PLOTTED: Aug 13, 2024--1:11pm

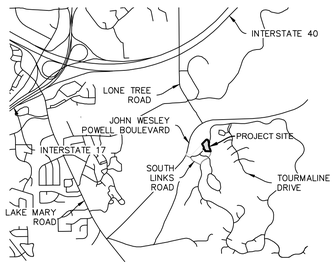
FINAL PLAT FOR

GHOST TREE THREE AT PINE CANYON

A MINOR SUBDIVISION BEING A REPLAT OF TRACT E GHOST TREE AT PINE CANYON

AS RECORDED AT DOCUMENT #3968489, C.C.O.R.

3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
LOCATED IN SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP
SCALE: 1" = 1/2 MILE

N

DEDICATIONS TO CITY

STATE OF ARIZONA

COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,AS OWNER, HAS SUBDIVIDED UNDER THE NAME, "GHOST TREE THREE AT PINE CANYON" A MINOR SUBDIVISION BEING A REPLAT OF TRACT 'E' OF THE AMENDED FINAL PLAT FOR GHOST TREE AT PINE CANYON LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS "GHOST TREE THREE AT PINE CANYON" A MINOR SUBDIVISION BEING A REPLAT OF TRACT 'E' OF GHOST TREE AT PINE CANYON AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF EACH LOT AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

SAID SUBDIVISION BEING TRACT 'E' OF GHOST TREE AT PINE CANYON, AS DEPICTED AT INSTRUMENT #3968489, COCONINO COUNTY OFFICIAL RECORDS.

EASEMENTS DEDICATED

THERE ARE NO DEDICATION TO THE CITY OF FLAGSTAFF AS PART OF THIS PLAT.

IMPROVEMENTS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE.").

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.

GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY_____

ITS_____

IN WITNESS WHEREOF, GRANTOR(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED, THIS _____ DAY OF _____, 20__.

GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY_____

ITS_____

GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTOR")

BY: _____

DATE: _____

STATE OF ARIZONA)
) SS
COUNTY OF COCONINO)

ON THIS_____DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED_____, THE_____, AN_____

FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT

_____
NOTARY PUBLIC

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS SURVEY IS ON THE CITY OF FLAGSTAFF LOCAL DATUM AND THE NAVD 88 VERTICAL DATUM AND IS N 00° 04' 09" EAST 2647.39' ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34 BETWEEN THE WEST QUARTER CORNER (RM 1) MARKED BY A BLM BRASS CAP DATED 1965 AND THE NORTHWEST CORNER (RM 2)MARKED BY A BLM BRASS CAP DATED 1965.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	38853.27	31698.75	6991.57
RM 2	41500.83	31702.05	6927.21

THE COORDINATE SYSTEM FOR THIS PROJECT IS THE CITY OF FLAGSTAFF LOCAL COORDINATE SYSTEM MODIFIED FROM ARIZONA STATE PLANE CENTRAL ZONE. THE PROJECT IS DESIGNED ON THE NAVD 88 ELEVATION.

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA, I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

