

**DEDICATION**

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "IRONWOOD GOLF VILLAS" A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "IRONWOOD GOLF VILLAS" WHICH SHOWS THE DIMENSION AND LOCATIONS OF THE LOTS AND TRACTS OF SAID "IRONWOOD GOLF VILLAS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, TRACT, AND EASEMENT SHOWN ON SAID PLAT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME AS SHOWN ON SAID PLAT AND THAT THE IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE EASEMENTS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

TRACT "A" IS HEREBY DEDICATED AS A PRIVATE ROADWAY TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION. AN EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

TRACT "B" IS HEREBY DECLARED AS AN OPEN SPACE, LANDSCAPE, AND STORM WATER RETENTION TRACT FOR THE USE AND ENJOYMENT OF THE LOT OWNERS OF THE IRONWOOD GOLF VILLAS AND IS TO BE MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED UPON, OVER, UNDER, AND ACROSS THE AREAS DESIGNATED AS SUCH FOR HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER. NO DWELLING UNITS SHALL BE CONSTRUCTED ON SAID EASEMENTS.

A PERPETUAL PUBLIC WATER LINE EASEMENT ("EASEMENTS") AS SHOWN ON THIS PLAT WITH WATER LINE EASEMENTS SHOWN ON THIS PLAT OVER TRACT "C" IS HEREBY GRANTED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNS (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 THE 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 EASEMENTS WILL NOT BE REQUIRED. GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE, FENCE 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, WALLS, AND GATES 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.

A PERPETUAL DRAINAGE, AND PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT OVER TRACT "C" AND PORTIONS OF LOT 1 THRU 6 AND LOT 8 WILL BE DEDICATED TO THE PUBLIC BY SEPARATE INSTRUMENT.

A PERPETUAL DRAINAGE EASEMENT AS SHOWN ON THIS PLAT OVER A PORTION OF LOTS 5 AND 6 IS HEREBY GRANTED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNEES.

**IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER**

IN WITNESS WHEREOF:

IRONWOOD GOLF VILLAS, L.L.C., 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.

**IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROD CULLUM AND ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF IRONWOOD GOLF VILLAS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

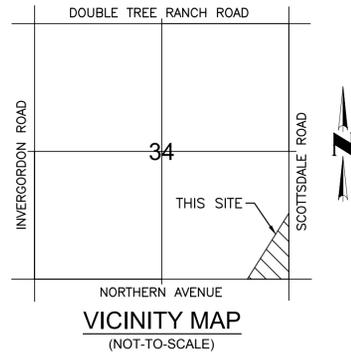
**IN WITNESS WHEREOF**

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
 NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

# FINAL PLAT FOR IRONWOOD GOLF VILLAS

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



**OWNER**

IRONWOOD GOLF VILLAS L.L.C.  
 C/O CULLUM HOMES INC.  
 8408 EAST SHEA BLVD, SUITE D-100  
 SCOTTSDALE, AZ 85260  
 PHONE: (480) 949-2700  
 CONTACT: ROD CULLUM

**ENGINEER**

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

**FLOOD ZONE INFORMATION**

THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE LOMR CASE # \_\_\_\_\_ (LETTER OF MAP REVISION) ISSUED BY FEMA (THE FEDERAL EMERGENCY MANAGEMENT AGENCY) APPROVAL # \_\_\_\_\_ DATED \_\_\_\_\_ AND SUPERSEDES THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 04013C1770L DATED OCTOBER 16, 2013 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE": THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**100 YEAR ASSURED WATER SUPPLY**

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE BERNEIL WATER COMPANY 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 \_\_\_\_\_ DATED \_\_\_\_\_.

**NOTES**

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE
- 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 A IS A PRIVATE ROADWAY AND CONTAINS AN EASEMENT FOR PUBLIC & PRIVATE WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "IRONWOOD GOLF VILLAS" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ M.C.R.
- TRACT "A" WHICH WILL BE A DRIVABLE SURFACE TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE TOWN FIRE MARSHAL.

