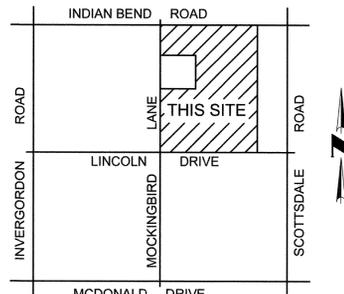


# MASTER FINAL PLAT FOR AMENDED 7000 EAST LINCOLN

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



**VICINITY MAP**  
(NOT-TO-SCALE)

## 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.
- FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS (DEFINED BELOW), WILL OWN TRACTS A1, A2, B1, B2, B3, C1, D1, D2 AND E1. TRACTS A1, A2, B1, B2, B3, C1, D1, D2 AND E1 WILL MAINTAIN THE SAME PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY HEREAFTER (THE "CC&RS").

## 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 = 30.601
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 E1	ACRES = 6.154
TRACT E1	ACRES = 0.387
TOTAL	ACRES = 6.541
PARCEL E2	ACRES = 5.533
TOTAL	ACRES = 5.533
GRAND TOTAL	ACRES = 104.143

## 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 = 4.420 ACRES	DRAINAGE, LANDSCAPE & UTILITY
TRACT D1 = 0.803 ACRES	PRIVATE ACCESS WAY, LANDSCAPE & UTILITY
TRACT D2 = 0.744 ACRES	DRAINAGE, LANDSCAPE & UTILITY
TRACT E1 = 0.387 ACRES	PRIVATE ACCESS WAY, LANDSCAPE & UTILITY
TOTAL = 14.489 ACRES	

## 100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC., AN ARIZONA CORPORATION. THE PROJECT HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700472.0000 DATED DECEMBER 23, 2008.

## OWNER

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC  
6720 N. SCOTTSDALE ROAD, SUITE 130  
SCOTTSDALE, AZ 85253  
PHONE: (480) 603-1384  
CONTACT: JERRY AYOUB  
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 FINDS THAT IT IS NECESSARY FOR THE HEALTH, SAFETY OR WELFARE OF THE TOWN, THE TOWN MAY, PURSUANT TO WRITTEN AGREEMENT WITH THE OWNER(S) OF THE AFFECTED TRACT(S), CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER DRAINAGE EASEMENTS CREATED HEREIN.

## UTILITY PROVIDERS

SEWER	TOWN OF PARADISE VALLEY
WATER	EPCOR WATER
TELEPHONE	CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

## CERTIFICATION

I, ERIC G. COFFEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) 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: Eric G. Coffey  
ERIC G. COFFEY  
REGISTRATION NUMBER 42186  
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 ("FIVE STAR"), 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.

TRACTS "A1", "A2", "B1", "B2", "B3", "C1", "D1", "D2", AND "E1" ARE DESIGNATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS (DEFINED BELOW), AND MAINTAINED PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY HEREAFTER (THE "CC&RS").

TRACTS "A1", "A2", "B2", "C1", "D1", "D2", AND "E1" SHALL BE USED AS PRIVATE ACCESS WAYS TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS, AND MAINTAINED PURSUANT TO THE CC&RS. AN EASEMENT FOR PRIVATE SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC, SOLELY FOR THE FOREGOING PURPOSES, OVER TRACTS "A1", "A2", "B2", "C1", "D1", "D2", AND "E1".

A PERPETUAL, NON-EXCLUSIVE, UTILITY EASEMENT ("EASEMENT") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AN ARIZONA CORPORATION ("GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES THAT EXCLUSIVELY SERVE THE PROPERTY SUBJECT TO THIS PLAT (COLLECTIVELY, "FACILITIES") UPON, ACROSS, AND UNDER THE SURFACE OF THE UTILITY EASEMENTS CREATED BY THIS PLAT EASEMENTS (THE "EASEMENT AREA"), TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES; TO ADD OR TO ALTER THE FACILITIES WITHIN THE EASEMENT AREA, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES AS NECESSARY. SUBJECT TO THE TERMS OF ANY WRITTEN AGREEMENT BETWEEN GRANTEE AND GRANTEE, GRANTEE WILL HAVE REASONABLE ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE. GRANTEE 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. GRANTEE 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 GRANTEE 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. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, GRANTEE 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

