

FINAL PLAT FOR  
**THE VILLAS AT MOUNTAIN SHADOWS**  
 A RE-SUBDIVISION OF LOT 132 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ("AMENDED VII") 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

**COUNTY RECORDER**

OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 20150837096 11/24/2015 08:49  
 BOOK 1251 PAGE 4  
 ELECTRONIC RECORDING  
 PLAT1512-2-1-1-M-

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

**DEDICATION**

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )

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" A RE-SUBDIVISION OF LOT 132 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ("AMENDED VII") AND IS 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 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 THE WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN UNDERGROUND PUBLIC UTILITY EASEMENT UNDER AND ACROSS TRACT B, TRACT C, AND THOSE AREAS SHOWN ON THIS PLAT AS EASEMENTS DEDICATED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, NATURAL 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 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. THIS UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE GROUND FACILITIES REQUIRED BY UTILITY PROVIDERS IN CONNECTION WITH THE 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.

TRACT B IS DEDICATED AS A PRIVATE DRIVE.

AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER AND ACROSS TRACT B 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 AND ACROSS TRACT B TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS AND REFUSE COLLECTION PROVIDERS AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS.

TRACT C IS HEREBY DEDICATED FOR THE ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE.

TRACT B AND TRACT C ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC. TRACT B AND TRACT C SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

IN WITNESS WHEREOF:

MTS LAND LLC, A DELAWARE 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.

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Robert A. Flaxman DATE: 10/16/15  
 ITS: AUTHORIZED SIGNATORY

**CERTIFICATION**

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 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.

