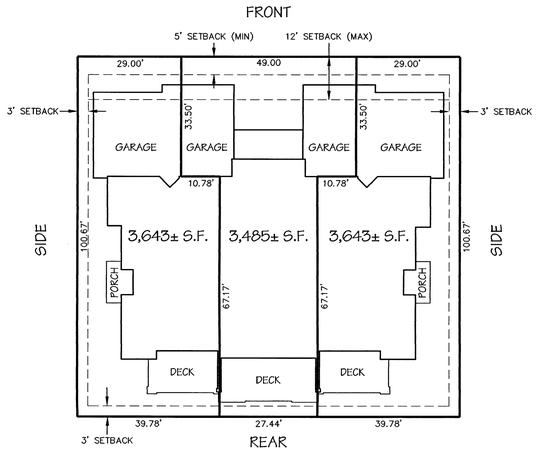
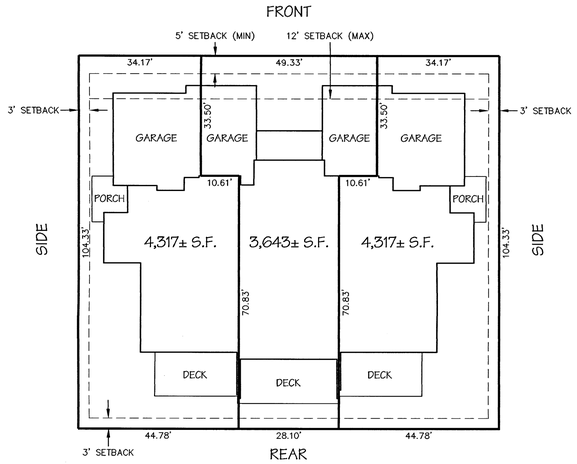
PRELIMINARY PLAT
FOR
WHITE PINES TOWNHOMES
AT
PINE CANYON

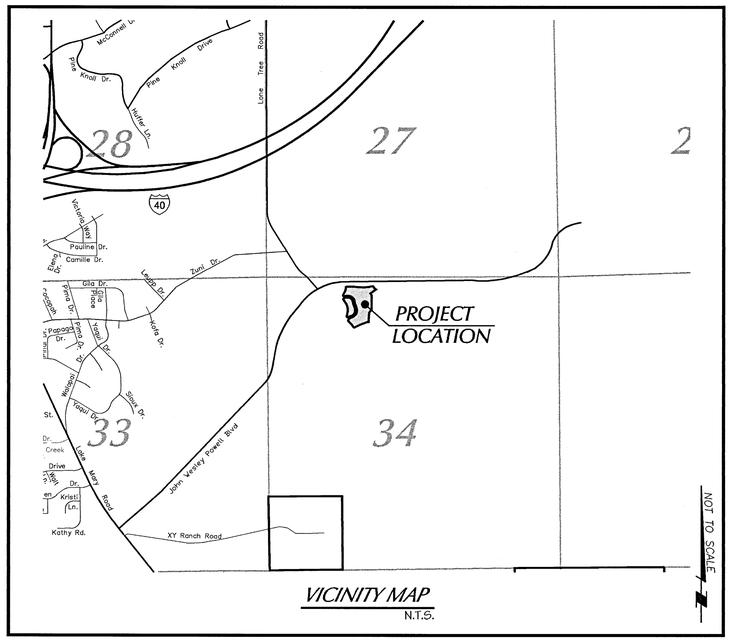
A SUBDIVISION OF TRACT 24H OF THE AMENDED FINAL PLAT
OF THE MOUNTAIN VISTA CONDOMINIUM AT PINE CANYON
AS RECORDED IN INSTRUMENT No. _____, RECORDS OF COCONINO COUNTY
LOCATED IN THE NW1/4 OF SECTION 34,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



BUILDING "A" TOWNHOME LOT
10,771 S.F. 1"=20'



BUILDING "B" TOWNHOME LOT
12,277 S.F. 1"=20'



VICINITY MAP
N.T.S.

UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENERGY	DATE
CENTURYLINK	DATE
ARIZONA PUBLIC SERVICE	DATE
SUDDENLINK	DATE

PROJECT INFORMATION

OLD PROJECT NAME:	MOUNTAIN VISTA CONDOMINIUM AT PINE CANYON
NEW PROJECT NAME:	WHITE PINES TOWNHOMES AT PINE CANYON
PROJECT LOCATION:	3002 S. CLUBHOUSE CIRCLE FLAGSTAFF, AZ. 86001
APN NUMBER:	105-21-062
ACREAGE FOR NEW TOWNHOMES:	8.0647±
NUMBER OF NEW TOWNHOMES:	36
CURRENT ZONING DISTRICT:	R1
PROPOSED ZONING DISTRICT:	R1
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOMES
FEMA DESIGNATION:	ZONE "X"
OWNER/DEVELOPER:	THE TRUE LIFE COMMUNITIES MR. AIDAN BARRY 1201 E. JOHN WESLEY POWELL BLVD FLAGSTAFF, AZ. 86001 (928) 779-5700

INDEX TO SHEETS

1 COVER SHEET
2 BOUNDARY & LEGAL DESCRIPTION
3 LOTS & UNITS
4 UTILITY PLAN
5 LOTS & UNITS WITH CONTOURS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

COF DRB # DEV 12-083

Mogollon Inc ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-213-0015

REGISTERED LAND SURVEYOR
23950
KYLE J. DETISHPULLER
Date Signed 3/31/14
ARIZONA, U.S.A.
Expires on 3/31/15

WHITE PINES TOWNHOMES
AT PINE CANYON
PRELIMINARY PLAT
2/13/14
MES# 12999

REVISIONS: PER C.O.F. COMMENTS DATED 12/30/13

DATE: 2/13/14
DESIGNED BY:
DRAWN BY:
CHECKED BY: KJH
PROJECT NO: 12999
FN: SHEET-01
VERT SCALE: N/A
HOR SCALE: 1"=50'