## 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

COUNTY RECORDER

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

DATE \_\_\_\_\_ REVISION \_\_\_\_\_ NO. \_\_\_\_\_

**Coe & Van Loo Consultants, Inc.**

MASTER FINAL PLAT

RITZ-CARLTON  
PARADISE VALLEY, ARIZONA



Expires: 3/31/17

1 SHEET OF 7

GROSS AREA = 110.775 ACRES SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE

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

MOCKINGBIRD ESTATES  
BOOK 461 OF MAPS, PAGE 15

ADOBE RANCH UNIT I  
BOOK 86 OF MAPS, PAGE 29

SCOTTSDALE PLAZA  
RESORT LLC  
APN 174-49-001B

COUNTY RECORDER

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

**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

JUDSON  
BOOK 541 OF MAPS, PAGE 28

SANTOS MANUEL  
APN 174-59-022

MOCKINGBIRD ACRES  
BOOK 95 OF MAPS, PAGE 33

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



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

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

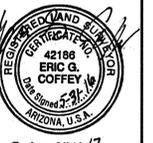
**CURVE TABLE**

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	146.17	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°02'28.0"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

DATE  
REVISION  
NO.

MASTER FINAL PLAT

RITZ-CARLTON  
PARADISE VALLEY, ARIZONA



Expires: 3/31/17

2 SHEET  
OF 7

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

Printed By: Parker Print Date: May 31, 2016 File Name: N:\010268901\CADD\DS\FPLAT\_01.PV.dwg

JUDSON BOOK 541 OF MAPS, PAGE 28  
NORTH MOCKINGBIRD LANE  
N00°18'21"E 658.21'

NORTH 1/4 CORNER SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
FOUND TOWN OF PARADISE VALLEY  
BRASS CAP IN HANDHOLE

MOCKINGBIRD ESTATES  
BOOK 461 OF MAPS, PAGE 15

ADOBE RANCH UNIT I  
BOOK 86 OF MAPS, PAGE 29

COUNTY RECORDER

**CVL**  
CONSULTANTS  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6631  
www.cvlci.com

DATE  
REVISION  
NO.

