

# "MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL"

## A CONDOMINIUM PLAT UPON LOT 131 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27, 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 CONDOMINIUM, COVENANTS & RESTRICTIONS (CO-CRS):
  - THE VERTICAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACES OF THE FOUNDATION WALLS OF THE UNIT;
  - THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB BENEATH THE UNIT; AND
  - THE UPPER AND LOWER HORIZONTAL BOUNDARIES OF EACH UNIT SHALL BE DETERMINED BY THE FINISHED FLOOR OR CEILING OF THE UNIT TO THE UNFINISHED CEILING OF THE UNIT.
- COLUMNS AND SMELTS ARE EXCEPT FROM BUILDING, UNIT, STORAGE AND PARKING DIMENSIONS.
- COMMON ELEMENTS (ELEVATED COMMON ELEMENTS) SHALL BE AS FOLLOWS:
  - FULLY DESCRIBED IN THE DECLARATION OF A CONDOMINIUM FOR "MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL". A CONDOMINIUM TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.
  - THE BOUNDARIES OF EACH PARKING SPACE SHALL BE AS FOLLOWS:
    - THE LOWER BOUNDARY SHALL BE THE UNFINISHED FLOOR OF THE PARKING SPACE;
    - THE UPPER BOUNDARY SHALL BE A HORIZONTAL PLANE 7 FEET ABOVE THE LOWER BOUNDARY; AND
    - THE VERTICAL BOUNDARY SHALL BE A VERTICAL PLANE CORRESPONDING TO THE FINISHED SURFACE OF THE ADJACENT SIDEWALK OR DRIVEWAY, OR TO THE UNFINISHED AND LOWER BOUNDARIES.
  - THE SHOWN ARE TO OUTSIDE FACE OF BUILDINGS (GROUND LEVEL).
  - NO POWER POLE EXIST ON-SITE.
  - BUILDING HEIGHT SHALL COMPLY WITH THE MOUNTAIN SHADOWS RESORT "SPECIAL USE PERMIT" HEIGHT REQUIREMENTS.

### DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.S.S. § 10-101 AND SECTION 44 (24) (1) ET. SEQ. AND 10A-1 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE REQUIRED FOR THE IMPROVED SURFACES OF THE DRIVEWAY, PARKING SPACES, AND NOTHING HEREIN SHALL BE CONSIDERED TO LIMIT THE LIABILITY OF THE DEVELOPER OR ANY OTHER PARTY TO THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND MAINTAIN SUCH IMPROVEMENTS FOR THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, AND 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 EPICOR WATER ARIZONA, INC. PARADISE VALLEY TRACT (S) SUBDIVISION, MARICOPA COUNTY, AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-70888 (AND DATED NOVEMBER 11, 2015).

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS SOUTHERN CROSS BY WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

### BENCHMARK

WEST 1/4 CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF PARADISE VALLEY BUNGALOW CAP IN MARICOPA COUNTY AT ELEVATION = 1303.42 (NAVD 83) (MOUNT CHASE NO. 24384)

### OWNER / DEVELOPER

MOUNTAIN SHADOWS RESORT, LLC  
10000 NORTH 12TH STREET  
DALLAS, TEXAS 75244  
CONTACT: DEVELOPER/HARBAN

### ARCHITECT

ALLIANCE P&P  
775 EAST STERSON DRIVE, TOWER FLOOR  
SCOTTSDALE, ARIZONA 85251  
CONTACT: MATT COSEBARY

### ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
480 NORTH 12TH STREET  
PHOENIX, ARIZONA 85004  
PHONE: 602-244-6931  
CONTACT: PETER FLEET, P.E., P.E.S.C.E.

### SITE DATA

APN: 188-048-02  
EXISTING ZONING: S.U.P. - RESORT  
TOTAL UNITS: 42

### LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP UNLESS OTHERWISE NOTED
- INDICATES INTERIOR BOUNDARY
- INDICATES EXTERIOR FACE
- INDICATES FLOOR LINES
- INDICATES OPEN TO FLOOR BELOW
- INDICATES LIMITS OF TERRACE
- INDICATES LIMITS OF STRIPING
- INDICATES SHEET NUMBER
- INDICATES HATCH/CAP STALL
- INDICATES LOT UNIT
- INDICATES CURVE NUMBER
- INDICATES SQUARE FEET
- INDICATES COMMON ELEMENT
- INDICATES LIMITED COMMON ELEMENT
- INDICATES DESIGNATED PARKING SPACE NUMBER
- INDICATES DESIGNATED HATCH/CAP SPACE NUMBER
- INDICATES DESIGNATED STORAGE ROOM NUMBER
- INDICATES DESIGNATED GARAGE NUMBER
- INDICATES LOWER BOUNDARY ELEVATION
- INDICATES UPPER BOUNDARY ELEVATION

### DECLARATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, THAT MOUNTAIN SHADOWS RESORT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS TRUSTEED UNDER THE NAME OF "MOUNTAIN SHADOWS RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27, 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, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS CONDOMINIUM PLAT AND DECLARES THAT THE PLAT SET FORTH THE LOCATION AND SPACES OF THE COMMON ELEMENTS, COMMON AREAS, AND STORAGE AREAS, AND THAT EACH SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT.

THE COMMON ELEMENT SHALL BE FOR THE USE OF THE MEMBERS OF THE MOUNTAIN SHADOWS RESORT UNIT 2 - AMENDED VII CONDOMINIUM AND SHALL BE HEREAFTER RECORDED AND SUCH COMMON ELEMENT SHALL BE MAINTAINED BY THE ASSOCIATION.

IN WITNESS WHEREOF, I, COE & VAN LOO CONSULTANTS, INC., AS ENGINEER OF THE LAND DESCRIBED HEREON, HAS CAUSED HIS NAME TO BE AFFIXED AND SAID OFFICER TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED FULLY AUTHORIZED OFFICER.

WE, CONDO HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED HIS NAME TO BE AFFIXED AND SAID OFFICER TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED FULLY AUTHORIZED OFFICER.

DATE: \_\_\_\_\_  
BY: PETER FLEET, ENGINEER  
FTE, AUTHORIZED SIGNATORY

### ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND APPROVED AND ACKNOWLEDGED BY HIS OR HER SIGNATURE ON THE INSTRUMENT UPON THE INSTRUMENT UPON THE INSTRUMENT UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

### NOTARY PUBLIC

### CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AS A FULLY LICENSED SURVEYOR MADE UNDER MY SURVEYOR LICENSE NUMBER 12718, EXPIRES 12/31/2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS PLAT AND THAT THE SURVEY IS CORRECTLY SHOWN AND THAT SAID MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

BY: LARRY E. SULLIVAN  
REGISTERED LAND SURVEYOR  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85018  
CALSURVEY@CALCI.COM

GROSS AREA = 1.337 ACRES  
SEE SHEET FOR LEGEND AND SEE SHEET FOR CURVE TABLE



NO.	REVISION	DATE

CONDOMINIUM PLAT  
MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
PARADISE VALLEY, ARIZONA





**CURVE TABLE**

NO.	ARC	RAIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.83	30.00	097°58'25"	13.66	26.44	S30°25'14"W
C2	26.18	50.00	032°55'04"	13.91	28.35	S16°45'20"E
C3	28.92	50.00	020°39'36"	14.53	28.51	N1°51'10"W
C4	79.79	503.00	009°45'22"	28.47	78.79	S0°29'35"E
C5	24.82	25.00	07°23'42"	4.81	23.99	N72°39'07"E
C6	22.15	25.00	01°24'24"	31.18	24.04	N89°04'29"E
C7	13.24	34.00	08°45'01"	33.03	41.88	N43°06'27"W

LOT 128  
MOUNTAIN SHADOWS RESORT UNIT 2 - AMENDED VIF  
BOOK 1232 OF MAPS, PAGE 27, M.C.R.

LOT 129  
MOUNTAIN SHADOWS RESORT UNIT 2  
- AMENDED VIF  
BOOK 1232 OF MAPS, PAGE 27, M.C.R.

