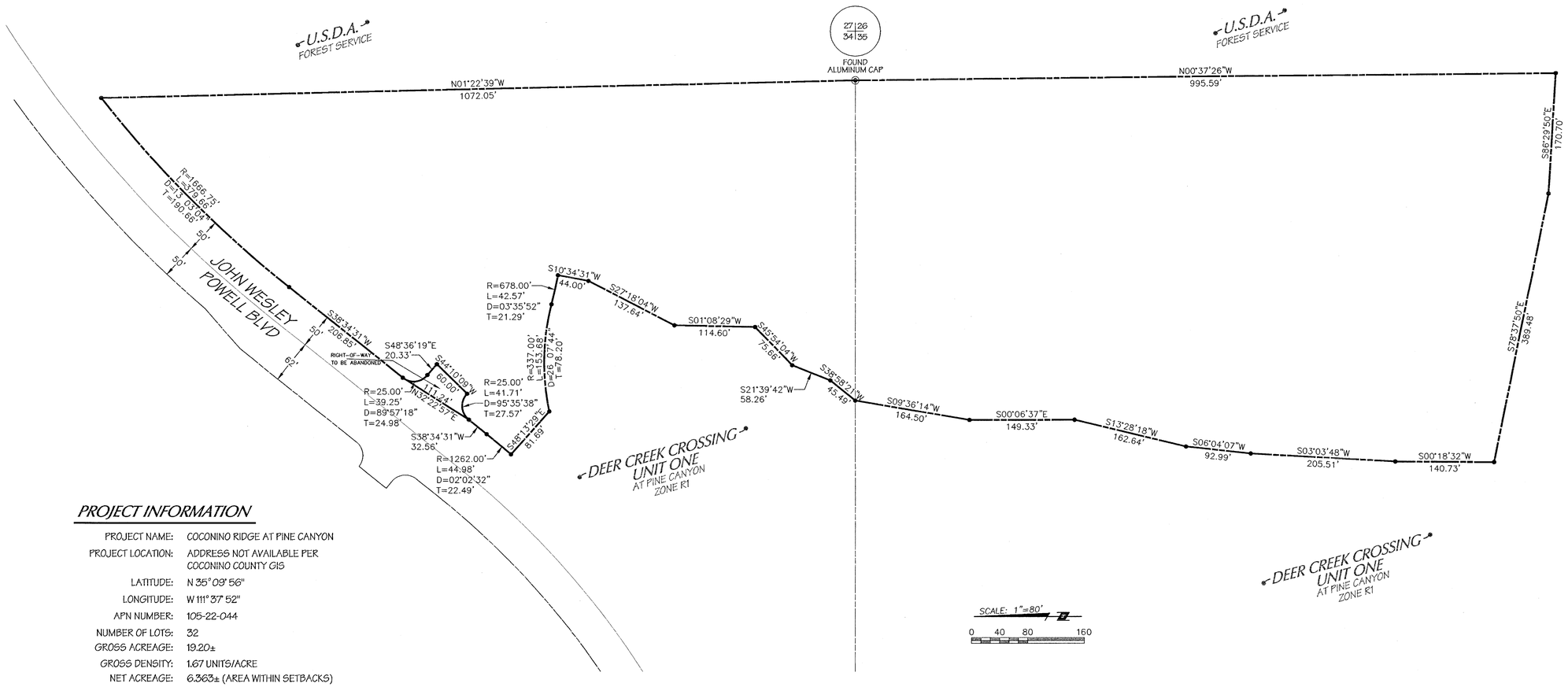
PRELIMINARY PLAT

FOR

COCONINO RIDGE AT PINE CANYON

A 32 LOT SUBDIVISION

A SUBDIVISION OF TRACT 3F
OF DEER CREEK CROSSING UNIT ONE AT PINE CANYON
INSTRUMENT No. 3450516, RECORDS OF COCONINO COUNTY
LOCATED IN PORTIONS OF SECTION 27 & 34,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME:	COCONINO RIDGE AT PINE CANYON
PROJECT LOCATION:	ADDRESS NOT AVAILABLE PER COCONINO COUNTY GIS
LATITUDE:	N 35° 09' 56"
LONGITUDE:	W 111° 37' 52"
APN NUMBER:	105-22-044
NUMBER OF LOTS:	32
GROSS ACREAGE:	19.20±
GROSS DENSITY:	1.67 UNITS/ACRE
NET ACREAGE:	6.363± (AREA WITHIN SETBACKS)
NET DENSITY:	5.1 UNITS/ACRE
CURRENT ZONING DISTRICT:	R-1
CURRENT USE:	VACANT LAND
REGIONAL PLAN DESIGNATION:	SUBURBAN - EXISTING
PROPOSED USE:	SINGLE FAMILY DETACHED
OWNER/DEVELOPER:	TLC FC LAND INVESTORS, LLC 1201 E. JOHN WESLEY POWELL BLVD. FLAGSTAFF, ARIZONA 86001 (925-824-4300)

THE PINE CANYON CLUB

SHEET NO. 3 OF 5

COF PROJECT #N/A

Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KENT V. HOTSENPILLER
Date Signed 10/02/15
ARIZONA U.S.A.
Expires on 3/31/16

COCONINO RIDGE
AT PINE CANYON - PRELIMINARY PLAT
BOUNDARY MAP

10/02/15
MES# 13076

DATE: 10/02/15	PROJECT NO. 13076
DESIGNED BY:	FN: SHEET03.DWG
DRAWN BY:	VERT SCALE: N/A
CHECKED BY:	HOR SCALE: 1"=80'

REVISIONS: COF COMMENTS 4/22/15
COF COMMENTS, 32 LOTS