DRIVEWAY SLOPES

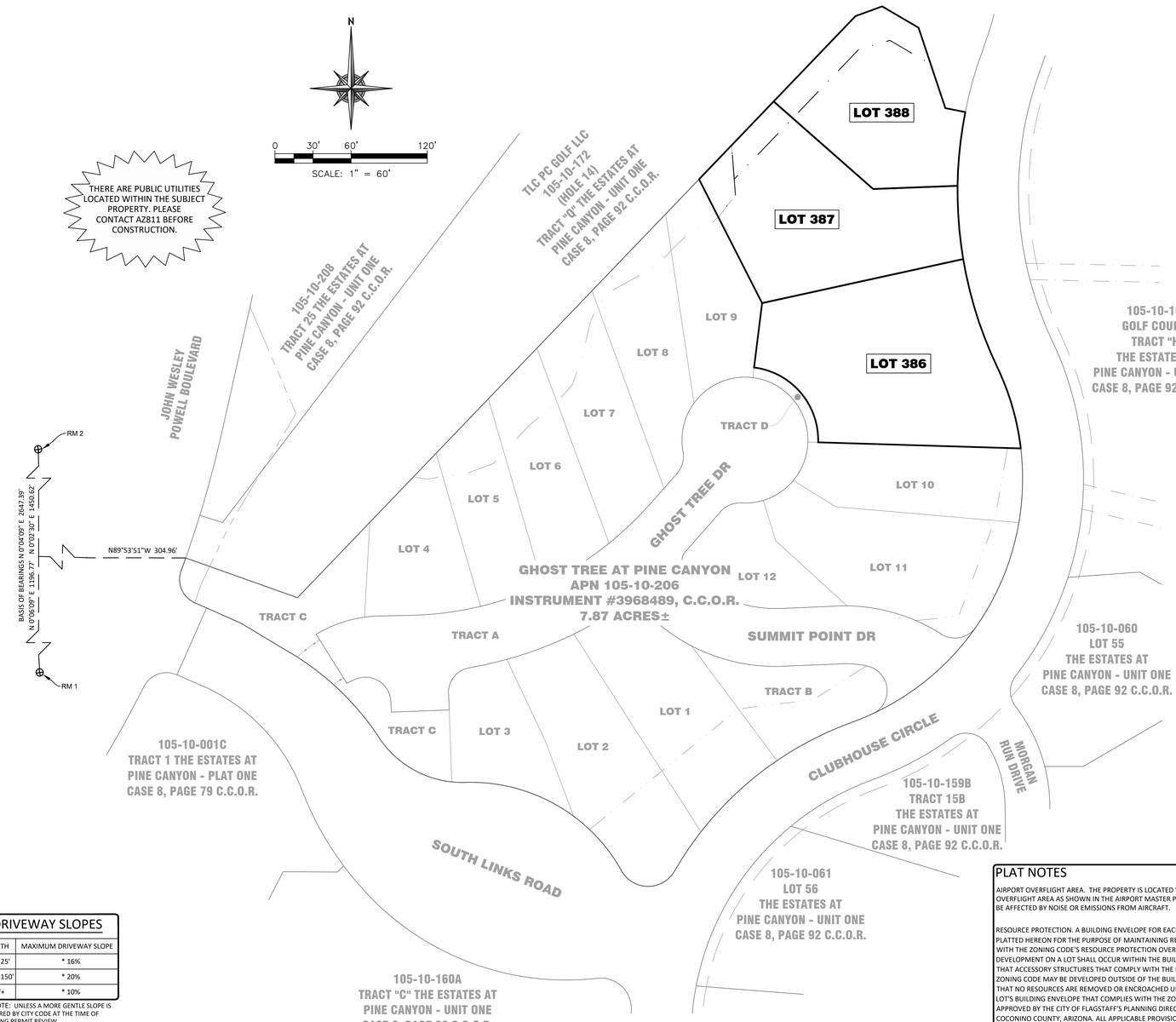
LENGTH	MAXIMUM DRIVEWAY SLOPE
0' TO 25'	* 16%
25' TO 150'	* 20%
150'+	* 10%

(*) NOTE: UNLESS A MORE GENTLE SLOPE IS REQUIRED BY CITY CODE AT THE TIME OF BUILDING PERMIT REVIEW.

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

N

0 30' 60' 120'
SCALE: 1" = 60'



PROJECT INFORMATION

CLIENT:
GHOST TREE AT PINE CANYON, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253
(602) 616-6828

ENGINEER / SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171
THOMAS A. LIUZZO, RLS #33861

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
105-10-206
NEW APN NOT YET ASSIGNED
TRACT "E" AT INSTRUMENT #3968489, O.R.C.C.
3201 SOUTH CLUBHOUSE CIRCLE
FLAGSTAFF, AZ 86005
1.93 AC ±
3 LOTS
0.64 UNITS PER ACRE

ZONING NOTE:
CITY OF FLAGSTAFF ZONING INFORMATION
R1; SINGLE FAMILY RESIDENTIAL

PROJECT WATER INFORMATION

1. 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.

PUBLIC UTILITY EASEMENT NOTE

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

DEDICATIONS BY THE DEVELOPER

STATE OF ARIZONA

COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,AS OWNER, HAS SUBDIVIDED UNDER THE NAME, "GHOST TREE THREE AT PINE CANYON" A MINOR SUBDIVISION BEING A REPLAT OF TRACT 'E' OF THE AMENDED FINAL PLAT FOR GHOST TREE AT PINE CANYON BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS FOR THE PLAT OF "GHOST TREE THREE AT PINE CANYON" A MINOR SUBDIVISION BEING A REPLAT OF TRACT 'E' OF GHOST TREE AT PINE CANYON AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF EACH LOT, TRACT, STREET (PRIVATE), AND EASEMENT CONSTITUTES THE SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

SAID SUBDIVISION BEING TRACT 'E' OF GHOST TREE AT PINE CANYON, AS DEPICTED AT INSTRUMENT #3968489, COCONINO COUNTY OFFICIAL RECORDS.

