

MASTER FINAL PLAT FOR AMENDED 7000 EAST LINCOLN

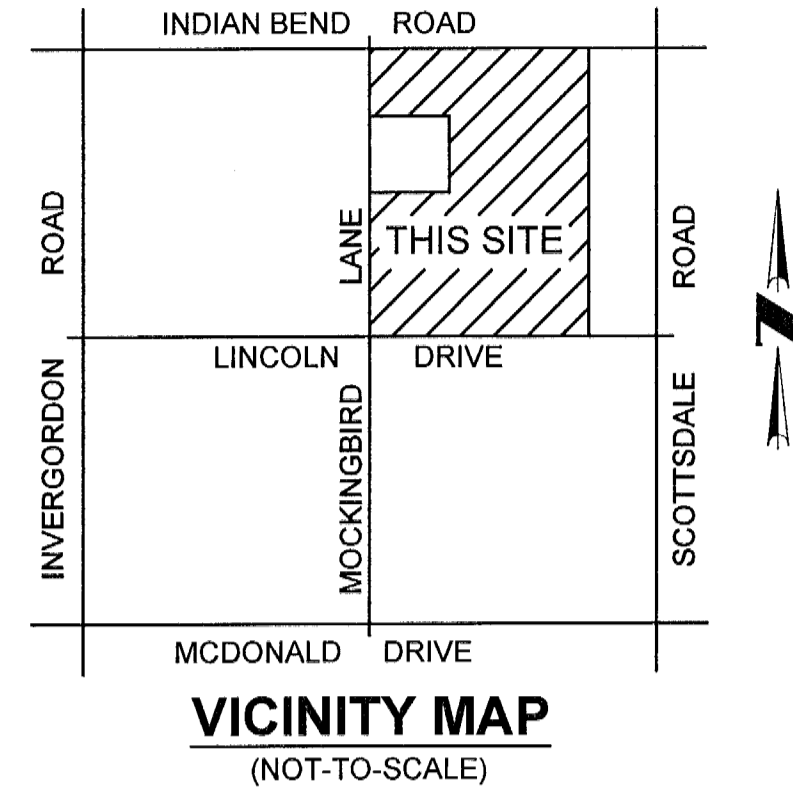
A REPLAT OF 7000 EAST LINCOLN AS RECORDED IN BOOK 1022 OF MAPS, PAGE 23,
MARICOPA COUNTY RECORDS, BEING SITUATED IN THE NORTHEAST CORNER OF SECTION
10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

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

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENT, SANITARY SEWER EASEMENT, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN OF PARADISE VALLEY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE AT OR ABOVE THE ELEVATION OF THE BASE FLOOD LIMIT AND THE FINISH FLOOR LEVEL MUST BE AT LEAST 12 INCHES ABOVE THE ELEVATION OF THE BASE FLOOD ELEVATION PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE.
- THE FIVE STAR DEVELOPMENT RESORT COMMUNITIES OR 7000 EAST LINCOLN OWNERS ASSOCIATION WILL OWN TRACT A1, A2, B1, B2, C1, D1, D2 AND E1. TRACT A1, A2, B1, B2, C1, D1, D2 AND E1 WILL MAINTAIN THE SAME _____ TO BE RECORDED.
- THE FIVE STAR DEVELOPMENT RESORT COMMUNITIES WILL MAINTAIN TRACT A1, A2, B1, B2, C1, D1, D2 AND E1 AND THE ROADWAY EASEMENT AS SET FORTH IN AND SUBJECT TO THE TERMS AND CONDITIONS OF THE RESORT AMENITY ACCESS AND EASEMENT AGREEMENT BETWEEN FIVE STAR DEVELOPMENT RESORT COMMUNITIES AND THE _____ HOMEOWNERS ASSOCIATION, INC. TO BE HEREINAFTER RECORDED.



CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF EIGHT (8) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLICI.COM

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016.

BY: _____
MAYOR
ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS MASTER FINAL PLAT FOR "AMENDED 7000 EAST LINCOLN", A REPLAT OF 7000 EAST LINCOLN, AS RECORDED IN BOOK 1022 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "AMENDED 7000 EAST LINCOLN" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH PARCEL, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT. FIVE STAR DEVELOPMENT RESORT COMMUNITIES, AS OWNER, DOES HEREBY DEDICATE TO THE TOWN OF PARADISE VALLEY, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A1", "A2", "B1", "B2", "C1", "D1", "D2", AND "E1" ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED AND MAINTAINED BY THE FIVE STAR DEVELOPMENT RESORT COMMUNITIES OR 7000 EAST LINCOLN OWNERS ASSOCIATION.

TRACTS "C1", "D1" AND "D2" ARE HEREBY DEDICATED AS PRIVATE ACCESS WAYS TO BE OWNED AND MAINTAINED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES OR 7000 EAST LINCOLN OWNERS ASSOCIATION. AN EASEMENT FOR PRIVATE SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACTS "C1", "D1", AND "D2".

A PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC - PARADISE VALLEY, AND ITS SUCCESSORS AND ASSIGNS SERVES EXCLUSIVELY THE SUBJECT PROPERTY (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES; AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF:

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
MANAGER
ITS: AUTHORIZED SIGNATORY

SITE DATA TABLE

PARCEL A	ACRES = 19.860
TOTAL	ACRES = 19.860
PARCEL A1	ACRES = 9.629
TRACT A1	ACRES = 0.603
TRACT A2	ACRES = 0.666
TOTAL	ACRES = 10.898
PARCEL B	ACRES = 23.735
TRACT B1	ACRES = 3.556
TRACT B2	ACRES = 1.128
TRACT B3	ACRES = 2.182
TOTAL	ACRES = 29.547
PARCEL C	ACRES = 17.295
TRACT C1	ACRES = 4.420
TOTAL	ACRES = 21.715
PARCEL D	ACRES = 7.449
TRACT D1	ACRES = 0.803
TRACT D2	ACRES = 0.744
TOTAL	ACRES = 8.996
PARCEL E	ACRES = 11.687
TRACT E1	ACRES = 0.387
TOTAL	ACRES = 12.074
GRAND TOTAL	ACRES = 103.090

LAND USE TABLE

PARCEL	AREA
EXISTING ZONING	PRC & SUP
% OPEN SPACE	-%
YIELD	# LOTS
GROSS/NET AREA	- AC.
GROSS DENSITY	- DU/AC
OPEN SPACE	- AC.