**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, 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.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN IN BOOK 158, PAGE 28 MARICOPA COUNTY RECORD. SAID LINE BEARS NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST.

**BENCHMARK**

FOUND 3" PARADISE VALLEY BRASS CAP IN HANDHOLE 0.9' DOWN NO STAMPING, BEING THE NORTH QUARTER CORNER OF SECTION 3, T2N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. (MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT NAME 2456-1) ELEVATION = 1311.035 (NAVD 88)

**UTILITY PROVIDERS**

TELEPHONE	CENTURY LINK
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
SEWER	TOWN OF PARADISE VALLEY
WATER	THE BERNEIL WATER CO.
FIRE	TOWN OF PARADISE VALLEY
POLICE	TOWN OF PARADISE VALLEY
GAS	SOUTHWEST GAS
CABLE TELEVISION	COX COMMUNICATIONS

TOTAL LAND USE	
NUMBER OF LOTS	8
NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	0.831 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	189,175	4.344
TRACTS (B-C)	203,073	4.662
PRIVATE DRIVE (TRACT A)	27,491	0.631
TOTAL GROSS AREA	419,740	9.637

**APPROVAL**

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_  
 TOWN CLERK

\_\_\_\_\_  
 TOWN ENGINEER

\_\_\_\_\_  
 PLANNING DIRECTOR

**CERTIFICATION**

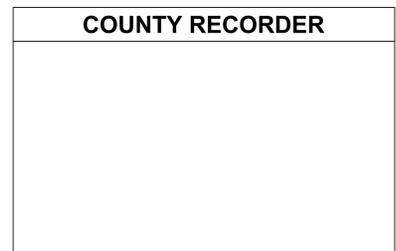
I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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: \_\_\_\_\_  
 RICHARD G. ALCOCKER  
 REGISTRATION NUMBER 33851  
 4550 N. 12TH STREET  
 PHOENIX, ARIZONA 85014  
 (602)-264-6831  
 CVLSURVEY@CVLCCI.COM

PRELIMINARY:  
 NOT FOR CONSTRUCTION OR  
 RECORDATION.

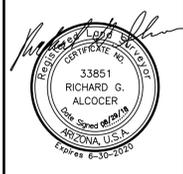
GROSS AREA = 9.637 ACRES

SEE SHEET 2 FOR LEGEND,  
 LINE TABLE, CURVE TABLE  
 AND LOT AREA TABLE



NO.	REVISION	DATE

**FINAL PLAT**  
**IRONWOOD GOLF VILLAS**  
 PARADISE VALLEY, ARIZONA  
**Coe & Van Loo Consultants, Inc.**



1 SHEET OF 4

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 CVL Project #: 01\_0288101  
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COUNTY RECORDER

DATE

REVISION

NO.

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

**IRONWOOD GOLF VILLAS**  
PARADISE VALLEY, ARIZONA

FINAL PLAT



2 SHEET OF 4

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CVL Project #: 01\_0288101  
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CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	18.90'	12.00'	090°14'29"	12.05	17.01	N45°07'15"E
C2	64.41'	45.00'	082°00'14"	39.12	59.05	S09°55'28"W
C3	35.69'	30.00'	068°09'16"	20.29	33.62	N02°59'58"E
C4	14.40'	12.00'	068°45'05"	8.21	13.55	N71°27'09"E
C5	279.19'	55.00'	290°50'38"	-37.91	62.43	S39°35'38"E
C6	8.82'	12.00'	042°05'34"	4.62	8.62	S16°01'49"W

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	28,513	0.655
2	16,648	0.382
3	20,230	0.464
4	18,586	0.427
5	29,390	0.675
6	38,665	0.888
7	16,813	0.386
8	20,330	0.467

