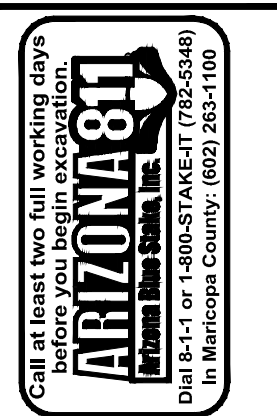


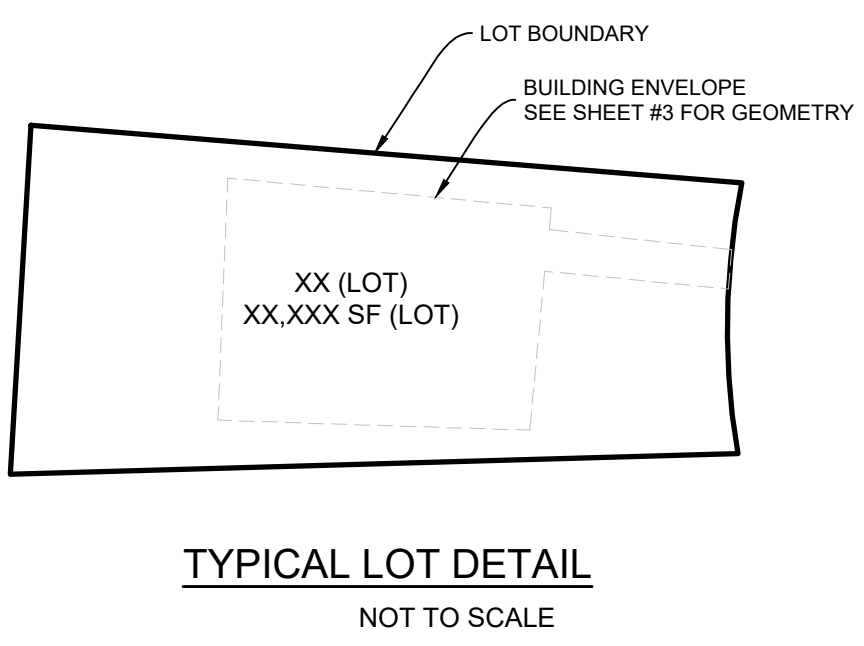
PLOTTED: Jun 11, 2024 - 9:50am



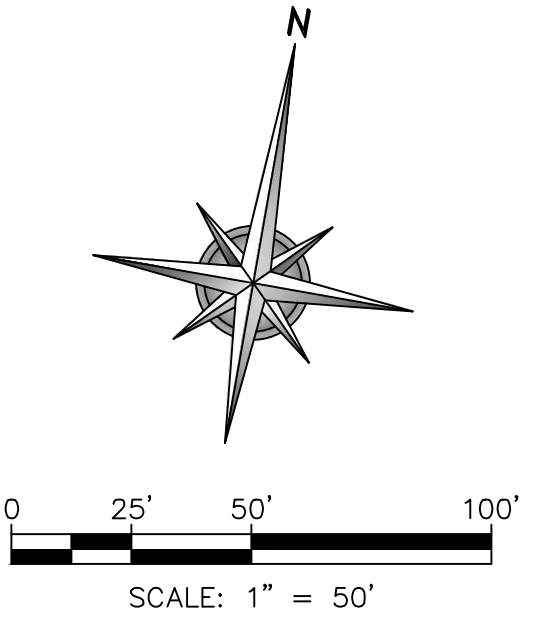
AMENDED FINAL PLAT FOR GHOST TREE AT PINE CANYON

AS AMENDED FROM DOCUMENT #3968489, C.C.O.R.

3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
BEING A RESUBDIVISION TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C, C.C.O.R.
AND BEING A SUBDIVISION PORTION OF PARCEL 2A OF THAT SPECIAL WARRANTY DEED
RECORDED AT DOCUMENT #3644276, C.C.O.R.
LOCATED IN SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.



