

FINAL PLAN FOR THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS

A CONDOMINIUM PLAT UPON TRACTS C AND E OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK _____ OF MAPS, PAGE _____, M.C.R., AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

NOTES

- THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS PER THE COMPONENTS, CONTIGUOUS & RESTRICTIVE (C&RS):
 - THE VERTICAL BOUNDARIES ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS OF THE UNIT.
 - THE CORNER OF THE UNIT, AND
 - FROM THE FINISHED FLOOR OR EACH UNIT TO THE UNFINISHED CEILING OF EACH UNIT.
 - COLUMNS AND SHAFTS ARE EXEMPT FROM BUILDING, UTILITY, STORAGE AND FINISH DIMENSIONS.
- COMMON ELEMENTS (C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE MORE FULLY DESCRIBED IN THE DECLARATION OF A CONDOMINIUM FOR THE VILLAS AT MOUNTAIN SHADOWS - AMENDED CONDOMINIUM TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAN.
- THIS SHOWN ARE TO OUTSIDE FACE OF BUILDINGS (GROUND LEVEL).
- NO POWER POLES EXIST ON-SITE.
- BUILDING HEIGHT WILL COMPLY WITH THE MOUNTAIN SHADOWS RESORT "SPECIAL USE PERMIT - RESORT" REQUIREMENTS.

OWNER

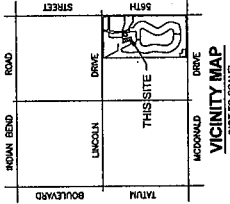
THE MOUNTAIN SHADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5550 NORTH 12TH STREET, SUITE 205
SCOTTSDALE, AZ 85253
PHONE: (480) 334-6997
CONTACT: JOHN P. MCKENNEY, PRESIDENT

ARCHITECT

MARK BARNHART
3340 ARISTO, STREET, SUITE 650
COSTA MESA, CALIFORNIA 92626
PHONE: (714) 440-1111
CONTACT: BRAYAN STOKLER

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4559 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 244-0928
FAX: (602) 244-0928
CONTACT: FRED E. FLEET, P.E., F.A.S.C.E.



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:
THAT THE MOUNTAIN SHADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" CONDOMINIUM UPON TRACTS C AND E OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK _____ OF MAPS, PAGE _____, M.C.R., AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE TRACTS SHOWN AND DECLARES THAT THIS PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARIES OF THE CONDOMINIUM UNITS, AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY, ON SAID PLAN.
IN WITNESS WHEREOF:
THE MOUNTAIN SHADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE OFFICE OF THE PUBLIC NOTARY TO BE ATTESTED BY THE UNDERSIGNED QUALIFIED OFFICER.

THE MOUNTAIN SHADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: _____, PRESIDENT
ITS AUTHORIZED SIGNATORY
DATE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
PUBLIC AND FOR SAID STATE, PERSONALLY APPEARED
_____,
PERSONALLY KNOWN TO ME, OR PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE
IS THE SIGNATORY OF SAID INSTRUMENT AND THAT HE/SHE HAS SIGNED SAID
SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS
____ DAY OF _____, 201____.
BY: _____ MAYOR
ATTEST: _____ TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

I, LARRY E. SULLIVAN, REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE PREPARATION OF THIS PLAN. I HEREBY CERTIFY THAT THE SURVEY AND THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO IDENTIFY THE BOUNDARIES OF SAID UNITS.
BY: _____
LARRY E. SULLIVAN, REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 22782
1650 N. CENTRAL AVENUE, SUITE 10014
PHOENIX, ARIZONA 85004
(602) 254-6631
LCSULLIVAN@CIVIL.COM