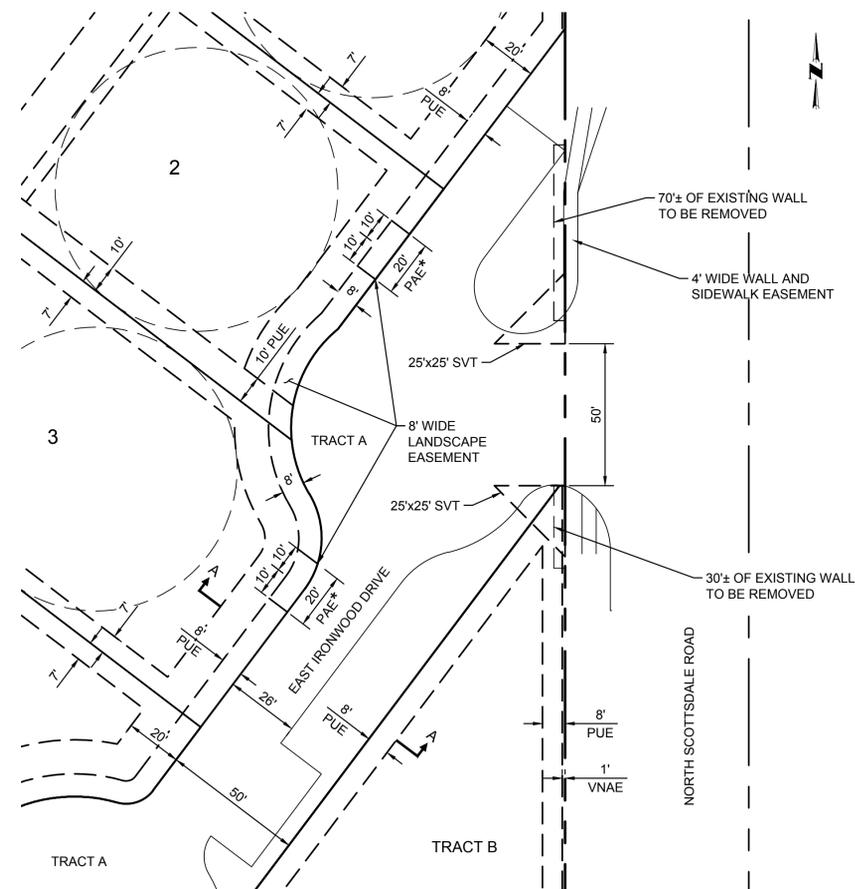
LINE TABLE		
NO.	BEARING	LENGTH
L1	N90°00'00"E	1.99'

PRIMARY BUILDING SETBACKS			
LOT	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
1	20 FT	49 FT	7 FT / 20 FT
2	20 FT	46 FT	10 FT / 7 FT
3	20 FT	46 FT	7 FT / 7 FT
4	20 FT	46 FT	7 FT / 7 FT
5	20 FT	46 FT	7 FT / 7 FT
6	20 FT	46 FT	7 FT / 7 FT
7	20 FT	25 FT	7 FT / 7 FT
8	20 FT	25 FT	20 FT / 7 FT

ACCESSORY BUILDING AND POOL SETBACKS			
LOT	FRONT SETBACK**	REAR SETBACK**	SIDE SETBACK**
1	20 FT	49 FT	7 FT / 20 FT
2	20 FT	46 FT	10 FT / 7 FT
3	20 FT	46 FT	7 FT / 7 FT
4	20 FT	46 FT	7 FT / 7 FT
5	20 FT	46 FT	7 FT / 7 FT
6	20 FT	VARIES	7 FT / 7 FT
7	20 FT	10 FT	7 FT / 7 FT
8	20 FT	10 FT	20 FT / 7 FT

\*\* MAXIMUM BUILDING HEIGHT ALLOWED IS 16 FEET.