LOT 131

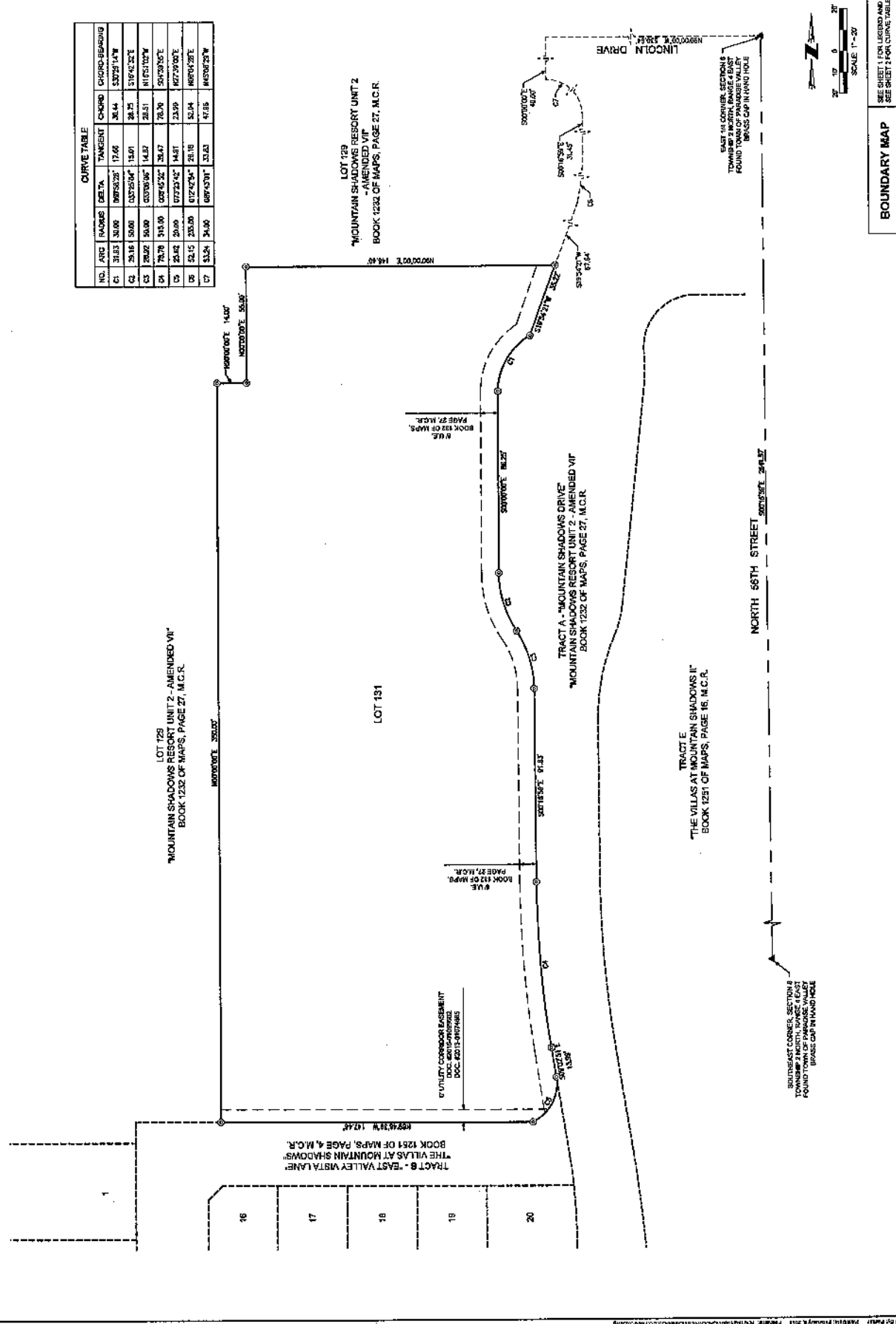
TRACT 8 - "EAST VALLEY VISTALANE"  
"THE VILLAS AT MOUNTAIN SHADOWS"  
BOOK 1251 OF MAPS, PAGE 4, M.C.R.

6 VILLAGE COMMONS BASEMENT  
DOC. 201115-00174185  
PAGE 27, M.C.R.

9 VILLAGE COMMONS BASEMENT  
DOC. 201115-00174185  
PAGE 27, M.C.R.

TRACT A - "MOUNTAIN SHADOWS DRIVE"  
"MOUNTAIN SHADOWS RESORT UNIT 1" - AMENDED VIF  
BOOK 1232 OF MAPS, PAGE 27, M.C.R.

TRACT E  
"THE VILLAS AT MOUNTAIN SHADOWS II"  
BOOK 1251 OF MAPS, PAGE 16, M.C.R.



EAST 1/4 CORNER, SECTION 8  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
RANGE 11 WEST, TOWN OF PARADISE VALLEY  
FOUND TOWN OF PARADISE VALLEY  
BRASS CAP IN HAND HOLE

SOUTHEAST CORNER, SECTION 8  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
RANGE 11 WEST, TOWN OF PARADISE VALLEY  
FOUND TOWN OF PARADISE VALLEY  
BRASS CAP IN HAND HOLE

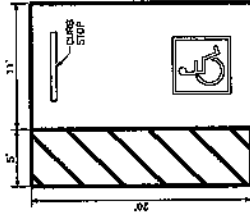
**BOUNDARY MAP**  
SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE



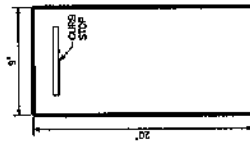


NO.	REVISION	DATE

COUNTY RECORDER



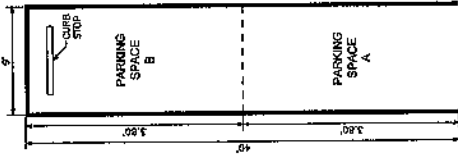
TYPICAL ADA PARKING SPACE  
M.S. 11.3



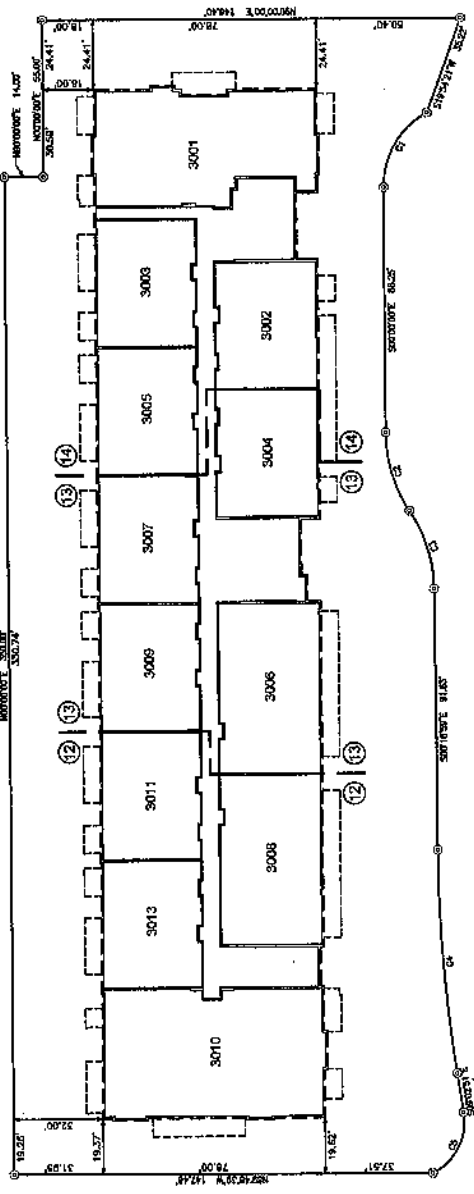
TYPICAL PARKING SPACE  
M.S. 11.3

UNIT	SPACE FEET
301	31
302	31
303	31
304	31
305	31
306	31
307	31
308	31
309	31
310	31
311	31
312	31
313	31
314	31
315	31
316	31
317	31
318	31
319	31
320	31
321	31
322	31
323	31
324	31
325	31
326	31
327	31
328	31
329	31
330	31
331	31
332	31
333	31
334	31
335	31
336	31
337	31
338	31
339	31
340	31
341	31
342	31
343	31
344	31
345	31
346	31
347	31
348	31
349	31
350	31
TOTAL	11,358

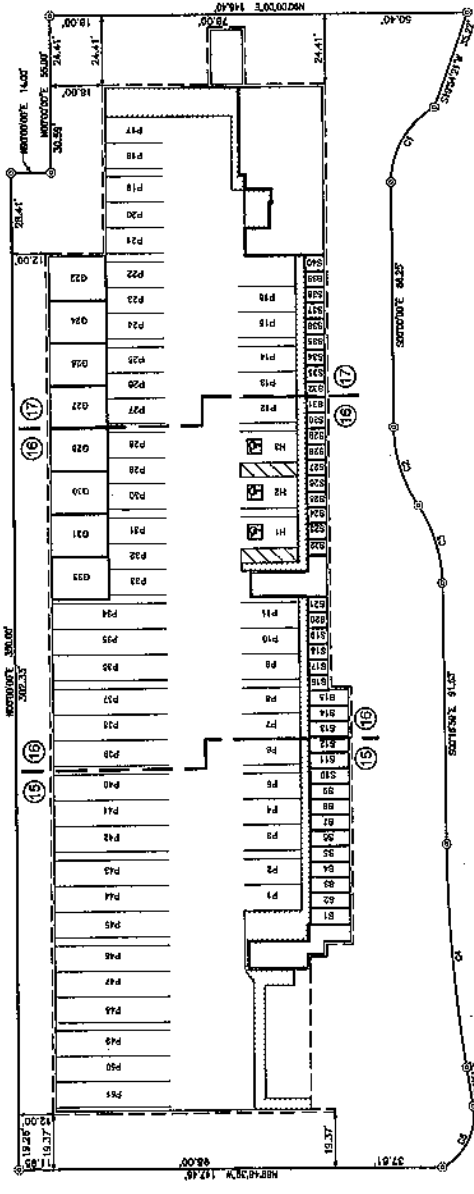
UNIT	SPACE FEET
301	31
302	31
303	31
304	31
305	31
306	31
307	31
308	31
309	31
310	31
311	31
312	31
313	31
314	31
315	31
316	31
317	31
318	31
319	31
320	31
321	31
322	31
323	31
324	31
325	31
326	31
327	31
328	31
329	31
330	31
331	31
332	31
333	31
334	31
335	31
336	31
337	31
338	31
339	31
340	31
341	31
342	31
343	31
344	31
345	31
346	31
347	31
348	31
349	31
350	31
TOTAL	11,358