SHEET INDEX

- COVER SHEET, DEDICATION, NOTES
- BOUNDARY MAP
- SECOND LEVEL PLAN
- UNIT PLANS & VERTICAL SCHEDULES

UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPOR WATER
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- INDICATES FOUND UTZ REBAR WITH CAP FILE #22712
- INDICATES INTERIOR BOUNDARY
- INDICATES EXTERIOR FACE
- INDICATES FLOOR LIMITS
- INDICATES OPEN TO FLOOR BELOW
- INDICATES LIMITS OF TERRACE
- ① INDICATES SHEET NUMBER
- * INDICATES LOFT UNIT
- U.E. INDICATES UTILITY EASEMENT PER BOOK 122 OF MAPS, PAGE 27, M.C.R.
- C1 INDICATES CURVE NUMBER
- S.F. INDICATES SQUARE FEET
- C.E. INDICATES COMMON ELEMENT
- L.C.E. INDICATES LIMITED COMMON ELEMENT
- P11 INDICATES DESIGNATED PARKING SPACE NUMBER
- U11 INDICATES DESIGNATED STORAGE ROOM NUMBER
- L.B.E. INDICATES LOWER BOUNDARY ELEVATION
- U.B.E. INDICATES UPPER BOUNDARY ELEVATION

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §46-111(C) AND SECTION 64 (E)(4), §7-1 (E), §8(C) AND §3-3 (F) OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS SHALL BE MAINTAINED AND PRESERVED FOR THE USE OF THE WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS, THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IF THE TOWN OF PARADISE VALLEY, THE TOWN OF MARICOPA COUNTY, OR THE STATE OF ARIZONA DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF MARICOPA COUNTY, OR THE STATE OF ARIZONA, THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF PARADISE VALLEY, ARIZONA, AND IS ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 25-100326-0001 DATED MARCH 14, 2014.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

EAST 1/4 CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, IS A BENCHMARK WITH AN ELEVATION OF 1502.02 (NAD 83) AND IS LOCATED AT THE INTERSECTION OF 26TH STREET & LINCOLN DRIVE. BENCHMARK NUMBER: N: 20731.06, E: 89942.69

SITE DATA

EXISTING ZONING: S.U.P. - RESORT
TOTAL UNITS: 12

COUNTY RECORDER

C&V CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-244-6931
www.cvl.com

NO.	REVISION	DATE

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS - AMENDED -
PARADISE VALLEY, ARIZONA



1 OF 6 SHEETS
C&V CONSULTANTS, F. FLEET
C&V NUMBER 14-007-0056
S&T PLAN

GROSS AREA = 1.001 ACRES
SEE SHEET 1 FOR LEGEND AND
SEE SHEET 2 FOR CURVE TABLE



4550 North 12th Street
Phoenix, Arizona 85014
Phone: 602-204-4831
www.cpl.com

Coe and Van Loo II L.L.C.