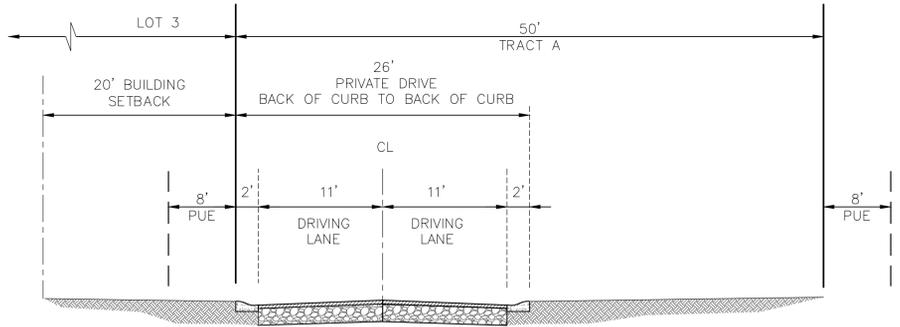
TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.631 ACRES	PRIVATE ROADWAY / EASEMENT FOR PUBLIC UTILITIES, WATER LINES, SEWER LINES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES
TRACT 'B'	0.237 ACRES	OPEN SPACE / LANDSCAPE / STORM WATER RETENTION
TRACT 'C'	4.425 ACRES	GOLF COURSE / DRAINAGE / AND PUBLIC UTILITY EASEMENT
TOTAL	5.293 ACRES	



**SITE VISIBILITY TRIANGLE AND PEDESTRIAN ACCESS EASEMENT DETAIL**

SCALE: 1"=30'

\* = DENOTES PEDESTRIAN/BICYCLE ACCESS EASEMENT (PAE) FOR RESIDENTS & GUESTS OF "THE VILLAS AT CHENEY ESTATES" ONLY.



**SECTION A-A PRIVATE ROADWAY DETAIL**  
N.T.S.

GROSS AREA = 9.637 ACRES

SEE SHEET 2 FOR LEGEND, LINE TABLE, CURVE TABLE AND LOT AREA TABLE

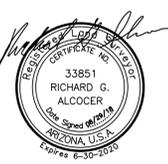
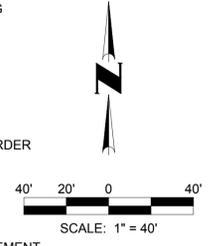
FOUND BRASS CAP IN HANDHOLE  
EAST QUARTER CORNER  
OF SECTION 34, T3N., R4E.

**NOTES**

1. ZONING = R-43 CP (CLUSTER PLAN)
2. ALL LOTS ARE TO BE SINGLE STORY, SINGLE FAMILY RESIDENCES WITH A MAXIMUM HEIGHT OF 24 FEET.
3. THE MAXIMUM FLOOR RATIO FOR EACH LOT IS 50%.
4. LOTS 5 AND 6 HAVE A 20 FOOT REAR YARD SETBACK FROM THE DRAINAGE EASEMENT FOR THE MAIN RESIDENCE AND A 10 FOOT REAR YARD SETBACK FROM THE DRAINAGE EASEMENT FOR AN ACCESSORY BUILDING AND/OR A POOL.
5. ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
6. FRONT YARD SETBACKS FOR GARAGE STRUCTURES THAT DO NOT HAVE A GARAGE DOOR FACING THE STREET SHALL BE 10 FEET, PROVIDED THAT FOR ALL SQUARE FOOTAGE OF ANY SUCH GARAGE BETWEEN THE 10 FOOT AND 20 FOOT FRONT YARD SETBACK THERE SHALL BE AT LEAST AN EQUAL AMOUNT OF SQUARE FOOTAGE BEHIND THE 20 FOOT SETBACK THAT SHALL NOT BE ENCLOSED.
7. THE HEIGHT OF STRUCTURES SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE REGULATORY FLOOD ELEVATION, AS DEFINED IN SECTION 5-11-1 OF THE TOWN CODE, ADJACENT TO THE PARCEL.

