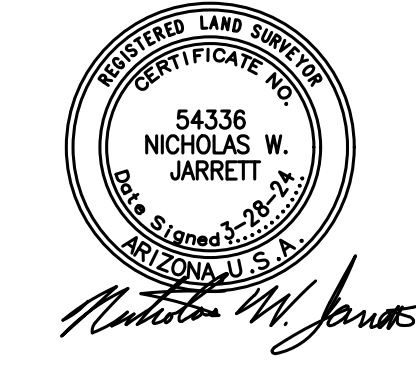
1. ALL HORIZONTAL BUILDING TIES TO THE PROPERTY LINES ARE MEASURED PERPENDICULAR TO THE UNFINISHED INTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDING.
2. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR (WITHOUT SLAB) AND THE UPPER BOUNDARY BEING THE 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.
3. 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.
4. THE DIMENSIONS OF UNIT BOUNDARIES ARE THE SAME FOR ALL BUILDING (BUILDINGS 1-4).
5. HORIZONTAL DIMENSIONS SHOWN HEREON ARE TO INSIDE UNFINISHED 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.
6. 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.
7. DEPTH OF PATIO/YARD IS TO FACE OF WALL.

**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

**PRELIMINARY**



**OWNER**

MKC HOLDINGS LLC  
15010 N 78TH WAY SUITE 109  
SCOTTSDALE AZ 85260  
PHONE: (602) 390-9401  
CONTACT: KEITH HOLBEN  
EMAIL: kh@mkcompany.com

**SURVEYOR**

LANDCOR CONSULTING  
1955 S. VAL VISTA DR. #121  
MESA, AZ 85204  
PHONE: (810) 2878-8513  
CONTACT: NICK JARRETT, R.L.S.  
EMAIL: nick@landcorconsulting.com

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PLAT IS N76°23'54"E BETWEEN THE SOUTHWEST CORNER OF SECTION 11, T17N, R5E, G&SRM, YAVAPAI COUNTY ARIZONA AND THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN YAVAPAI COUNTY RECORDER DOC: 2019-0036166.

**PROJECT DATA**

ADDRESS:	10 NAVAJO DR CITY OF SEDONA
TAX ASSESSORS PARCEL NUMBER:	408-24-5368
ZONING:	CO
PARCEL AREA:	196,020 SQFT. (4.5 ACRES)
TOTAL TRACT B & F AREA:	47,198 +/- SQFT. (1.083 +/- ACRES)
AVERAGE TRACT B & F AREA PER UNIT:	787 +/- SQFT. (0.018 +/- ACRES)

**NAVAJO LOFTS**  
**PRELIMINARY CONDOMINIUM PLAT**  
10 NAVAJO DRIVE  
SEDONA, ARIZONA

DATE:	
REVISIONS:	