TANDEM PARKING SPACE  
M.S. 11.3  
(SPACES P-4-P-9)



THIRD LEVEL KEY MAP  
SCALE 1" = 20'



PARKING GARAGE LAYOUT  
SCALE 1" = 20'

THIRD LEVEL KEY MAP & PARKING GARAGE LAYOUT & DETAILS  
SEE SHEET 1 FOR LEGEND AND SEE SHEET 2 FOR CURVE TABLE



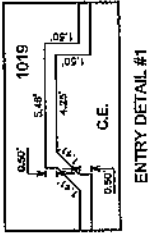
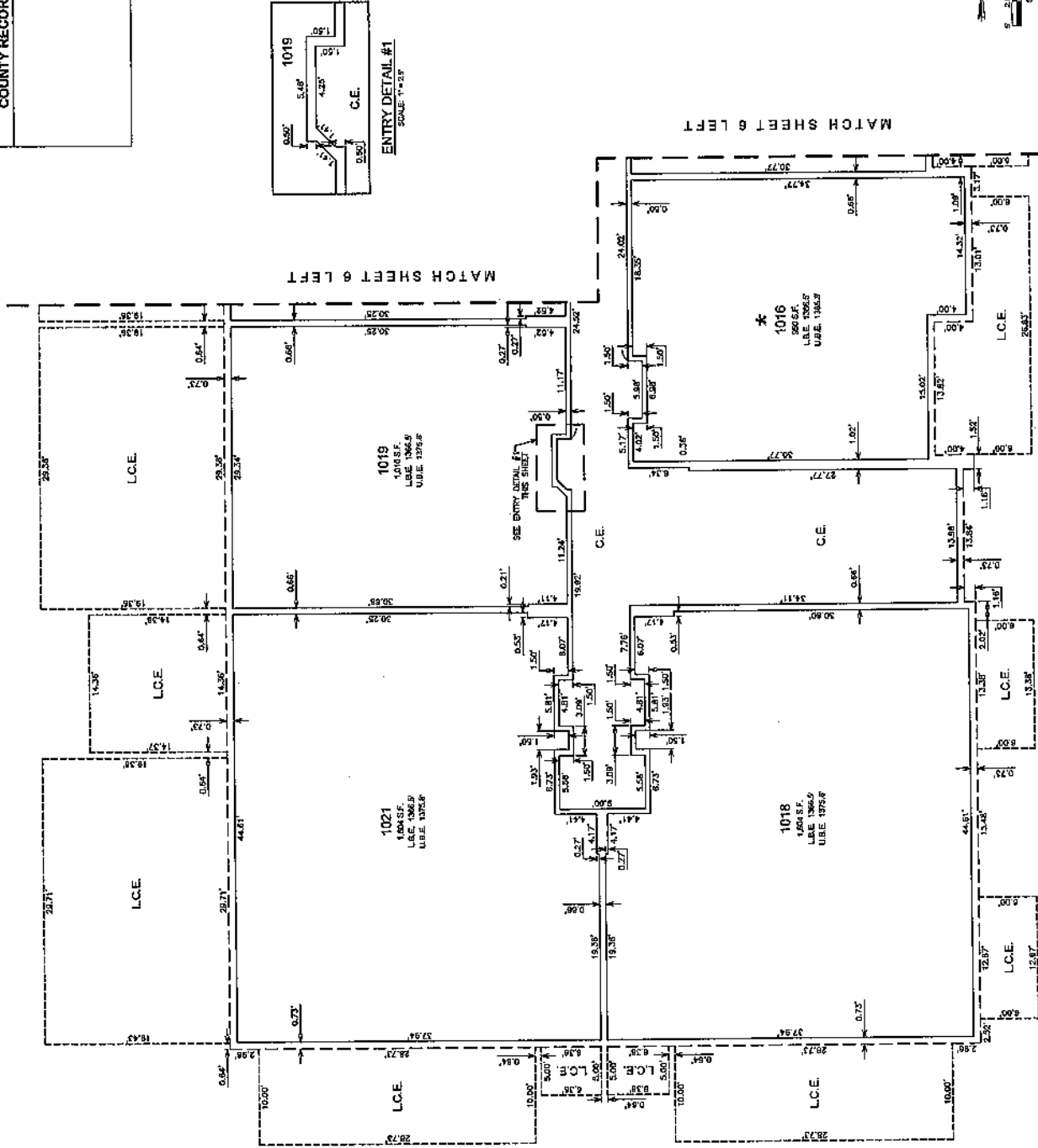
**CONDOMINIUM PLAT**

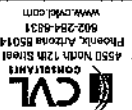
NO.	REVISION	DATE

SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE

**FIRST LEVEL PLAN**

COUNTY RECORDER



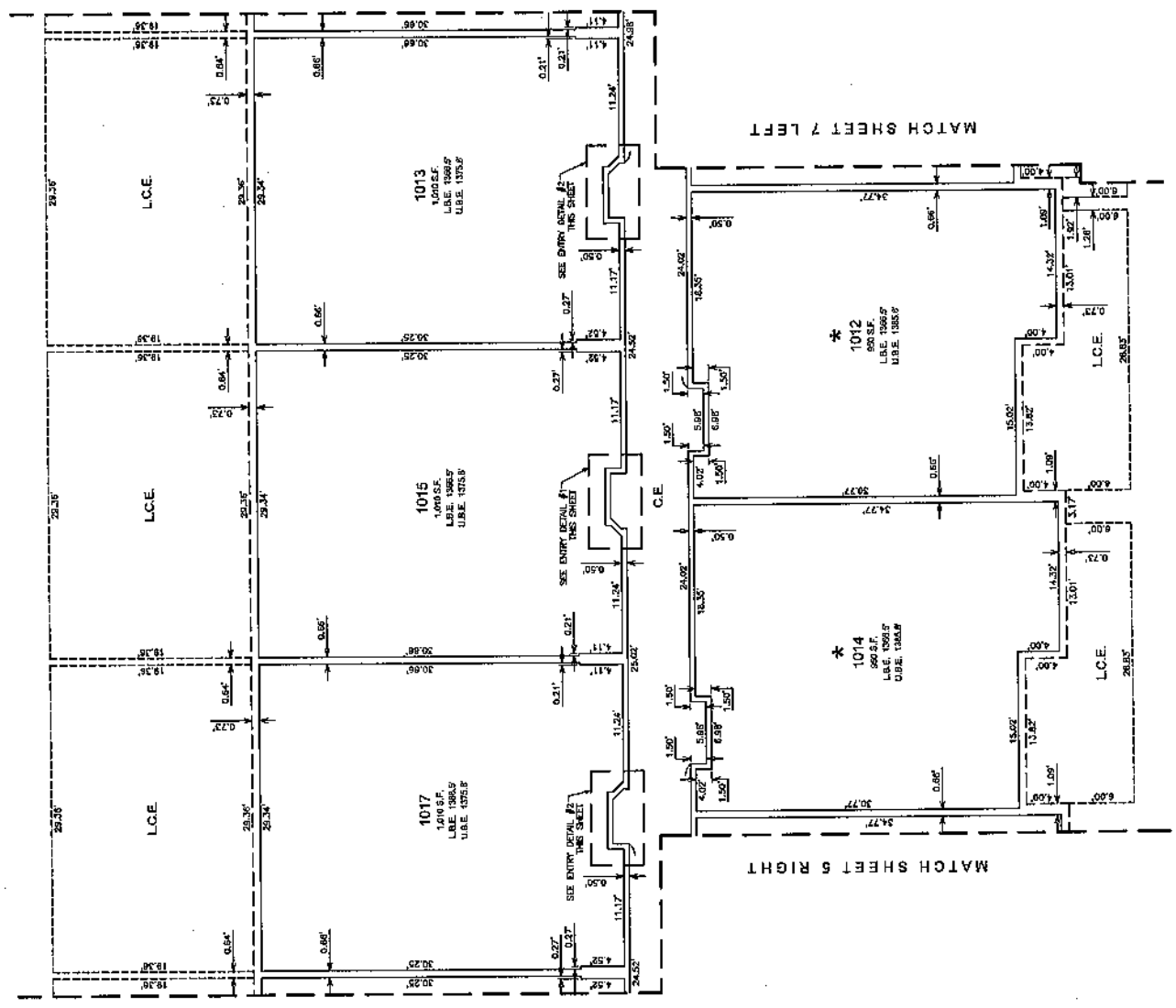
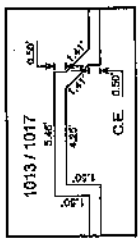
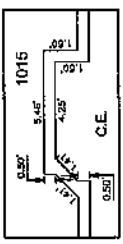


