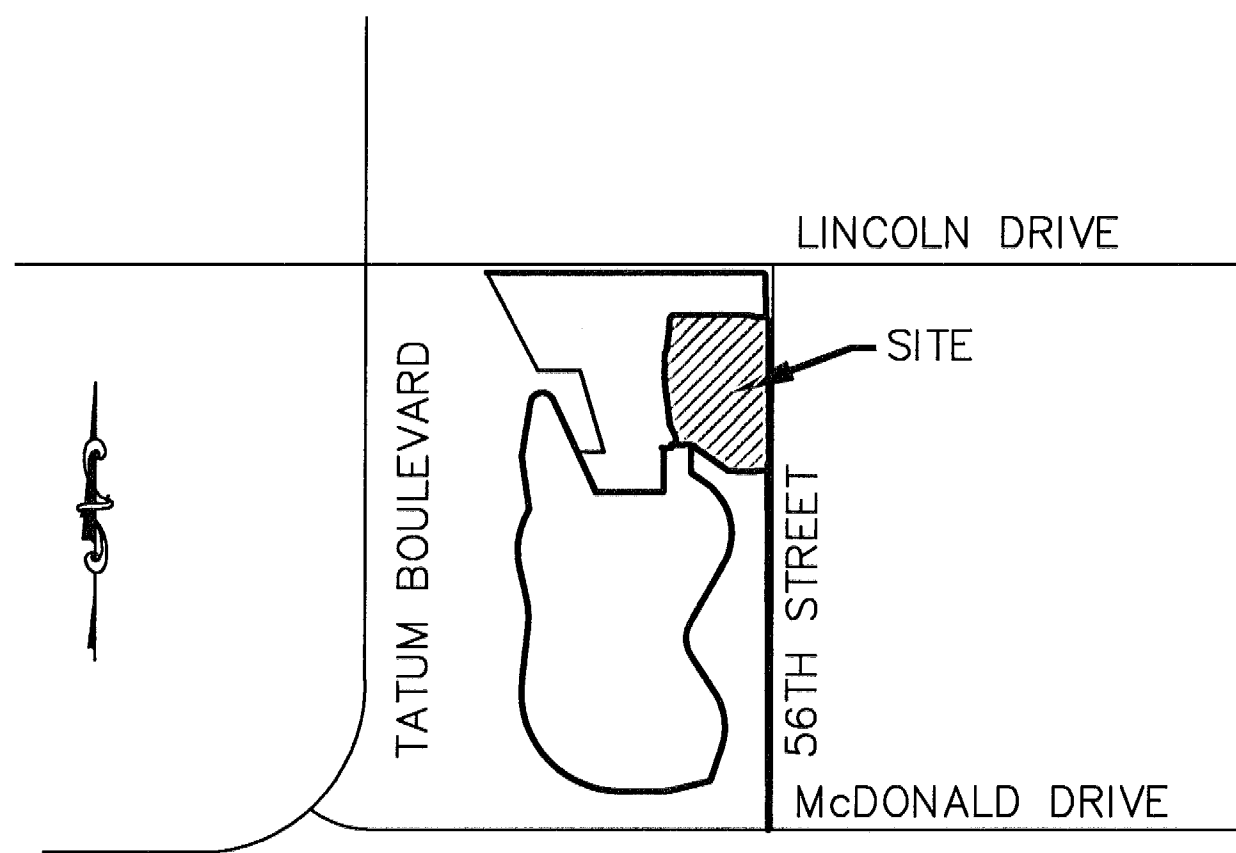


PRELIMINARY PLAT

"THE VILLAS AT MOUNTAIN SHADOWS II & III"

A RESUBDIVISION OF LOTS 133 & 134, OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK ___ OF MAPS AT PAGE ___ OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