**PRELIMINARY CONDOMINIUM PLAT**

DATE: 03/28/24

PROJ. #: 1763

**SHEET**  
1 OF 3

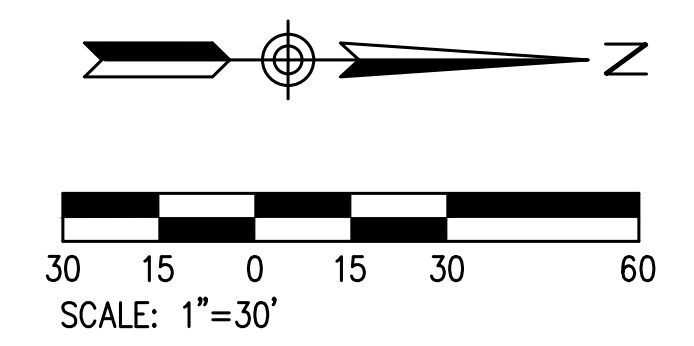
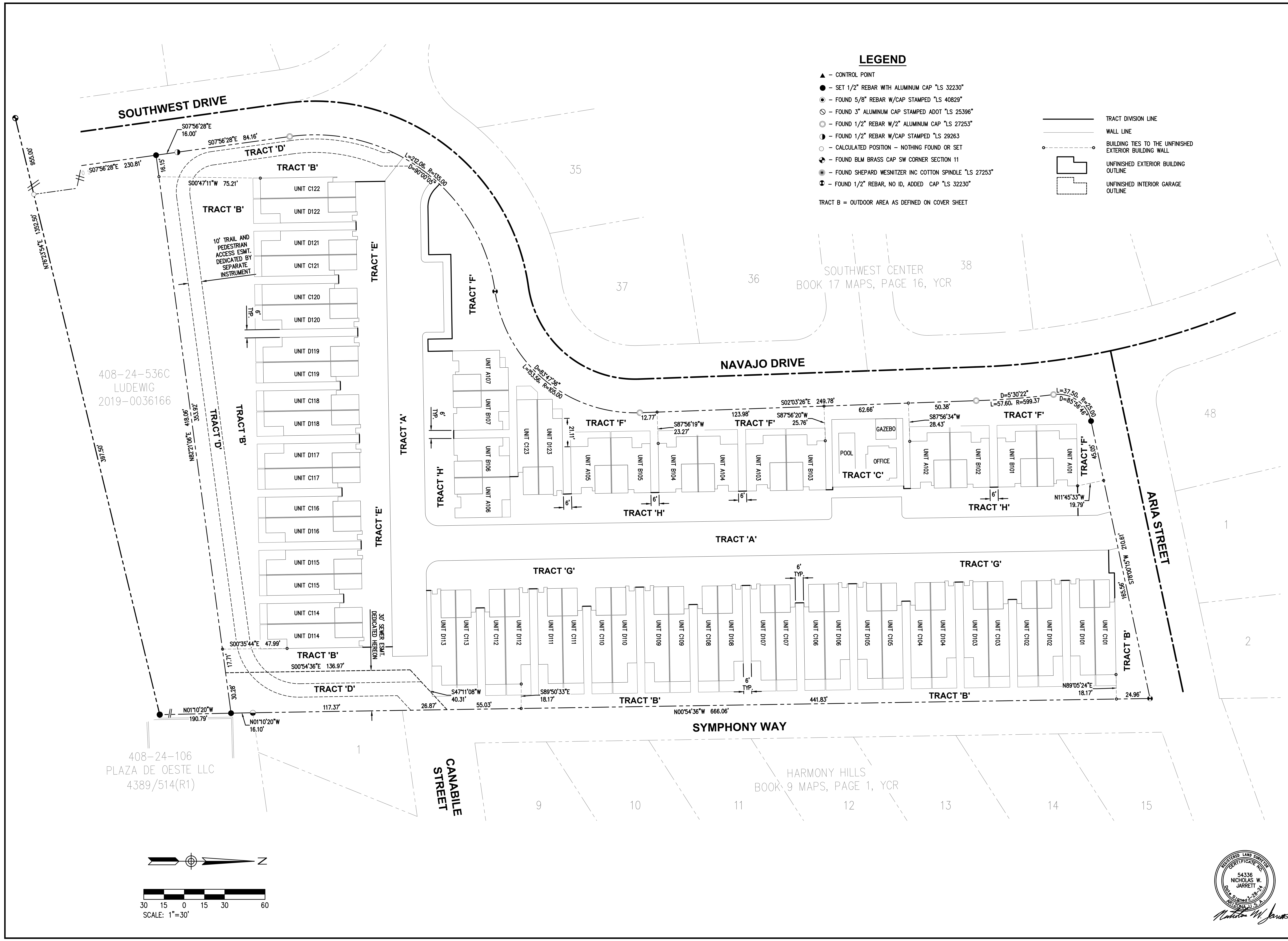
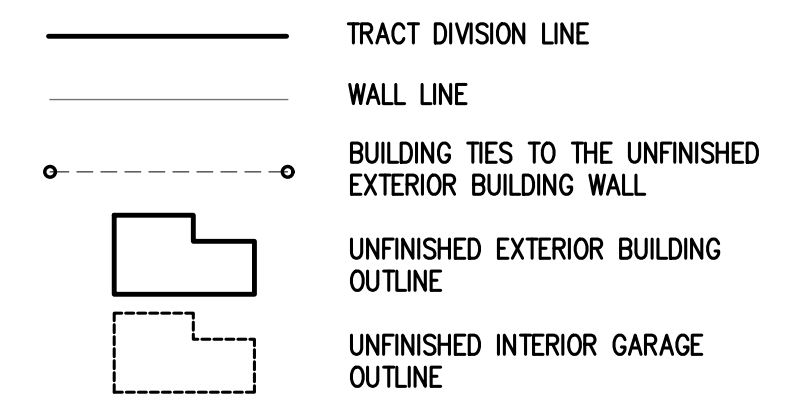
**LANDCOR CONSULTING**