CONDOMINIUM PLAT



FIRST LEVEL PLAN  
SEE SHEET 7 FOR RECORD AND  
SEE SHEET 2 FOR CURVE TABLE

COUNTY RECORDER



MATCH SHEET 7 LEFT

MATCH SHEET 7 LEFT

MATCH SHEET 5 RIGHT

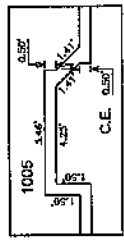
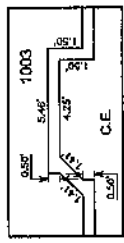
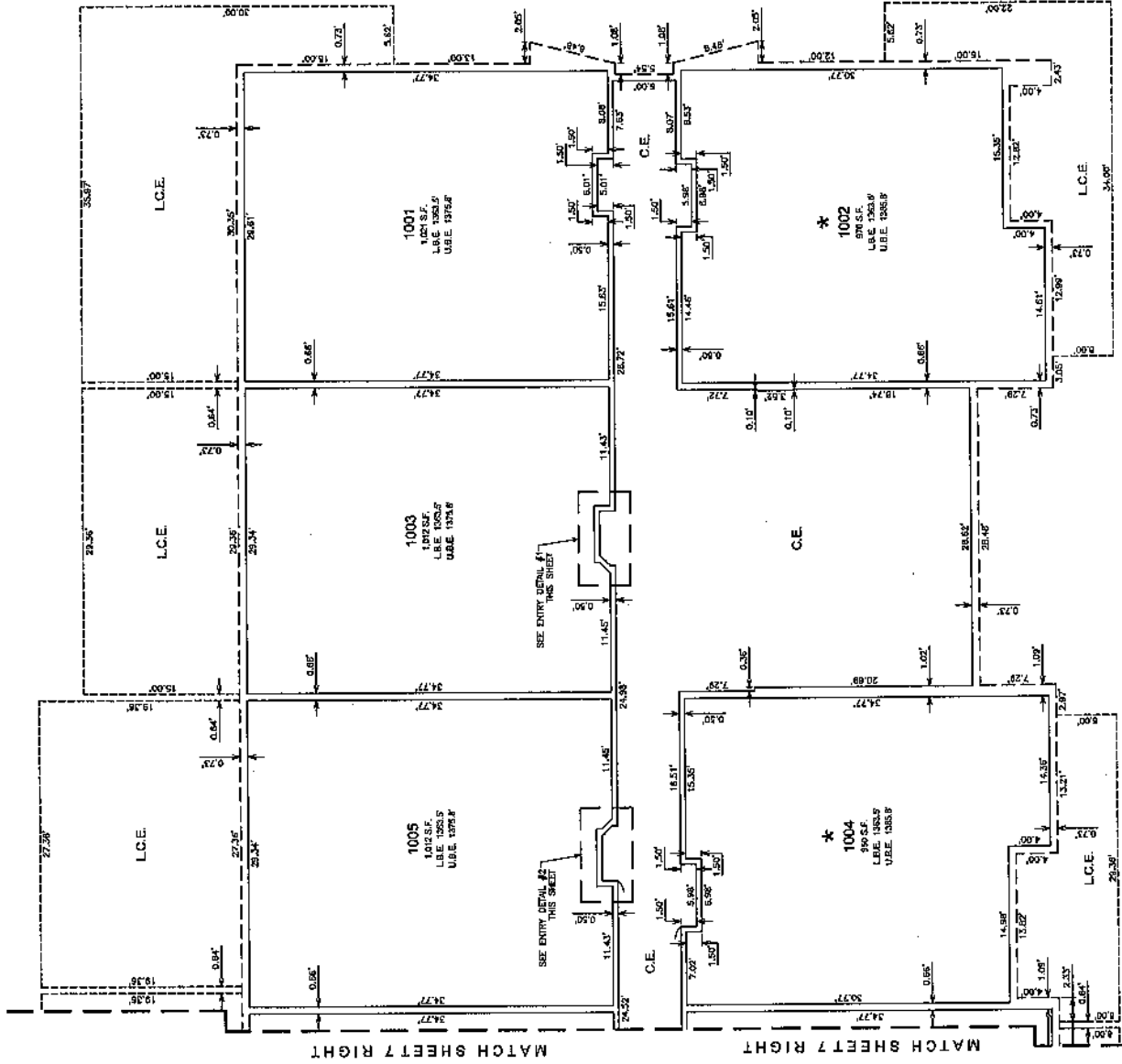
MATCH SHEET 5 RIGHT



COUNTY RECORDER

NO.	REVISION	DATE

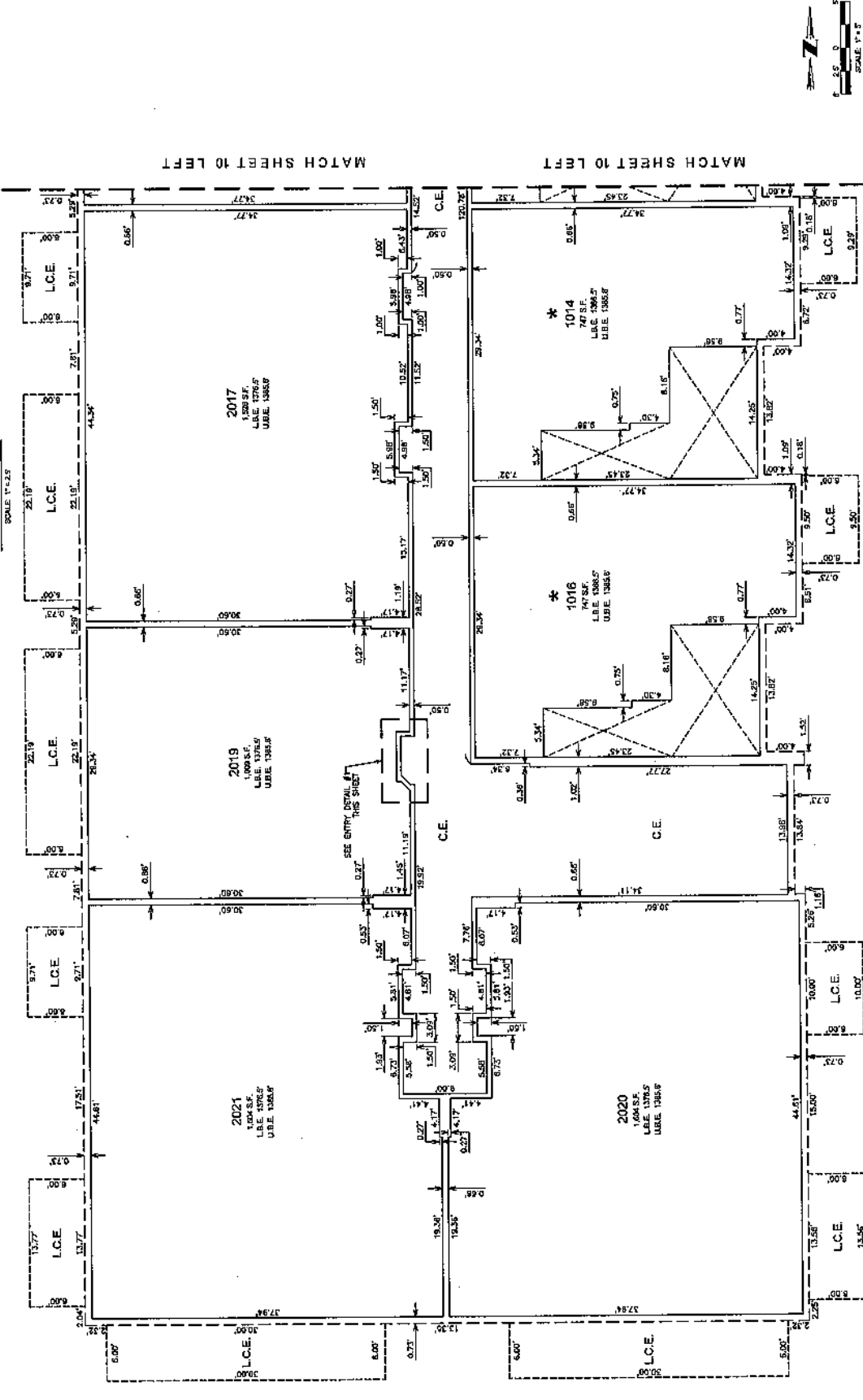
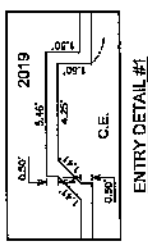
SEE SHEET 1 FOR LEGEND AND  
DIMENSIONS  
SEE SHEET 2 FOR CURVE TABLE