PRELIMINARY PLAT
FOR
WHITE PINES TOWNHOMES
AT
PINE CANYON

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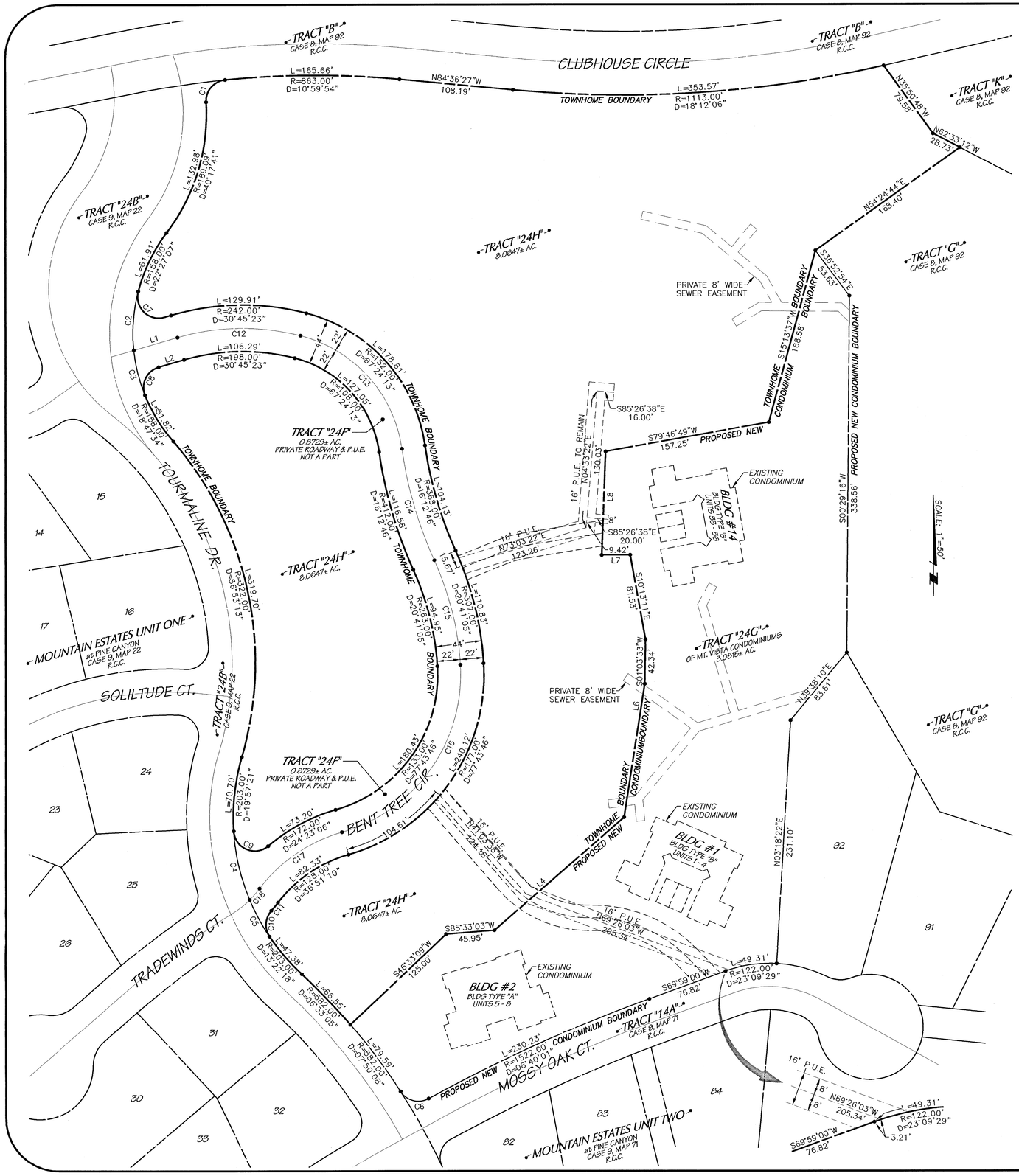
FLAGSTAFF, COCONINO COUNTY, ARIZONA



LINE DATA

#	BEARING	DISTANCE
L1	N73°47'44"E	43.24'
L2	N73°47'44"E	25.18'
L3	DELETED	
L4	S48°56'24"W	163.21'
L5	DELETED	
L6	S08°50'20"W	128.21'
L7	N89°32'24"E	27.00'
L8	S02°13'58"W	98.16'

CURVE DATA

#	RADIUS	LENGTH	DELTA
C1	20.00'	30.61'	87°42'11"
C2	158.00'	56.07'	20°20'02"
C3	158.00'	44.13'	16°00'15"
C4	203.00'	67.17'	18°57'29"
C5	203.00'	39.69'	11°12'06"
C6	20.00'	29.98'	85°52'24"
C7	20.00'	42.15'	120°44'19"
C8	20.00'	33.37'	95°35'58"
C9	20.00'	44.18'	126°33'46"

CURVE DATA

#	RADIUS	LENGTH	DELTA
C10	20.00'	26.48'	75°52'00"
C11	122.00'	10.09'	04°44'15"
C12	220.00'	118.10'	30°45'23"
C13	130.00'	152.93'	67°24'13"
C14	390.00'	110.36'	16°12'46"
C15	285.00'	102.89'	20°41'05"
C16	155.00'	210.28'	77°43'46"
C17	150.00'	96.48'	36°51'10"
C18	100.00'	14.29'	08°11'09"