NO.	REVISION	DATE

FINAL PLAN

THE VILLAS AT MOUNTAIN SHADOWS - AMENDED -
CONDOMINIUM
PARADISE VALLEY, ARIZONA



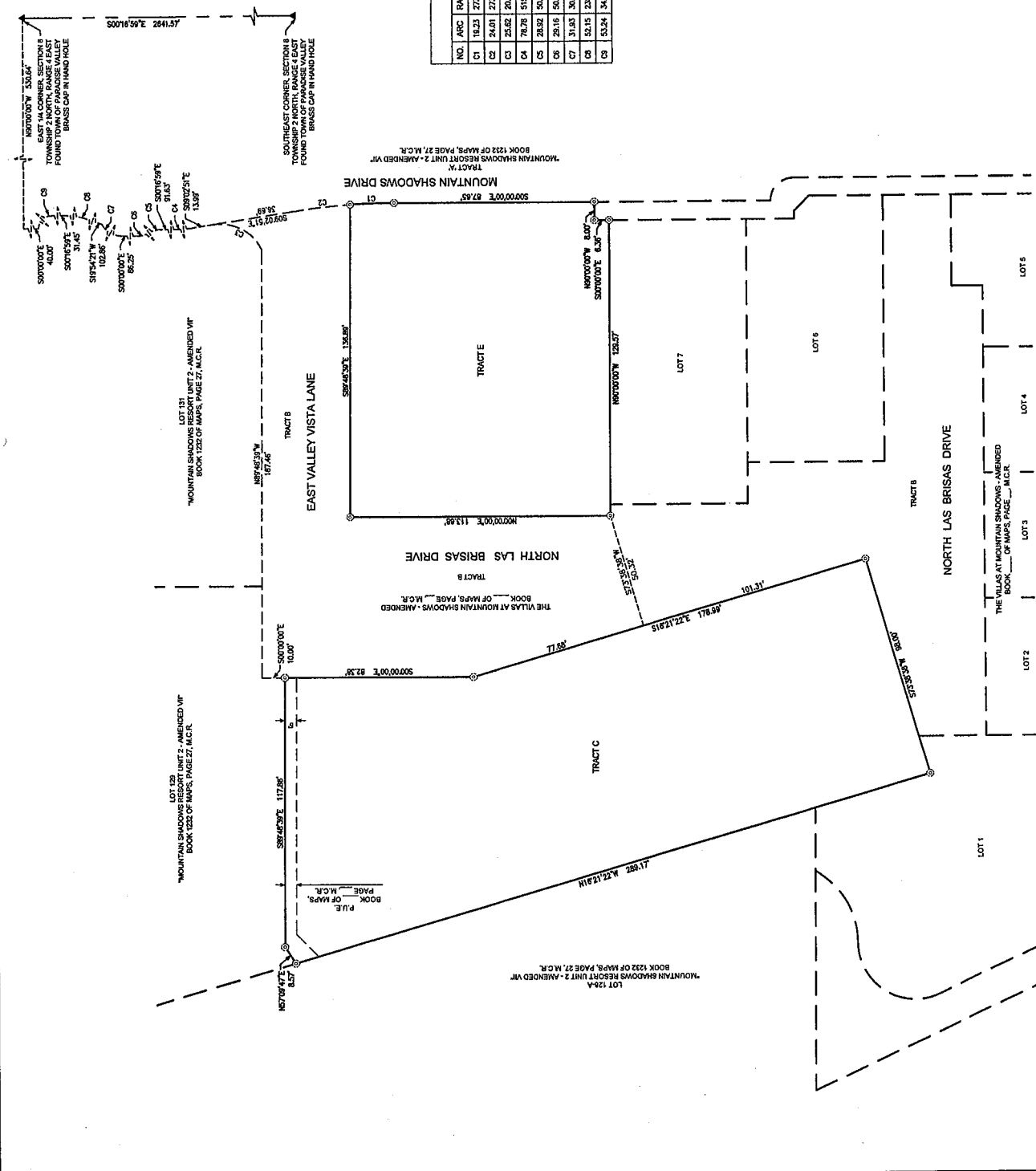
2 SHEET OF 6
C.A. Coome, F. FLEET
DATE: 12/20/2018
CPL No.

BOUNDARY PLAN

SEE SHEET 1 FOR LEGEND AND
SEE SHEET 2 FOR CURVE TABLE
CPL No.



NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	18.23	274.82	004°07'28"	9.62	19.23	N27°07'44"N
C2	24.01	274.82	005°01'23"	12.01	24.00	N45°32'00"W
C3	25.82	28.00	07°23'42"	14.91	23.90	N27°39'00"E
C4	78.78	513.00	009°45'32"	39.47	78.70	S44°33'35"E
C5	28.52	50.00	033°08'06"	14.87	28.51	N15°11'02"W
C6	28.16	50.00	032°25'04"	15.01	28.25	S16°42'32"E
C7	31.93	30.00	009°59'28"	17.66	30.44	S29°29'14"W
C8	52.15	235.00	012°42'54"	26.18	52.04	N00°04'28"E
C9	53.24	34.00	009°43'01"	33.83	47.96	N43°08'28"W



COUNTY RECORDER

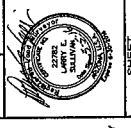
CVL
CONSULTANTS
4650 North 12th Street
Phoenix, Arizona 85014
www.cvl.com
902-264-6831

Coe and Van Loo II L.L.C.