COUNTY RECORDER



SCALE 1/4" = 1'-0"  
SEE SHEET 1 FOR LANDING AND  
SEE SHEET 2 FOR CURVE TABLE  
DETAILS

SECOND LEVEL  
PLAN



10 SHEET OF 18  
 SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

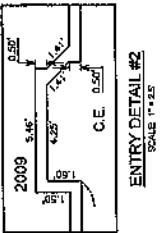
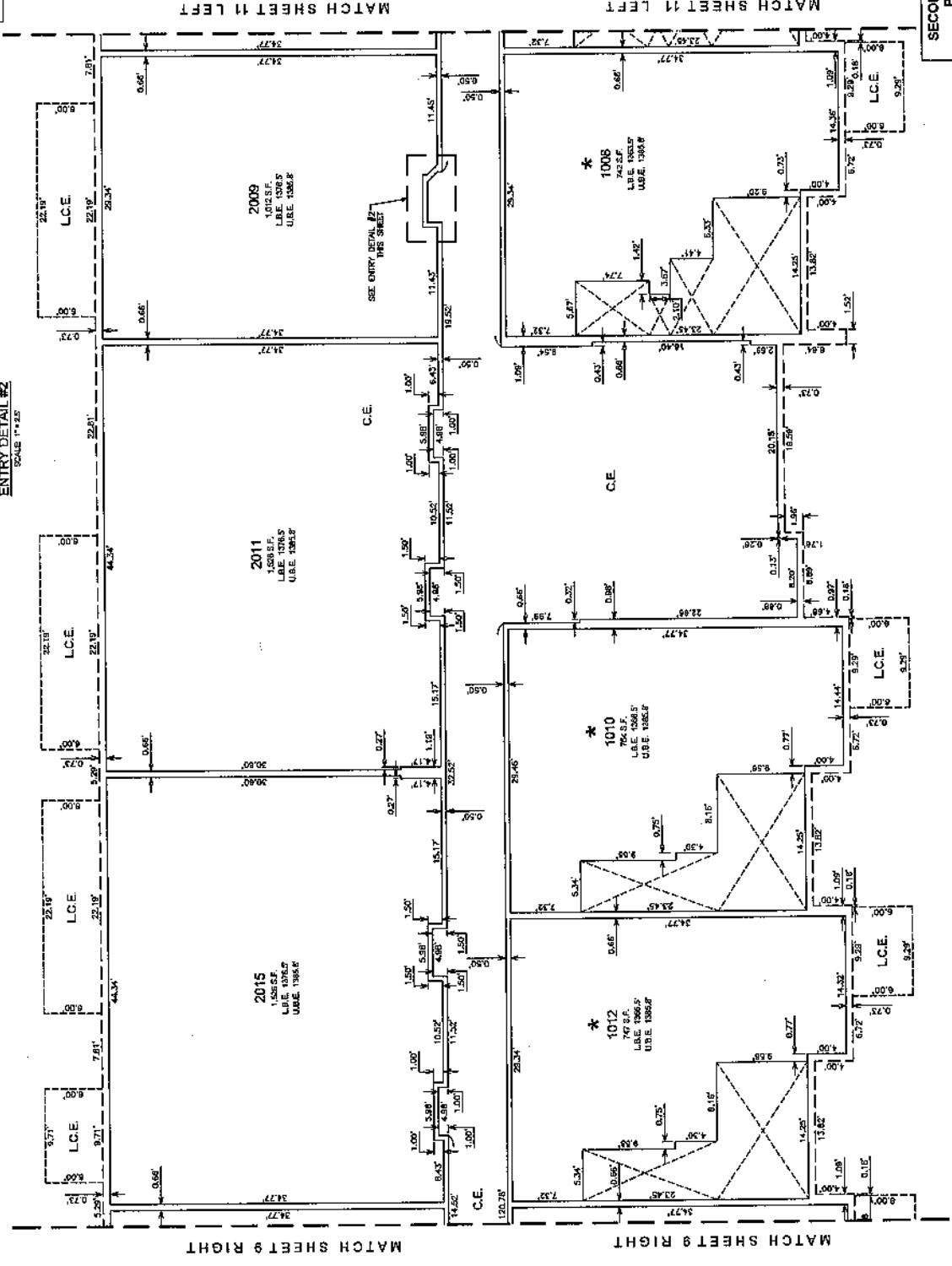
**CONDOMINIUM PLAT**  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 North 12th Street  
 Phoenix, Arizona 85014  
 602-281-8831  
 www.cvl.com