LEGEND

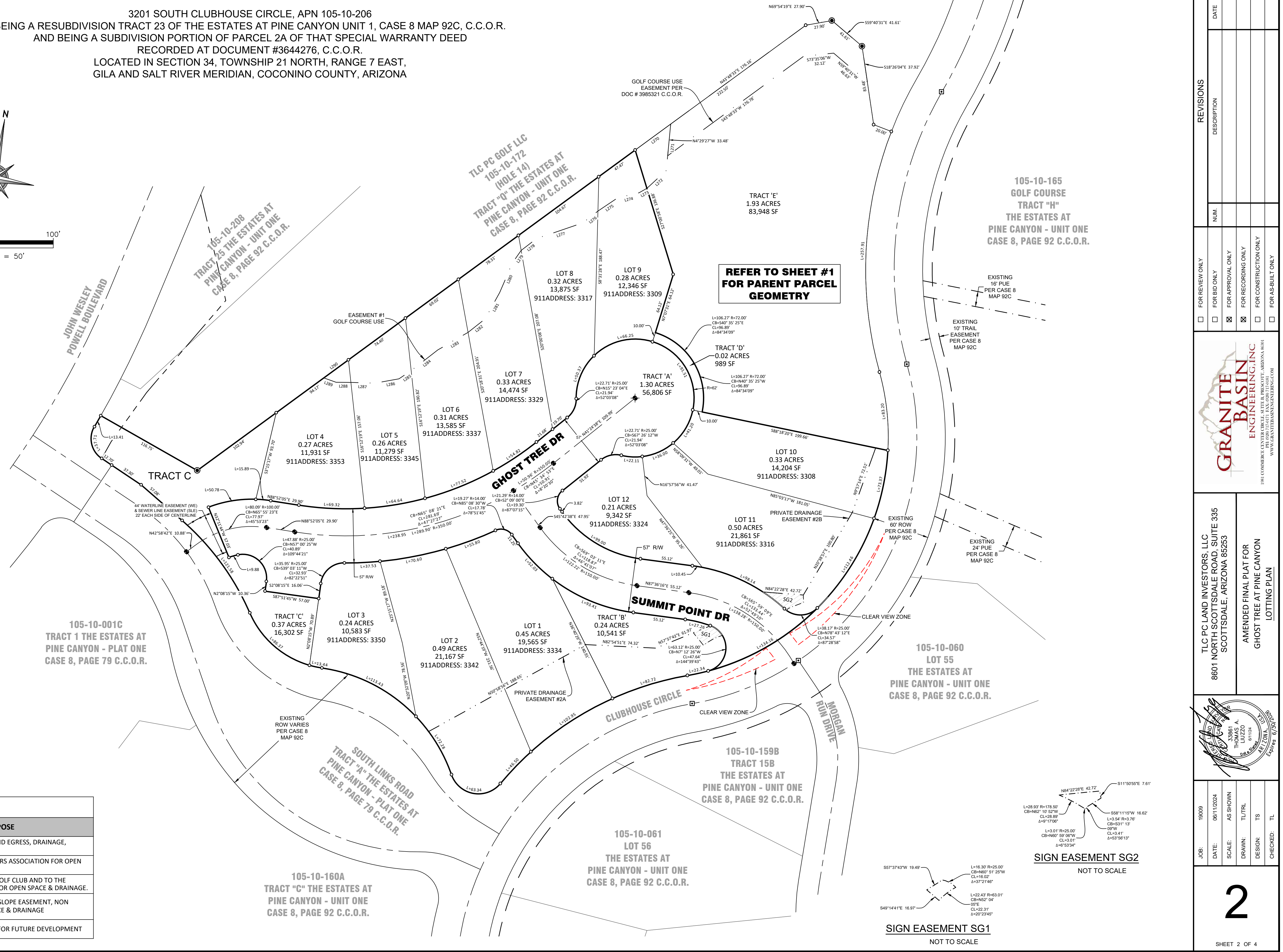
- FOUND 1/2" REBAR & CAP RLS 23372
- ⊙ BLM BRASS CAP DATED 1965
- CENTERLINE MONUMENT 2" ALUMINUM CAP
- PROPERTY CORNER TO BE SET 1/2" REBAR & CAP RLS 33861
- ⊙ CENTERLINE MONUMENT TO BE SET BRASS CAP WITH MARKINGS RLS 33861
- PROPOSED LOT DATA BASED ON CALCULATIONS LINE LENGTH WHEN PARALLEL TO THE ROAD CENTERLINE
- ARC LENGTH WHEN PARALLEL TO THE ROAD CENTERLINE
- PARENT PARCEL DATA BASED ON FIELD SURVEY
- RECORD DATA, CASE 9 OF MAPS PAGE 28 OF C.C.O.R.
- DRAINAGE EASEMENT
- SLOPE EASEMENT
- SEWER EASEMENT
- TRAIL EASEMENT
- PROJECT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PARCELS
- EXISTING INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BUILDING ENVELOPES
- CENTERLINE
- GOLF COURSE USE EASEMENT