NO.	REVISION	DATE

FINAL PLAN

THE VILLAS AT MOUNTAIN SHADOWS - AMENDED -
PARADISE VALLEY, ARIZONA



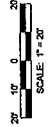
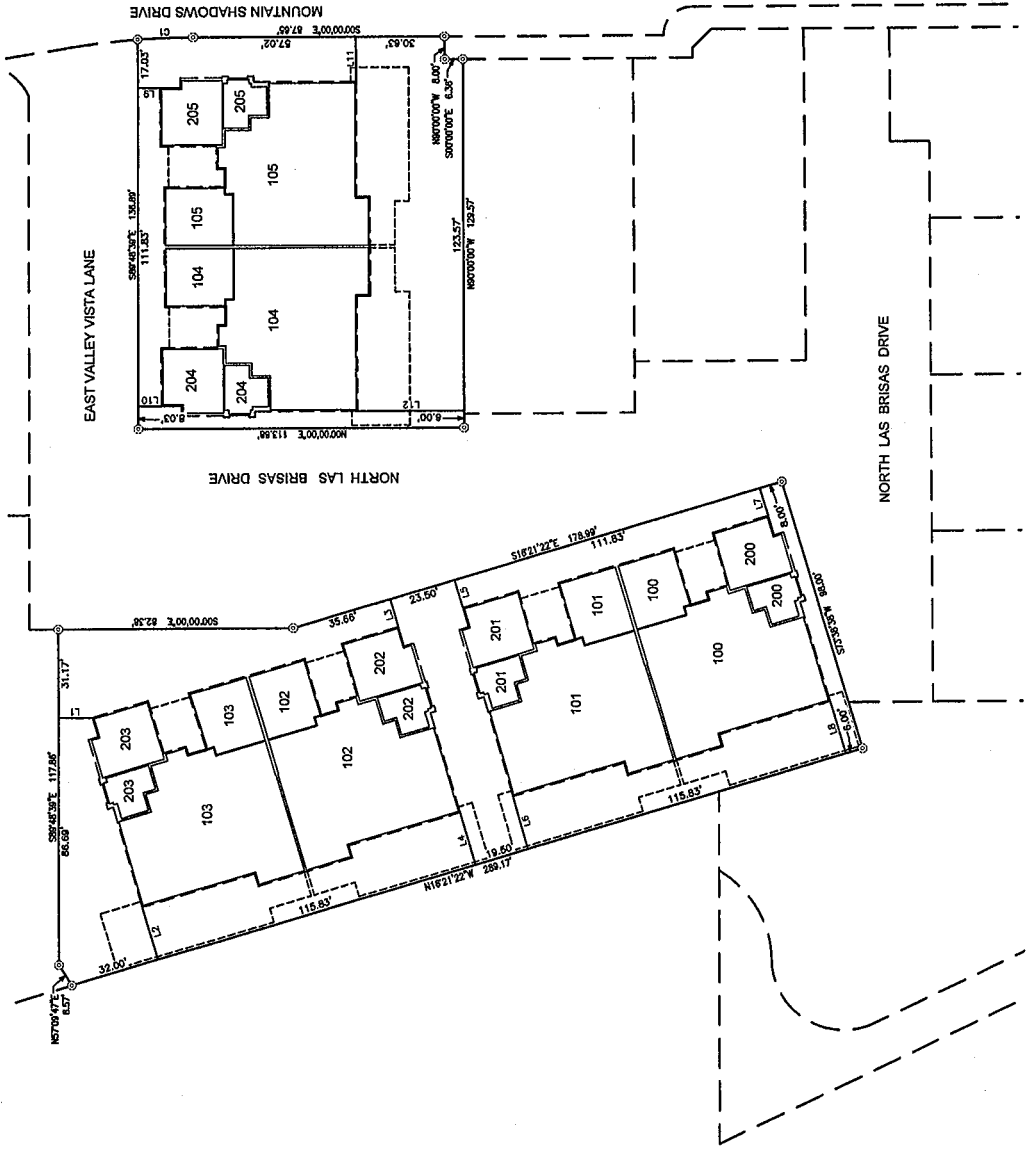
3 SHEET
OF 6
SEE SHEET 1 FOR LEGEND AND
CURVE TABLE
SEE SHEET 2 FOR CURVE TABLE