**LEGEND**

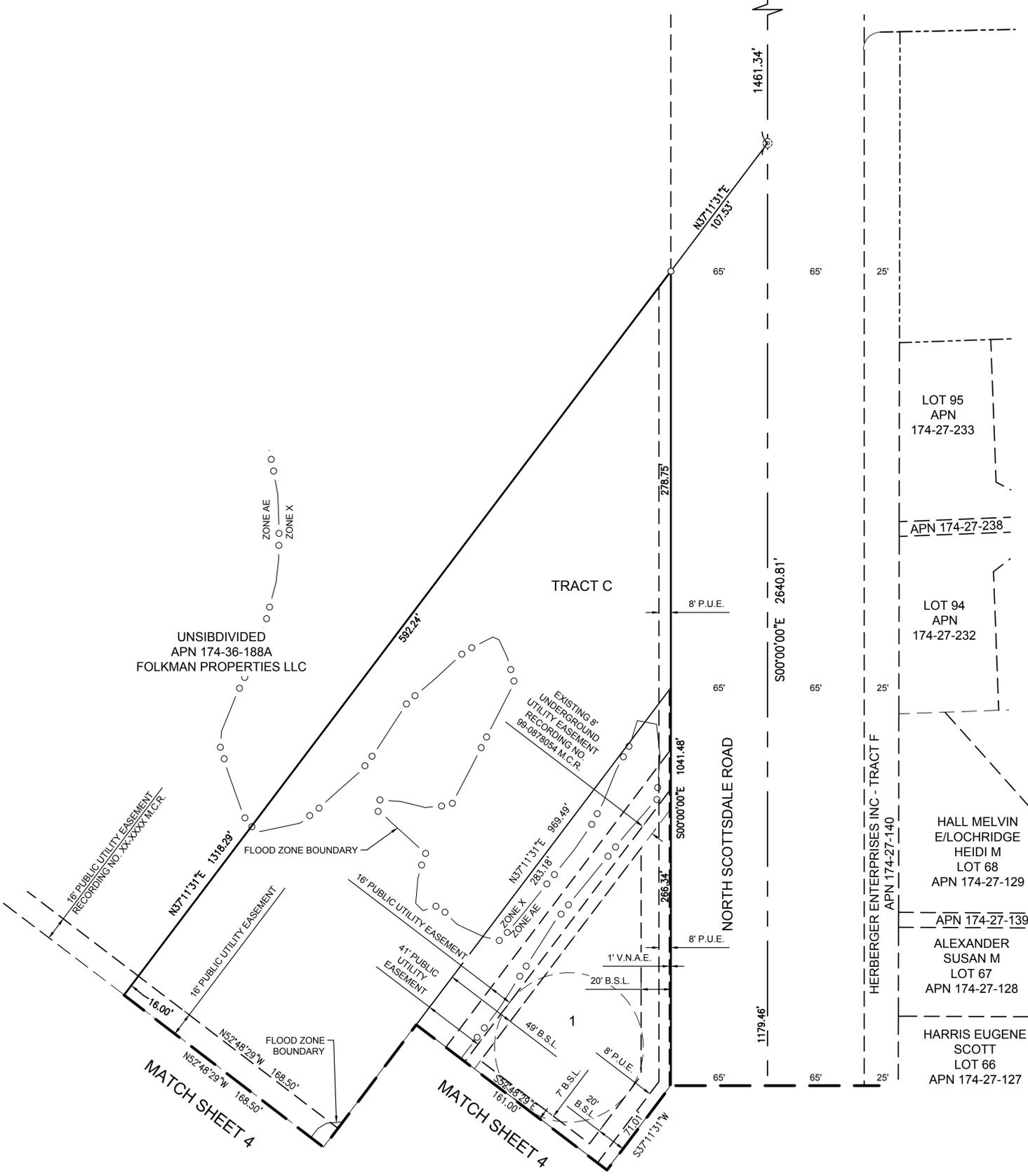
- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- o-o- FLOOD ZONE BOUNDARY
- ① SHEET NUMBER
- ① SITE VISIBILITY TRIANGLE (25' X 25')
- APN ASSESSOR'S PARCEL NUMBER
- S.V.T. SIGHT VISIBILITY TRIANGLE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- T.P.O.B. TRUE POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- RW RIGHT-OF-WAY
- EX. EXISTING
- M.C.R. MARICOPA COUNTY RECORDER
- DOC.# DOCUMENT NUMBER
- G.L.O. GENERAL LAND OFFICE
- P.A.E. PEDESTRIAN ACCESS EASEMENT