**NAVAJO LOFTS**  
**PRELIMINARY CONDOMINIUM PLAT**  
 10 NAVAJO DRIVE  
 SEDONA, ARIZONA

REVISIONS:	DATE:
PRELIMINARY CONDOMINIUM PLAT	DATE: 03/28/24
	PROJ. #: 1763
SHEET	2 OF 3

**LEGEND**

- ▲ - CONTROL POINT
  - - SET 1/2" REBAR WITH ALUMINUM CAP "LS 32230"
  - ⊙ - FOUND 5/8" REBAR W/CAP STAMPED "LS 40829"
  - ⊙ - FOUND 3" ALUMINUM CAP STAMPED ADOT "LS 25396"
  - ⊙ - FOUND 1/2" REBAR W/2" ALUMINUM CAP "LS 27253"
  - ⊙ - FOUND 1/2" REBAR W/CAP STAMPED "LS 29263"
  - - CALCULATED POSITION - NOTHING FOUND OR SET
  - ⊙ - FOUND BLM BRASS CAP SW CORNER SECTION 11
  - ⊙ - FOUND SHEPARD WESNITZER INC COTTON SPINDLE "LS 27253"
  - ⊙ - FOUND 1/2" REBAR, NO ID, ADDED CAP "LS 32230"
- TRACT B = OUTDOOR AREA AS DEFINED ON COVER SHEET