Mogollon Inc ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-0015

WHITE PINES TOWNHOMES
AT PINE CANYON
BOUNDARY & LEGAL DESCRIPTION

2/13/14
MES#12999

DATE: 2/13/14
DESIGNED BY:
DRAWN BY:
CHECKED BY: KVH
PROJECT NO. 12999
FN: SHEET-02
VERT SCALE: N/A
HOR SCALE: 1"=50'
REVISIONS: PER C.O.F. COMMENTS DATED 12/30/13

SHEET NO. 2 OF 5

COF PROJECT # DEV 12-083

PRELIMINARY PLAT
FOR
WHITE PINES TOWNHOMES
AT
PINE CANYON

A SUBDIVISION OF TRACT 24H OF THE AMENDED FINAL PLAT
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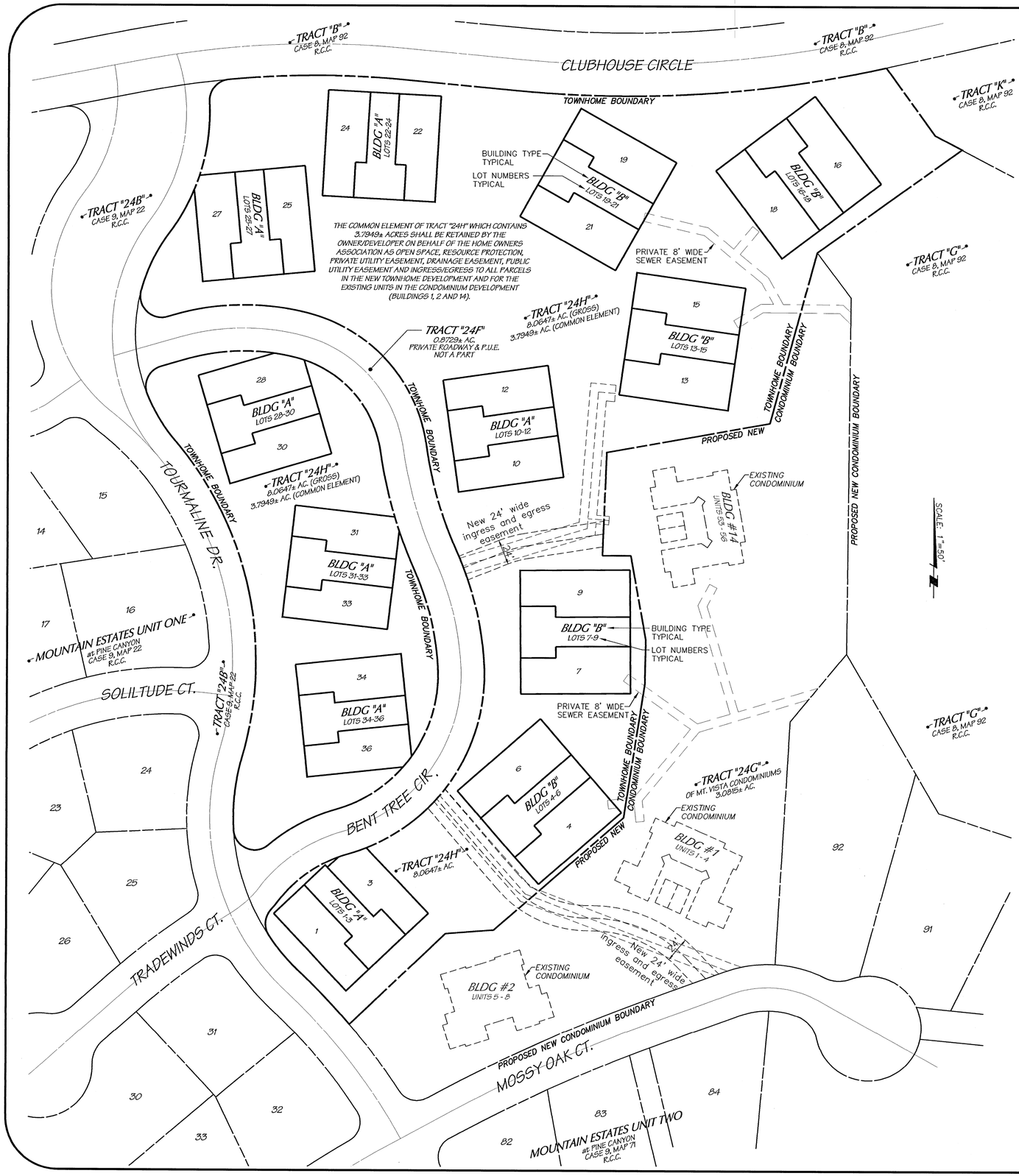
FLAGSTAFF, COCONINO COUNTY, ARIZONA