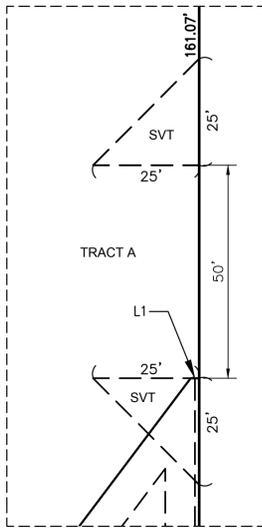


GROSS AREA = 9.637 ACRES

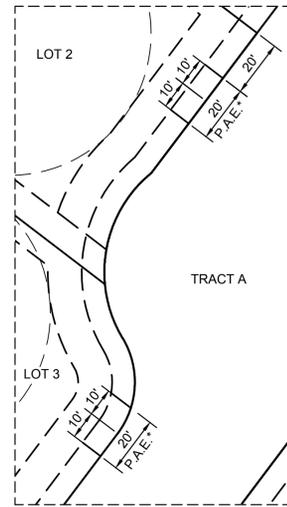
SEE SHEET 2 FOR LEGEND,  
LINE TABLE, CURVE TABLE  
AND LOT AREA TABLE

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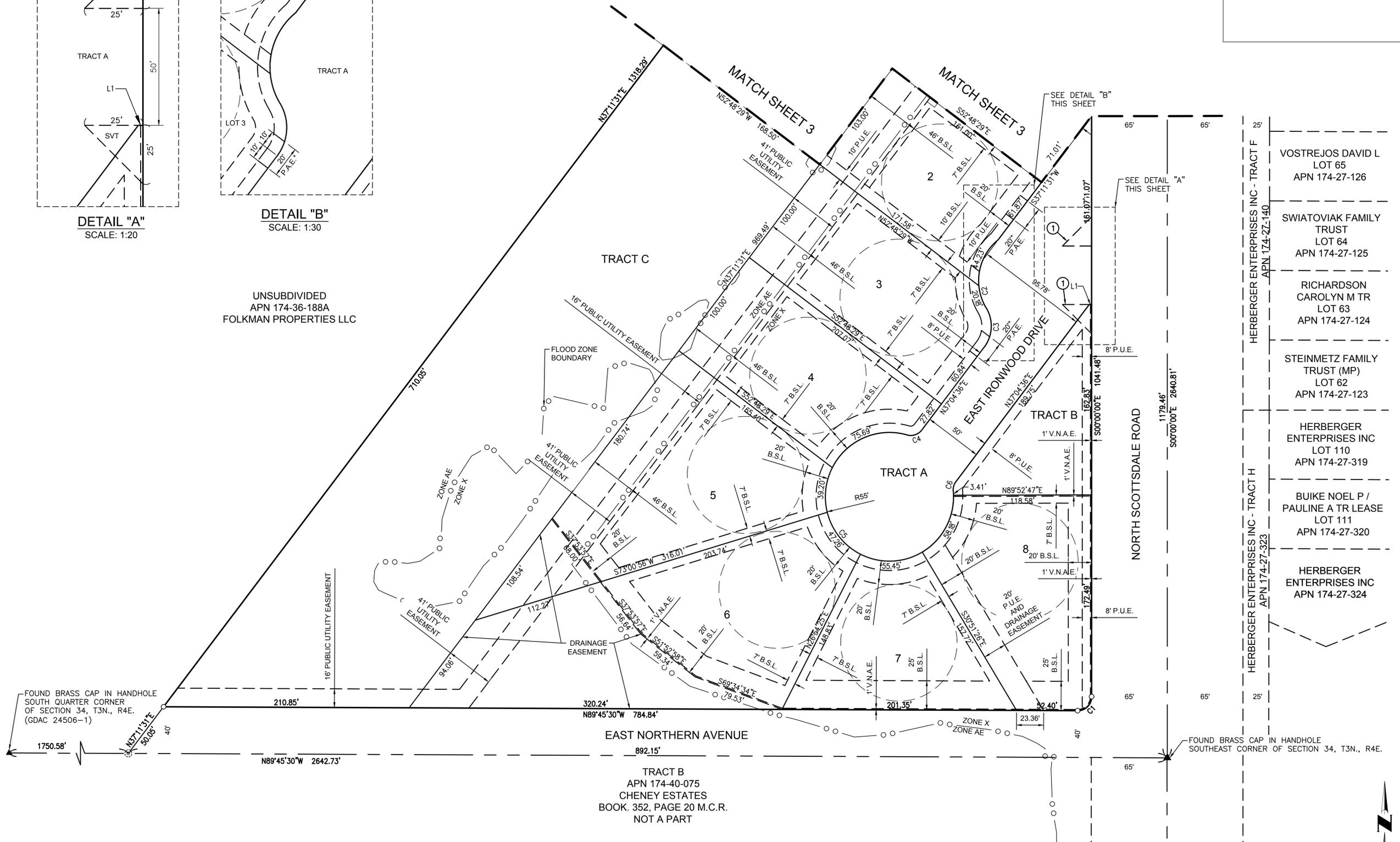