LOT SUMMARY

LOT #	AREA (SF)	AREA (AC)
389	19,565	0.45
390	21,167	0.49
391	10,583	0.24
392	11,931	0.27
393	11,279	0.26
394	13,585	0.31
395	14,474	0.33
396	13,875	0.32
397	12,346	0.28
398	14,204	0.33
399	21,861	0.50
400	9,342	0.21

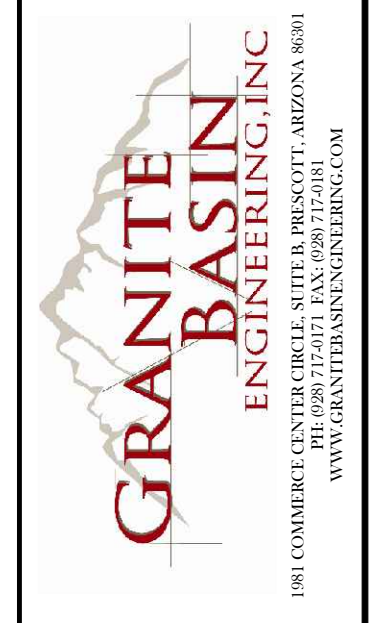
TRACT SUMMARY

TRACT	AREA (SF)	AREA (AC)	PURPOSE
A	56,806	1.30	PRIVATE ROAD FOR INGRESS AND EGRESS, DRAINAGE, UTILITIES AND LANDSCAPING.
B	10,541	0.24	RESERVED TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE & DRAINAGE
C	16,301	0.37	RESERVED FOR PINE CANYON GOLF CLUB AND TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE & DRAINAGE.
D	989	0.02	RESERVED TO DEVELOPER FOR SLOPE EASEMENT, NON VEHICULAR ACCESS, OPEN SPACE & DRAINAGE
E	83,948	1.93	RESERVED TO THE DEVELOPER FOR FUTURE DEVELOPMENT

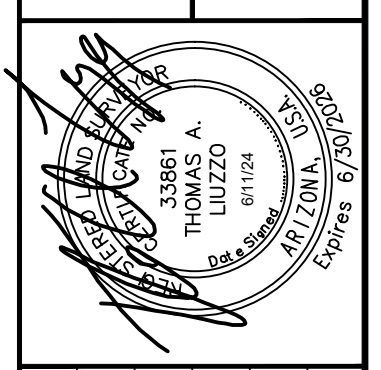


REVISIONS

DATE	BY	DESCRIPTION



TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253
AMENDED FINAL PLAT FOR
GHOST TREE AT PINE CANYON
LITTLING PLAN



JOB: 19009
DATE: 06/11/2024
SCALE: AS SHOWN
DRAWN: TLT/RL
DESIGN: TS
CHECKED: TL

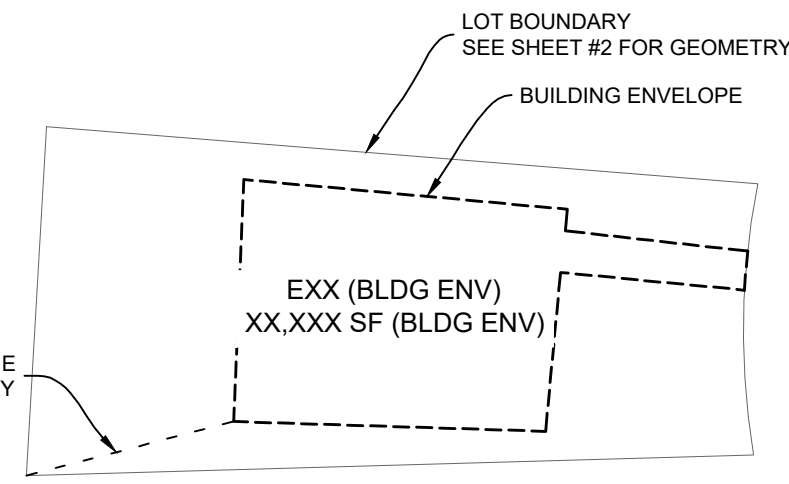
19009

FILE: Z:\Projects\PINE CANYON\PROJECTS\19009_PC Tract 23 GHOST TREE\DWG\FPLAT\AMENDED FPLAT 9-8-2023\19009-03-FPLAT-BE.dwg <CC3D_Imperial>>