NOTES

- ALL ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLANE ADMINISTRATION.
- TRACTS B AND C ARE PRIVATE DRIVES. TRACTS B, C, D, E, F, G, AND H WILL CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THESE SUBDIVISIONS, "THE VILLAS AT MOUNTAIN SHADOWS II & III" ARE LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAVE A 100 YEAR ASSURED WATER SUPPLY APPLICATION IN PROGRESS.
- THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS II & III" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCKET 2013-0359723 MCR AND DOCKET 2013-0358792 MCR RESPECTIVELY.
- BUILDING HEIGHTS AND BUILDING SETBACKS ARE PURSUANT TO THE SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS.
- CO&R'S FOR THESE DEVELOPMENTS ARE AS PER THE MOUNTAIN SHADOWS VII AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109812 MCR AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109960 MCR AS AMENDED IN DOCKET ___ MCR.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT.
- THOSE PORTIONS OF TRACT B AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.
- THERE ARE NO EXISTING STRUCTURES ON LOT 133 OR LOT 134.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01(C), AND ARTICLE 6-4(E)(J), 8-7-1 ET. SEQ., AND SECTION 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

SITE DATA UNIT II

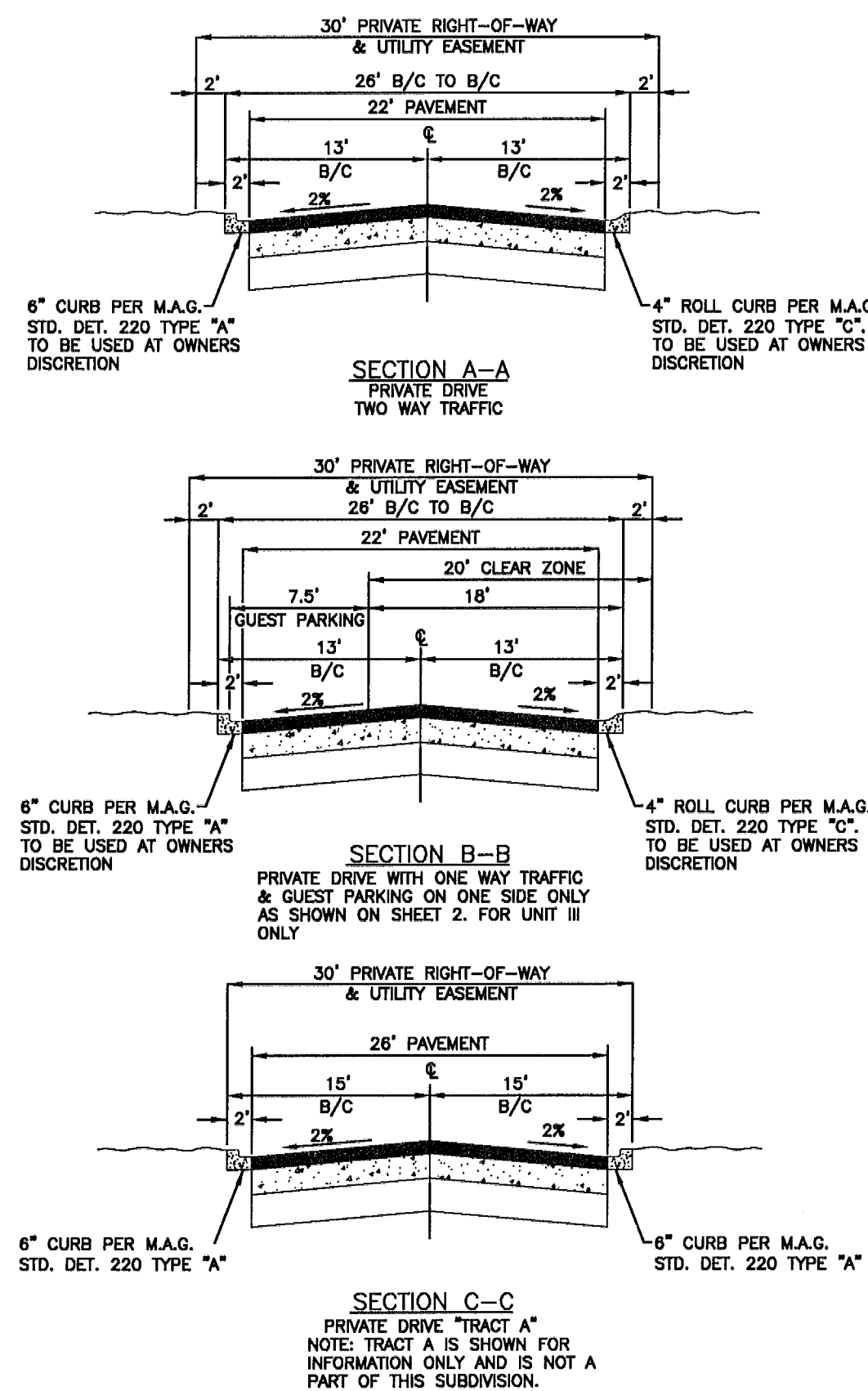
EXISTING ZONING - S.U.P.- RESORT
TOTAL TRACTS - 3
TOTAL LOTS - 8
GROSS SITE AREA - 1.94 AC.
NET SITE AREA - 1.94 AC.