THE COMMON ELEMENT OF TRACT "24H" WHICH CONTAINS 3.7949± ACRES SHALL BE RETAINED BY THE OWNER/DEVELOPER ON BEHALF OF THE HOME OWNERS ASSOCIATION AS OPEN SPACE, RESOURCE PROTECTION, PRIVATE UTILITY EASEMENT, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS TO ALL PARCELS IN THE NEW TOWNHOME DEVELOPMENT AND FOR THE EXISTING UNITS IN THE CONDOMINIUM DEVELOPMENT (BUILDINGS 1, 2 AND 14).

SHEET NO. 3 OF 5

COF PROJECT # DEV 12-083

Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, AZ. 86002
Phone: 928-214-0214 • Fax: 928-913-0015

REGISTERED LAND SURVEYOR 23950 ROY K. HOTSENPILLER DATE Signed 3/31/15 ARIZONA U.S.A.

Expires on 3/31/15

WHITE PINES TOWNHOMES AT PINE CANYON LOTS & UNIT TYPE

2/13/14 MES# 12999

DATE: 2/13/14	REVISIONS: PER C.O.F. COMMENTS DATED 12/30/13
DESIGNED BY:	PROJECT NO. 12999
DRAWN BY:	FN: SHEET-03
CHECKED BY: KVW	VERT SCALE: N/A
	HOR SCALE: 1"=50'