**Coe & Van Loo Consultants, Inc.**

MASTER FINAL PLAT

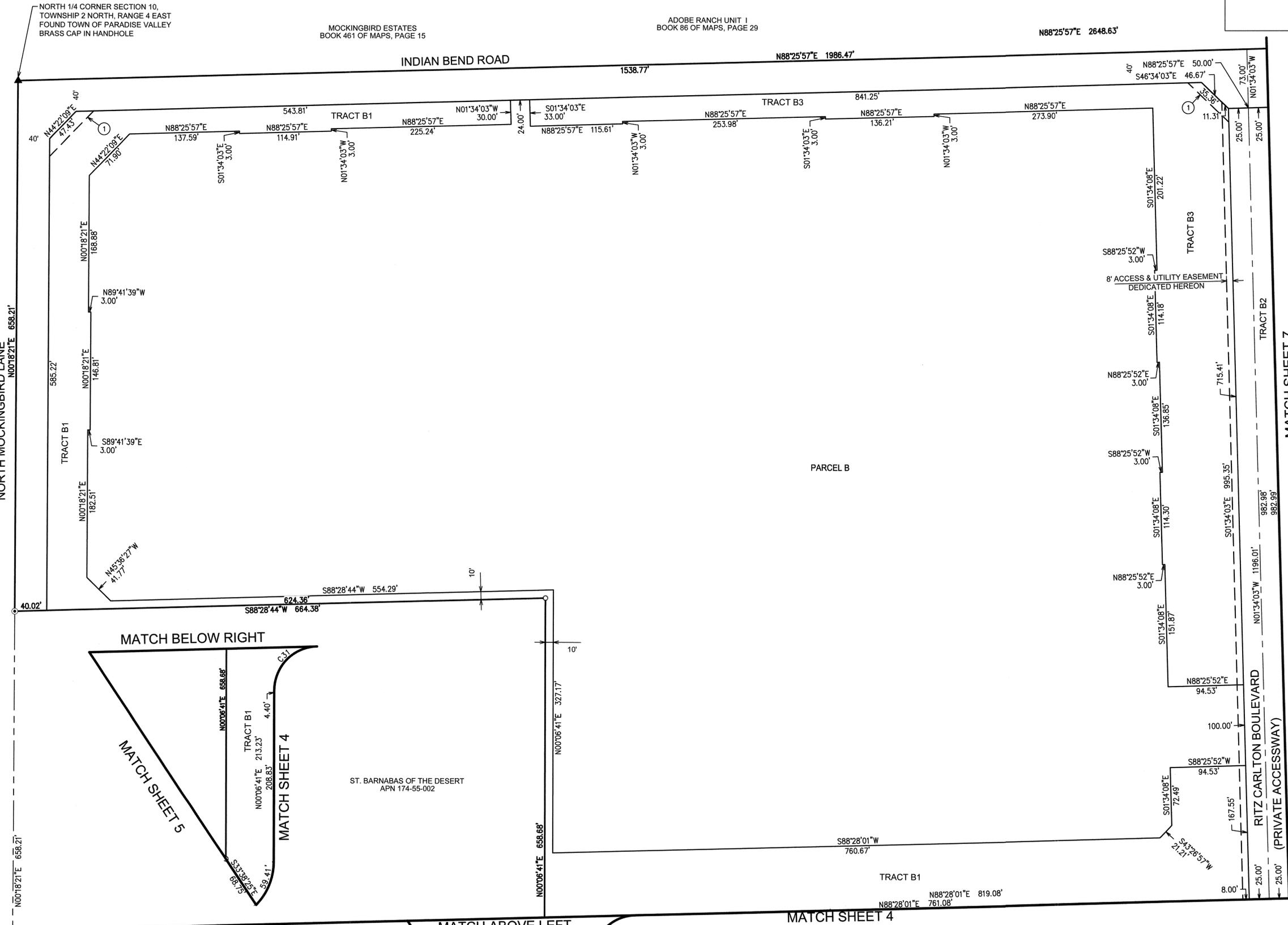
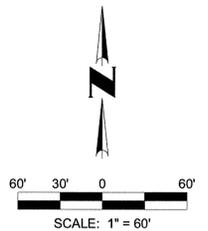
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA



Expires: 3/31/17

3 SHEET OF 7

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



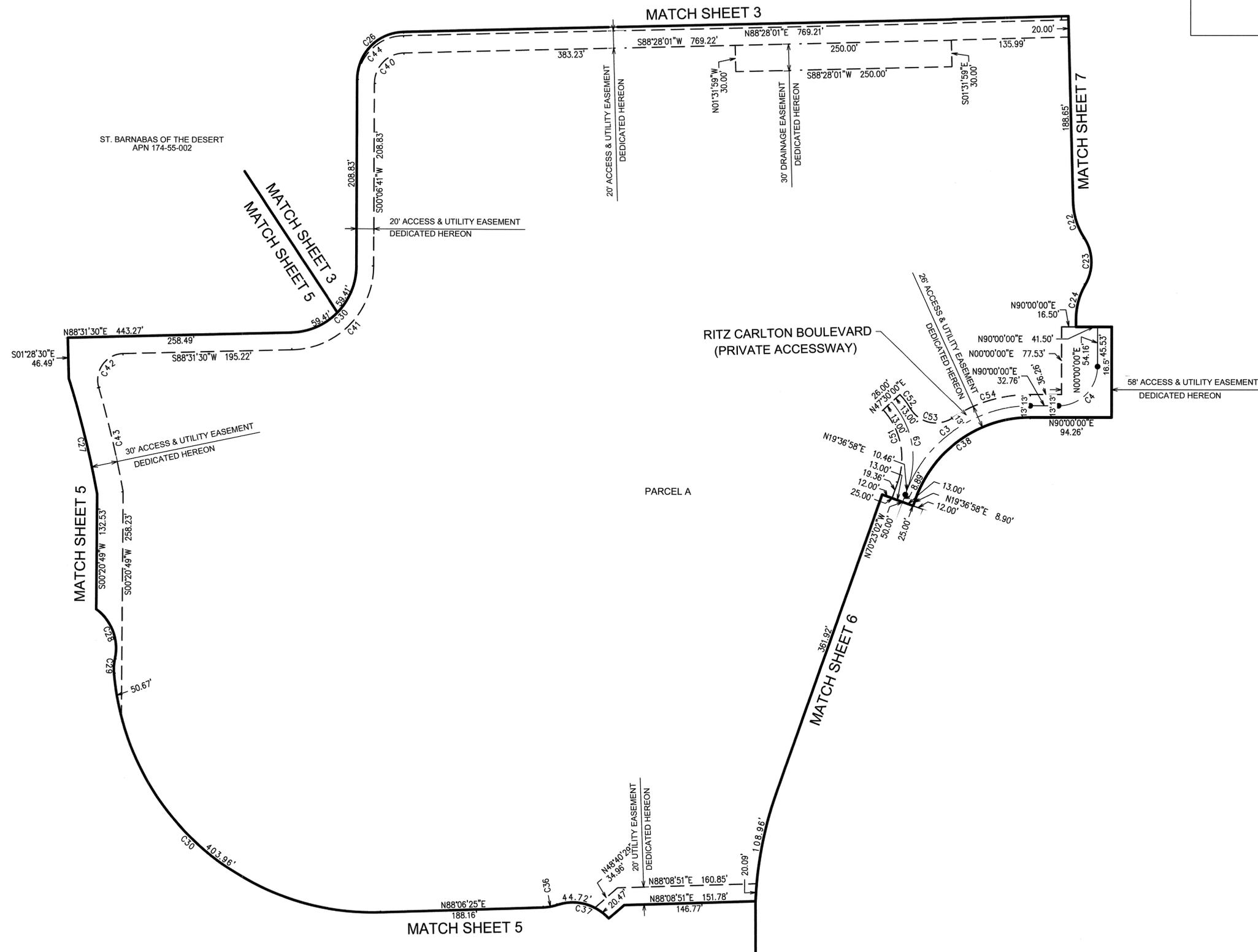
MATCH SHEET 5

MATCH ABOVE LEFT

MATCH SHEET 4

MATCH SHEET 7

SEE SHEET 2 FOR CURVE TABLE



COUNTY RECORDER

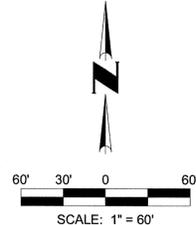
**CVL**  
CONSULTANTS  
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MASTER FINAL PLAT

RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

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4 SHEET OF 7

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

SEE SHEET 2 FOR CURVE TABLE

Printed By: Parker Print Date: May 31, 2016 Filename: N:\010268901\CADD\DDSS\FPLAT.D1 PV.dwg