IN ADDITION TO THE DEDICATIONS TO THE CITY OF FLAGSTAFF, ARIZONA, THE GRANTOR HEREBY DEDICATES THE FOLLOWING:

1. THE EASEMENTS AS SHOWN HEREON ARE FOR THE USES DESCRIBED FOR EACH, RESPECTIVELY, AND ARE DETAILED AS FOLLOWS:
   A. EASEMENT #1 IS FOR GOLF COURSE USE.
2. ALL LOTS WITHIN THIS SUBDIVISION REQUIRES THE INSTALLATION OF INDIVIDUAL PRIVATE GRINDER PUMPS (E/ONE EXTREME SERIES OR APPROVED EQUAL). ALL LOT OWNERS ARE RESPONSIBLE FOR INSTALLING THEIR INDIVIDUAL PRIVATE GRINDER PUMPS TO THE MANUFACTURERS SPECIFICATIONS. THESE INDIVIDUAL PRIVATE GRINDER PUMPS WILL CONVEY SEWAGE THROUGH A PRIVATE LOW PRESSURE SERVICE LINE INSTALLED BY EACH INDIVIDUAL LOT OWNER AND CONNECT TO THE PUBLIC SEWER SERVICE STUB PLACED AT EACH INDIVIDUAL LOT.
3. THIS SUBDIVISION SHALL BE SUBJECT TO AND TOGETHER WITH ALL DECLARATIONS, COVENANTS, RESERVATIONS & RESTRICTIONS WITHIN THE EXISTING DOCUMENTS FOR THE SUBJECT PROPERTY ON FILE WITHIN THE COCONINO COUNTY OFFICIAL RECORDS. THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE ESTATES AT PINE CANYON ARE RECORDED AT DOCUMENT NUMBER 3171314, COCONINO COUNTY OFFICIAL RECORDS, DATED NOVEMBER 22, 2002, AND AT DOCUMENT NUMBER 3216111, COCONINO COUNTY OFFICIAL RECORDS, DATED AUGUST 8, 2003, WHICH SAID SUBDIVISION SHOWN AND PLATTED HEREIN IS A PART OF THE PARCEL(S) REFERRED TO IN THE RECITALS THEREOF, AND THERE MAY BE HEREAFTER PUBLISHED DESIGN GUIDELINES THAT MAY BE OR MAY NOT BE RECORDED THAT SAID LOTS WOULD BE SUBJECT TO AND AMENDMENTS TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MY INCLUDE THE GRANT OF EASEMENT AND OTHER RIGHTS FOR THE PURPOSE OF REGULATING ANY LOTS OR TRACTS WITHIN THE ABOVE DESCRIBED PREMISES.

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.

GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY_____

ITS_____

IN WITNESS WHEREOF, GRANTOR(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED, THIS_____ DAY OF _____, 20__.

GHOST TREE AT PINE CANYON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY_____

ITS_____

GHOST TREE AT PINE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTOR")

BY: _____

DATE: _____

STATE OF ARIZONA)
) SS
COUNTY OF COCONINO)

ON THIS_____DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED_____, THE_____, AN_____

FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

_____
NOTARY PUBLIC

CITY OF FLAGSTAFF CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE 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 THE RECORD BY THE INTER-DIVISION STAFF REVIEW OF THE CITY OF FLAGSTAFF, ARIZONA ON THE DAY OF _____, 20__.

BY: _____
CITY ENGINEER

BY: _____
PLANNING DIRECTOR

PLAT NOTES

AIRPORT OVERFLIGHT AREA. THE PROPERTY IS LOCATED WITHIN AIRCRAFT OVERFLIGHT AREA AS SHOWN IN THE AIRPORT MASTER PLAN. THIS PROPERTY MAY BE AFFECTED BY NOISE OR EMISSIONS FROM AIRCRAFT.

RESOURCE PROTECTION. A BUILDING ENVELOPE FOR EACH LOT IS SHOWN AND PLATTED HEREON FOR THE PURPOSE OF MAINTAINING RESOURCES IN ACCORDANCE WITH THE ZONING CODE'S RESOURCE PROTECTION OVERLAY DESIGNATION. ALL DEVELOPMENT ON A LOT SHALL OCCUR WITHIN THE BUILDING ENVELOPE, EXCEPT THAT ACCESSORY STRUCTURES THAT COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE MAY BE DEVELOPED OUTSIDE OF THE BUILDING ENVELOPE, PROVIDED THAT NO RESOURCES ARE REMOVED OR ENCROACHED UPON. A MODIFICATION TO A LOT'S BUILDING ENVELOPE THAT COMPLIES WITH THE ZONING CODE MAY BE APPROVED BY THE CITY OF FLAGSTAFF'S PLANNING DIRECTOR AND RECORDED IN COCONINO COUNTY, ARIZONA. ALL APPLICABLE PROVISIONS OF THE ZONING CODE, AS AMENDED, SHALL APPLY.