PRELIMINARY PLAT
FOR
WHITE PINES TOWNHOMES
AT
PINE CANYON

A SUBDIVISION OF TRACT 24H OF THE AMENDED FINAL PLAT
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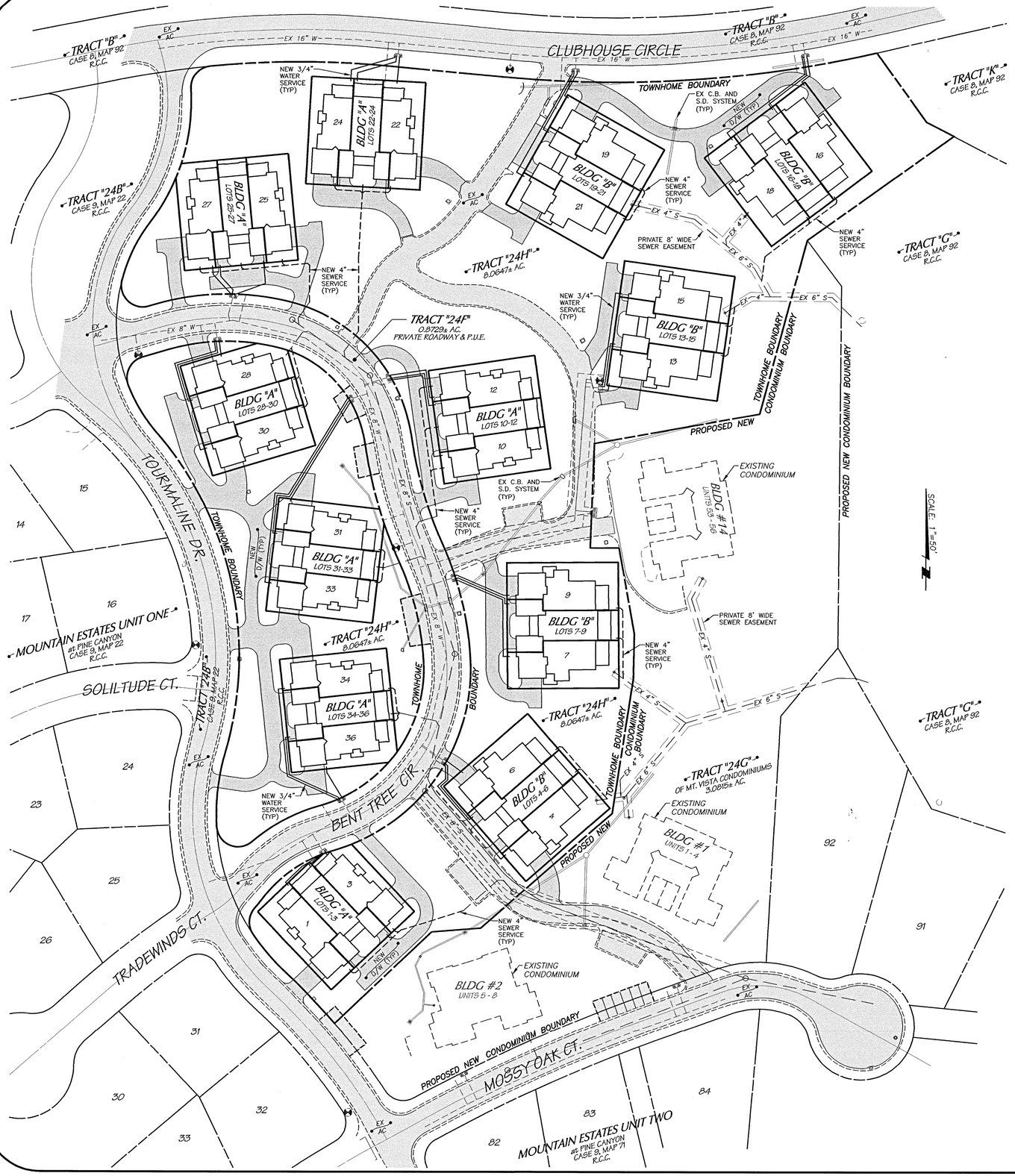
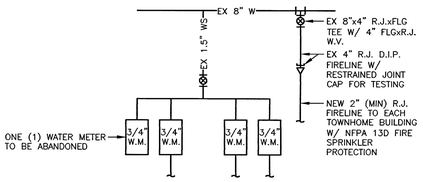
FLAGSTAFF, COCONINO COUNTY, ARIZONA





WATER METER - TYPICAL WATER SERVICE
(PUBLIC IMPROVEMENT) N.T.S.