FIRST LEVEL PLAN

COUNTY RECORDER

NO. OF CURVES	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
1	18.23	23.362	66°01'28"	9.62	N27°04'44"W

NO.	LENGTH	BEARING
L1	12.25	N00°11'21"E
L2	18.17	S73°38'38"W
L3	10.17	N73°38'38"E
L4	19.17	S73°38'38"E
L5	10.17	N73°38'38"E
L6	19.17	S73°38'38"W
L7	10.17	N73°38'38"E
L8	19.17	S73°38'38"W
L9	7.63	N00°11'21"E
L10	8.00	N00°11'21"E
L11	15.73	N89°00'00"E
L12	36.99	S00°00'00"E





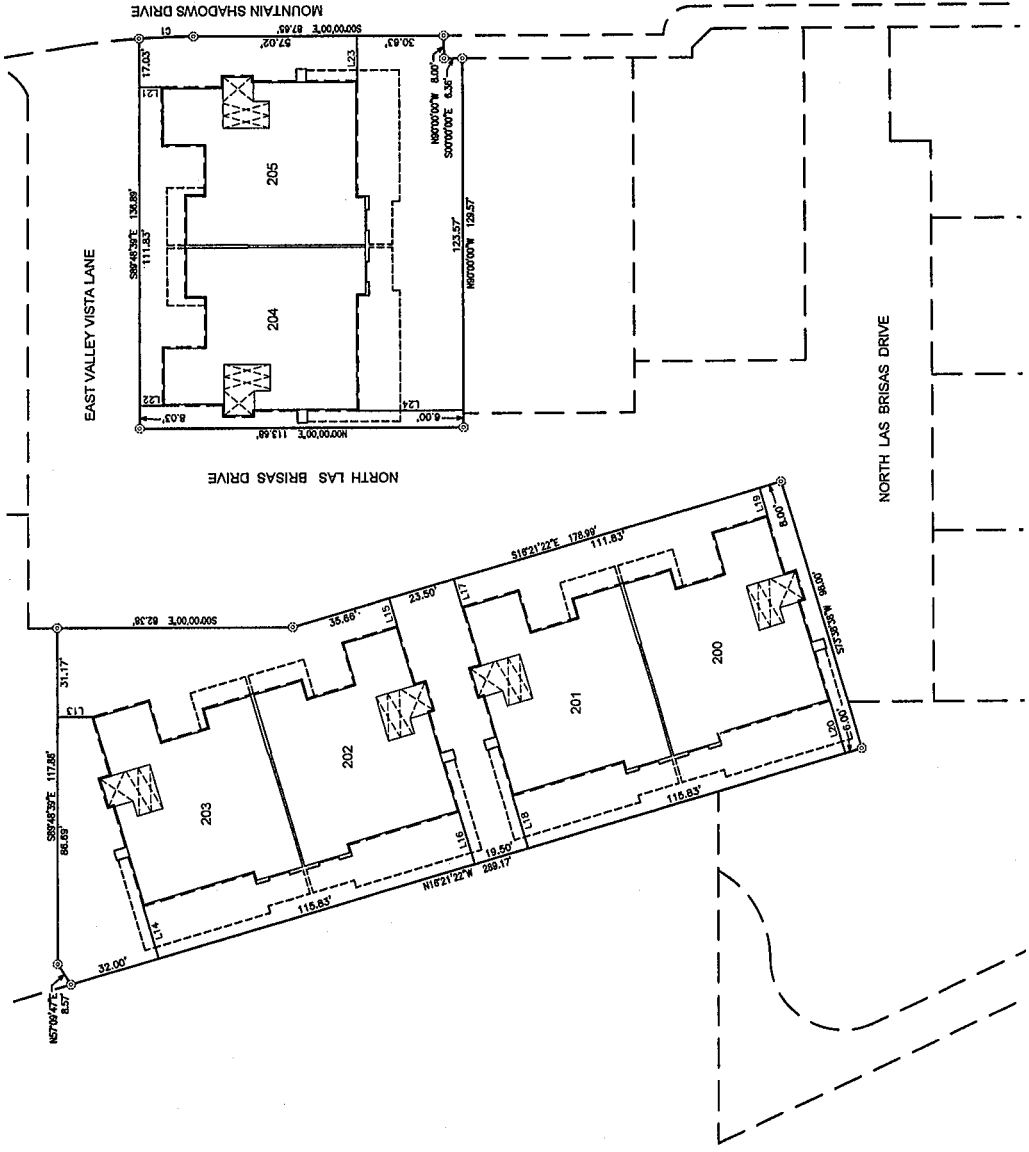
COUNTY RECORDER