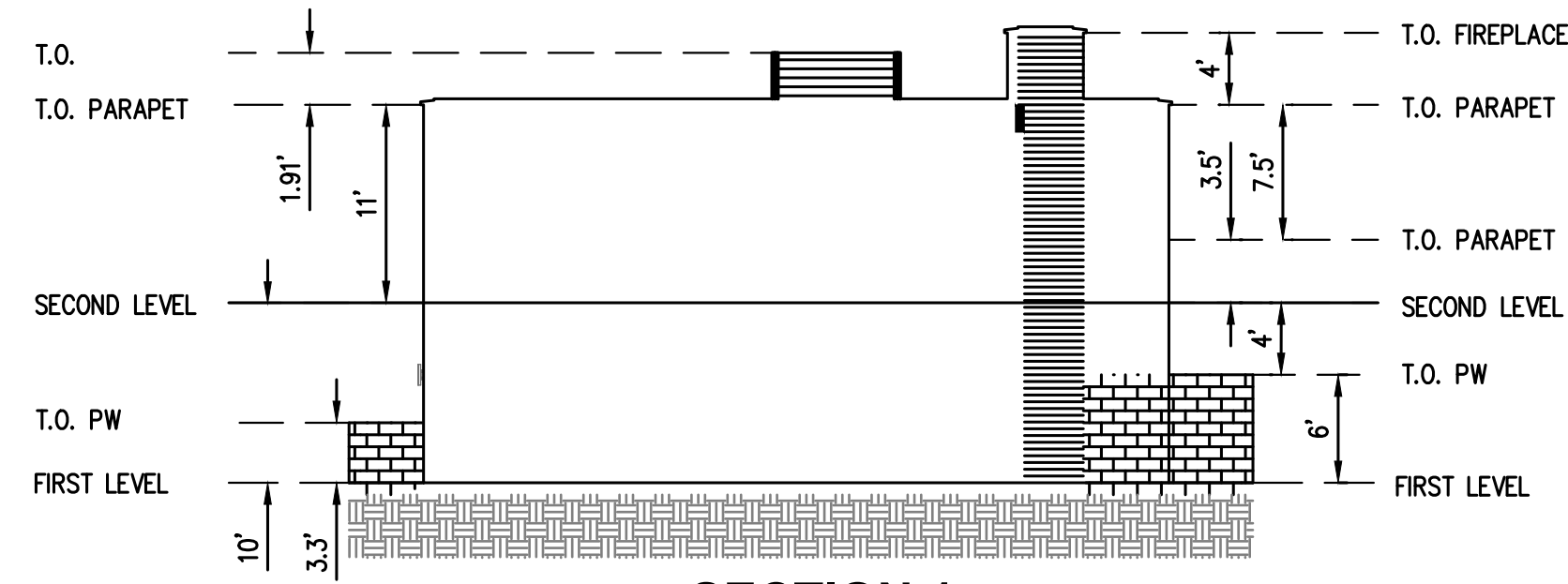


408-24-536C  
 LUDEWIG  
 2019-0036166

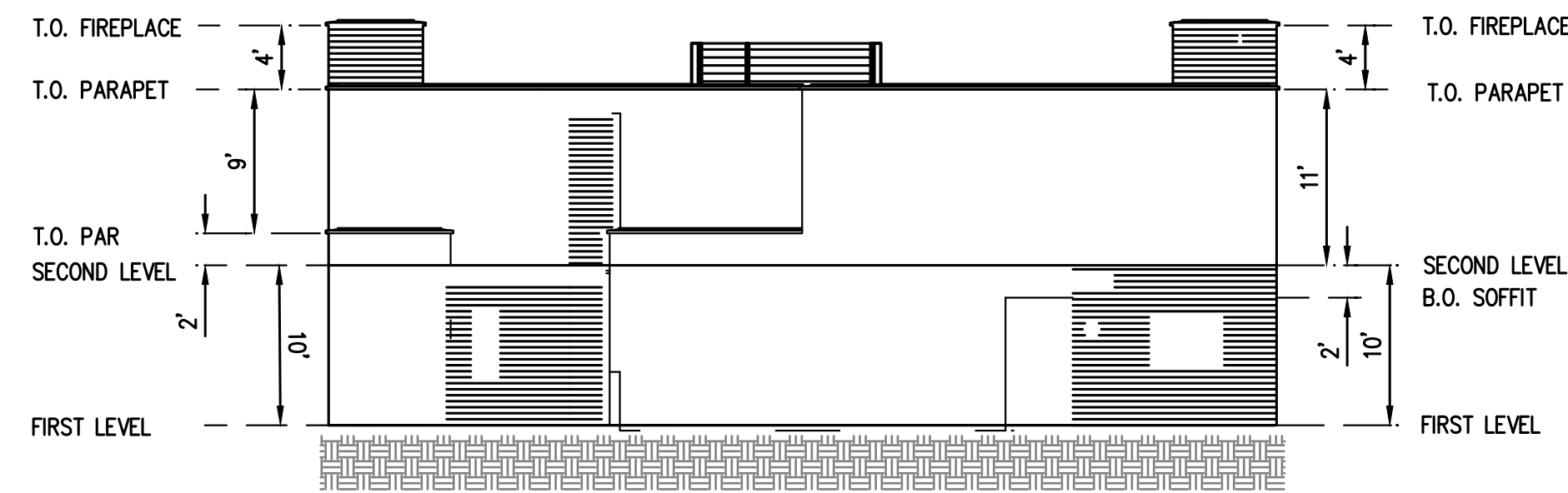
408-24-106  
 PLAZA DE OESTE LLC  
