

DEDICATION:

STATE OF ARIZONA }
COUNTY OF COCONINO } ss.

KNOW ALL MEN BY THESE PRESENTS: THAT TLC PC GOLF LLC, AN ARIZONA LIMITED LIABILITY CORPORATION HEREBY PUBLISHES THIS PLAT AS AND FOR THE CLUB CABIN CONDOMINIUMS AT THE ESTATES AT PINE CANYON UNIT 1, A SUBDIVISION OF PORTIONS OF TRACT K THE ESTATES AT PINE CANYON UNIT 1 AS RECORDED IN CASE 8 MAP 92, RECORDS OF COCONINO COUNTY, SITUATE IN SECTION 34, T 21 N R 7 E, FLAGSTAFF, COCONINO COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES DIMENSIONS AND MEASUREMENTS OF THE LOTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF, TLC PC GOLF L.L.C., 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: _____
MR. PETER BURGER (AUTHORIZED AGENT)

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF COCONINO } ss.

ON THIS THE ____ DAY _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, MR. PETER BURGER, AUTHORIZED AGENT OF TLC PC GOLF L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, WHO ACKNOWLEDGED BY SELF TO REPRESENT TLC PC GOLF L.L.C., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

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 City Engineer and the Planning Director, City of Flagstaff, Arizona on the _____ day of _____, 20____

BY: _____
PLANNING DIRECTOR

BY: _____
CITY ENGINEER

UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENERGY	DATE
CENTURYLINK	DATE
ARIZONA PUBLIC SERVICE	DATE
SUDDENLINK	DATE

Use and Ownership Restrictions as described in that certain document titled **Declaration of Ownership, Use & Occupancy Restrictions Pine Canyon Golf Club - Club Cabins Unit 1** recorded in the Coconino County Records Office.

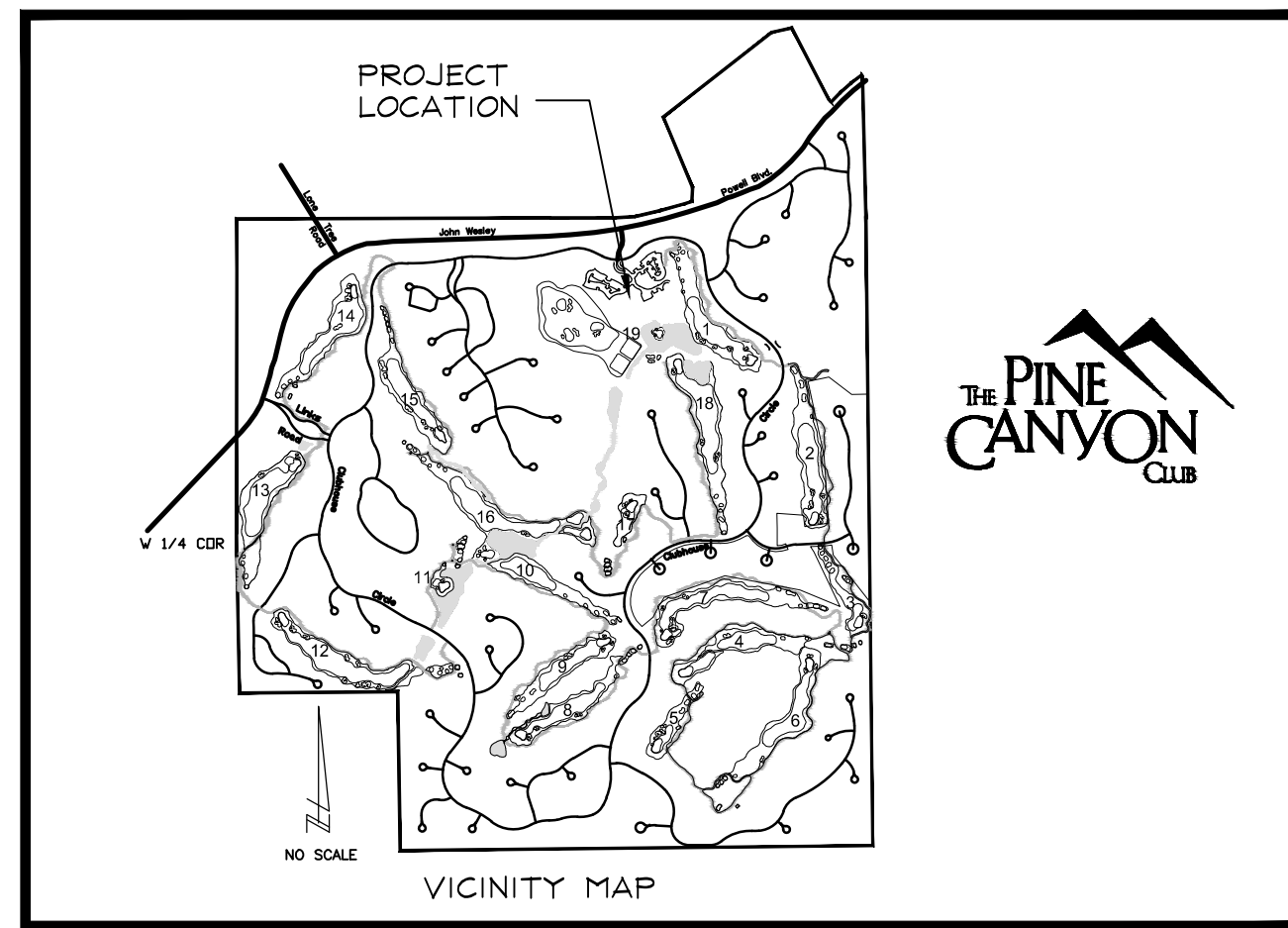
(a) **Use Restrictions.** Units may only be used or occupied by: (i) Pine Canyon Owners and Pine Canyon Club Members, and their families and invited guests; and (ii) invite only "Discovery Visits" for prospective Club Members and members of the public with a demonstrated interest in purchasing a Lot within the Pine Canyon Community. No single stay may exceed 21 contiguous days.