SITE DATA UNIT III

EXISTING ZONING - S.U.P.- RESORT
TOTAL TRACTS - 4
TOTAL LOTS - 35
GROSS SITE AREA - 5.20 AC.
NET SITE AREA - 5.20 AC.

LEGEND

BSL - BUILDING SETBACK LINE	G - GAS LINE
B/C - BACK OF CURB	S - SEWER LINE
C.A. - COMMON AREA	W - WATER LINE
E/P - EDGE OF PAVEMENT	△ - FND. OR SET MONUMENT AT SECTION CORNER
ESMT. - EASEMENT	● - SUBDIVISION CORNER &/OR FND. OR SET MONUMENT AS NOTED
EXST. - EXISTING	⊕ - FIRE HYDRANT (EXISTING)
P.U.E. - PUBLIC UTILITY EASEMENT	⊙ - FIRE HYDRANT (PROPOSED)
U.E. - UTILITY EASEMENT	⊙ - SEWER MANHOLE (EXISTING OR PROPOSED)
TYP. - TYPICAL	TR - DENOTES TRUST
S.U.P.- SPECIAL USE PERMIT	MCR - DENOTES MARICOPA COUNTY RECORDS
M.A.G. - MARICOPA ASSOCIATION OF GOVERNMENTS	▨ - DENOTES AREA TO BE DESIGNATED FOR GUEST PARKING
STD. - STANDARD	
C - CABLE	
T - TELEPHONE	



* ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND OR RIBBON CURB AT OWNERS DISCRETION.

OWNER

MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY
C/O CROWN REALTY & DEVELOPMENT INC.
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CA 92612
PHONE: 949.476.2200
CONTACT: ROBERT A. FLAXMAN, CEO

BENCHMARK

W 1/4 CORNER OF SECTION 9, T.2N., R.4.E.,
FD BCHH @ INTERSECTION OF 56TH STREET
AND LINCOLN DRIVE.
ELEVATION 1363.42 (NAVD 88' DATUM)

TRACT TABLE UNIT II

TRACTS	SQ. FT.	DESCRIPTION
A	0	NOT A PART OF THIS SUBDIVISION
C	15,713	PRIVATE DRIVE / UTILITY EASEMENTS
D	2,383	LANDSCAPE TRACT/CART PATH/UTILITY EASEMENT
G	2,175	LANDSCAPE TRACT/UTILITY EASEMENTS
TOTAL	20,270	

LOT AREAS UNIT II

LOTS	SQ. FT.
21	7,802
22	7,586
23	8,276
24	8,415
25	7,754
26	7,504
27	7,406
28	9,375
UNIT II TOTAL	64,118

TRACT TABLE UNIT III

TRACTS	SQ. FT.	DESCRIPTION
A	0	NOT A PART OF THIS SUBDIVISION
B	40,418	PRIVATE DRIVE / UTILITY EASEMENTS
E	4,711	LANDSCAPE TRACT/ UTILITY EASEMENTS
F	9,202	LANDSCAPE TRACT/ UTILITY EASEMENTS
H	10,143	LANDSCAPE TRACT/ UTILITY EASEMENTS
TOTAL	64,474	