TRACT TABLE

TRACT	USE
TRACT A1 = 0.603 ACRES	PRIVATE ACCESS WAY, LANDSCAPE, UTILITY & DRAINAGE
TRACT A2 = 0.666 ACRES	PRIVATE ACCESS WAY, LANDSCAPE, UTILITY & DRAINAGE
TRACT B1 = 3.556 ACRES	DRAINAGE & LANDSCAPE
TRACT B2 = 1.128 ACRES	PRIVATE ACCESS WAY, DRAINAGE & LANDSCAPE
TRACT B3 = 2.182 ACRES	DRAINAGE & LANDSCAPE
TRACT C1 = 4.339 ACRES	DRAINAGE, LANDSCAPE & UTILITY
TRACT D1 = 0.752 ACRES	PRIVATE ACCESS WAY, LANDSCAPE & UTILITY
TRACT D2 = 0.744 ACRES	DRAINAGE, LANDSCAPE & UTILITY
TRACT E1 = 0.398 ACRES	PRIVATE ACCESS WAY, LANDSCAPE & UTILITY
TOTAL = 14.304 ACRES	

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700763.0000 DATED AUGUST 26, 2013.

OWNER

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
6720 N. SCOTTSDALE ROAD, SUITE 130
SCOTTSDALE, AZ 85253
PHONE: (480) 603-1384
CONTACT: CHRIS KLECKA
EMAIL: CHRISK@FIVESTARDEVELOPMENT.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: RYAN WEED, P.E.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°25'57" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1022 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 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 WATER, 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, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY 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	TOWN OF PARADISE VALLEY
WATER	EPCOR WATER
TELEPHONE	CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE _____ DAY OF _____, 2016, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF WILDCAT PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

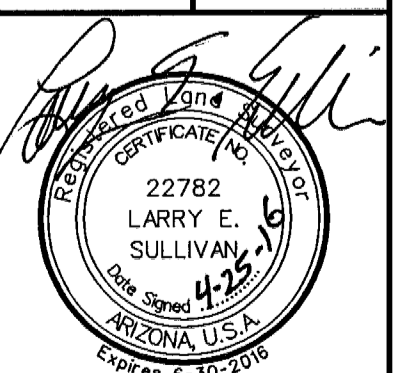
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

GROSS AREA = 110.775 ACRES

SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE

DATE
REVISION
NO.

MASTER FINAL PLAT
RITZ-CARLTON
PARADISE VALLEY, ARIZONA



1 SHEET OF 7

CVL Contact: AVA FURGA
CVL Project #: 01-0268901
CVL File #:

Printed By: TomD Print Date: April 25, 2016 Filename: N:\0102688901\CAD\DDDS\F\PLAT.01.PV.dwg

JUDSON BOOK 541 OF MAPS, PAGE 26
 SANTOS MANUEL APN 174-55-022
 MOCKINGBIRD ACRES BOOK 55 OF MAPS, PAGE 33

MOCKINGBIRD ESTATES BOOK 461 OF MAPS, PAGE 15

ADOBE RANCH UNIT 1 BOOK 86 OF MAPS, PAGE 29

SCOTTSDALE PLAZA RESORT LLC APN 174-49-001B

FIVE STAR DEVELOPMENT RESORT COMMUNITIES LLC APN 174-56-002A APN 174-56-001D

FIVE STAR DEVELOPMENT RESORT COMMUNITIES LLC APN 174-56-003B

SCOTTSDALE SECTRUM LLC APN 174-57-003A AND APN 174-57-003B

BROADSTONE LINCOLN LOT 1 THIRD AVENUE INVESTMENTS, LLC APN 174-57-006 BOOK 1222 OF MAPS, PAGE 9

VERMA AVTARC / SATYA P APR 174-63-008A GORDON ANDREW W / CAROL L TR APR 174-63-006 COADY ENTERPRISES INC. APN 174-63-003 SUNCHASE CENTURY LLC APN 174-63-004A SMOKE TREE RESORT APN 174-64-003A LINCOLN MEDICAL LLC APN 174-64-003B

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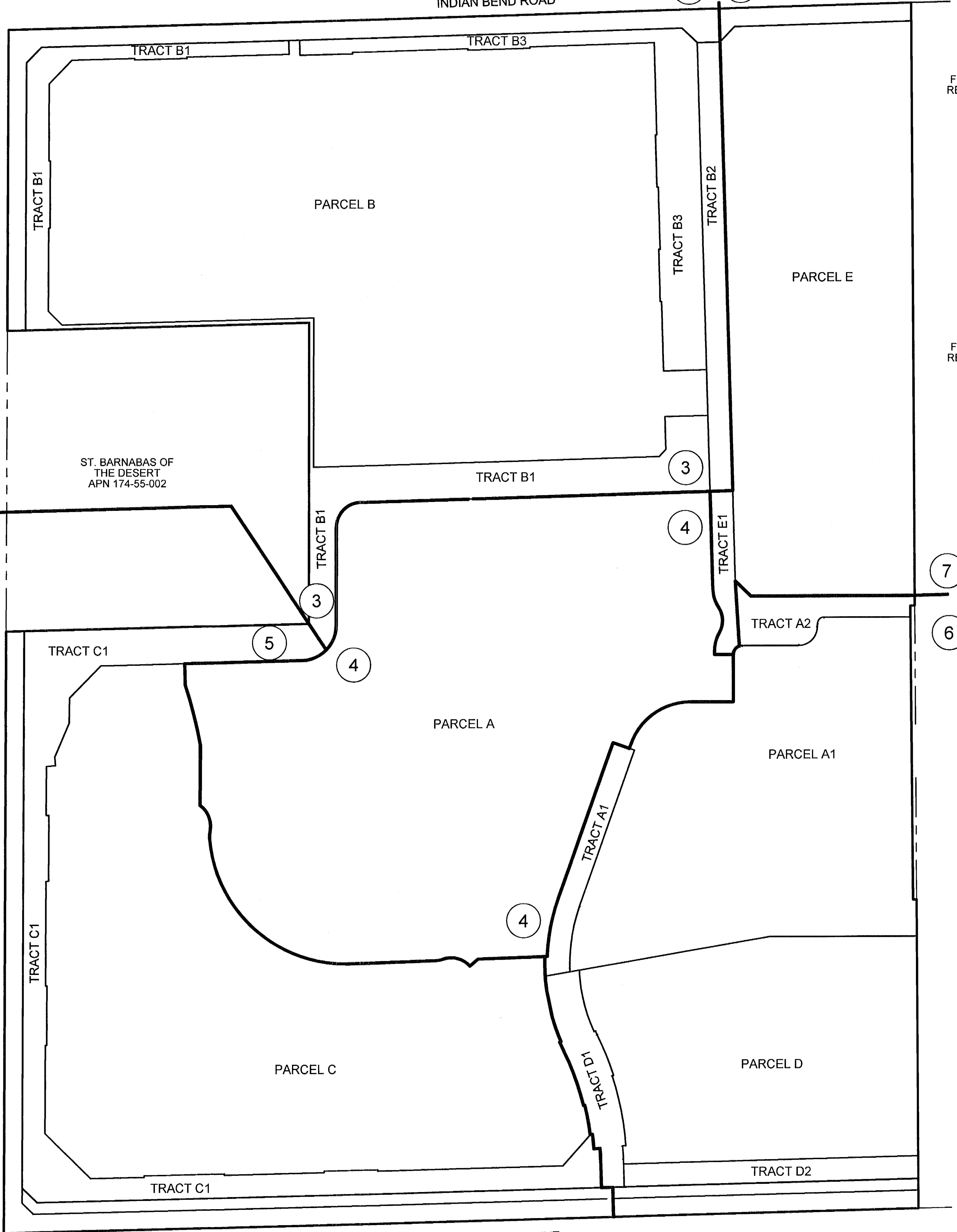
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LEGEND

- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" REBAR WITH CAP RLS #33851 PER M.A.G. STD. DET. 120, TYPE "C" MODIFIED
- INDICATES CENTER LINE MONUMENTATION- SET BRASS CAP FLUSH UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ⊙ INDICATES CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ⊗ INDICATES EXISTING BRASS CAP FLUSH
- - - INDICATES EASEMENT LINES
- - - INDICATES BUILDING SETBACK LINES (B.S.L.)
- C1 - INDICATES CURVE NUMBER
- V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT
- B.S.L. - INDICATES BUILDING SETBACK LINE
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- ① INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 50' X 50' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- ② INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ③ INDICATES SHEET NUMBER
- N.T.S. - INDICATES NOT TO SCALE
- S.V.T.E. - INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT
- S.F. - INDICATES SQUARE FEET
- AC - INDICATES ACRES
- EX. - INDICATES EXISTING
- R/W - INDICATES RIGHT OF WAY

COUNTY RECORDER

DATE	
NO.	
REVISION	

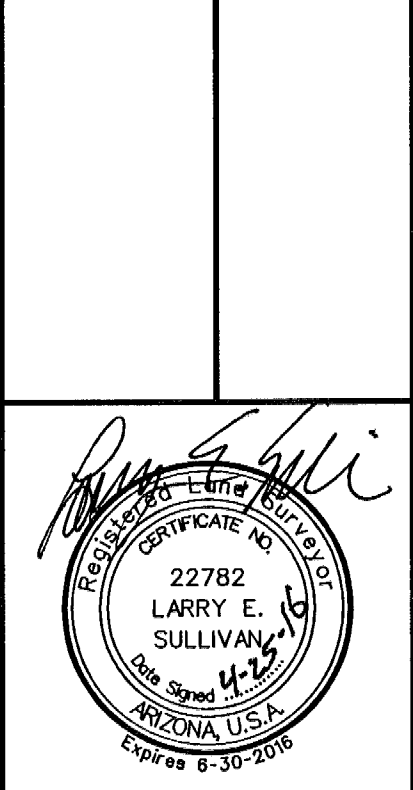
CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	400.00	152.60	021° 51' 31"	77.24	151.68	N12° 18' 47.5" W
2	400.00	299.21	042° 51' 31"	156.99	292.28	N01° 48' 47.5" W
3	153.00	187.95	070° 23' 02"	107.90	176.35	N54° 48' 29.0" E
4	45.00	70.68	090° 00' 00"	45.00	63.64	N45° 00' 00.0" E
5	54.00	28.52	030° 15' 39"	14.60	28.19	N15° 07' 49.5" E
6	76.00	84.23	063° 30' 10"	47.03	79.99	N01° 29' 26.0" W
7	54.00	29.85	031° 40' 28"	15.32	29.47	N17° 24' 17.0" W
8	200.00	51.26	014° 41' 10"	25.77	51.12	N82° 39' 25.0" E
9	95.00	102.99	062° 06' 58"	57.21	98.02	N11° 26' 31.0" W
10	425.00	29.40	003° 57' 52"	14.71	29.40	N03° 21' 58.0" W
11	645.50	155.86	013° 50' 03"	78.31	155.48	N10° 58' 28.5" W
12	648.50	96.12	008° 29' 32"	48.15	96.03	N22° 08' 16.0" W
13	351.50	9.30	001° 30' 57"	4.65	9.30	N25° 37' 33.5" W
14	354.50	139.59	022° 33' 38"	70.71	138.69	N13° 35' 16.0" W
15	375.00	148.17	022° 19' 59"	74.02	145.25	N08° 26' 58.5" E
16	425.00	129.05	017° 23' 55"	65.03	128.56	S10° 55' 00.5" W
17	575.00	31.24	003° 06' 45"	15.62	31.23	S05° 27' 19.5" E
18	375.00	25.95	003° 57' 52"	12.98	25.94	S03° 21' 58.0" E
19	19.50	30.63	090° 00' 00"	19.50	27.58	N45° 00' 00.0" E
20	40.50	63.62	090° 00' 00"	40.50	57.28	N45° 00' 00.0" E
21	14.50	22.78	090° 00' 00"	14.50	20.51	N45° 00' 00.0" E
22	79.00	43.67	031° 40' 28"	22.41	43.12	S17° 24' 17.0" E
23	51.00	56.53	063° 30' 10"	31.56	53.68	S01° 29' 26.0" E
24	79.00	41.72	030° 15' 39"	21.36	41.24	S15° 07' 49.5" W
25	430.00	72.64	009° 40' 43"	36.41	72.55	S02° 40' 09.5" E
26	430.00	52.94	007° 03' 12"	26.50	52.90	S19° 52' 41.0" E
27	433.00	22.51	002° 58' 45"	11.26	22.51	S24° 53' 39.5" E
28	567.00	126.29	012° 45' 42"	63.41	126.03	S20° 00' 11.0" E
29	570.00	65.77	006° 36' 40"	32.92	65.73	S10° 19' 02.0" E
30	77.00	118.82	088° 24' 49"	74.90	107.38	N44° 19' 05.5" E
31	55.00	84.82	088° 21' 20"	53.44	76.66	N44° 17' 21.0" E
32	1098.45	136.38	007° 06' 49"	68.28	136.29	S14° 02' 28.5" E
33	55.00	64.06	066° 44' 08"	36.22	60.50	S20° 56' 27.0" E
34	55.00	16.80	017° 29' 37"	8.46	16.73	S03° 40' 48.5" W
35	300.00	454.63	086° 49' 35"	283.83	412.35	S48° 28' 47.5" E
36	55.00	16.65	017° 20' 29"	8.39	16.58	N79° 26' 10.5" E
37	55.00	65.19	067° 54' 33"	37.03	61.44	S75° 16' 47.5" E
38	140.00	171.98	070° 23' 02"	98.73	161.37	N54° 48' 29.0" E
39	345.00	64.91	010° 46' 45"	32.55	64.81	S14° 13' 35.5" W
40	35.00	53.97	088° 21' 20"	34.01	48.78	S44° 17' 21.0" W
41	97.00	149.68	088° 24' 49"	94.35	135.27	S44° 19' 05.5" W
42	30.00	55.03	105° 05' 14"	39.16	47.63	S35° 58' 53.0" W
43	1128.45	122.56	006° 13' 23"	61.34	122.50	S13° 27' 02.5" E
44	55.00	84.82	088° 21' 20"	53.44	76.66	N44° 17' 21.0" E
45	55.00	36.16	037° 40' 06"	18.76	35.51	S22° 29' 28.0" E
46	586.02	26.31	002° 34' 23"	13.16	26.32	S04° 56' 36.5" E
47	30.00	49.61	094° 44' 47"	32.59	44.15	S53° 36' 11.5" E
48	616.02	92.69	008° 37' 15"	46.43	92.60	N07° 58' 02.5" W
49	20.00	30.80	088° 14' 10"	19.39	27.85	N47° 46' 30.0" W
50	330.00	500.97	086° 58' 49"	313.05	454.23	N48° 24' 10.5" W
51	82.00	88.90	062° 06' 58"	49.38	84.61	N11° 26' 31.0" W
52	108.00	20.11	010° 40' 13"	10.09	20.08	S37° 09' 53.5" E
53	34.50	54.86	091° 06' 36"	35.17	49.26	S77° 23' 05.0" E
54	166.00	95.43	032° 56' 23"	49.08	94.13	N73° 31' 48.5" E