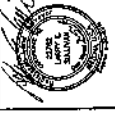


SECOND LEVEL  
 PLAN

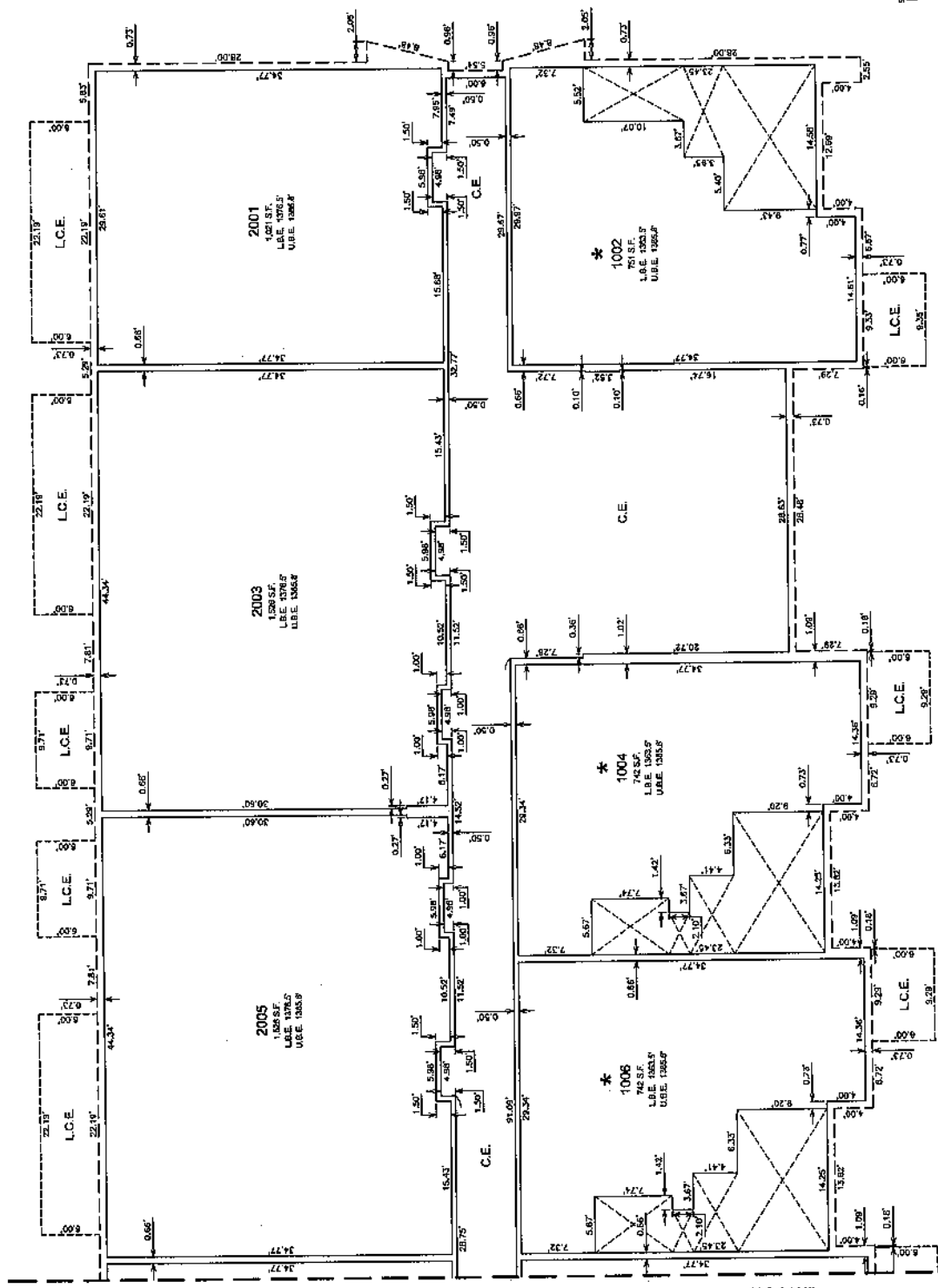


COUNTY RECORDER





COUNTY RECORDER



SECOND LEVEL  
PLAN

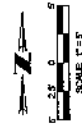
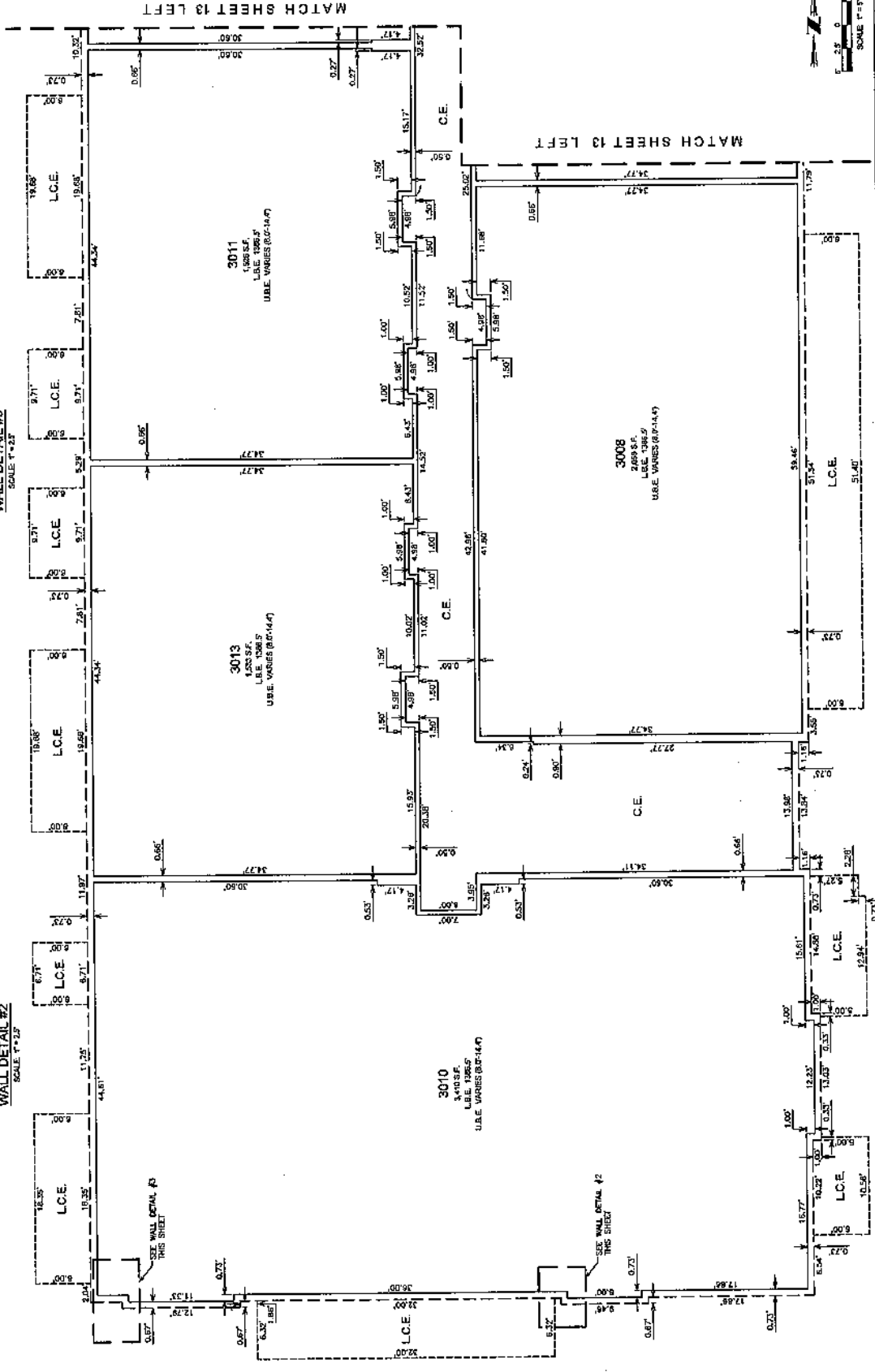
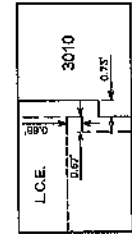
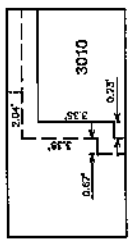


MATCH SHEET 10 RIGHT

MATCH SHEET 10 RIGHT



COUNTY RECORDER



THIRD LEVEL PLAN  
SEE SHEET FOR LEGEND AND  
SEE SHEET FOR CURVE TABLE



13 SHEET OF 18  
 DATE: 01/20/2011  
 PROJECT: PARADISE VALLEY, ARIZONA

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

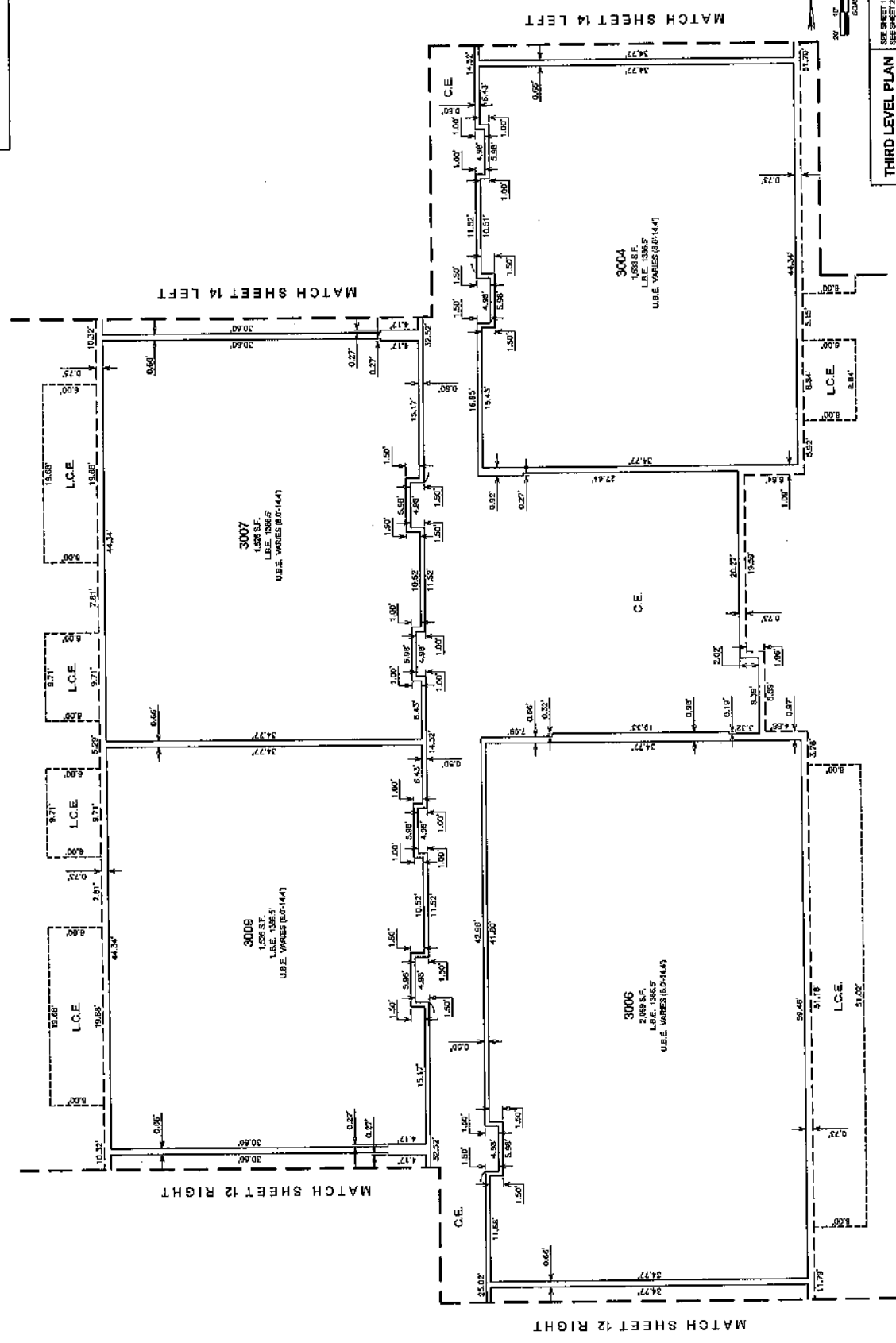
Coe & Van Loo Consultants, Inc.  
 4550 North 12th Street  
 Phoenix, Arizona 85014  
 WWW.CVLI.COM