 4389/514(R1)

HARMONY HILLS  
 BOOK 9 MAPS, PAGE 1, YCR

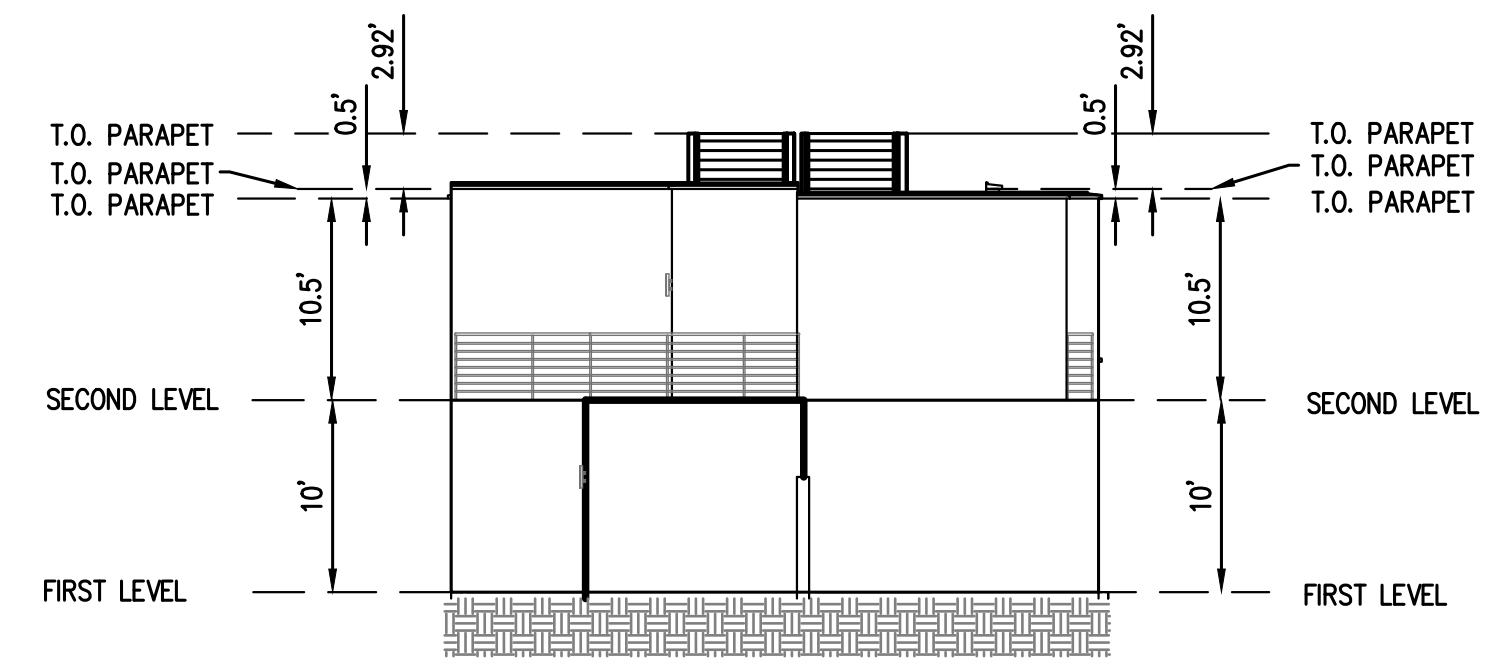
SOUTHWEST CENTER  
 BOOK 17 MAPS, PAGE 16, YCR