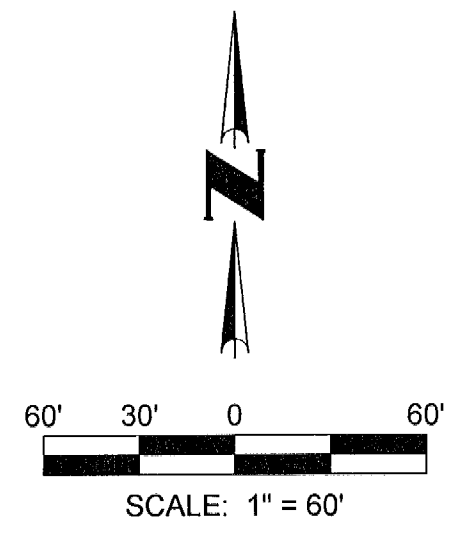
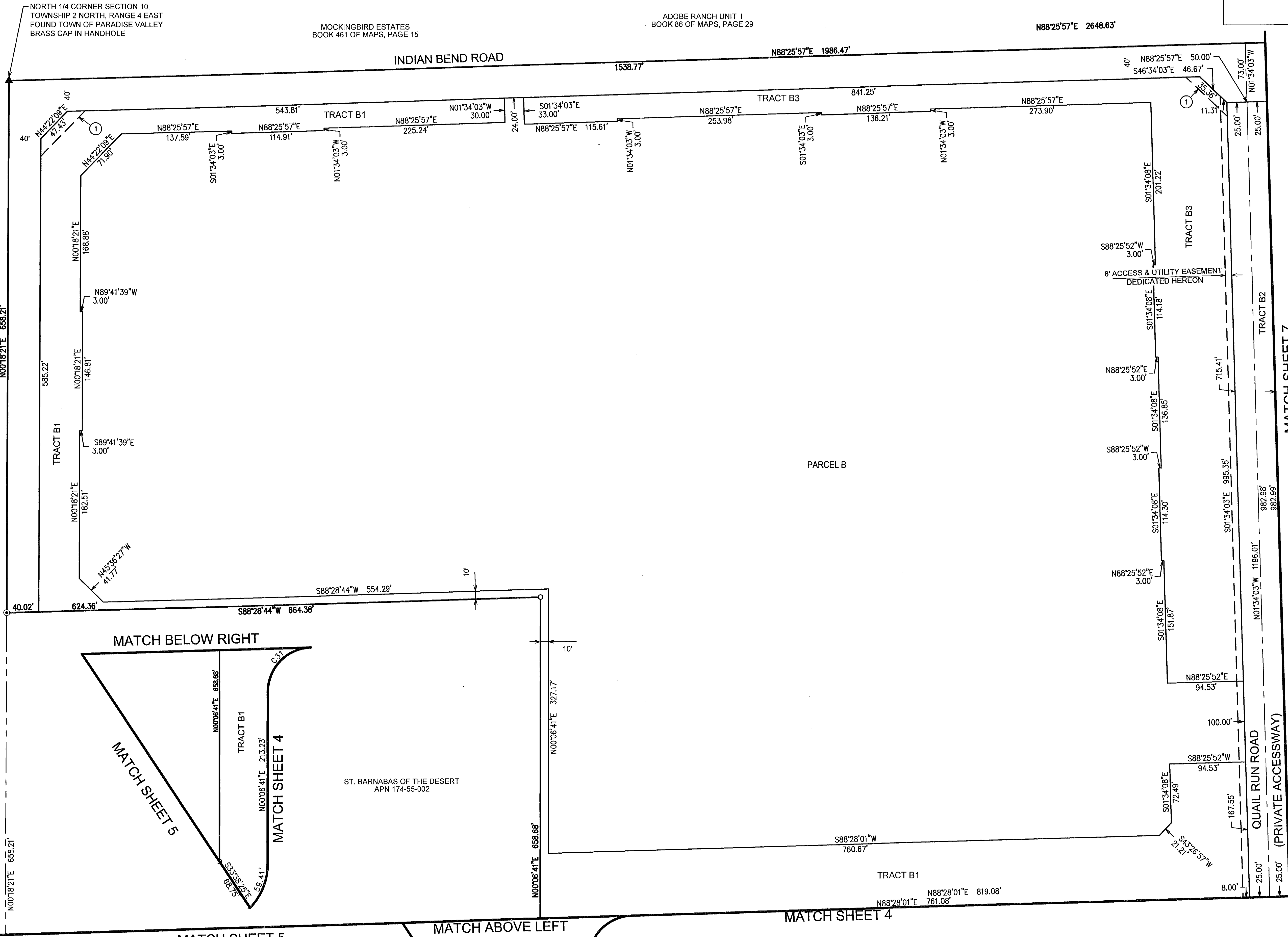
CVL CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com

Coe & Van Loo Consultants, Inc.