LOT AREAS UNIT III

LOTS	SQ. FT.	LOTS	SQ. FT.
29	4,588	47	4,069
30	4,717	48	5,281
31	4,717	49	3,917
32	4,716	50	3,394
33	4,717	51	4,287
34	4,717	52	4,171
35	4,717	53	4,566
36	4,716	54	5,344
37	4,717	55	8,179
38	4,717	56	6,020
39	4,717	57	4,521
40	4,717	58	4,296
41	4,717	59	4,423
42	5,519	60	4,015
43	4,496	61	3,933
44	4,050	62	3,819
45	4,057	63	4,445
46	4,063	UNIT III TOTAL	162,053

SHEET INDEX

- VICINITY MAP & NOTES
- LOT CONFIGURATION
- EXISTING CONDITIONS MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS II" LOT 133 & LOT 134, OF "MOUNTAIN SHADOW RESORT UNIT 2-AMENDED VII" AS RECORDED IN BOOK ___ OF MAPS AT PAGE ___ IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ("AMENDED VII") AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8 T2N, R4E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT. MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS II & III" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN UNDERGROUND EASEMENT UNDER AND ACROSS THOSE AREAS SHOWN AS UTILITY EASEMENTS DEDICATED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 133, AND 134, OF AMENDED VII. THIS UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE-GROUND FACILITIES REQUIRED BY UTILITY PROVIDERS IN CONNECTION WITH THE UNDERGROUND UTILITIES. MAINTENANCE OF THE AREAS SUBJECT TO UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, TRACT OWNER, OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TRACTS B AND TRACT C ARE DEDICATED AS PRIVATE DRIVES. AN UNDERGROUND EASEMENT IS HEREBY DEDICATED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVED FOR THE ASSOCIATION UNDER AND ACROSS TRACTS B, C, D, E, F, G, & H FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 133, AND 134 OF AMENDED VII. THIS UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ABOVE-GROUND FACILITIES REQUIRED BY UTILITY PROVIDERS IN CONNECTION WITH THE UNDERGROUND UTILITIES. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, IN THE AREAS SHOWN ON THIS PLAT AS DRAINAGE EASEMENTS. AN EASEMENT FOR REFUSE COLLECTION AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER TRACTS B AND TRACT C TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS AND REFUSE COLLECTION PROVIDERS AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS. TRACT B AND TRACT C ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC. TRACTS B, C, D, E, F, G, AND H SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TRACTS D, E, F, G, AND H ARE HERBY DEDICATED FOR ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE.

MTS LAND LLC, A DELEWARE LIMITED LIABILITY COMPANY IN WITNESS WHEREOF:

MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUPTO CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY ROBERT A FLAXMAN IT'S AUTHORIZED AGENT.

ROBERT A FLAXMAN, AUTHORIZED AGENT DATE

ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON _____ BEFORE ME, ANN M. VERA, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____
ANN M. VERA

APPROVALS:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY THIS _____ DAY _____, 2015.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

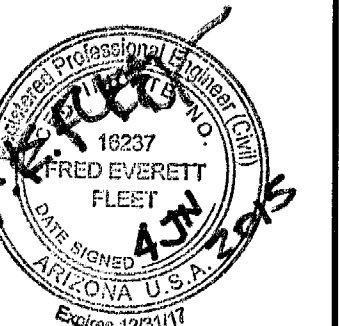
THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF _____ 2015 AND THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR

CVL
CONSULTANTS
4650 North 12th Street
Phoenix, Arizona 85014
602-264-6831
WWW.CVLCLI.COM

Coe & Van Loo Consultants, Inc.