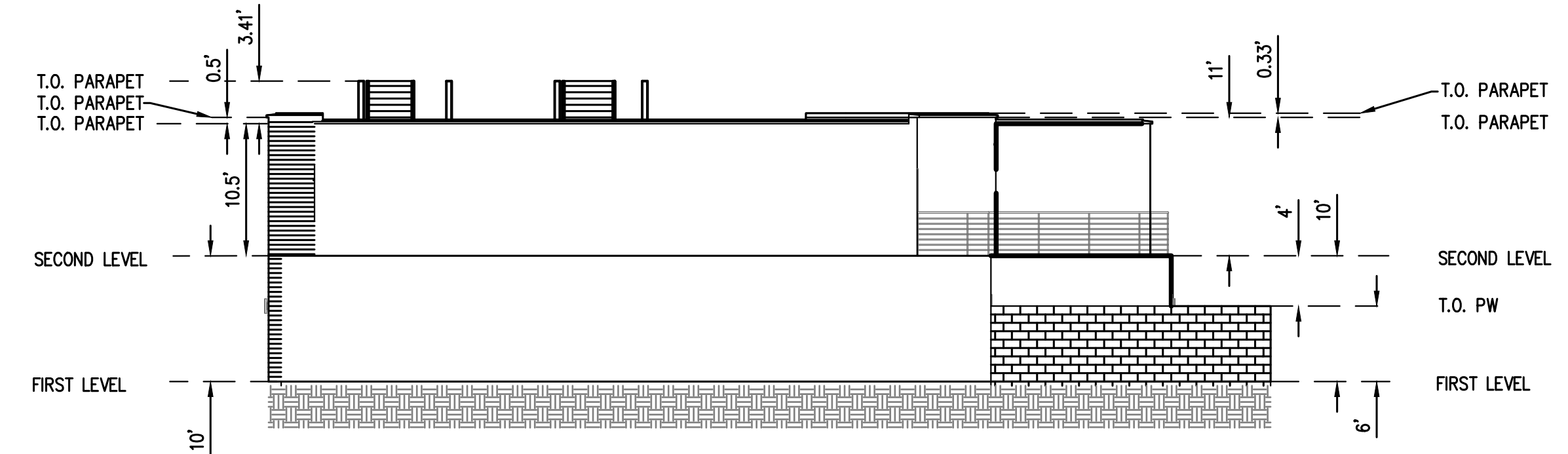
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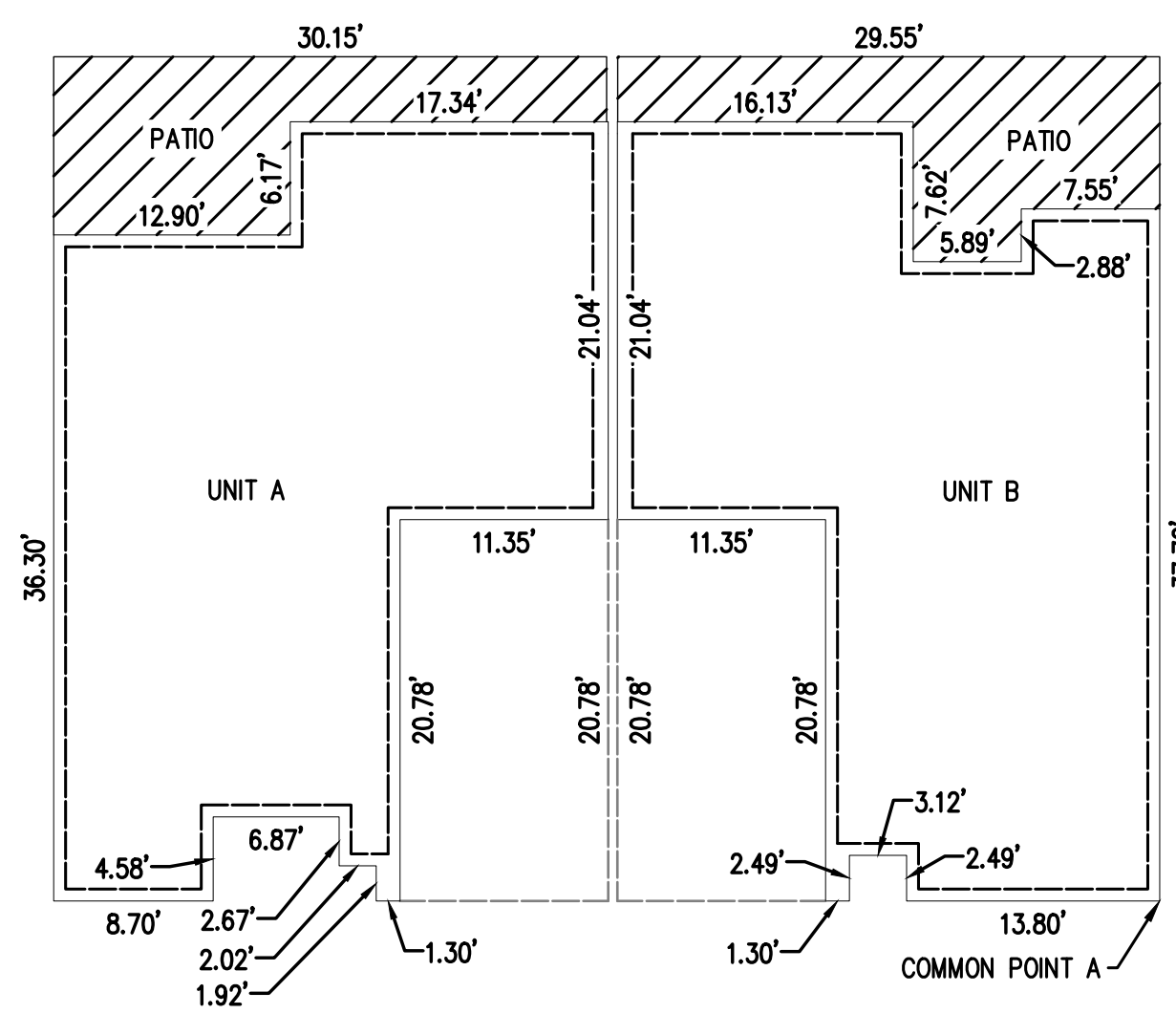