CONDOMINIUM PLAT

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

THIRD LEVEL PLAN

SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE

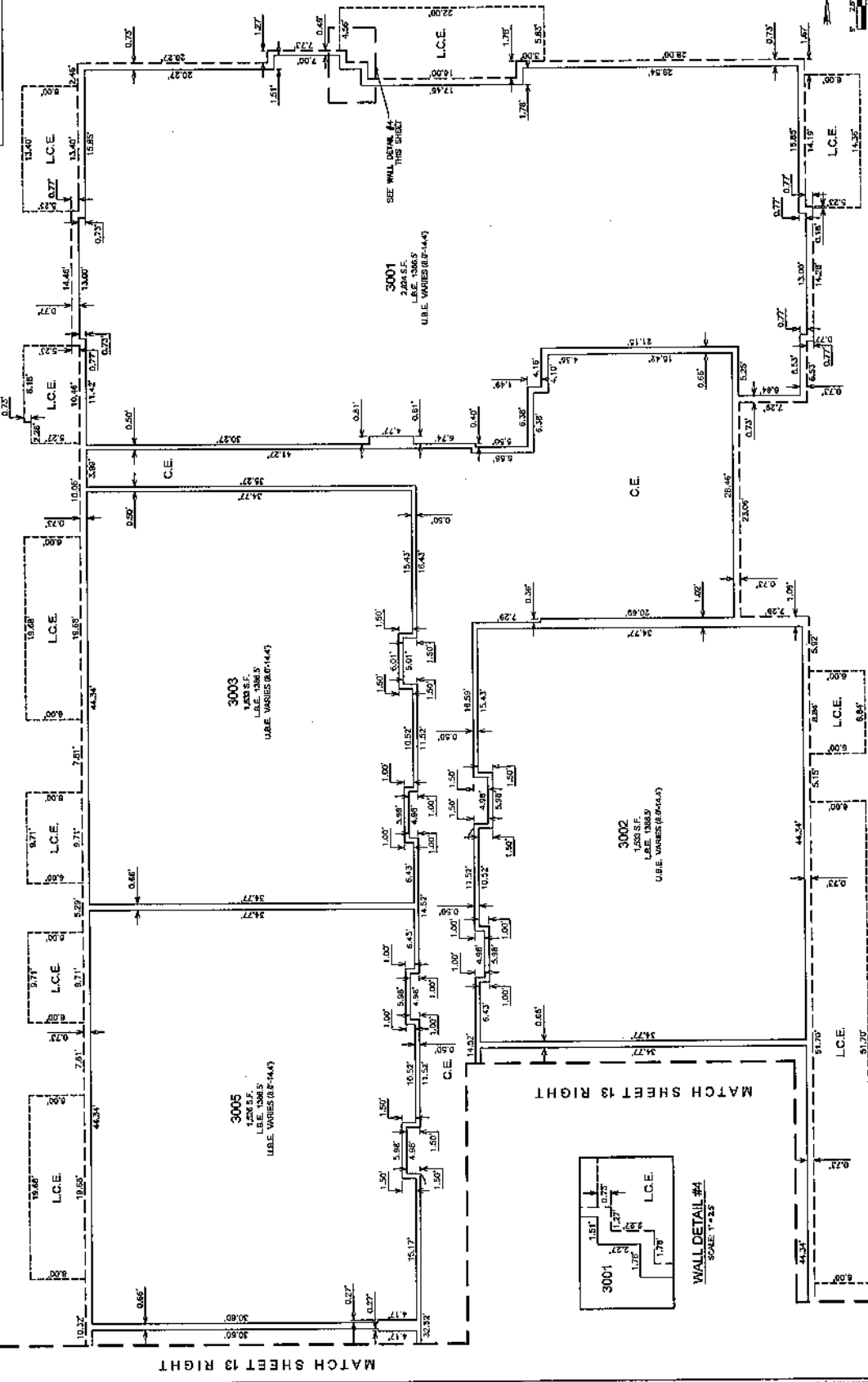


COUNTY RECORDER

Prepared by: [Name] Engineering: [Name] Date: [Date]