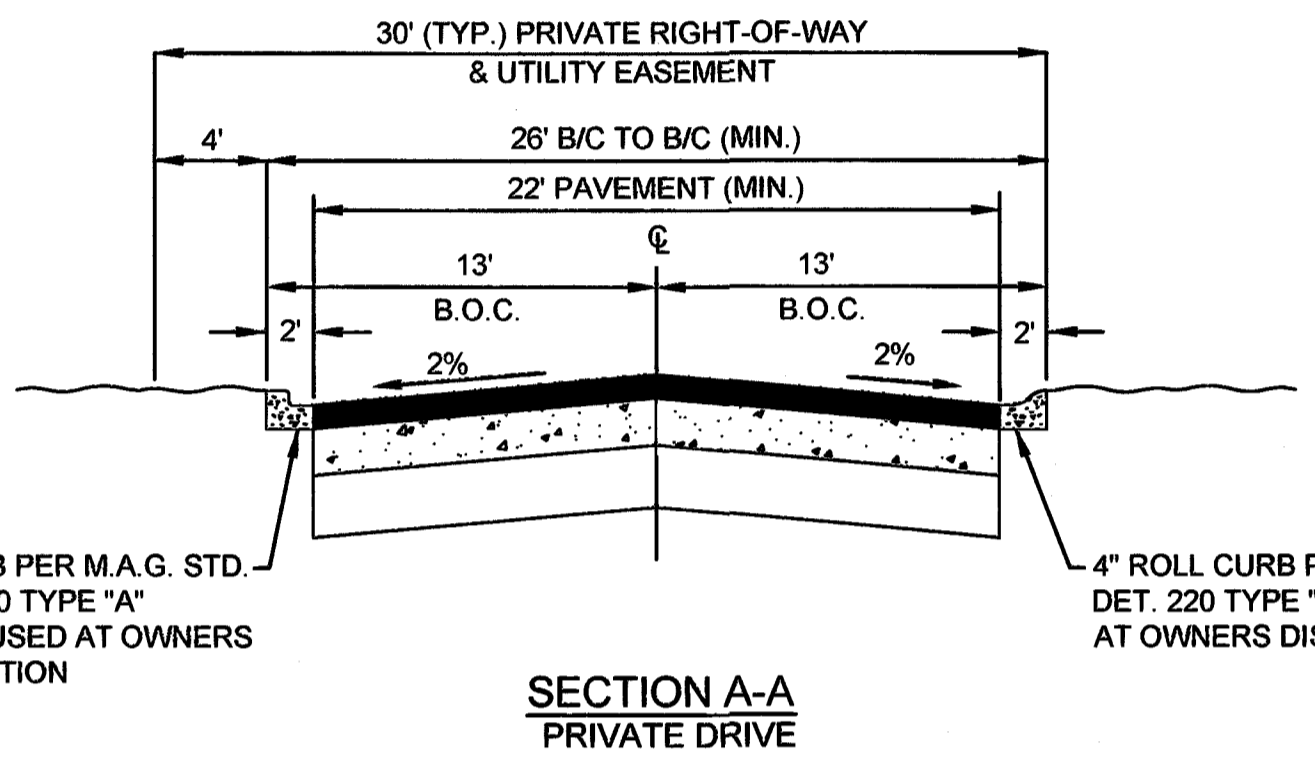
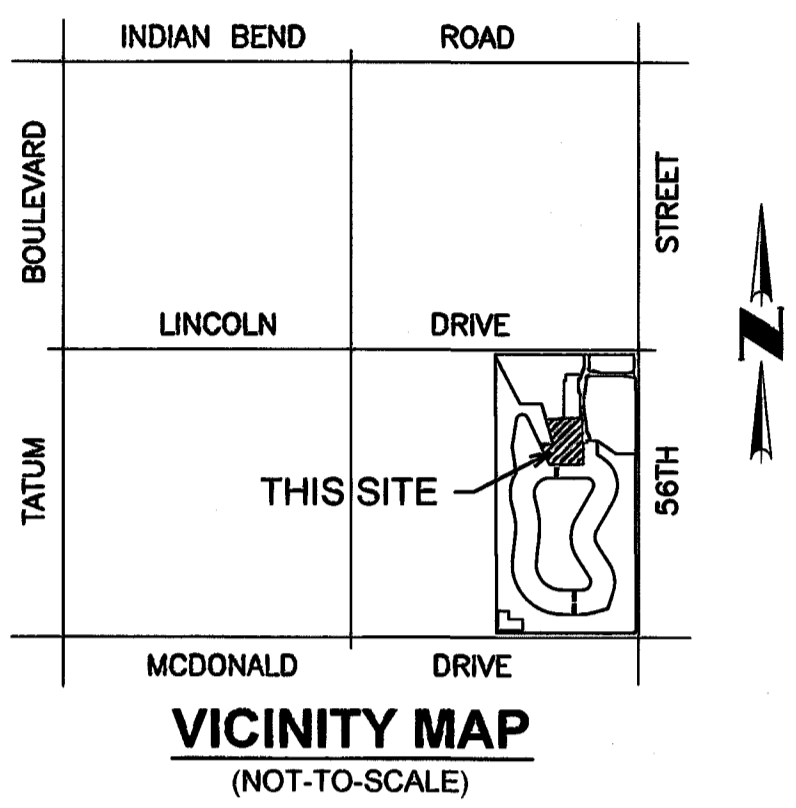
BY: Larry E. Sullivan  
 LARRY E. SULLIVAN  
 REGISTRATION NUMBER 22782  
 4550 N. 12TH STREET  
 PHOENIX, ARIZONA 85014  
 (602)-264-6831  
 CVLSURVEY@CVLCCI.COM

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

**Coe and Van Loo II L.L.C.**

**NOTES**

- ALL ELECTRIC, NATURAL 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, FLOODPLAIN ADMINISTRATION.
- TRACT B IS A PRIVATE DRIVE. TRACTS B AND C CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCUMENT NO. 2013-0359723 M.C.R. AND DOCUMENT NO. 2013-0358792 M.C.R. RESPECTIVELY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT (SUP) FOR MOUNTAIN SHADOWS.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109812 M.C.R., AND AMENDED IN DOCUMENT NO. 2015-0428439 M.C.R. AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109960 M.C.R. AS AMENDED IN DOCUMENT NO. 2015-0426438 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP).
- THOSE PORTIONS OF TRACT B, AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND/OR RIBBON CURB AT THE OWNER'S DISCRETION.

**OWNER**

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 18201 VON KARMAN AVENUE, SUITE 950  
 IRVINE, CALIFORNIA 92612  
 PHONE: (949) 478-2200  
 CONTACT: ROBERT A. FLAXMAN, CEO

**ENGINEER**

COE & VAN LOO CONSULTANTS, INC.  
 4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 PHONE: (602) 264-6831  
 FAX: (602) 264-0928  
 CONTACT: JOSEF PAPPAS, P.E.

**LAND USE TABLE**

PARCEL	AREA
EXISTING ZONING	SUP-RESORT
YIELD	20 LOTS
GROSS / NET AREA	3.157 AC.