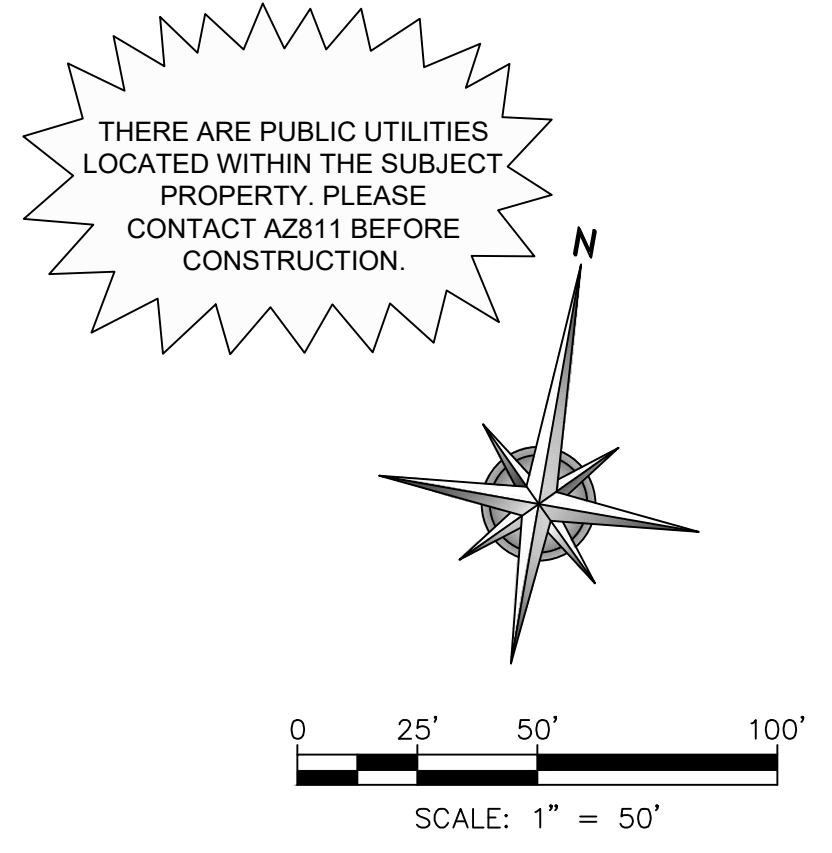
AMENDED FINAL PLAT FOR GHOST TREE AT PINE CANYON

AS AMENDED FROM DOCUMENT #3968489, C.C.O.R.