COUNTY RECORDER

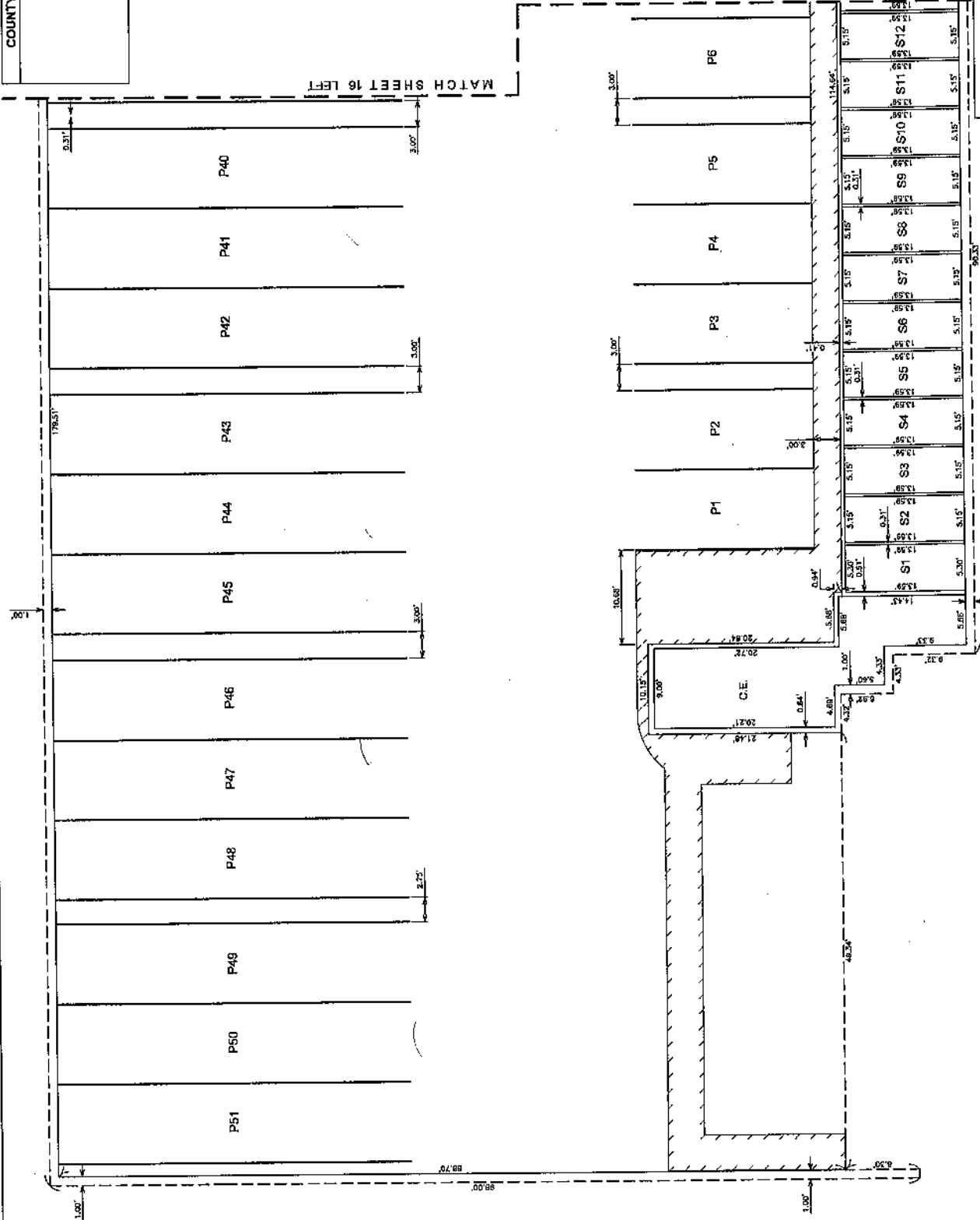


**THIRD LEVEL PLAN**  
SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE  
DATE



NO.	REVISION	DATE

COUNTY RECORDER



GARAGE PLAN

SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE



**Coe & Van Loo Consultants, Inc.**  
 4550 North 17th Street  
 Phoenix, Arizona 85014  
 602-264-8831  
 www.cvl.com

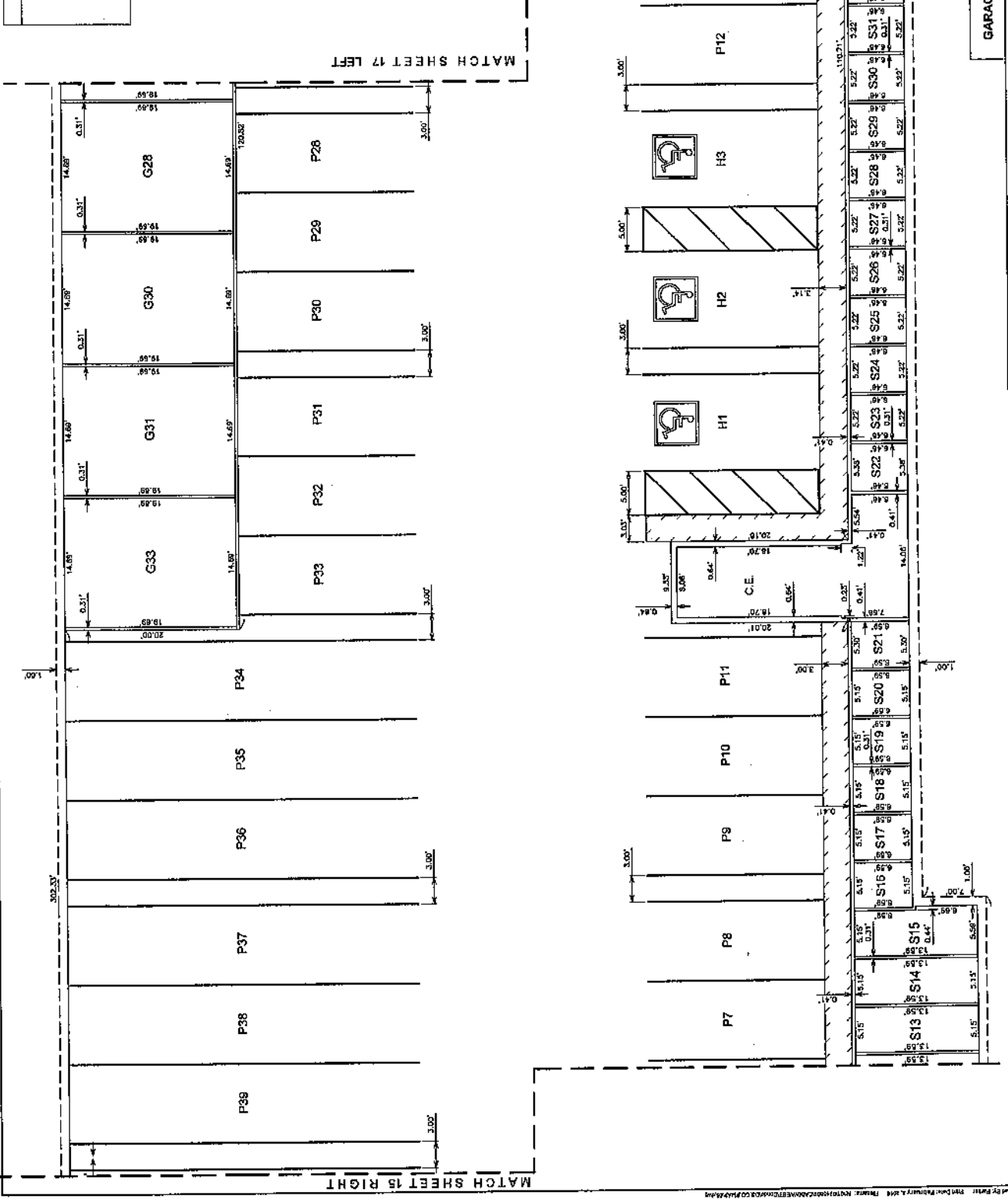
**CONDOMINIUM FLAT**  
 MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA



16 SHEET OF 18  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

COUNTY RECORDER

**GARAGE PLAN**  
 SEE SHEET FOR COMMON AREAS  
 SEE SHEET FOR CONTRACTORS





COUNTY RECORDER

CVL CONSULTANTS  
4550 North 120th Street  
Phoenix, Arizona 85014  
602-264-8331  
www.cvl.com

Coe & Van Loo Consultants, Inc.

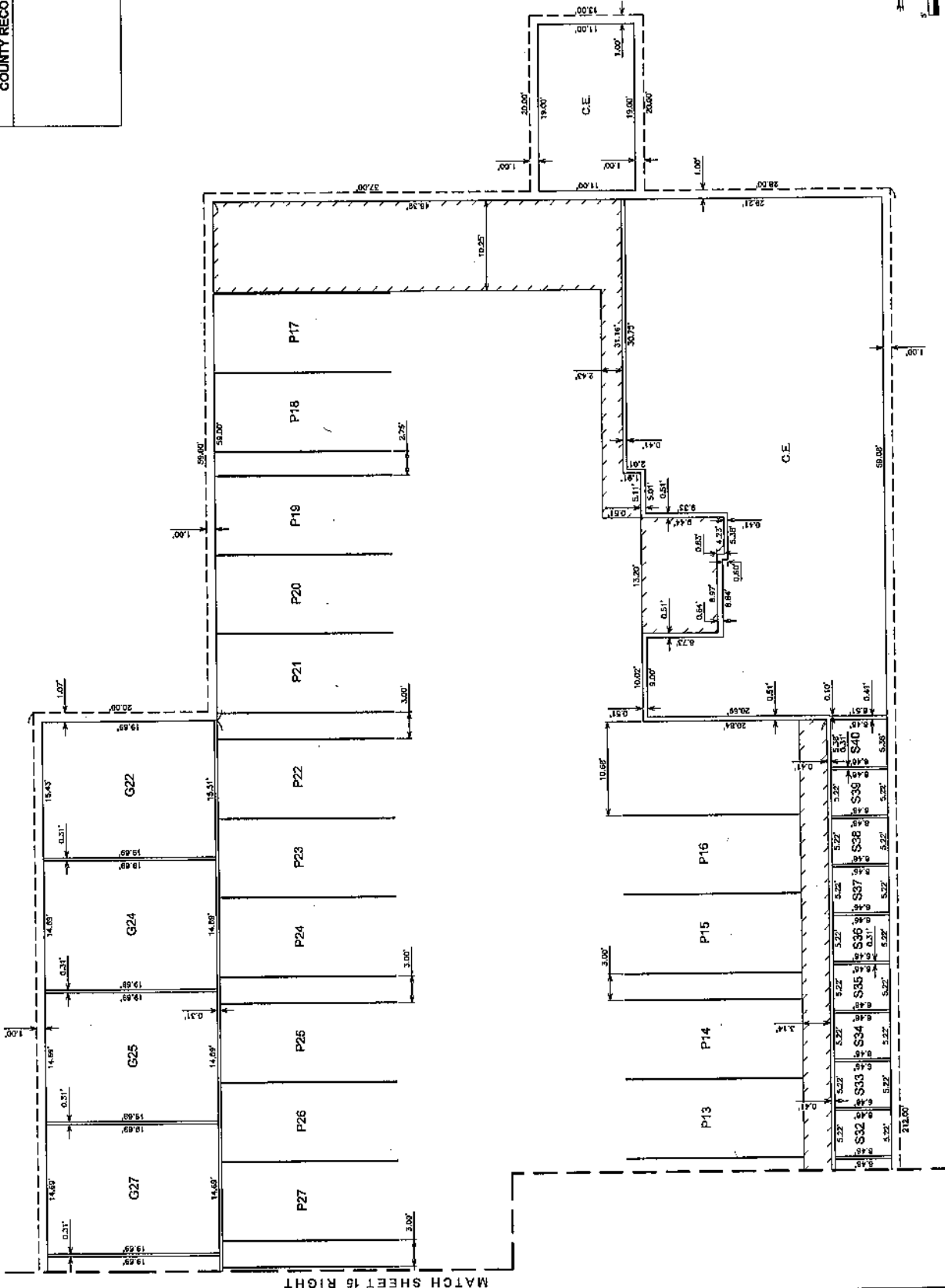
CONDOMINIUM PLAT  
MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
PARADISE VALLEY, ARIZONA



17 SHEET OF 18  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
NO. \_\_\_\_\_

GARAGE PLAN

SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE



MATCH SHEET 16 RIGHT



18 SHEET OF 18  
 CONDOMINIUM PLAT  
 SEE SHEET 1 FOR LEGEND AND SEE SHEET 2 FOR CURVE TABLE

CONDOMINIUM PLAT

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.  
 4530 North 12th Street  
 Phoenix, Arizona 85014  
 602-264-8311  
 www.cvl.com

NO.	REVISION	DATE

VERTICAL SCHEMATICS