MATCH BELOW RIGHT

COUNTY RECORDER

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

MATCH SHEET 3

MATCH SHEET 3

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

NORTH MOCKINGBIRD LANE

TRACT C1

MATCH ABOVE LEFT

MATCH SHEET 4

MATCH SHEET 4

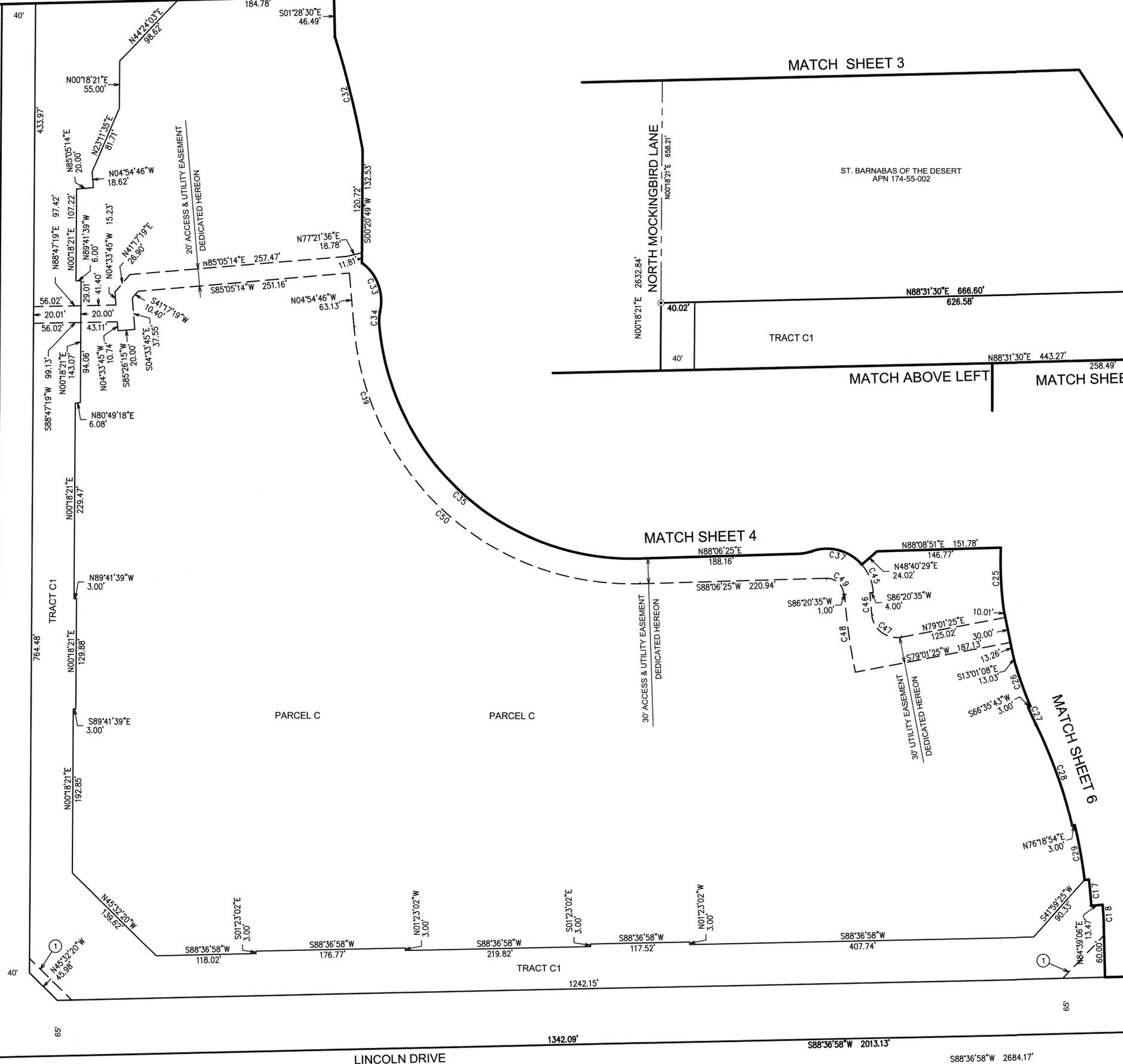
MATCH SHEET 6

PARCEL C

PARCEL C

NORTH MOCKINGBIRD LANE

N0018'21"E 1316.42'