CURVE TABLE

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	19.23	273.82	00°01'28"	9.62	19.23	N02°00'44"W

LINE TABLE

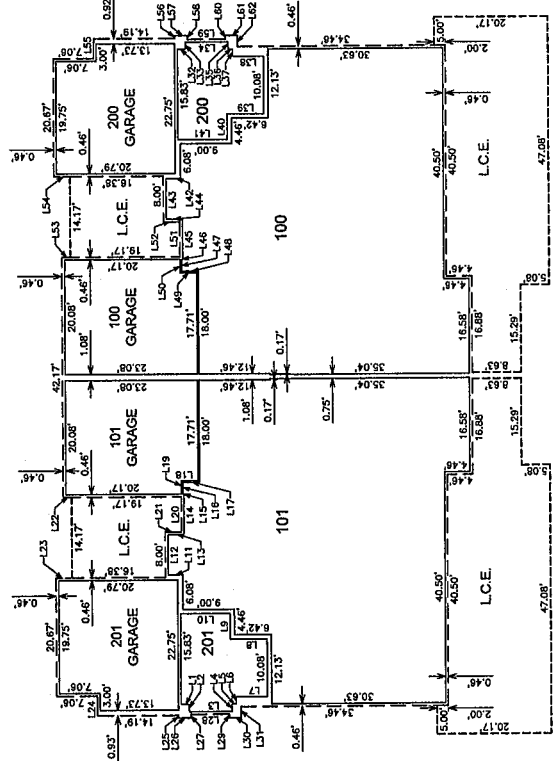
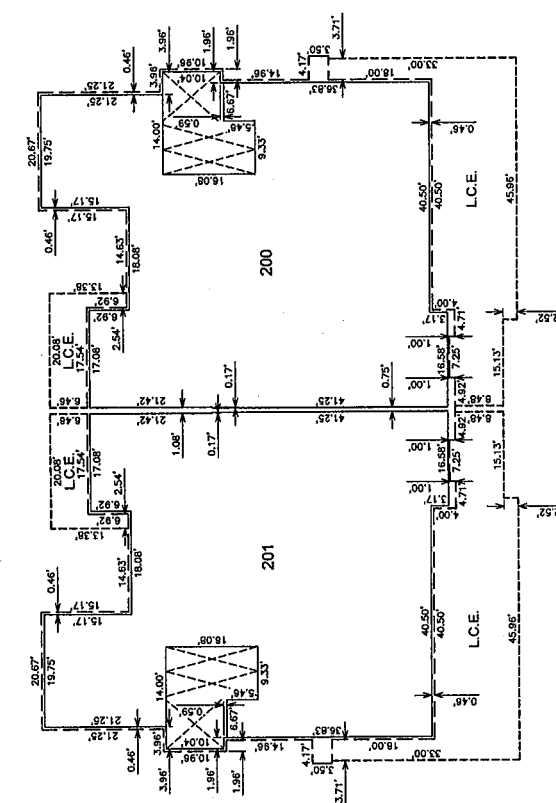
NO.	LENGTH	BEARING
L13	12.25	N00°11'21"E
L14	18.17	S73°38'38"W
L15	10.17	N73°38'38"E
L16	18.17	S73°38'38"W
L17	10.17	N73°38'38"E
L18	18.17	S73°38'38"W
L19	10.17	N73°38'38"E
L20	18.17	S73°38'38"W
L21	7.63	N00°11'21"E
L22	8.00	N00°11'21"E
L23	15.73	N00°00'00"E
L24	36.89	S00°00'00"E



SECOND LEVEL
 PLAN



COUNTY RECORDER



TYPE A SECOND LEVEL

TYPE A FIRST LEVEL

SINGLE FLOOR UNIT DATA TABLE

UNIT	SQUARE FEET	L.B.E.	U.B.E.
TOTAL	2453	457	1383.08
100	2453	457	1375.00
101	2453	457	1375.00
102	2453	457	1375.00
103	2453	457	1375.00

TWO FLOOR UNIT DATA TABLE

UNIT	SQUARE FEET	L.B.E.	U.B.E.
1ST FLOOR	2453	457	1383.08
2ND FLOOR	2453	457	1383.08
TOTAL	4906	914	2766.16
200	2453	457	1383.08
201	2453	457	1383.08
202	2453	457	1383.08
203	2453	457	1383.08

LINE TABLE

NO.	LENGTH
L49	2.82
L50	2.38
L51	6.17
L52	2.79
L53	1.46
L54	2.79
L55	3.46
L56	0.50
L57	2.19
L58	0.67
L59	6.71
L60	0.87
L61	2.08
L62	1.96

LINE TABLE

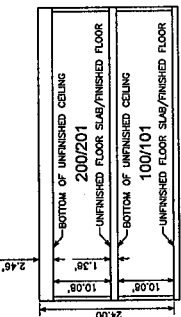
NO.	LENGTH
L33	1.29
L34	7.50
L35	1.29
L36	0.75
L37	1.29
L38	5.46
L39	6.42
L40	4.46
L41	8.71
L42	2.54
L43	7.08
L44	2.79
L45	7.08
L46	0.17
L47	2.08
L48	2.92

LINE TABLE

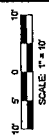
NO.	LENGTH
L17	2.92
L18	2.38
L19	2.38
L20	6.17
L21	2.79
L22	1.46
L23	2.79
L24	3.46
L25	0.46
L26	2.19
L27	0.67
L28	6.71
L29	0.87
L30	2.08
L31	1.96
L32	1.42

LINE TABLE

NO.	LENGTH
L1	1.42
L2	1.29
L3	7.50
L4	1.29
L5	0.75
L6	1.29
L7	5.46
L8	6.42
L9	4.46
L10	8.71
L11	2.54
L12	7.08
L13	2.79
L14	7.08
L15	0.17
L16	2.08