PRELIMINARY PLAT
THE VILLAS AT MOUNTAIN SHADOWS II & III
PARADISE VALLEY, ARIZONA



SHEET NUMBER
1 OF 3

Call at least two full working days
before you begin excavations
ARIZONA
CIVIL SERVICE
10101 N. 11th Street, Suite 100
Phoenix, AZ 85021 (602) 263-1100

CVL Department Land
CVL Project #: 01-0245801
CVL File:

LOT 8
APN# 169-27-008
LAFFERTY ROBERT M/
WARDLE-LAFFERTY ALLEAN DEE
6121 N CAMELBACK MANOR,
PARADISE VALLEY, AZ 85253

LOT 7
APN# 169-27-007
LANE GARY L & ANN H
6233 N CAMELBACK MANOR DR,
PARADISE VALLEY, AZ 85253

LOT 6
APN# 169-27-006
CAMELBACK MANOR 1
BOOK 13, PAGE 44 M.C.R.
6245 N CAMELBACK MANOR LLC
1448 N STATE PKWY NO 307,
CHICAGO, IL 60610

LOT 5
APN# 169-27-005
MANNING MICHAEL/DORREN A
6901 N CAMELBACK MANOR DR,
PARADISE VALLEY, AZ 85253

LOT 1
APN# 169-27-001
UNDERDAHL JERALD P TR/
BRANDWEIN STEVEN F TR
5343 E LINCOLN DR,
PARADISE VALLEY, AZ 85253

LOT 128-A
MS RESORT OWNER LLC
1900 NORTH AKARD STREET
DALLAS, TEXAS 75201

LOT 98
APN# 169-30-033
MILLER JOSEPH
FIEVELYN L TR
5525 E LINCOLN DR,
NO 98
PARADISE VALLEY,
AZ 85253

LOT 100
APN# 169-30-035
BERNAL PETER G
SR TR/
RAY TERESA A TR
5525 E LINCOLN DR,
NO 100
PARADISE VALLEY,
AZ 85253

LOT 101
APN# 169-30-036
COYNE EDWARD J III
5525 E LINCOLN DR, NO 101
PARADISE VALLEY, AZ 85253

LOT 97
APN# 169-30-032
HATCH ALAN / DAWN
5525 E LINCOLN DR,
NO 97
PARADISE VALLEY,
AZ 85253

LOT 102
APN# 169-30-037
SMITH EDWARD/MARILYNE TR
5525 E LINCOLN DR,
PARADISE VALLEY, AZ 85253

LOT 96
APN# 169-30-031
PV NO 96 LLC
P.O. BOX 556, HARBOR
SPRINGS, MI
49740

LOT 103
APN# 169-30-038
PULATIE KATHRINE ANN TR
5525 E LINCOLN DR, NO 103
PARADISE VALLEY, AZ 85253

LOT 127
APN# 169-30-062
RITT GERALD G/KATHRYN A TR
5525 E LINCOLN DR, NO 127
PARADISE VALLEY, AZ 85253

LOT 126
APN# 169-30-061