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

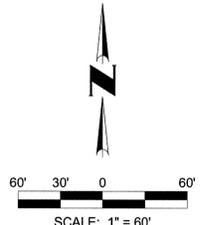
SUNCHASE CENTURY LLC APN 174-63-004A

NO.	REVISION	DATE

MASTER FINAL PLAT RITZ-CARLTON PARADISE VALLEY, ARIZONA



Expires: 3/31/17



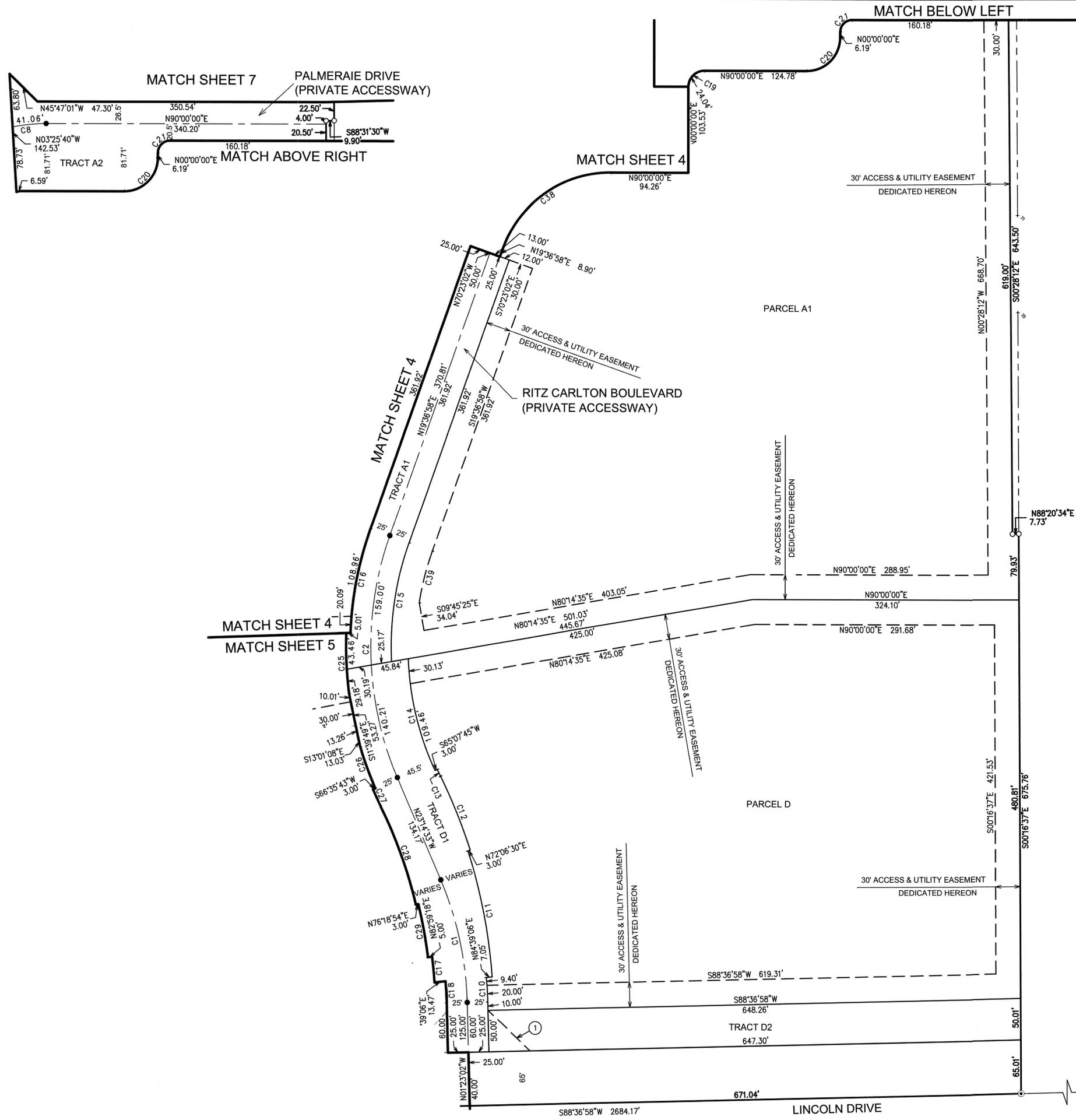
SCALE: 1" = 60'

SEE SHEET 2 FOR CURVE TABLE

5 SHEET OF 7

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

Printed By: Parker Print Date: May 31, 2016 Filename: N:\010268901\CADD\DS\FPLAT.01.PV.dwg