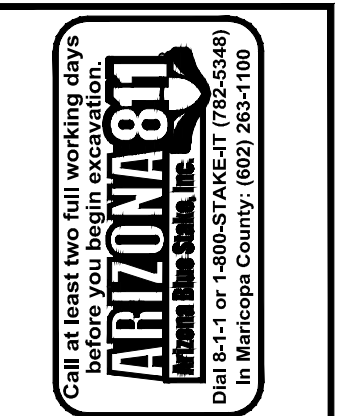
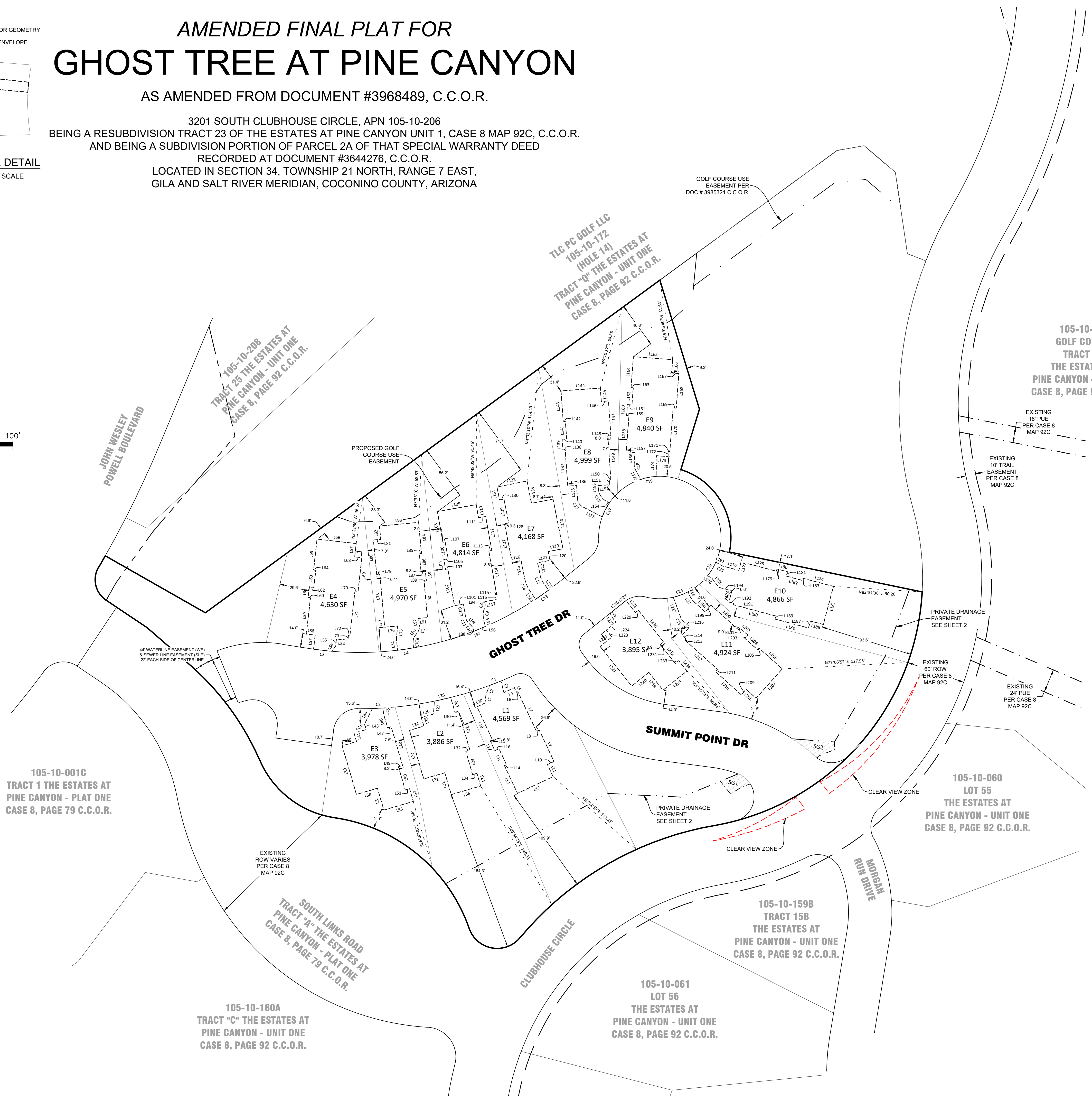
3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
BEING A RESUBDIVISION TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C, C.C.O.R.
AND BEING A SUBDIVISION PORTION OF PARCEL 2A OF THAT SPECIAL WARRANTY DEED
RECORDED AT DOCUMENT #3644276, C.C.O.R.
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GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



TYPICAL BUILDING ENVELOPE DETAIL
NOT TO SCALE



THERE ARE PUBLIC UTILITIES
LOCATED WITHIN THE SUBJECT
PROPERTY. PLEASE
CONTACT AZ811 BEFORE
CONSTRUCTION.

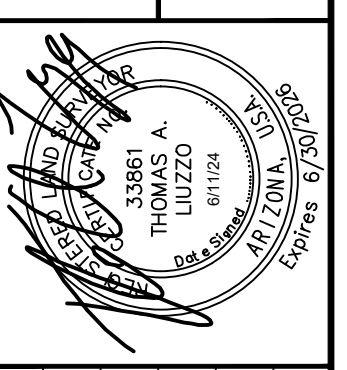


REVISIONS	DATE	BY

GRANITE BASIN ENGINEERING, INC.
1901 COMMERCE CENTER CIRCLE, SUITE 100, PHOENIX, ARIZONA 85004
PH: (602) 953-1111 FAX: (602) 953-1101
WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253