FLUCKIGER MAX W/WALTRAUT
5525 E LINCOLN DR,
PARADISE VALLEY, AZ 85253

LOT 125
APN# 169-30-060
WALKER JON CRAIG TR
7171 N HILLSIDE DR,
PARADISE VALLEY, AZ 85253

LOT 71
APN# 169-30-006
BARBARA'S LLC
P.O. BOX 60399,
COLORADO
SPRINGS, CO
80960

LOT 70
APN# 169-30-005
DWYER JUDITH
DARLENE TR
70 MOUNTAIN
SHADOW WEST
SCOTTSDALE, AZ
85253

LOT 69
APN# 169-30-004
ODEN LYNN
SPOTTSWOOD DR
5525 E LINCOLN DR 69
PARADISE VALLEY, AZ
85253

LOT 99
APN# 169-30-034
CROWN MTS
ASSOCIATES LLC
18201 VON
KARMAN AVE
SUITE 950, IRVINE,
CA 92612

LOT 128-A
MS RESORT OWNER LLC
1900 NORTH AKARD STREET
DALLAS, TEXAS 75201

LOT 129
MS RESORT OWNER LLC
1900 NORTH AKARD STREET
DALLAS, TEXAS 75201

LOT 131
MS CONDO-HOTEL OWNER LLC
1900 NORTH AKARD STREET
DALLAS, TEXAS 75201

LOT 135
MS RESORT OWNER LLC
1900 NORTH AKARD
STREET
DALLAS, TEXAS 75201

WEST 1/4 CORNER
SECTION 9 TOWNSHIP 2 NORTH
RANGE 4 EAST T.10P.1V.
BRASS CAP IN HAND HOLE

TRACT A
MOUNTAIN SHADOW
RESORT AMENDED II
BOOK 1191 PAGE 28 MCR

TRACT 17
APN# 169-43-090
MTS BUILDERS LLC
8408 E SHEA BLVD STE
D-100
SCOTTSDALE, AZ 85260

TRACT 18
APN# 169-43-091
MTS BUILDERS LLC
8408 E SHEA BLVD
STE D-100
SCOTTSDALE, AZ
85260

TRACT 19
APN# 169-43-092
MTS BUILDERS LLC
8408 E SHEA BLVD
STE D-100
SCOTTSDALE, AZ
85260

TRACT 20
APN# 169-43-093
MTS BUILDERS LLC
8408 E SHEA BLVD STE
D-100
SCOTTSDALE, AZ 85260

TRACT 21
APN# 169-43-094
MTS BUILDERS LLC
8408 E SHEA BLVD
STE D-100
SCOTTSDALE, AZ
85260

TRACT 22
APN# 169-43-095
MTS BUILDERS LLC
8408 E SHEA BLVD STE D-100
SCOTTSDALE, AZ 85260

TRACT 23
APN# 169-43-096
MTS BUILDERS LLC
8408 E SHEA BLVD STE D-100
SCOTTSDALE, AZ 85260

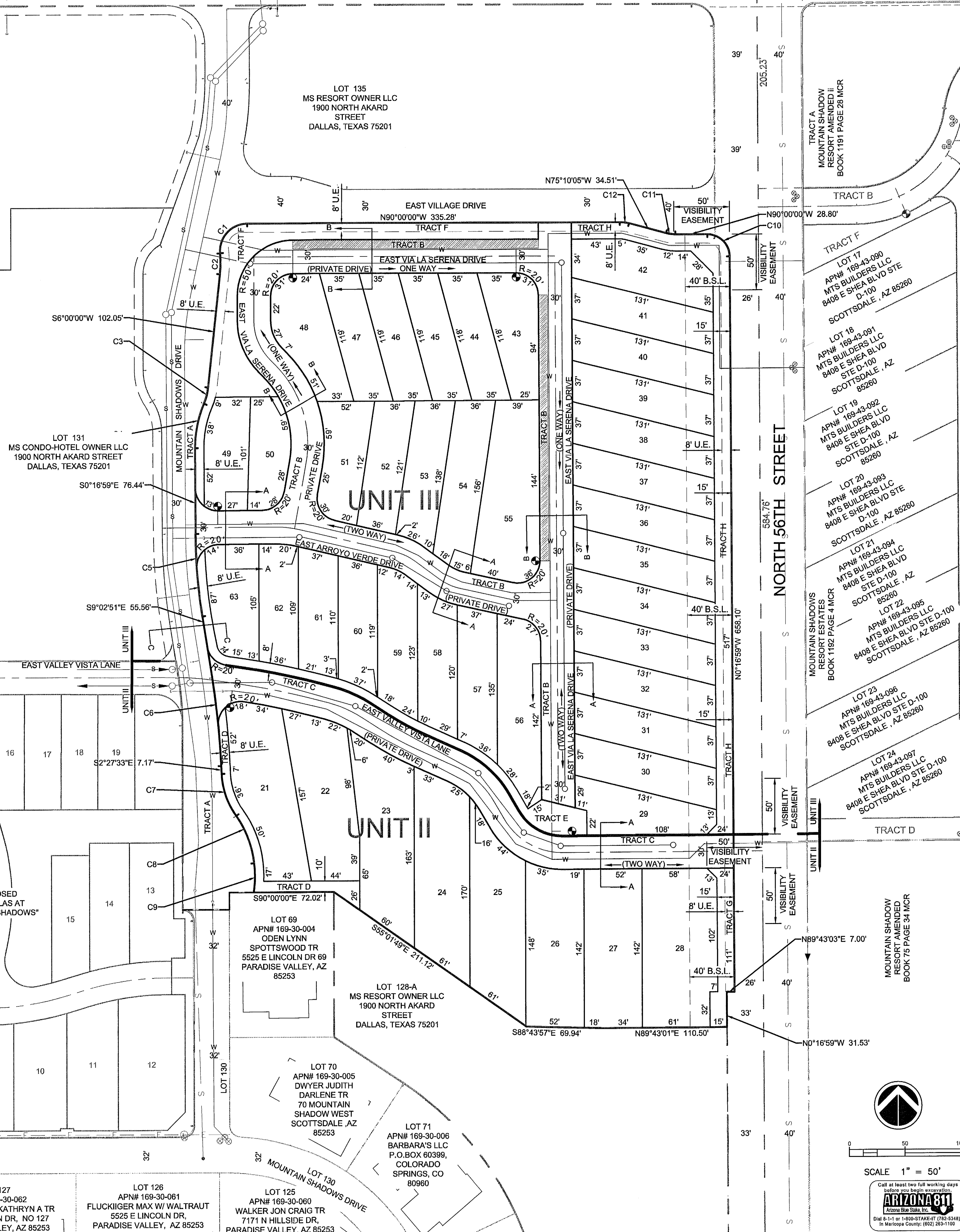
TRACT 24
APN# 169-43-097
MTS BUILDERS LLC
8408 E SHEA BLVD STE D-100
SCOTTSDALE, AZ 85260