(b) **Ownership Restrictions.** Units may only be owned by: (i) the Pine Canyon Club; or (ii) Pine Canyon Club Members. Units may be: (i) transferred between Pine Canyon Club Members; or (ii) if a Unit owner dies or surrenders the underlying Club Membership for any reason, the Unit may be transferred or willed to a Club Member (collectively, "Permitted Transfers").

(c) **Maintenance and Repair.** The Pine Canyon Club shall be solely responsible for the operation, maintenance and repair of each Unit.

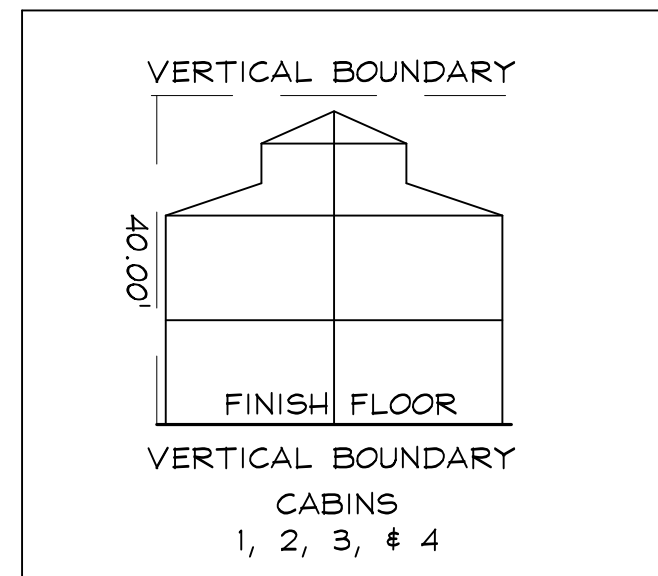
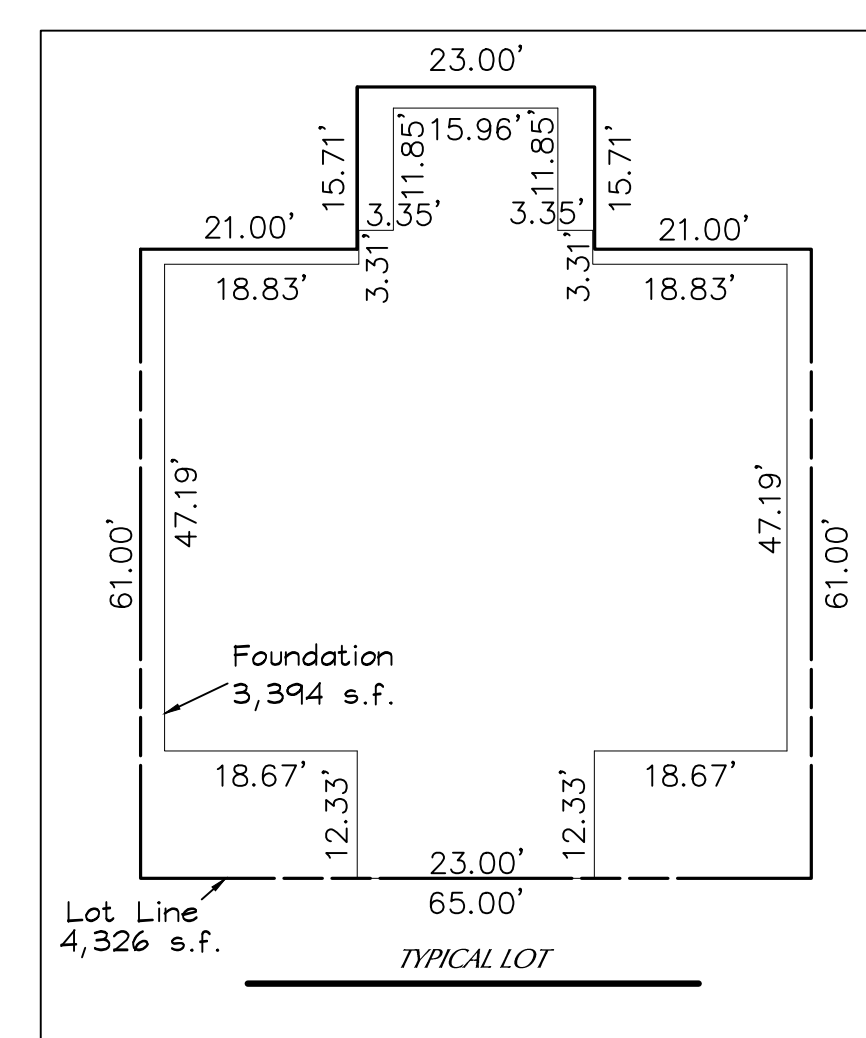
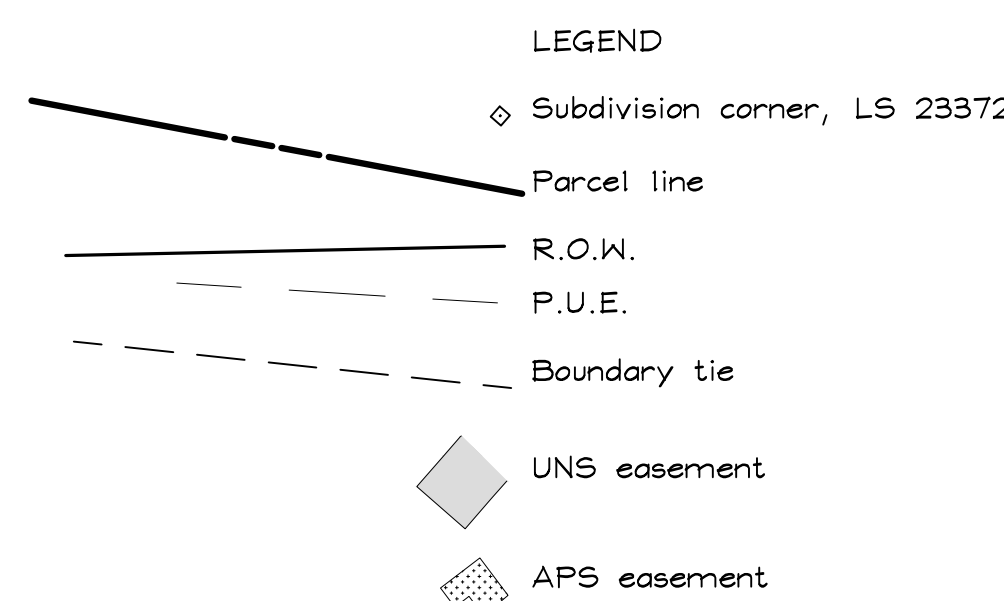
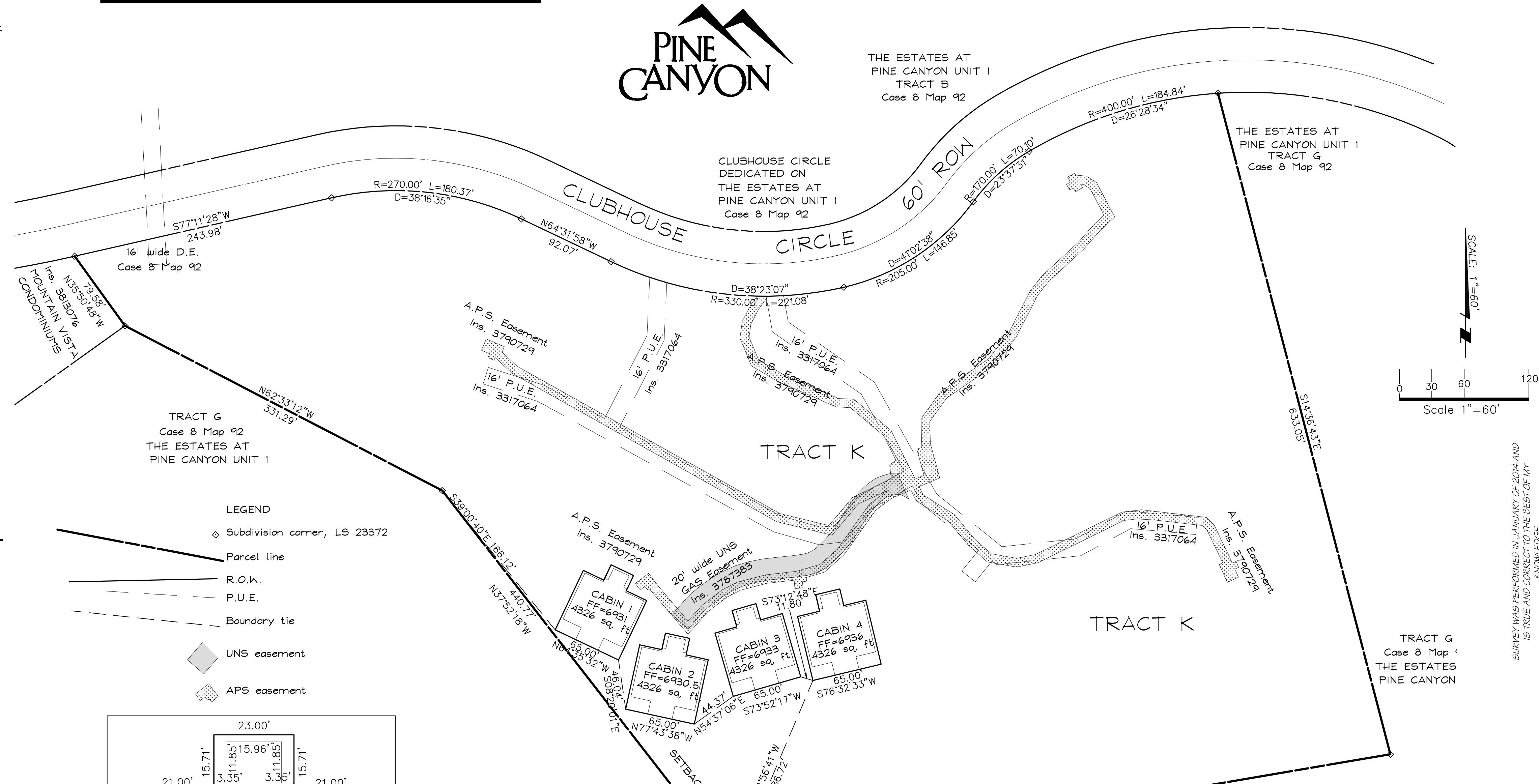
(d) **Insurance.** The Pine Canyon Club shall maintain casualty and general liability insurance with respect to each Unit.