AMENDED FINAL PLAT FOR
GHOST TREE AT PINE CANYON
BUILDING ENVELOPES PLAN



JOB:	19009
DATE:	08/11/2024
SCALE:	AS SHOWN
DRAWN:	TJ/TLR
DESIGN:	TS
CHECKED:	TL

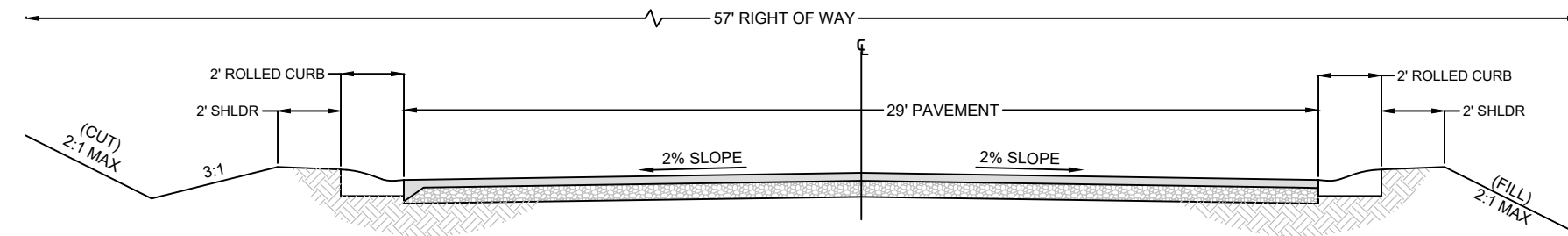
PLOTTED: Jun 11, 2024 - 9:44am

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AMENDED FINAL PLAT FOR GHOST TREE AT PINE CANYON

AS AMENDED FROM DOCUMENT #3968489, C.C.O.R.

3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
BEING A RESUBDIVISION TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C, C.C.O.R.
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GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



LOCAL RESIDENTIAL STREET SECTION

SCALE: 3/16" = 1'
-CUL-DE-SAC PER COF FD AMENDMENTS TO 2018 IFC SECTION 503.2.4
-LOCAL RESIDENTIAL STREET SECTION PER TABLE 13-10-011-01 CITY CODE WITHOUT SIDEWALK
-10% MAXIMUM ROADWAY SLOPE ALLOWED
-FIRE LANE - NO PARKING' SIGNS SHALL BE PLACED PER COF FIRE DEPARTMENT REQUIREMENTS

STEEP SLOPES RESOURCE SUMMARY					
STEEP SLOPES RESOURCE	TOTAL SQUARE FEET	REQUIRED SLOPE PROTECTION		PROPOSED SLOPE PROTECTION	
		PERCENTAGE	SQUARE FEET	PERCENTAGE	SQUARE FEET
SLOPES 17%-24.99%	89,393	70%	62,575	68.50%	61,235
SLOPES 25%-34.99%	26,326	80%	21,061	84.37%	22,212
SLOPES 35%+	NONE	-	-	-	-

FOREST RESOURCE SUMMARY				
EXISTING TREE RESOURCE POINTS	REQUIRED TREE PROTECTION		PROPOSED TREE PROTECTION	
	PERCENTAGE	POINTS	PERCENTAGE	POINTS
529	50%	265	50.47%	267

FOREST RESOURCE PROTECTION DATA		
FOREST RESOURCES	POINTS	%
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS	529	100.00%
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY	244	46.12%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	23	4.35%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	267	50.47%

LOT 1 (E1)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
C1	12.35	1.87	378.50
L3	12.08	S24° 40' 08"E	
L5	5.00	S35° 06' 23"E	
L4	11.69	N54° 53' 37"E	
L6	1.47	N54° 53' 37"E	
L7	44.60	S35° 06' 23"E	
L8	3.16	N54° 53' 37"E	
L9	35.19	S35° 06' 23"E	
L10	7.33	S54° 53' 37"W	
L11	13.56	S35° 06' 23"E	
L12	39.91	S54° 53' 37"W	
L13	31.48	N35° 06' 23"W	
L14	2.25	N54° 53' 37"E	
L15	17.45	N35° 06' 23"W	
L18	2.38	N54° 53' 37"E	
L16	4.57	S54° 53' 37"W	
L17	10.94	N35° 06' 23"W	
L19	36.99	N35° 06' 23"W	
L20	8.96	N54° 53' 37"E	
L1	9.29	N02° 47' 10"W	
L2	9.32	N11° 51' 30"E	

LOT 2 (E2)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L28	16.91	N67° 11' 17"E	
L27	13.03	N06° 20' 57"W	
L30	3.71	N63° 39' 09"E	
L29	15.61	S26° 20' 51"E	
L31	41.04	S26° 20' 51"E	
L32	4.33	S63° 39' 09"W	
L33	24.57	S26° 20' 51"E	
L35	13.38	N26° 20' 51"E	
L34	4.56	N63° 39' 09"E	
L36	31.10	S63° 39' 09"W	
L21	23.08	N26° 20' 51"W	
L22	22.25	S63° 39' 09"W	
L23	51.33	N26° 20' 51"W	
L24	15.24	N63° 39' 09"E	
L25	8.99	N26° 56' 42"W	
L26	12.94	N63° 39' 09"E	