DETAIL "A"  
SCALE: 1:20



DETAIL "B"  
SCALE: 1:30

UNSUBDIVIDED  
APN 174-36-188A  
FOLKMAN PROPERTIES LLC



FOUND BRASS CAP IN HANDHOLE  
SOUTH QUARTER CORNER  
OF SECTION 34, T3N., R4E.  
(GDAC 24506-1)

FOUND BRASS CAP IN HANDHOLE  
SOUTHEAST CORNER OF SECTION 34, T3N., R4E.

TRACT B  
APN 174-40-075  
CHENEY ESTATES  
BOOK 352, PAGE 20 M.C.R.  
NOT A PART

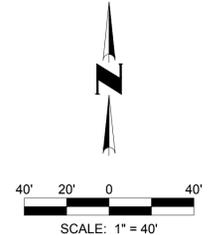
- HERBERGER ENTERPRISES INC - TRACT F  
APN 174-27-140
- VOSTREJOS DAVID L  
LOT 65  
APN 174-27-126
- SWIATOWIAK FAMILY  
TRUST  
LOT 64  
APN 174-27-125
- RICHARDSON  
CAROLYN M TR  
LOT 63  
APN 174-27-124
- STEINMETZ FAMILY  
TRUST (MP)  
LOT 62  
APN 174-27-123
- HERBERGER  
ENTERPRISES INC  
LOT 110  
APN 174-27-319
- HERBERGER ENTERPRISES INC - TRACT H  
APN 174-27-323
- BUIKE NOEL P /  
PAULINE A TR LEASE  
LOT 111  
APN 174-27-320
- HERBERGER  
ENTERPRISES INC  
APN 174-27-324

NOTES:  
① DENOTES SITE VISIBILITY TRIANGLE (25' X 25')

\* SEE SHEET 2 FOR P.A.E.  
RELATED DETAILS

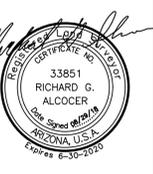
GROSS AREA = 9.637 ACRES

SEE SHEET 2 FOR LEGEND,  
LINE TABLE, CURVE TABLE  
AND LOT AREA TABLE



DATE  
REVISION  
NO.

FINAL PLAT  
**IRONWOOD GOLF VILLAS**  
PARADISE VALLEY, ARIZONA



4 SHEET OF 4

CVL Contact: F. FLEET  
CVL Project #: 01\_0288101  
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