SHEET INDEX

1	SITE OVERVIEW
2	LOTTING & BUILDING ENVELOPES PLAN

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REVISIONS

NUM.	DESCRIPTION	DATE	BY

☐ FOR REVIEW ONLY
☐ FOR BID ONLY
☒ FOR APPROVAL ONLY
☒ FOR RECORDING ONLY
☐ FOR CONSTRUCTION ONLY
☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B, PRESCOTT, ARIZONA 86301
PH (928) 717-0171 FAX (928) 717-0181
WWW.GRANITEBASINENGINEERING.COM

GHOST TREE AT PINE CANYON, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253

FINAL PLAT FOR
GHOST TREE THREE AT PINE CANYON
SITE OVERVIEW

33861 A. THOMAS LIUZZO 8/30/24 REGISTERED LAND SURVEYOR

JOB:	21080
DATE:	08/13/24
SCALE:	AS SHOWN
DRAWN:	TL/TRL
DESIGN:	TS
CHECKED:	TL

1

SHEET 1 OF 2

FILE: Z:\Projects\PINE CANYON\PROJECTS\21080 GHOST TREE THREE\DWG\FPLAT\21080 FPLAT S1.dwg <<C3D_Imperial>>

PLOTTED: Aug 13, 2024–1:12pm

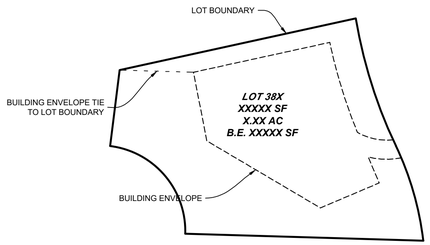
FINAL PLAT FOR

GHOST TREE THREE AT PINE CANYON

A MINOR SUBDIVISION BEING A REPLAT OF TRACT E GHOST TREE AT PINE CANYON

AS RECORDED AT DOCUMENT #3968489, C.C.O.R.

3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
LOCATED IN SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