MASTER FINAL PLAT
RITZ-CARLTON
 PARADISE VALLEY, ARIZONA



2 SHEET OF 7
 CVL Contact: AVA FURGA
 CVL Project #: 01-0268901
 CVL File #:

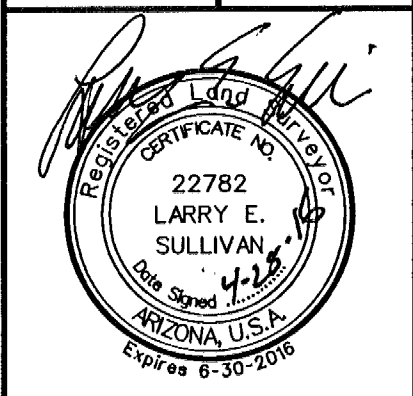


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COUNTY RECORDER

NO.	REVISION	DATE

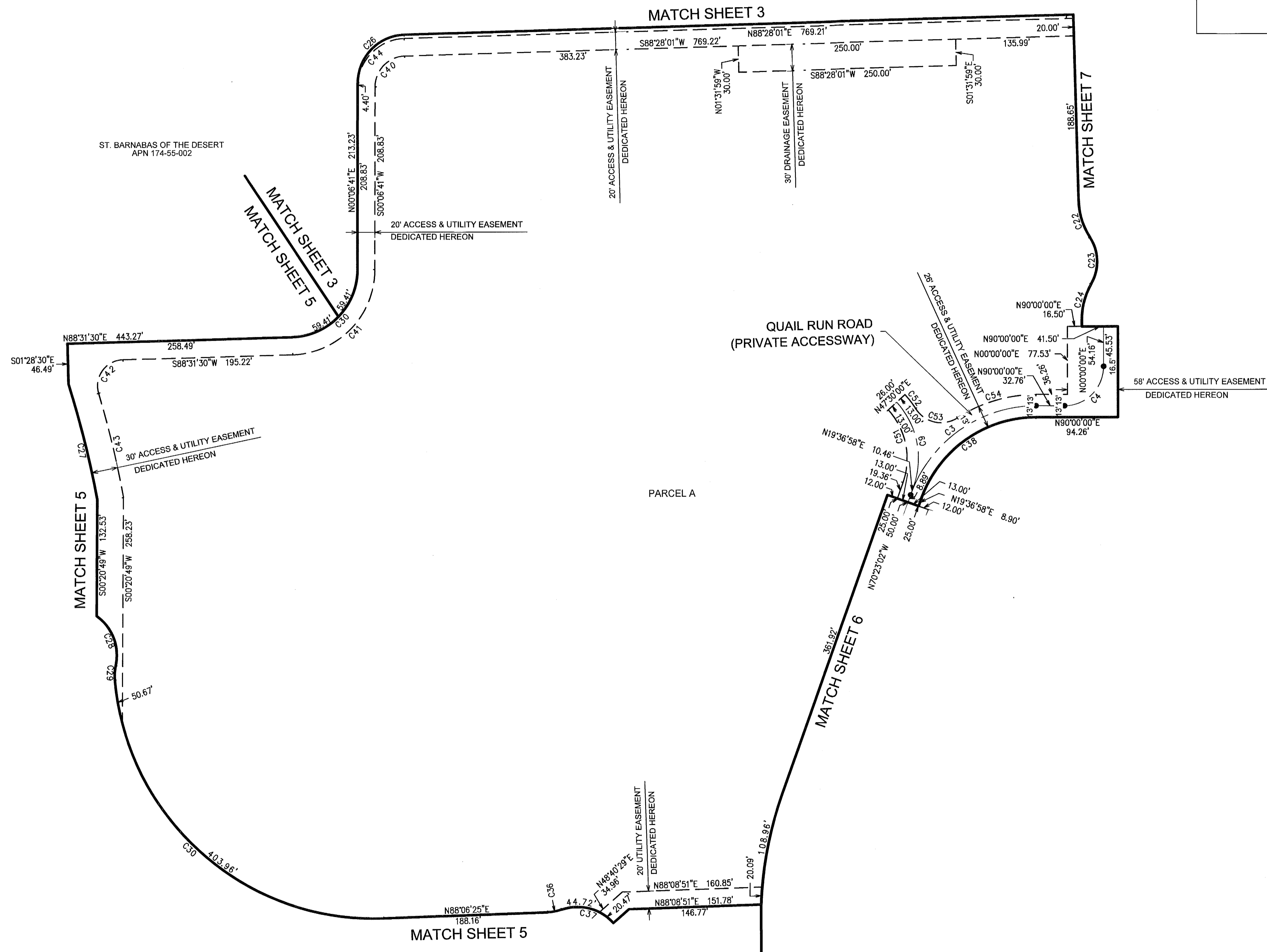
MASTER FINAL PLAT
RITZ-CARLTON
PARADISE VALLEY, ARIZONA



3 SHEET OF 7
CIVL Contact: AVA FURGA
CIVL Project #: 01-0268901
CIVL File #:

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

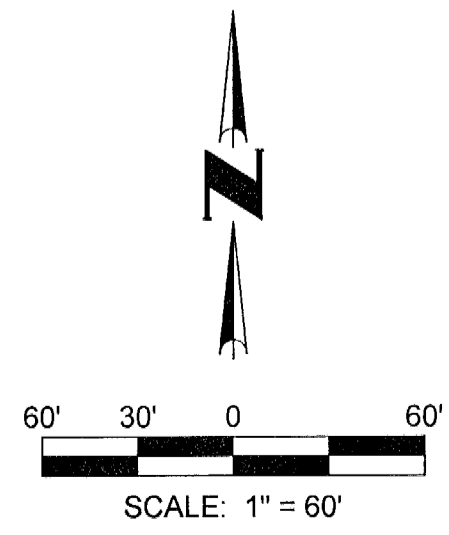
Coe & Van Loo Consultants, Inc.



ST. BARNABAS OF THE DESERT
APN 174-55-002

PARCEL A

QUAIL RUN ROAD
(PRIVATE ACCESSWAY)



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NO.	REVISION	DATE

MASTER FINAL PLAT
RITZ-CARLTON
PARADISE VALLEY, ARIZONA

22782
LARRY E.
SULLIVAN
REGISTERED PROFESSIONAL SURVEYOR
ARIZONA U.S.A.
Expires 6-30-2016

4 SHEET OF 7
CVL Contact: AVA FURGA
CVL Project #: 01-0268901
CVL File #:

Coe & Van Loo Consultants, Inc.