TRACT D
MOUNTAIN SHADOW
RESORT ESTATES
BOOK 1192 PAGE 4 MCR

TRACT G
MOUNTAIN SHADOW
RESORT ESTATES
BOOK 1192 PAGE 54 MCR

Curve Table

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	40.53	24.50	094°47'15"	26.64	36.07	S42°36'23"W
C2	18.83	100.00	010°47'15"	9.44	18.80	S0°36'23"W
C3	14.97	50.00	017°09'27"	7.54	14.92	S14°34'44"W
C4	40.91	100.00	023°26'26"	20.75	40.63	S11°26'14"W
C5	74.19	485.00	008°45'52"	37.17	74.12	S4°39'55"E
C6	79.39	690.47	006°35'18"	39.74	79.35	S5°45'12"E
C7	40.44	70.00	033°05'59"	20.80	39.88	S19°00'33"E
C8	45.93	89.42	029°25'52"	23.48	45.43	S20°50'37"E
C9	26.11	91.26	016°23'36"	13.15	26.02	S0°57'36"W
C10	31.32	20.00	089°43'01"	19.90	28.21	N45°08'29"W
C11	8.41	32.50	014°49'55"	4.23	8.39	N82°35'02"W
C12	8.41	32.50	014°49'58"	4.23	8.39	N82°35'02"W



NO.	REVISION	DATE

SCALE 1" = 50'

ARIZONA 811
Call 811 or 1-800-STAKE-IT (782-5248)
In Maricopa County (928) 265-1160

PRELIMINARY PLAT

THE VILLAS AT MOUNTAIN SHADOWS II & III
PARADISE VALLEY, ARIZONA

SHEET NUMBER
2 OF **3**

CVL Department: Land
CVL Project #: 01-0245801
CVL File:

PROJECT NO. XXXXXXX

CVL
CONSULTANTS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com



LINCOLN DRIVE

NORTH 56TH STREET

LOT 134

LOT 133

*NOTE - THERE ARE NO EXISTING STRUCTURES ON LOT 133 OR 134.

NO.	REVISION	DATE
17		
18		
19		
20		
21		
22		
23		
24		



SCALE 1" = 50'



Coe & Van Loo Consultants, Inc.

PRELIMINARY PLAT
THE VILLAS AT MOUNTAIN SHADOWS II & III
PARADISE VALLEY, ARIZONA



SHEET NUMBER
3 OF 3
CVL Department: Land
CVL Project #: 01-0245801
CVL File:

PROJECT NO. XXXXXXXX