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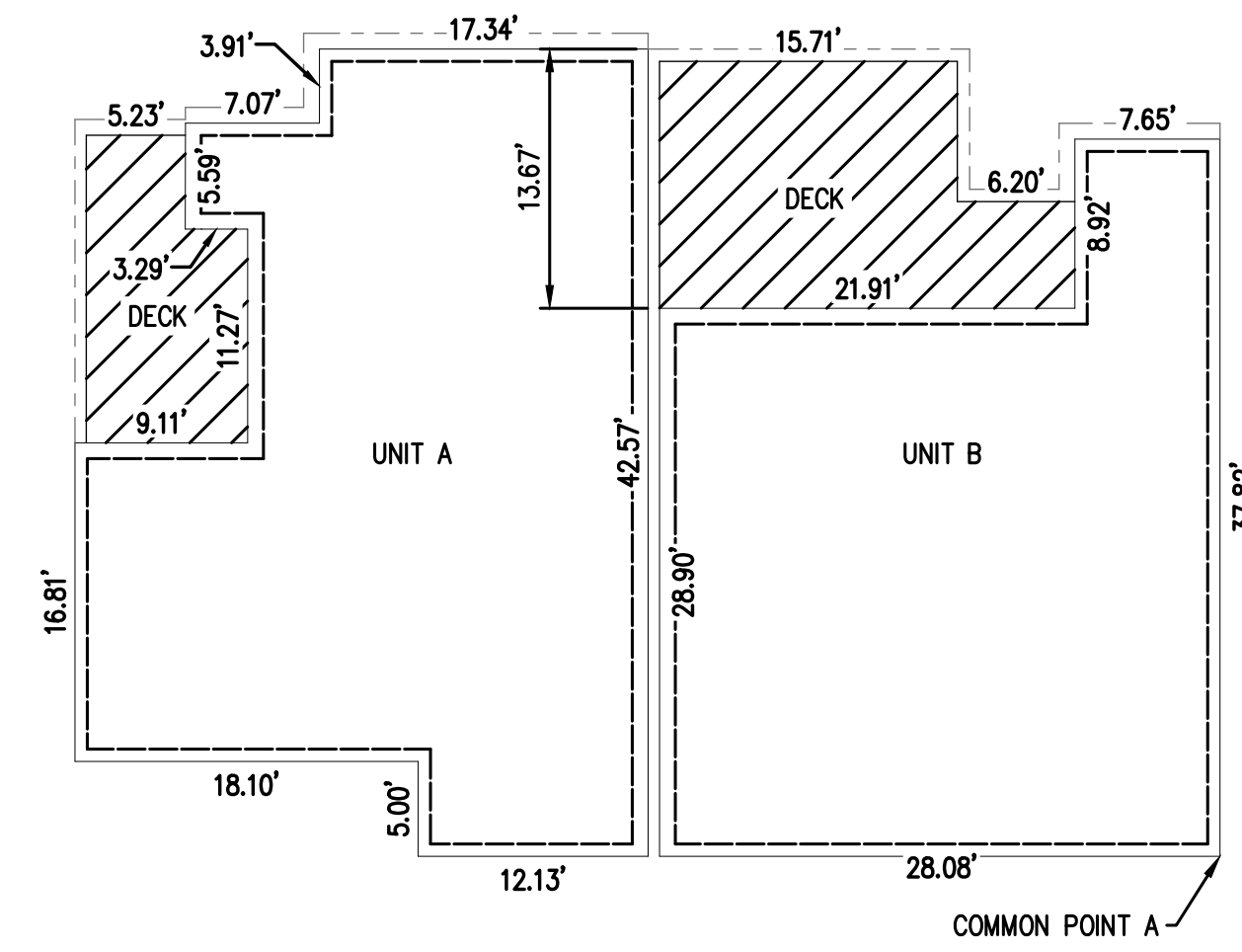
**SECTION 3**