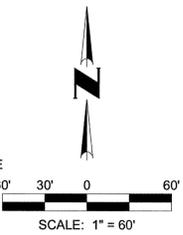
FIVE STAR DEVELOPMENT  
RESORT COMMUNITIES LLC  
APN 174-56-003B

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

SMOKE TREE RESORT  
APN 174-64-003A

LINCOLN MEDICAL LLC  
APN 174-64-003B

EAST 1/4 CORNER  
OF SECTION 10  
TOWNSHIP 2 NORTH,  
RANGE 4 EAST  
FOUND CITY OF SCOTTSDALE  
BRASS CAP IN HANDHOLE



COUNTY RECORDER

NO.	REVISION	DATE

MASTER FINAL PLAT  
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA

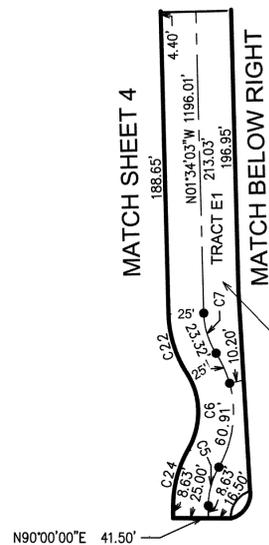


6 SHEET OF 7  
CIVL Contact: AVA FURGA  
CIVL Project #: 01-0268901  
CIVL File #:

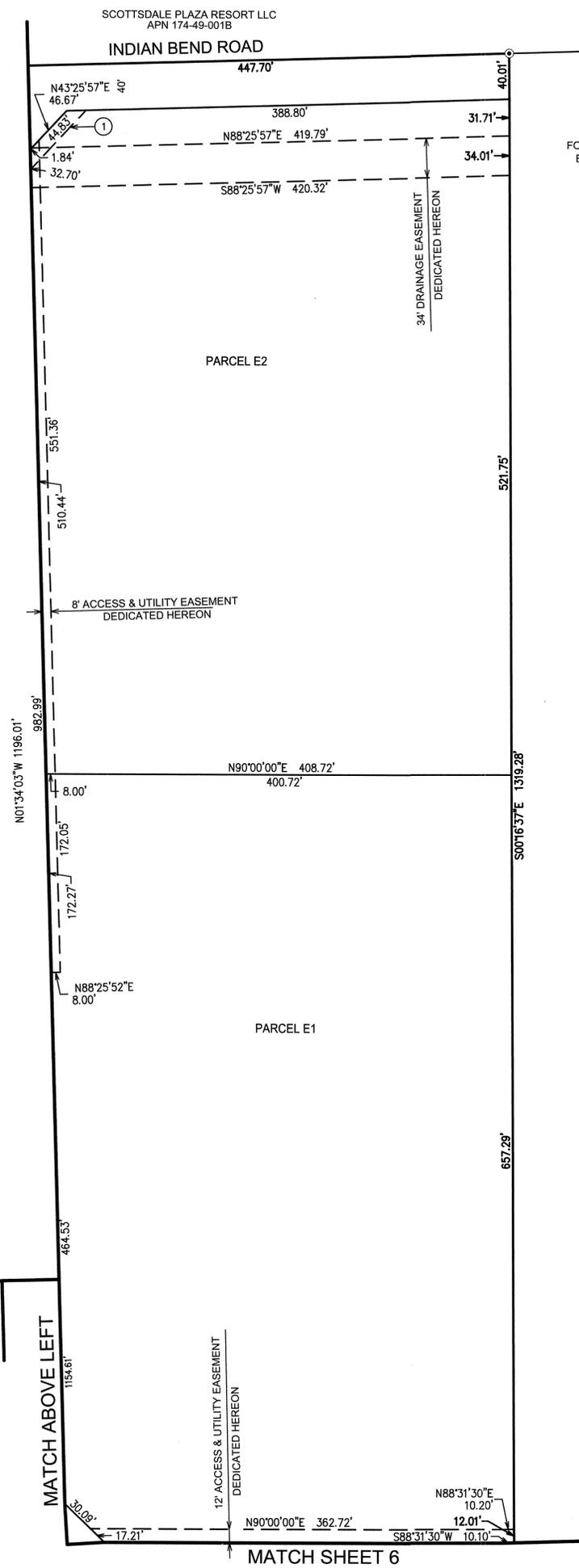
**CIVL**  
CONSULTANTS  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.civil.com

**Coe & Van Loo Consultants, Inc.**

SEE SHEET 2 FOR CURVE TABLE



RITZ CARLTON BOULEVARD  
(PRIVATE ACCESSWAY)



SCOTTSDALE PLAZA RESORT LLC  
APN 174-49-001B

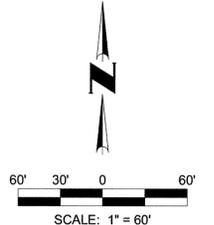
N88°25'57"E  
662.16'  
NORTHEAST CORNER  
SECTION 10,  
TOWNSHIP 2 NORTH,  
RANGE 4 EAST  
FOUND MARICOPA COUNTY  
BRASS CAP IN HANDHOLE

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

COUNTY RECORDER

NO.	REVISION	DATE

MASTER FINAL PLAT  
RITZ-CARLTON  
PARADISE VALLEY, ARIZONA



SEE SHEET 2 FOR CURVE TABLE

**ICVL**  
CONSULTANTS  
4550 North 12th Street  
Phoenix, Arizona 85014  
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