LOT 3 (E3)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L49	4.33	S63° 39' 09"W	
L48	41.04	S26° 20' 51"E	
L47	3.71	N63° 39' 09"E	
L46	15.30	S26° 20' 51"E	
L45	5.45	S00° 13' 01"E	
C2	12.06	1.51	458.86
L44	17.72	N16° 58' 13"E	
L43	5.73	N26° 20' 51"W	
L42	12.79	N63° 39' 09"E	
L41	8.99	N26° 56' 42"W	
L40	15.24	N63° 39' 09"E	
L39	51.33	N26° 20' 51"W	
L50	24.57	S26° 20' 51"E	
L52	13.38	S26° 20' 51"E	
L51	4.56	N63° 39' 09"E	
L53	31.10	S63° 39' 09"W	
L37	23.08	N26° 20' 51"W	
L38	22.25	S63° 39' 09"W	

LOT 4 (E4)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L73	5.00	S03° 32' 26"E	
L72	1.47	S86° 27' 34"W	
L71	44.60	S03° 32' 26"E	
L70	3.16	S86° 27' 34"W	
L69	35.19	S03° 32' 26"E	
L68	7.33	N86° 27' 34"E	
L67	13.56	S03° 32' 26"E	
L66	39.91	N86° 27' 34"E	
L65	31.48	N03° 32' 26"W	
L64	2.25	S86° 27' 34"W	
L63	17.45	N03° 32' 26"W	
L62	4.57	N86° 27' 34"E	
L61	10.94	N03° 32' 26"W	
L60	2.38	S86° 27' 34"W	
L59	36.99	N03° 32' 26"W	
L58	8.96	S86° 27' 34"W	
L57	14.37	N03° 32' 26"W	
C3	18.71	3.33	321.50
L56	6.43	S26° 23' 19"W	
L55	7.39	S03° 32' 26"E	
L54	11.69	S86° 27' 34"W	

LOT 5 (E5)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L85	2.25	S74° 41' 14"W	
L84	31.48	S15° 18' 46"E	
L83	39.91	N74° 41' 14"E	
L82	13.56	N15° 18' 46"W	
L81	7.33	N74° 41' 14"E	
L80	35.19	N15° 18' 46"W	
L79	3.16	S74° 41' 14"W	
L78	44.60	N15° 18' 46"W	
L77	9.21	N15° 18' 46"W	
L76	13.12	S74° 41' 14"W	
L75	12.44	N04° 22' 13"W	
L74	12.29	N15° 18' 46"W	
C7	5.39	14.48	21.32
C6	7.48	42.88	10.00
L93	3.76	S27° 34' 00"W	
C5	7.48	42.88	10.00
L92	7.62	S15° 18' 46"E	
L91	8.96	S74° 41' 14"W	
C4	16.43	2.93	321.50
L89	2.38	S74° 41' 14"W	
L88	10.94	S15° 18' 46"E	
L87	4.57	N74° 41' 14"E	
L86	17.45	S15° 18' 46"E	

LOT 6 (E6)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L111	7.33	N69° 41' 29"E	
L110	13.56	S20° 18' 31"E	
L109	39.91	N69° 41' 29"E	
L107	2.25	S69° 41' 29"W	
L108	31.48	N20° 18' 31"W	
L106	17.45	N20° 18' 31"W	
L104	10.94	N20° 18' 31"W	
L103	2.38	S69° 41' 29"W	
L105	4.57	N69° 41' 29"E	
L113	3.16	S69° 41' 29"W	
L112	35.19	S20° 18' 31"E	
L114	44.60	S20° 18' 31"E	
L117	11.69	S69° 41' 29"W	
L116	5.00	S20° 18' 31"E	
L115	1.47	S69° 41' 29"W	
L102	36.99	N20° 18' 31"W	
L101	8.96	S69° 41' 29"W	
L100	14.20	N20° 18' 31"W	
C11	7.01	40.18	10.00
L99	1.32	N60° 29' 30"W	
C10	7.01	40.18	10.00
L98	0.97	N20° 18' 31"W	
L97	5.47	S58° 10' 01"W	
L96	6.81	S57° 04' 24"W	
L95	9.50	S20° 18' 31"E	
C9	8.97	34.26	15.00
C8	5.98	34.26	10.00
L94	1.44	S20° 18' 31"E	