**SECTION 4**

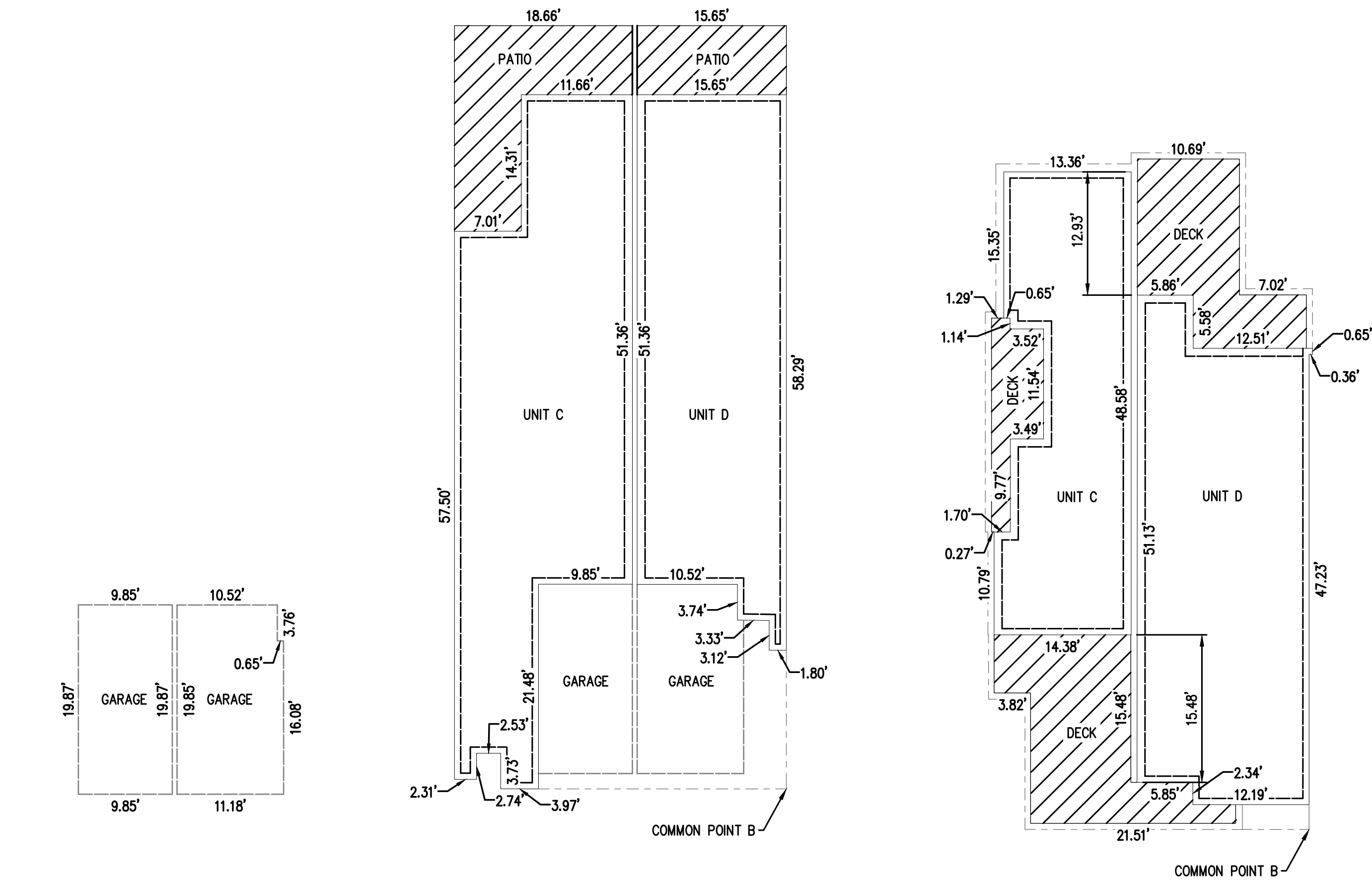
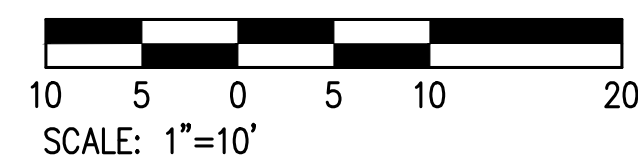


**FIRST FLOOR  
EXTERIOR WALL DIMENSION**



**SECOND FLOOR  
EXTERIOR WALL DIMENSION**

**UNITS A & B**

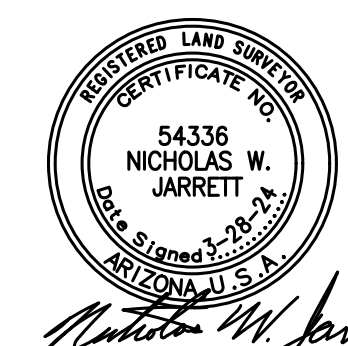
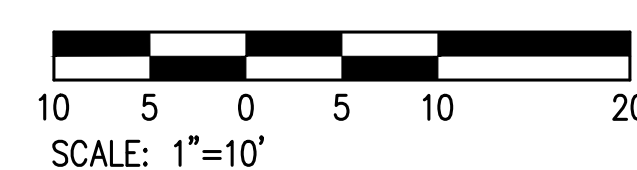


**GARAGE  
INTERIOR WALL DIMENSION**

**FIRST FLOOR  
EXTERIOR WALL DIMENSION**

**SECOND FLOOR  
EXTERIOR WALL DIMENSION**

**UNITS C & D**



DATE:	
REVISIONS:	
PRELIMINARY CONDOMINIUM PLAT	
DATE: 03/28/24	
PROJ. #: 1763	
SHEET	3 OF 3