Printed By: TomD Print Date: April 25, 2016 Filename: N:\010268901\CADD\DS\FPLAT.01.PLV.dwg

MATCH BELOW RIGHT

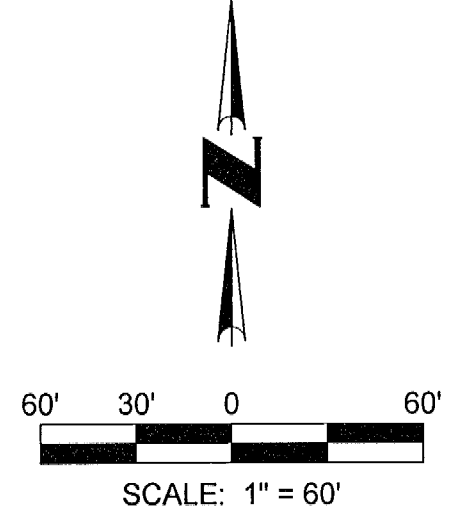
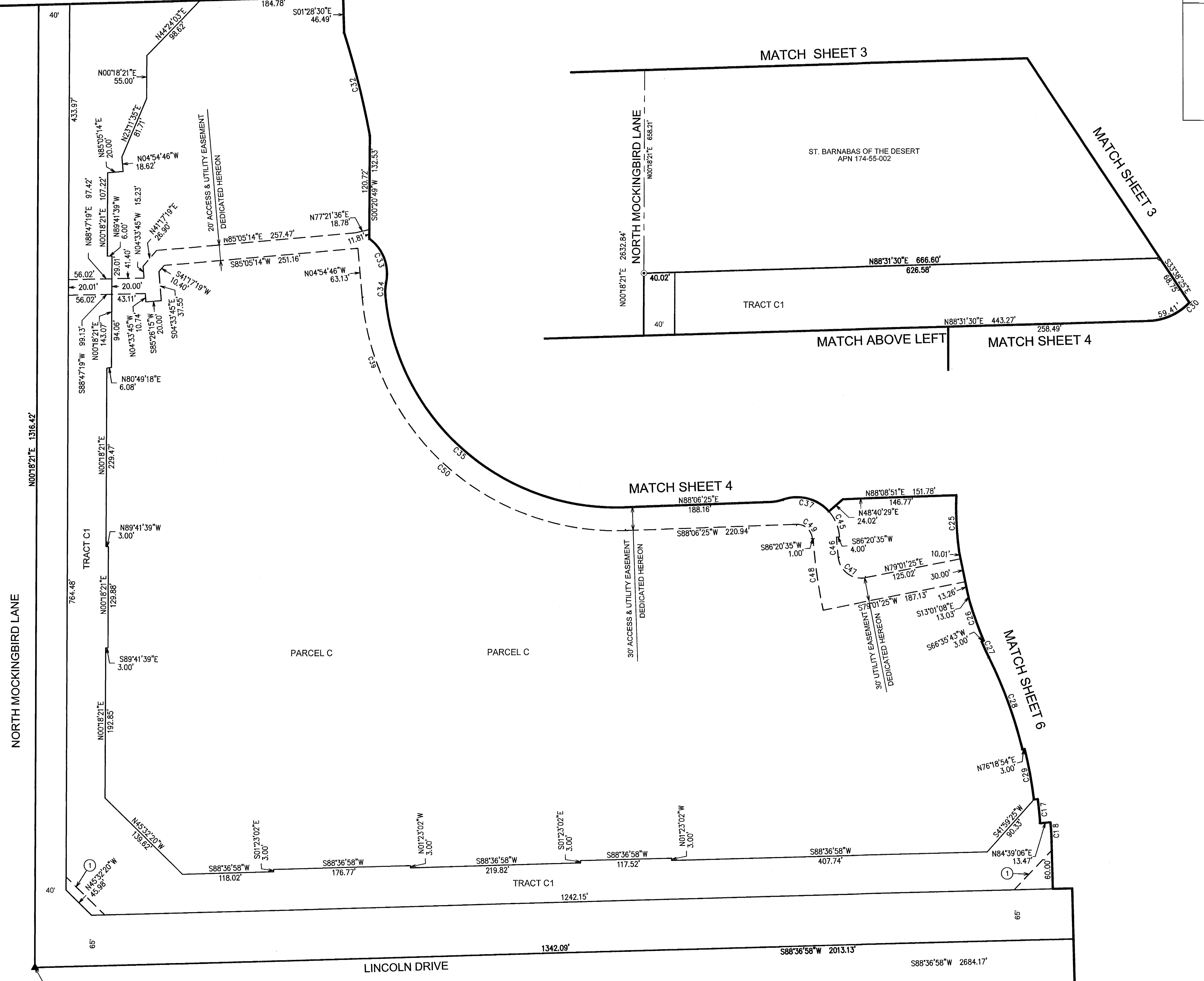
COUNTY RECORDER

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MASTER FINAL PLAT
RITZ-CARLTON
PARADISE VALLEY, ARIZONA

5 SHEET **7**
CVL Contact: AVA FURGA
CVL Project #: 01-0268901
CVL File #:



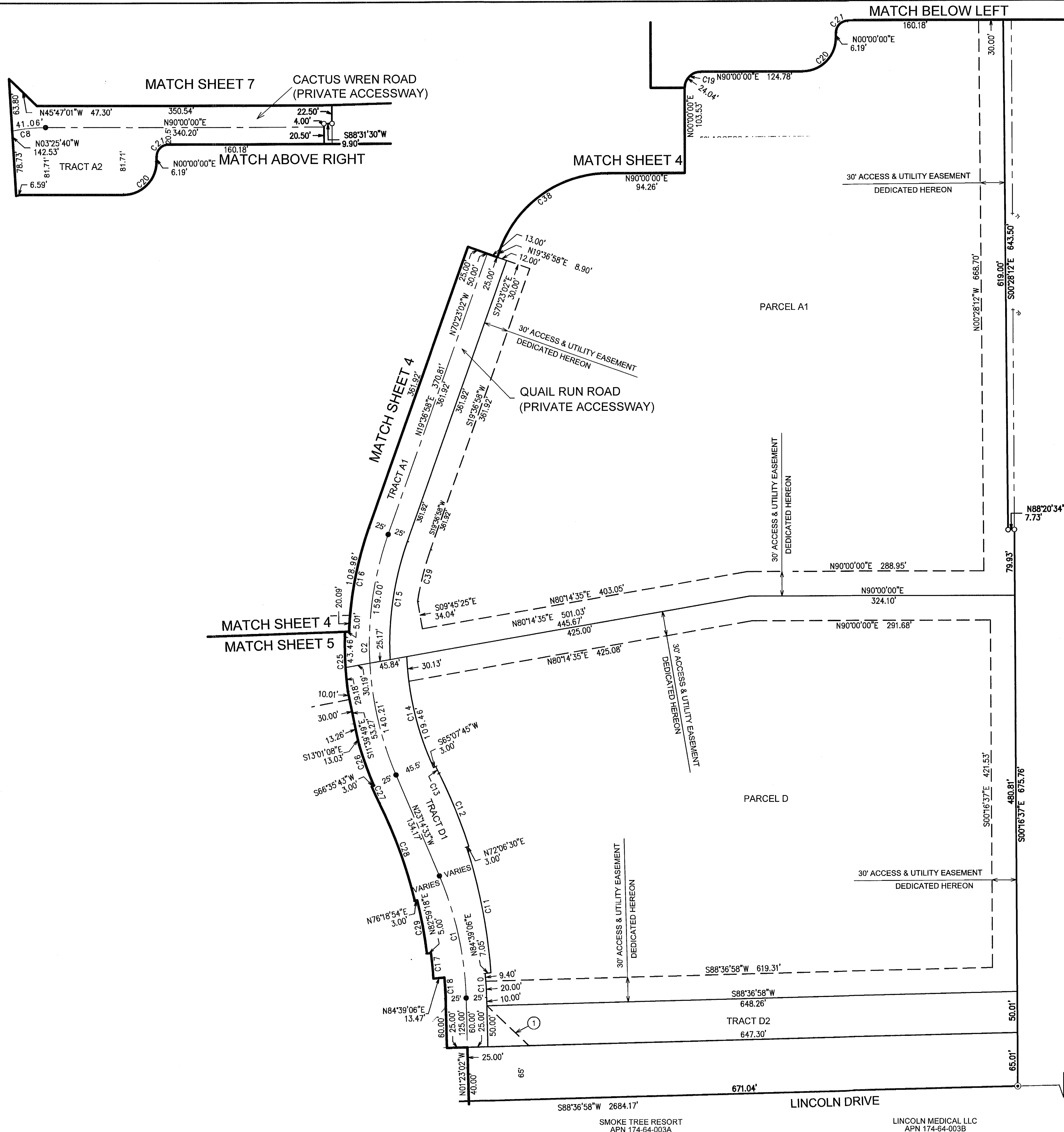
CENTER CORNER
OF SECTION 10
TOWNSHIP 2 NORTH,
RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE

VERMA AVTARC / SATYA P
APR 174-63-008A

GORDON ANDREW W / CAROL L TR
APR 174-63-006

COADY ENTERPRISES INC.
APN 174-63-003

SUNCHASE CENTURY LLC
APN 174-63-004A



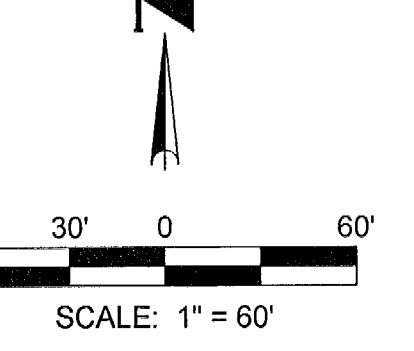
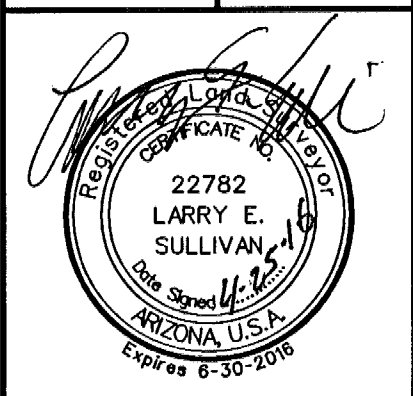
FIVE STAR DEVELOPMENT
RESORT COMMUNITIES LLC
APN 174-56-003B