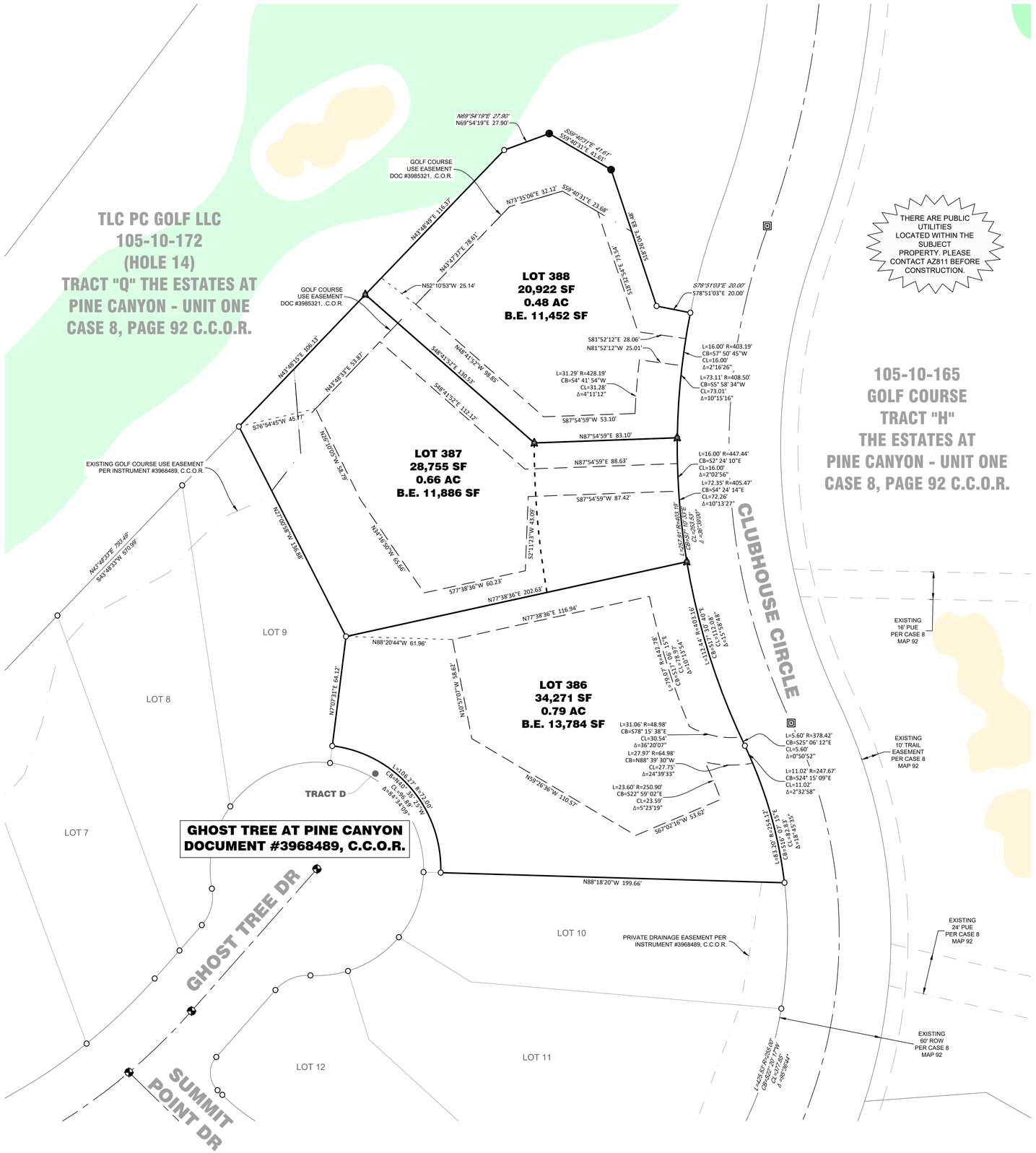
TYPICAL BUILDING ENVELOPE DETAIL

SCALE: 1" = 60'

N

0 15' 30' 60'

SCALE: 1" = 30'



LEGEND

○	FOUND 1/2" REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 33861
◉	1/2" REBAR WITH NO LEGIBLE MARKINGS
⊡	CENTERLINE MONUMENT CAPPED RLS 23372
◆	FOUND CENTERLINE MONUMENT WITH ALUMINUM CAP WITH MARKINGS RLS 33861
▲	SET 1/2" REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 33861
S45°45'45"W 45.00'	PROPOSED LOT DATA BASED ON CALCULATIONS
S55°55'55"W 50.00'	RECORD DATA: RECEPTION #3968489 C.C.O.R.
	DRAINAGE EASEMENT
	SLOPE EASEMENT
	SEWER EASEMENT
	TRAIL EASEMENT
	PROJECT BOUNDARY
	RIGHT-OF-WAY
	ADJACENT PARCELS
7000	EXISTING INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BUILDING ENVELOPES
	CENTERLINE
	GOLF COURSE USE EASEMENT

SLOPE DATA

RANGE	AREA	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCE (ALLOWABLE LOT DISTURBANCE)	
(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)
17 - 24.99%	4,194	30%	1,258	0%	0	30%	1,258
25 - 34.99%	17,571	20%	3,514	0%	0	20%	3,514
> 35% (*)	0	-	-	-	-	-	-
TOTALS	21,765		4,772		0		4,772

FOREST RESOURCE PROTECTION DATA

FOREST RESOURCES	POINTS	%
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS	287	100.00%
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY	114	39.72%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	40	13.94%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	154	53.66%

Call at least two full working days before you begin excavation
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GRANITE BASIN ENGINEERING, INC.
CIVIL ENGINEERING • PROJECT MANAGEMENT
1501 COMMERCE CENTER BLVD. • FORT MOHAVE, ARIZONA 86427
PH: (928) 215-1171 • FAX: (928) 215-1181
WWW.GRANITEBASINENGINEERING.COM

GHOST TREE AT PINE CANYON, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253

FINAL PLAT FOR
GHOST TREE THREE AT PINE CANYON
LOTTING & BUILDING ENVELOPES PLAN

JOB: 21080
DATE: 08/13/24
SCALE: AS SHOWN
DRAWN: TL/TRL
DESIGN: TS
CHECKED: TL

2

SHEET 2 OF 2

FILE: Z:\Projects\PINE CANYON\PROJECTS\21080 GHOST TREE THREE\DWG\FPLAT\21080 FPLAT S2.dwg <<C3D_Imperial>>