LOT 7 (E7)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L134	22.25	N68° 43' 43"E	
L133	23.08	S21° 16' 17"E	
L132	31.10	N68° 43' 43"E	
L131	13.38	N21° 16' 17"W	
L130	4.56	S68° 43' 43"W	
L129	24.57	N21° 16' 17"W	
L128	4.33	N68° 43' 43"E	
L118	51.33	S21° 16' 17"E	
L127	39.98	N21° 16' 17"W	
C13	16.00	2.85	321.50
L123	9.31	S45° 07' 22"E	
C12	8.33	23.85	20.00
L122	12.76	S21° 16' 17"E	
L121	12.79	S68° 43' 43"W	
L120	8.99	S21° 52' 08"E	
L119	15.24	S68° 43' 43"W	
L125	18.23	N21° 16' 17"W	
C14	14.99	23.85	36.00
L124	9.31	N45° 07' 22"W	
L126	9.19	S68° 43' 43"W	

LOT 8 (E8)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L148	3.16	S75° 59' 27"W	
L147	35.19	S14° 00' 33"E	
L146	7.33	N75° 59' 27"E	
L145	13.56	S14° 00' 33"E	
L144	39.91	N75° 59' 27"E	
L142	2.25	S75° 59' 27"W	
L141	17.45	N14° 00' 33"W	
L140	4.57	N75° 59' 27"E	
L139	10.94	N14° 00' 33"W	
L138	2.38	S75° 59' 27"W	
L143	31.48	N14° 00' 33"W	
L149	44.60	S14° 00' 33"E	
L155	22.14	N72° 51' 31"W	
C17	16.04	14.84	61.96
L154	3.38	S72° 51' 31"E	
C16	15.41	58.85	15.00
L153	3.76	S14° 00' 33"E	
L152	11.69	S75° 59' 27"W	
L151	5.00	S14° 00' 33"E	
L150	1.47	S75° 59' 27"W	
L137	36.99	N14° 00' 33"W	
L136	8.96	S75° 59' 27"W	
L135	13.53	N14° 00' 33"W	
C15	10.27	58.85	10.00

LOT 9 (E9)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L169	3.16	S84° 20' 40"W	
L168	35.19	S05° 39' 20"E	
L167	7.33	N84° 20' 40"E	
L166	13.56	S05° 39' 20"E	
L165	39.91	N84° 20' 40"E	
L164	31.48	N05° 39' 20"W	
L163	2.25	S84° 20' 40"W	
L162	17.45	N05° 39' 20"W	
L161	4.57	N84° 20' 40"E	
L160	10.94	N05° 39' 20"W	
L159	2.38	S84° 20' 40"W	
L170	44.60	S05° 39' 20"E	
L158	36.99	N05° 39' 20"W	
L178	11.47	N38° 11' 40"W	
C19	16.04	14.83	62.00
L174	21.08	S09° 05' 22"E	
L173	11.69	S84° 20' 40"W	
L172	5.00	S05° 39' 20"E	
L171	1.47	S84° 20' 40"W	
L157	8.96	S84° 20' 40"W	
L156	11.71	N05° 39' 20"W	
C18	5.68	32.54	10.00

LOT 10 (E10)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
C21	4.23	16.15	15.00
L197	5.26	S68° 54' 23"E	
C20	16.04	14.83	62.00
L196	5.68	N66° 12' 49"W	
L195	10.96	N46° 57' 33"W	
L194	13.62	N85° 03' 17"W	
L185	39.91	S04° 56' 43"W	
L184	31.48	S85° 03' 17"E	
L183	2.25	N04° 56' 43"E	
L182	17.45	S85° 03' 17"E	
L181	4.57	S04° 56' 43"W	
L180	10.94	S85° 03' 17"E	
L179	2.38	N04° 56' 43"E	
L178	36.99	S85° 03' 17"E	
L177	8.96	N04° 56' 43"E	
L176	15.45	S85° 03' 17"E	
L192	5.00	N85° 03' 17"W	
L191	1.47	N04° 56' 43"E	
L190	44.60	N85° 03' 17"W	
L193	11.69	N04° 56' 43"E	
L189	3.16	N04° 56' 43"E	
L188	35.19	N85° 03' 17"W	
L187	7.33	S04° 56' 43"W	
L186	13.56	N85° 03' 17"W	

LOT 11 (E11)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L218	2.70	S30° 08' 45"E	
C24	16.04	14.83	