BROADSTONE LINCOLN
LOT 1
THIRD AVENUE INVESTMENTS, LLC
APN 174-57-006
BOOK 1222 OF MAPS, PAGE 9

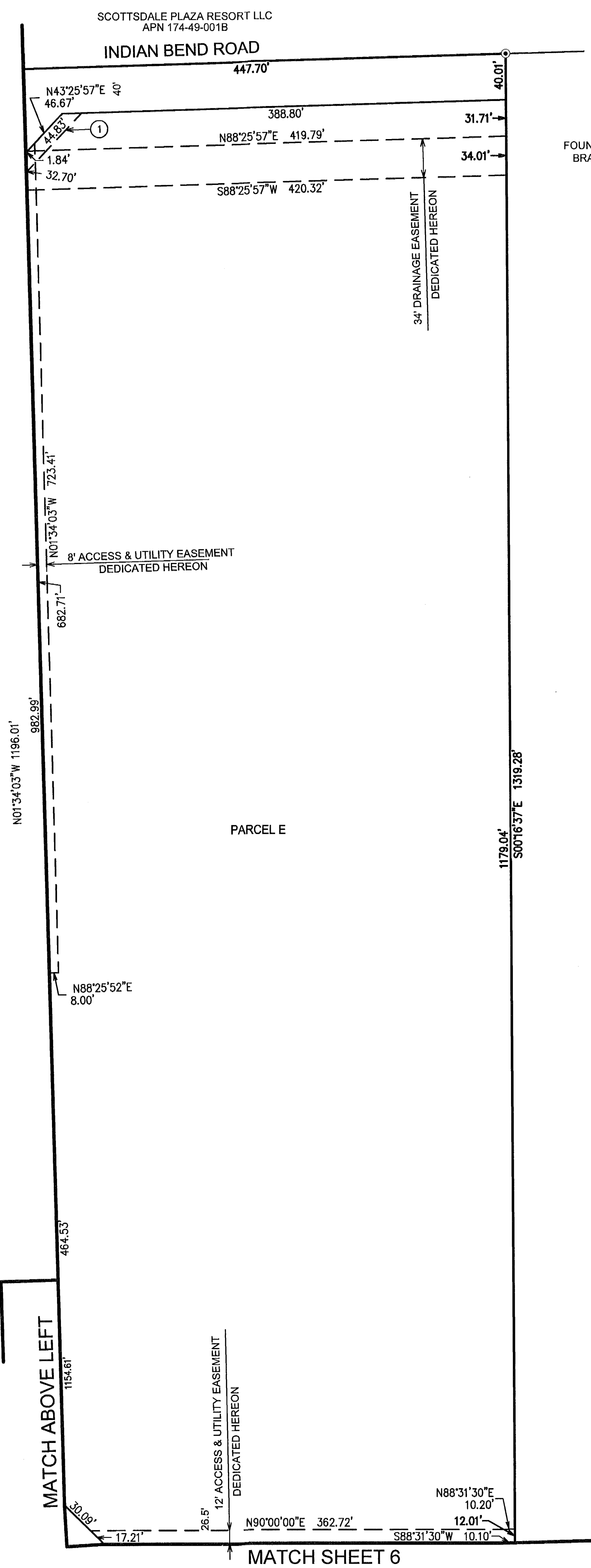
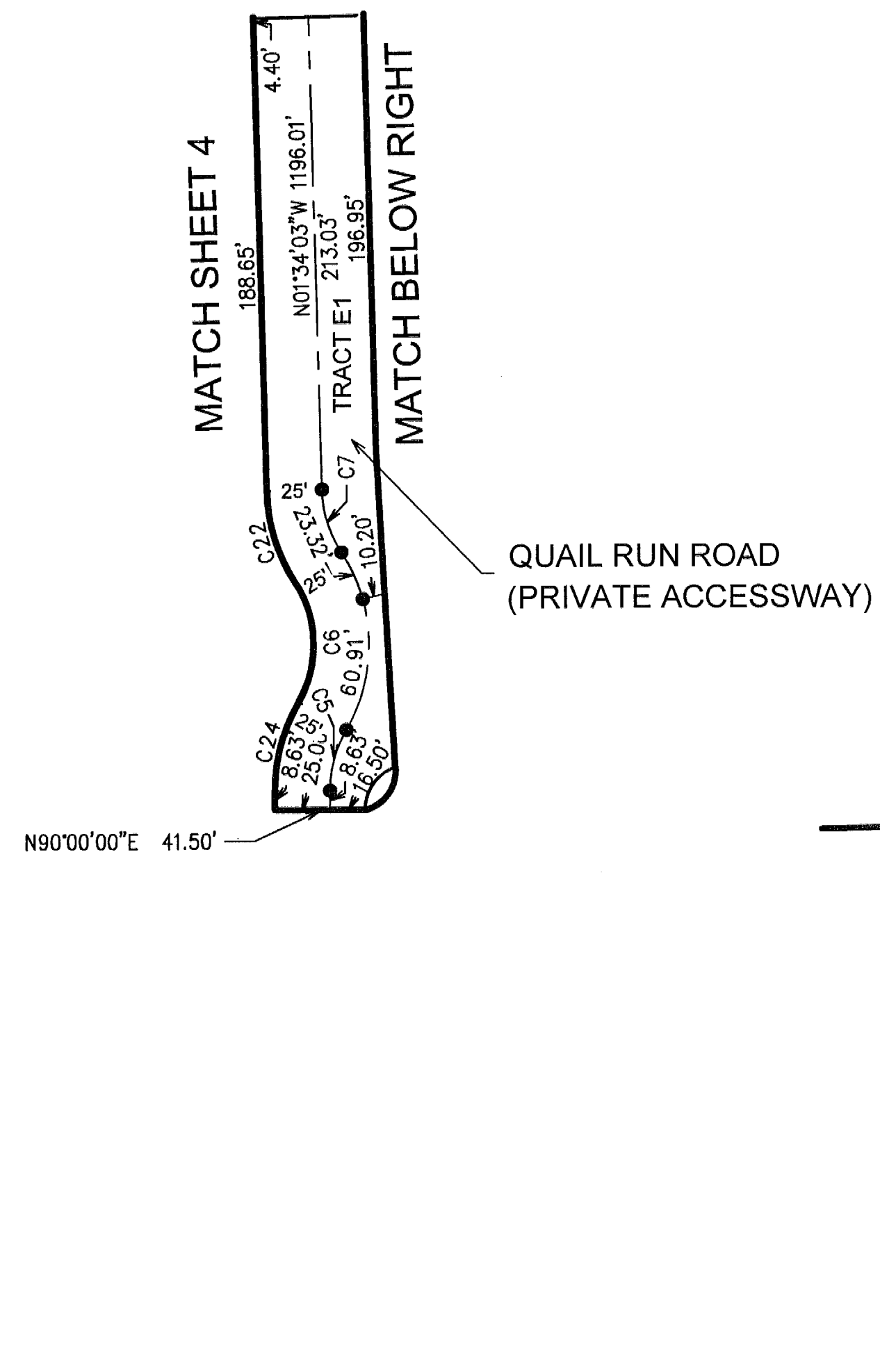
COUNTY RECORDER

NO.	REVISION	DATE

MASTER FINAL PLAT
RITZ-CARLTON
PARADISE VALLEY, ARIZONA



SEE SHEET 2 FOR CURVE TABLE



SCOTTSDALE PLAZA RESORT LLC
APN 174-49-001B

INDIAN BEND ROAD

N88°25'57"E
662.16'

N88°25'57"E
447.70'

N43°25'57"E
46.67'

388.80'

N88°25'57"E
419.79'

31.71'

1.84'

32.70'

S88°25'57"W
420.32'

34.01'

34' DRAINAGE EASEMENT
DEDICATED HEREON

N01°34'03"W
723.41'

8' ACCESS & UTILITY EASEMENT
DEDICATED HEREON

682.71'

982.99'

N01°34'03"W
1196.01'

682.71'

1179.04'

S00°16'37"E
1319.28'

N88°25'52"E
8.00'

SCOTTSDALE SECTRUM LLC
APN 174-57-003A
AND
APN 174-57-003B

N90°00'00"E
41.50'

1154.61'

30.08'

17.21'

26.5'

12' ACCESS & UTILITY EASEMENT
DEDICATED HEREON

N90°00'00"E
362.72'

N88°31'30"E
10.20'

12.01'

S88°31'30"W
10.10'

N01°34'03"W
196.01'

4.40'

188.65'

N01°34'03"W
213.03'

196.95'

10.20'

80.91'

16.30'

25.05'

8.63'

C2.4

C2.2

C6

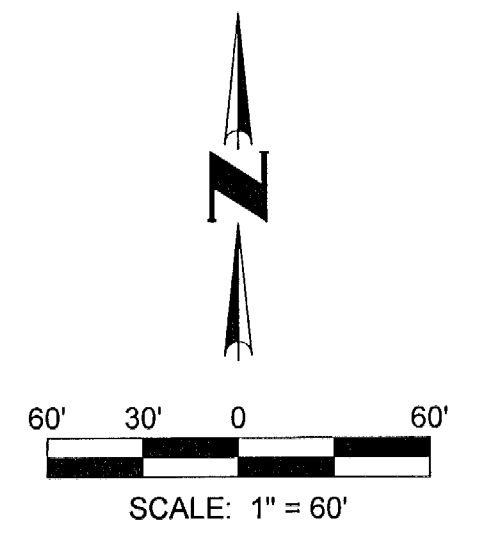
C7

C8

QUAIL RUN ROAD
(PRIVATE ACCESSWAY)

COUNTY RECORDER

NORTHEAST CORNER
SECTION 10,
TOWNSHIP 2 NORTH,
RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE

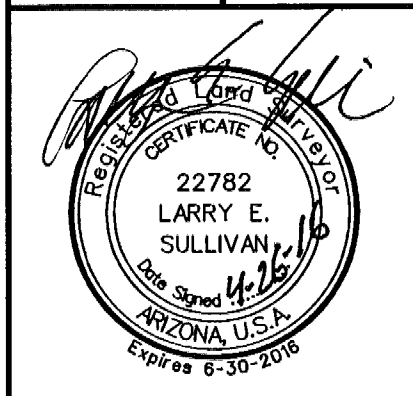


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PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.



7 SHEET OF 7

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CVL Project #: 01-0268901
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