SHEET NO. 4 OF 5

COF PROJECT # DEV 12-083

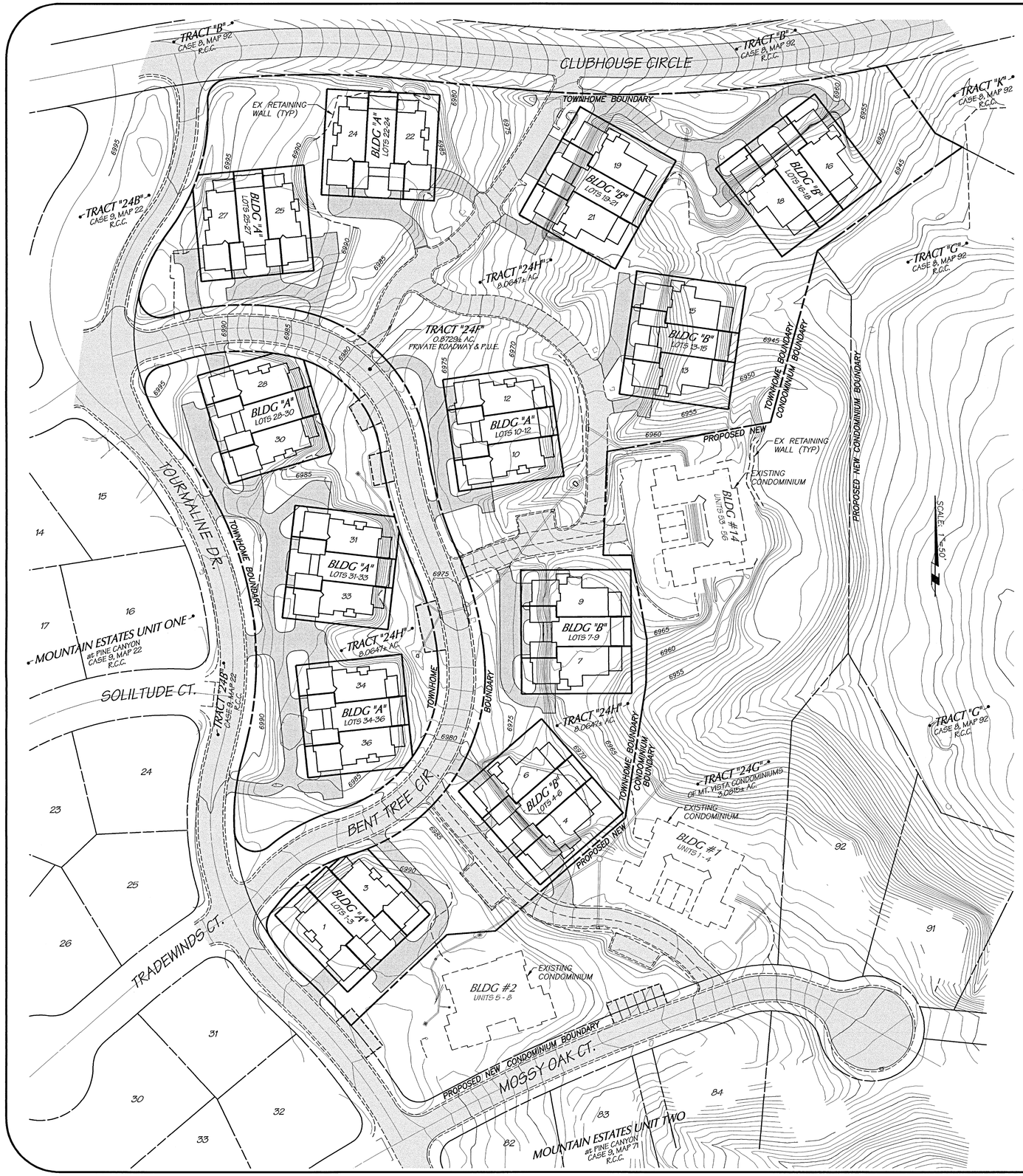
2/13/14
MES#12999

WHITE PINES TOWNHOMES
AT PINE CANYON
UTILITY PLAN

Mogollon Inc ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-213-0015

REGISTERED LAND SURVEYOR
2,950
KENT V. MOTSENFELDER
ARIZONA, U.S.A.
Expires on: 3/31/15

DATE: 2/13/14	REVISIONS: PER C.O.F. COMMENTS DATED 12/30/13
DESIGNED BY:	PROJECT NO. 12999
DRAWN BY:	FN: SHEET-04
CHECKED BY: KVM	VERT SCALE: N/A
	HOR SCALE: 1"=50'



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WHITE PINES TOWNHOMES
AT PINE CANYON
LOTS & UNITS WITH CONTOURS

2/13/14
MES#12999

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-0015

Expires: 8/31/15

DATE: 2/13/14
DESIGNED BY:
DRAWN BY:
CHECKED BY: KVH
PROJECT NO. 12999
FN: SHEET-05
VERT SCALE: N/A
HOR SCALE: 1"=50'
REVISIONS: PER C.O.F. COMMENTS DATED 12/30/13

SHEET NO. 5 OF 5

COF PROJECT # DEV 12-083