**TRACT TABLE**

TRACT	AREA (ACRES)	DESCRIPTION
TRACT 'B'	0.675	PRIVATE DRIVE, DRAINAGE EASEMENT, UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GUEST PARKING
TRACT 'C'	0.207	UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GOLF CART PATH
TOTAL	0.882	

**EASEMENT SCHEDULE**

① EASEMENTS SET FORTH IN BOOK 1232 OF MAPS, PAGE 27.

**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.

**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

21-700839.0000 DATED November 12, 2015.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**UTILITY PROVIDERS**

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

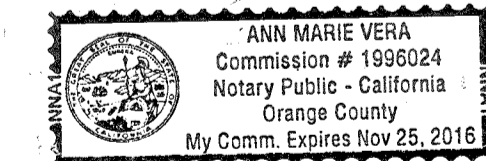
**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
 ) SS  
 COUNTY OF ORANGE )  
 ON October 16, 2015 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  
 ANN M. VERA



**APPROVAL**

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS 24<sup>TH</sup> DAY OF SEPTEMBER, 2015.

BY: [Signature]  
 MAYOR

ATTEST: Duncan Miller  
 TOWN CLERK

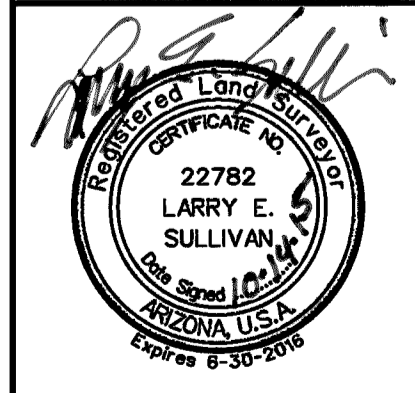
[Signature]  
 TOWN ENGINEER

[Signature]  
 PLANNING DIRECTOR

GROSS AREA = 3.157 ACRES SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS  
 PARADISE VALLEY, ARIZONA



1 SHEET OF 2  
 CVL Contact: J. PAPPAS  
 CVL Project #: 01-0245801  
 CVL File #:

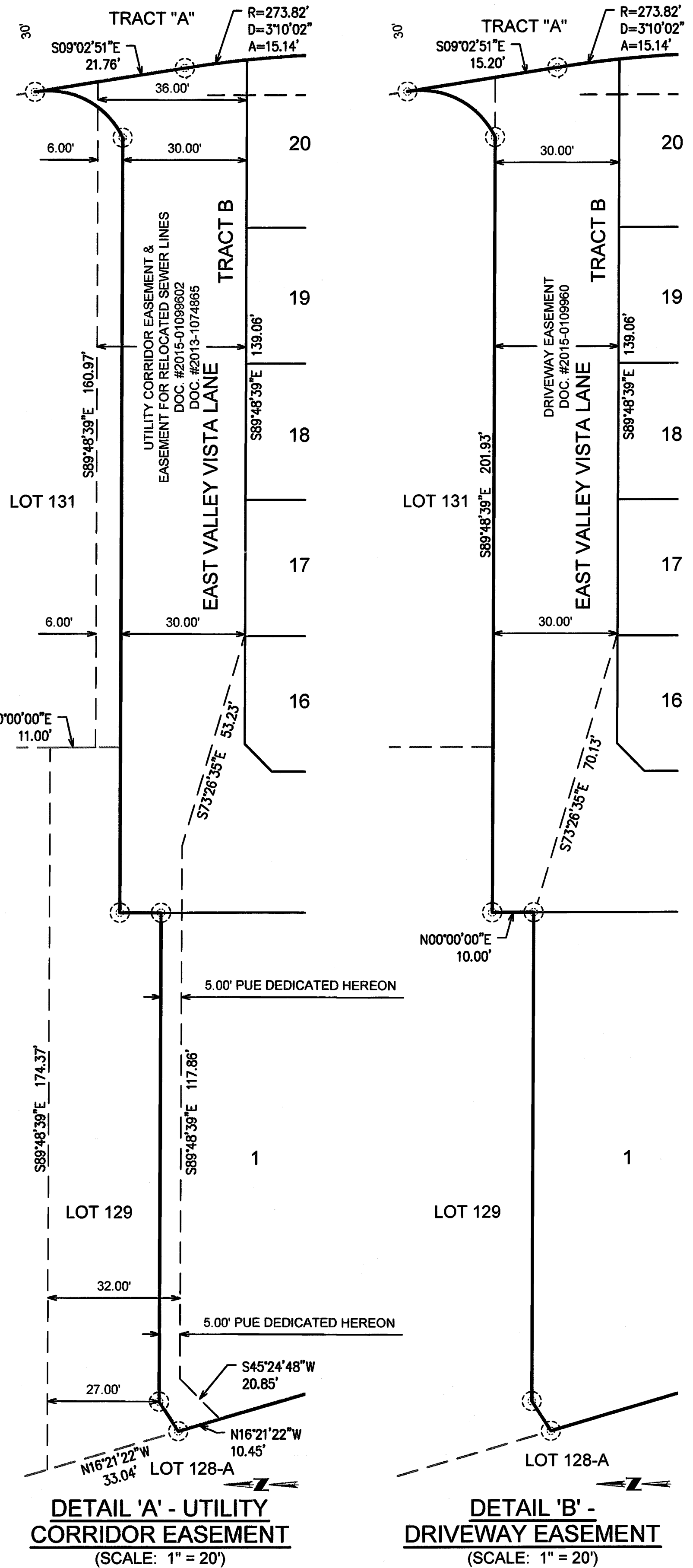
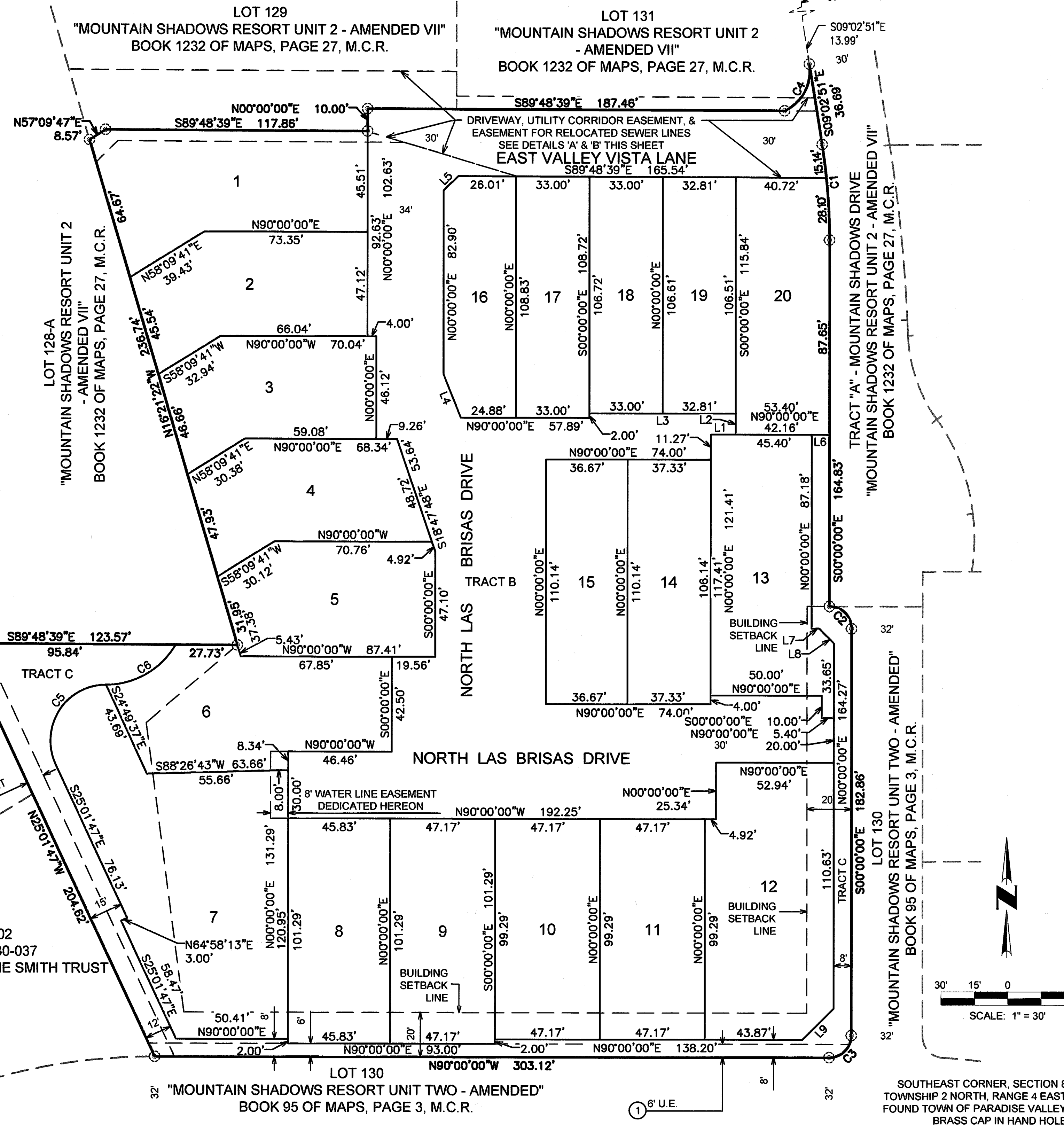
CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.24	273.82	009°02'51"	21.66	43.19	N04°31'26"W
C2	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"W
C3	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"E
C4	25.62	20.00	073°23'42"	14.91	23.90	N27°39'00"E
C5	50.10	25.19	113°56'09"	38.75	42.24	S32°25'49"W
C6	37.96	36.21	060°03'46"	20.93	36.24	N59°49'56"E
C7	78.78	515.00	008°45'53"	33.83	78.70	S04°39'55"E
C8	28.92	50.00	033°08'06"	26.18	28.51	S16°51'02"E
C9	29.16	50.00	033°25'04"	17.66	28.75	S16°42'32"E
C10	31.93	30.00	060°58'28"	15.01	30.44	S30°29'14"W
C11	52.15	235.00	012°42'54"	14.87	52.04	S06°04'28"W
C12	53.24	34.00	089°43'02"	39.47	47.96	S45°08'29"E