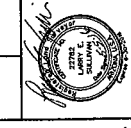


TYPE A VERTICAL SCHEMATIC

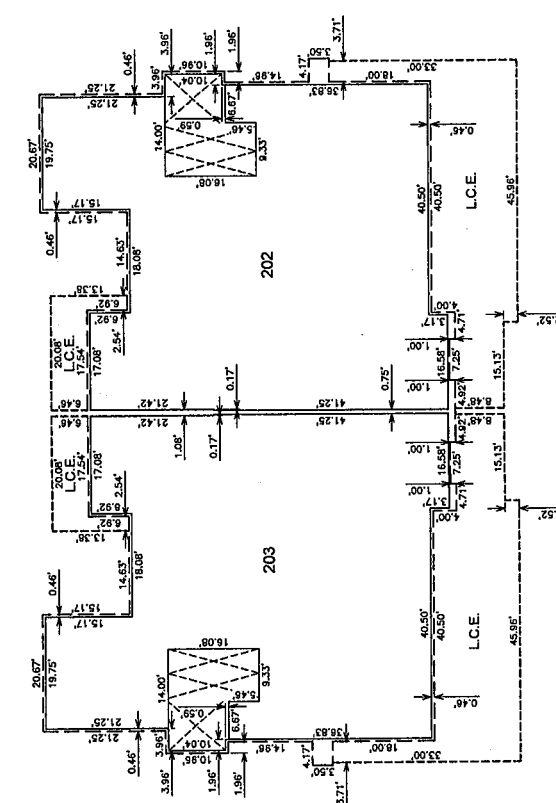


TYPE A
UNIT PLANS

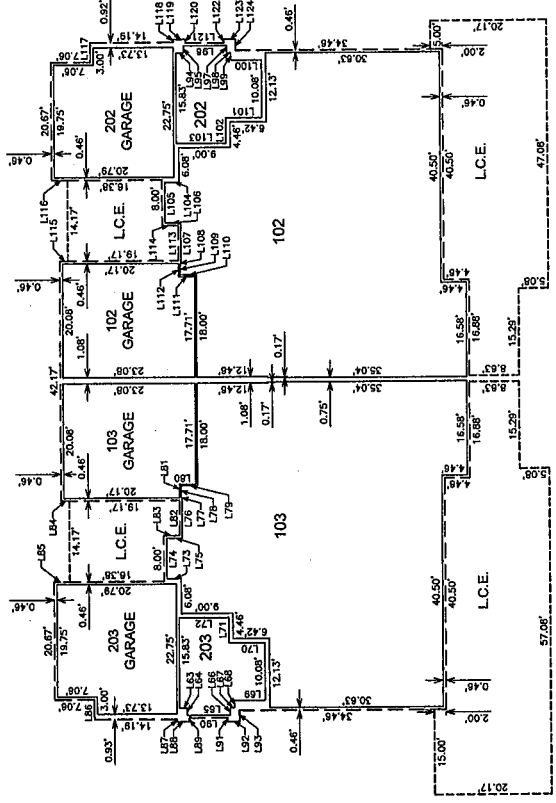
SEE SHEET 1 FOR LEGEND AND
SEE SHEET 2 FOR CURABLE



COUNTY RECORDER



TYPE B SECOND LEVEL



TYPE B FIRST LEVEL

SINGLE FLOOR UNIT DATA TABLE

UNIT	SQUARE FEET	L.B.E.	U.B.E.
TOTAL	2435	457	1381.08
102	2435	457	1381.08
103	2435	457	1381.08

TWO FLOOR UNIT DATA TABLE

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	GARAGE	L.B.E.	U.B.E.
202	214	3237	3451	452	1382.48	1392.54
203	214	3237	3451	452	1382.48	1392.54

LINE TABLE

NO.	LENGTH
L111	2.92
L112	2.58
L113	6.17
L114	2.79
L115	1.46
L116	2.76
L117	3.46
L118	0.50
L119	2.19
L120	0.67
L121	6.71
L122	0.67
L123	2.06
L124	1.96

LINE TABLE

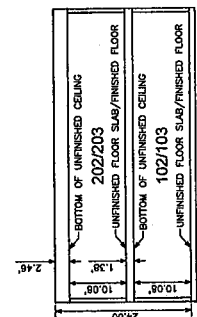
NO.	LENGTH
L95	1.29
L96	7.50
L97	1.29
L98	0.75
L99	1.29
L100	5.46
L101	6.42
L102	4.46
L103	8.71
L104	2.54
L105	7.08
L106	2.79
L107	7.08
L108	0.17
L109	2.08
L110	2.92

LINE TABLE

NO.	LENGTH
L79	2.92
L80	2.92
L81	2.30
L82	6.17
L83	2.76
L84	1.46
L85	5.46
L86	3.46
L87	4.46
L88	2.19
L89	0.67
L90	6.71
L91	0.67
L92	2.08
L93	1.96
L94	1.42

LINE TABLE

NO.	LENGTH
L3	1.42
L4	1.29
L5	7.50
L6	1.29
L7	0.75
L8	1.29
L9	5.46
L10	6.42
L11	8.71
L12	2.54
L13	7.08
L14	2.79
L15	7.08
L16	0.17
L17	2.08
L18	2.92



TYPE B VERTICAL SCHEMATIC