(e) **Enforcement.** The City shall have the right to enforce the covenants and restrictions set forth in Paragraphs (a) and (b), above.



FINAL PLAT FOR CLUB CABIN CONDOMINIUMS AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY, ARIZONA



EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING:
REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING
CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT

TRACT K
TRACT K OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92, COCONINO COUNTY RECORDS. TRACT K WAS RESERVED BY THE OWNER AND DEVELOPER FOR GOLF COURSE OR ASSOCIATED USES. TRACT K WAS RESERVED FOR PINE CANYON GOLF CLUB.

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.

PARCEL DATA

SUBDIVISION:	CLUB CABIN CONDOMINIUMS @ THE ESTATES AT PINE CANYON UNIT 1
TRACT:	K OF THE ESTATES AT PINE CANYON UNIT 1
PARCEL ADDRESS:	3000 CLUBHOUSE CIRCLE
APN NUMBER:	105-10-167
TOTAL ACREAGE:	10.881±
EXISTING USE:	CLUBHOUSE & CAMP PINE CANYON
PROPOSED USE:	4 CLUB CABIN CONDOMINIUMS
ZONING:	R1 - SINGLE FAMILY RESIDENTIAL
OWNER:	TLC PC GOLF LLC 1201 E. JOHN WESLEY POWELL BLVD. FLAGSTAFF, AZ 86005 (928)779-5700

Mogollon ENGINEERING & SURVEYING
 411 W Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PROJECT NO. 15164
 DATE 8/08/19
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 REVISIONS: COF completeness 8/7/19
 FN: FPLAT.dwg
 VERT SCALE: 1"=60'
 HOR SCALE: 1"=60'
 PRELIMINARY
 SURVEY WAS PERFORMED IN JANUARY OF 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 REGISTERED LAND SURVEYOR
 ARIZONA U.S.A.
 FINAL PLAT
 CLUB CABIN CONDOMINIUMS
 ESTATES AT PINE CANYON UNIT 1
 8/08/19
 MES# 15164