LINE TABLE		
NO.	LENGTH	BEARING
L1	11.24	N90°00'00"E
L2	9.33	S00°00'00"E
L3	65.81	N90°00'00"E
L4	20.91	N21°49'54"W
L5	9.38	S45°11'22"W
L6	8.00	N90°00'00"E
L7	3.41	N90°00'00"W
L8	9.31	N45°00'00"W
L9	19.80	S45°00'00"W

**LEGEND**

- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- INDICATES FOUND 1/2" REBAR WITH CAP RLS #22782 (UNLESS OTHERWISE NOTED)
- U.E. INDICATES UTILITY EASEMENT
- L1 INDICATES LINE NUMBER
- C1 INDICATES CURVE NUMBER
- M.C.R. INDICATES MARICOPA COUNTY RECORDER
- APN INDICATES ASSESSOR PARCEL NUMBER
- MAG INDICATES MARICOPA ASSOCIATION OF GOVERNMENTS
- PUE INDICATES PUBLIC UTILITY EASEMENT
- ① INDICATES EASEMENT SCHEDULE NO.

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	5,863	0.135
2	4,872	0.112
3	4,401	0.101
4	4,605	0.106
5	4,673	0.107
6	5,777	0.133
7	10,362	0.238
8	4,642	0.107
9	4,778	0.110
10	4,683	0.108
11	4,683	0.108
12	6,989	0.160
13	5,665	0.130
14	4,112	0.094
15	4,038	0.093
16	3,459	0.079
17	3,590	0.082
18	3,520	0.081
19	3,496	0.080
20	4,868	0.112
TOTAL	99,065	2.274



**COUNTY RECORDER**

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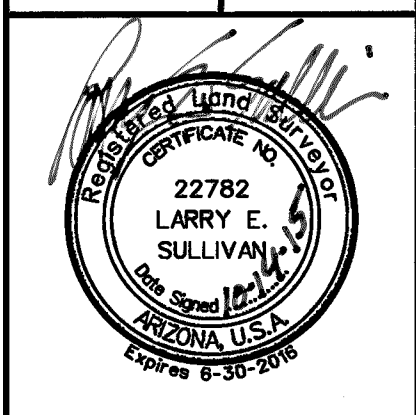
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NO.	REVISION	DATE

**FINAL PLAT**

**THE VILLAS AT MOUNTAIN SHADOWS**  
PARADISE VALLEY, ARIZONA

**Coe and Van Loo II L.L.C.**



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SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE