

# "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

CONDOMINIUM PLAT

### NOTES

- THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS PER THE CONDOMINIUM, COVENANTS & RESTRICTIONS (COVANTS):
  - THE VERTICAL BOUNDARIES ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER 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 THE UNFINISHED FLOOR OF EACH UNIT TO THE UNFINISHED CEILING OF EACH UNIT.
- COLUMNS AND SMELTS ARE EXEMPT FROM BUILDING, UNIT, STORAGE AND PARKING DIMENSIONS.
- COMMON ELEMENTS (ELEVATED COMMON ELEMENTS) SHALL BE AS MORE 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 VERTICAL PLANE OF THE FINISHED FLOOR OF THE UNIT ON THIS PLAT.
- THESE 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 (2) (4) (7) (1) (ET. SEQ. AND 1048 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE REQUIRED FOR THE PROPOSED BUILDINGS AND PARKING SPACES, EASEMENTS AND NOTHING HEREIN MAY, TO ANY DEGREE, IMPROVE OR OBTURATE THE EASEMENTS OR AFFECT THE MATTER IN ANY MANNER. THE MATTER IN AND OUT OF THESE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH THE EASEMENTS ARE LOCATED. THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND MAINTAIN DRAINAGE SYSTEMS THAT WILL BE NECESSARY TO PROTECT THE PUBLIC INTERESTS 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 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 27-70889 (AND DATED NOVEMBER 12, 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 TOWN OF PARADISE VALLEY BUNGALOW CAP IN MARICOPA LOCATED AT ELEVATION = 1303.42 (NAVD 83) INTERSECTION OF STREET E LINCOLN ELEVATION = 1303.42 (NAVD 83) (MOUNT CHARGE NO. 24384)

### OWNER / DEVELOPER

MOUNTAIN SHADOWS RESORT, LLC  
 10000 WEST WILLOW STREET  
 DALLAS, TEXAS 75241  
 CONTACT: CHRISTOPHER HERRMAN

### ARCHITECT

ALLIANCE PWP  
 778 EAST STERSON DRIVE, TOWER FLOOR  
 SCOTTSDALE, ARIZONA 85251  
 CONTACT: MATT COSEBARY

### ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
 480 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85018  
 PHONE: 602-244-6931  
 CONTACT: PETER FLEET, P.E., P.E.S.C.E.

### SITE DATA

APN: 188-08482  
 EXISTING ZONING: S.U.P. - RESORT  
 TOTAL UNITS: 42

### LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP
- INDICATES FOUND UTILITY - 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 UTILITY EASEMENT PER BOOK 1232 OF MAPS, PAGE 27, M.C.R.
- 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 TRAINED UNDER THE NAME OF "MOUNTAIN SHADOWS RESORT" AND IS THE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED HIS NAME TO BE AFFIXED AND SIGNED TO THIS DECLARATION OF A CONDOMINIUM FOR "MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL", A CONDOMINIUM TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT. AND THAT EACH OF THE MEMBERS OF THE ASSOCIATION 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 ASSOCIATION AND SHALL BE LOCATED WITHIN THE CONDOMINIUM DECLARATION TO BE HEREAFTER RECORDED AND SUCH COMMON ELEMENT SHALL BE MAINTAINED BY THE ASSOCIATION.

IN WITNESS WHEREOF, I, MOUNTAIN SHADOWS RESORT, LLC, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED HIS NAME TO BE AFFIXED AND SIGNED 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 HEREIN, HAS CAUSED HIS NAME TO BE AFFIXED AND SIGNED TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED FULLY AUTHORIZED OFFICER.

### 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 SIGNED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE SIGNED ON THE INSTRUMENT WITH FULL KNOWLEDGE AND FREEDOM OF MIND AND WITHOUT THE INFLUENCE OF ANY UNLAWFUL INFLUENCE, AND THAT THE INSTRUMENT IS THE TRUE AND CORRECT INTENTION OF THE PERSON ACTED, EXECUTED BY 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 AND THAT I AM THE SURVEYOR OF RECORD FOR THE WITHIN INSTRUMENT. I HAVE CONDUCTED A VISUAL SURVEY OF THE LAND DESCRIBED HEREIN, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA SURVEYING ACT AND THAT THE INSTRUMENT IS THE TRUE AND CORRECT INTENTION OF THE PERSON ACTED, EXECUTED BY THE INSTRUMENT.

LARRY E. SULLIVAN  
 4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85018  
 CONTACT: LARRY@SULLIVAN-SURVEYING.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

LARRY E. SULLIVAN  
 LAND SURVEYOR  
 No. 12345

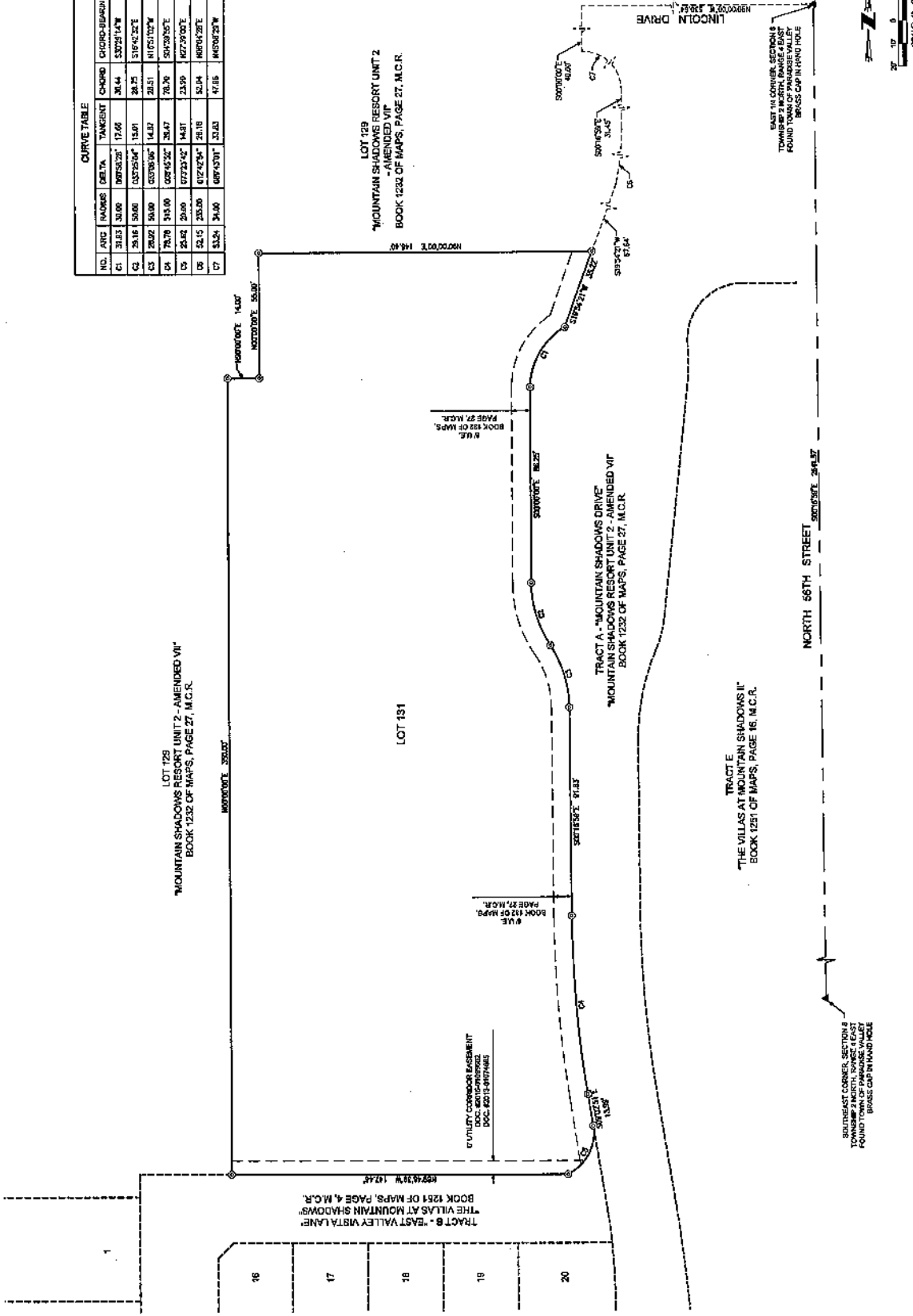
1 SHEET OF 18  
 CO. OF ARIZONA  
 REG. NO. 01-123456



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

**CURVE TABLE**

NO.	ARC	RAIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.83	30.00	097°58'25"	13.66	26.14	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"	14.83	28.51	N11°51'10"W
C4	79.79	500.00	009°45'22"	28.47	78.79	S0°29'35"E
C5	24.82	25.00	07°23'42"	14.81	23.99	N72°39'00"E
C6	22.15	25.00	01°24'24"	13.18	22.04	N89°04'20"E
C7	13.24	34.00	08°45'01"	53.03	47.88	N43°06'27"W



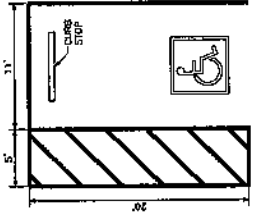


COUNTY RECORDER

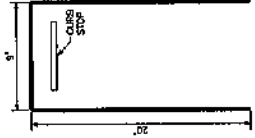
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.83	50.00	00°59'28"	17.66	34.14	S50°28'14"W
C2	24.18	50.00	02°23'54"	15.01	28.75	S19°42'22"E
C3	28.82	50.00	03°36'06"	14.87	28.51	N15°12'02"W
C4	78.79	50.00	06°45'26"	24.47	78.79	S47°39'57"E
C5	24.83	50.00	07°32'47"	14.91	24.88	N22°35'00"E
C6	52.15	250.00	01°24'25"	35.18	52.04	N89°04'22"E
C7	33.34	34.00	08°44'01"	33.83	47.96	N69°39'27"W

UNIT	SQUARE FEET	U.B.E.
1001	1,553.5	1,553.5
1002	1,553.5	1,553.5
1003	1,012	1,012
1004	1,553.5	1,553.5
1005	1,553.5	1,553.5
1006	1,553.5	1,553.5
1007	1,553.5	1,553.5
1008	1,553.5	1,553.5
1009	1,553.5	1,553.5
1010	1,553.5	1,553.5
1011	1,553.5	1,553.5
1012	1,553.5	1,553.5
1013	1,553.5	1,553.5
1014	1,553.5	1,553.5
1015	1,553.5	1,553.5
1016	1,553.5	1,553.5
1017	1,553.5	1,553.5
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1019	1,553.5	1,553.5
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1021	1,553.5	1,553.5
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1038	1,553.5	1,553.5
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1128	1,553.5	1,553.5
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1285	1,553.5	1,553.5
1286	1,553.5	1,553.5
1287	1,553.5	1,553.5
1288	1,553.5	1,553.5
1289	1,553.5	1,553.5
1290	1,553.5	1,553.5
1291	1,553.5	1,553.5
1292	1,553.5	1,553.5
1293	1,553.5	1,553.5
1294	1,553.5	1,553.5
1295	1,553.5	1,553.5
1296	1,553.5	1,553.5
1297		

COUNTY RECORDER



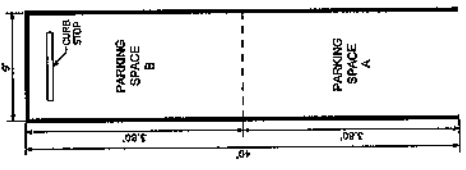
TYPICAL ADA PARKING SPACE  
M.S.E.



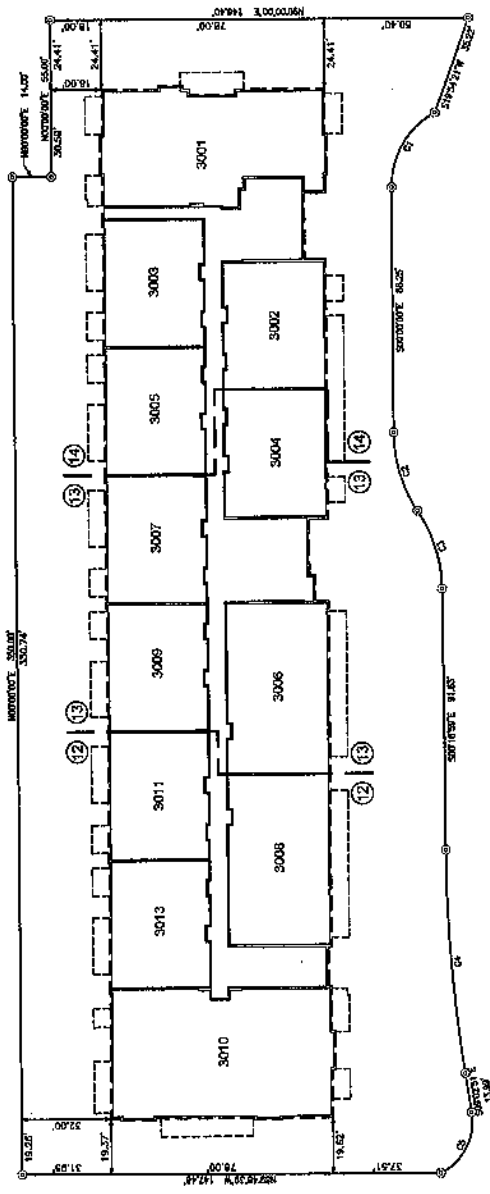
TYPICAL PARKING SPACE  
M.S.E.

UNIT	SPACE FEET
1	31
2	31
3	31
4	31
5	31
6	31
7	31
8	31
9	31
10	31
11	31
12	31
13	31
14	31
15	31
16	31
17	31
18	31
19	31
20	31
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94	31
95	31
96	31
97	31
98	31
99	31
100	31
TOTAL	3,158

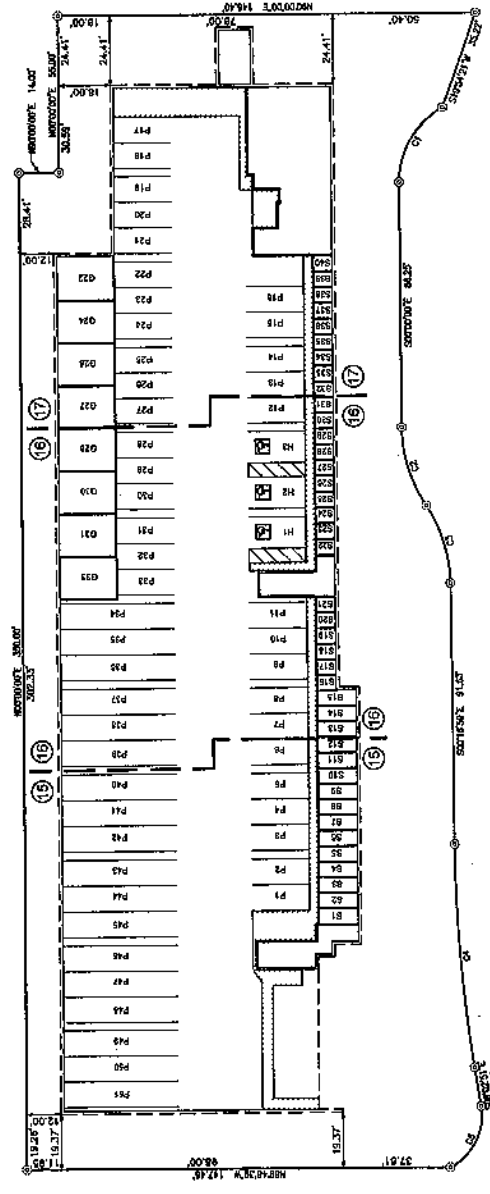
UNIT	SPACE FEET
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2	31
3	31
4	31
5	31
6	31
7	31
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90	31
91	31
92	31
93	31
94	31
95	31
96	31
97	31
98	31
99	31
100	31
TOTAL	3,158



TANDEM PARKING SPACE  
M.S.E.  
(SPACES P4-P51)



THIRD LEVEL KEY MAP  
SCALE 1" = 20'



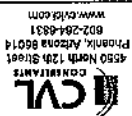
PARKING GARAGE LAYOUT

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



MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

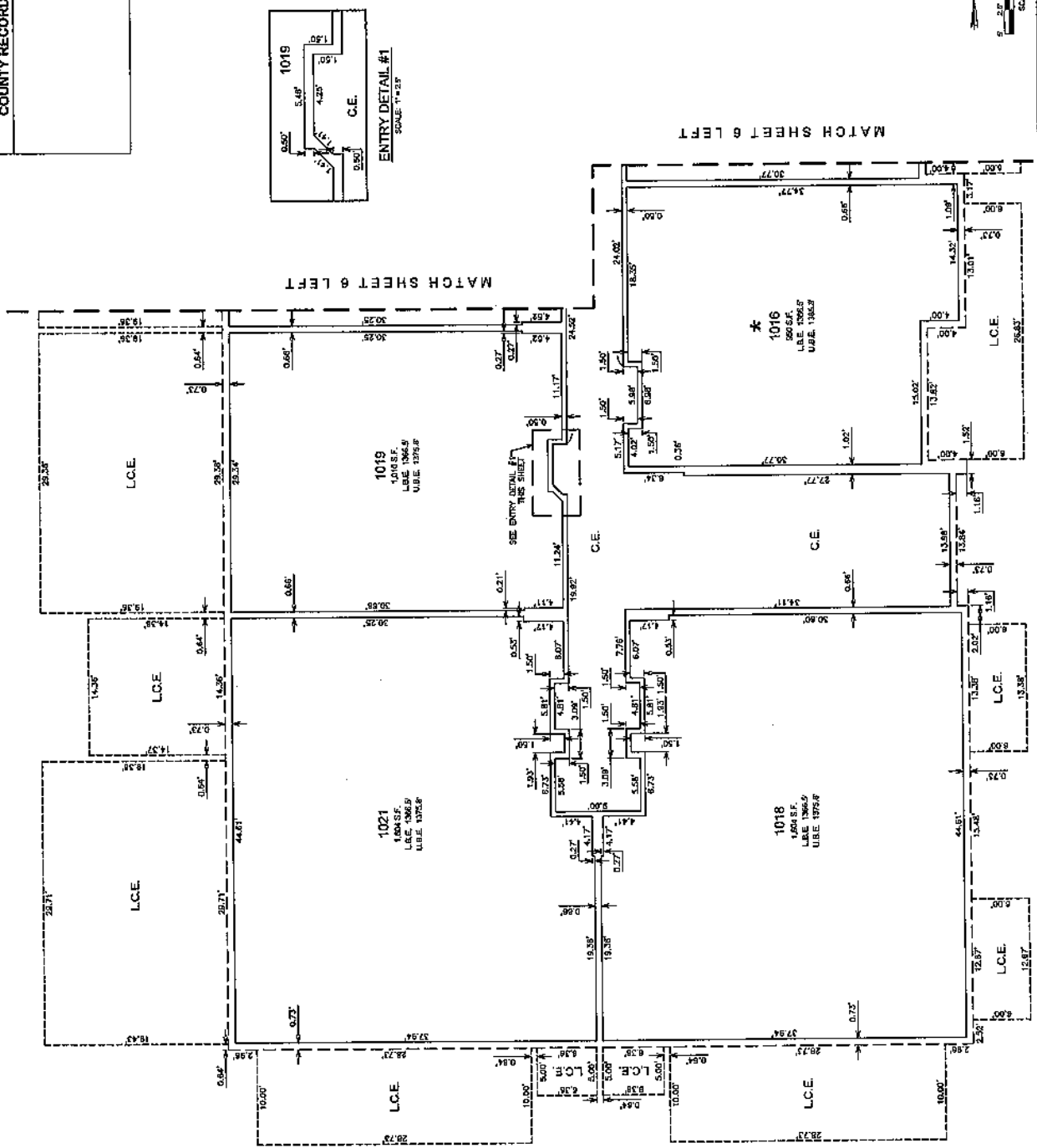
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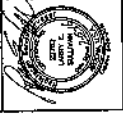
**FIRST LEVEL PLAN**



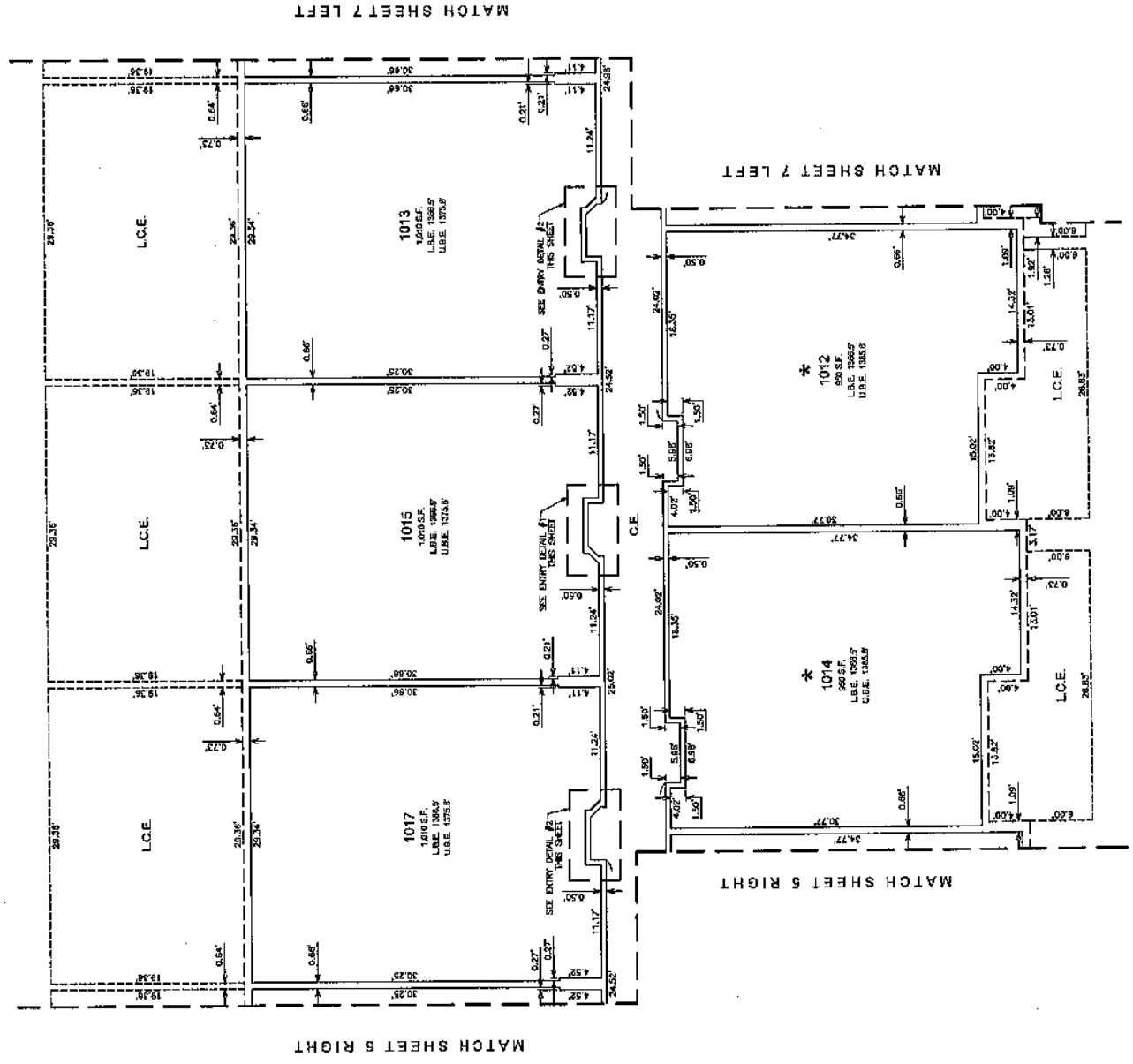
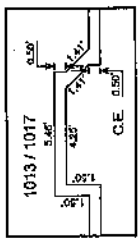
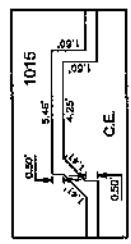
COUNTY RECORDER



NO.	REVISION	DATE



COUNTY RECORDER



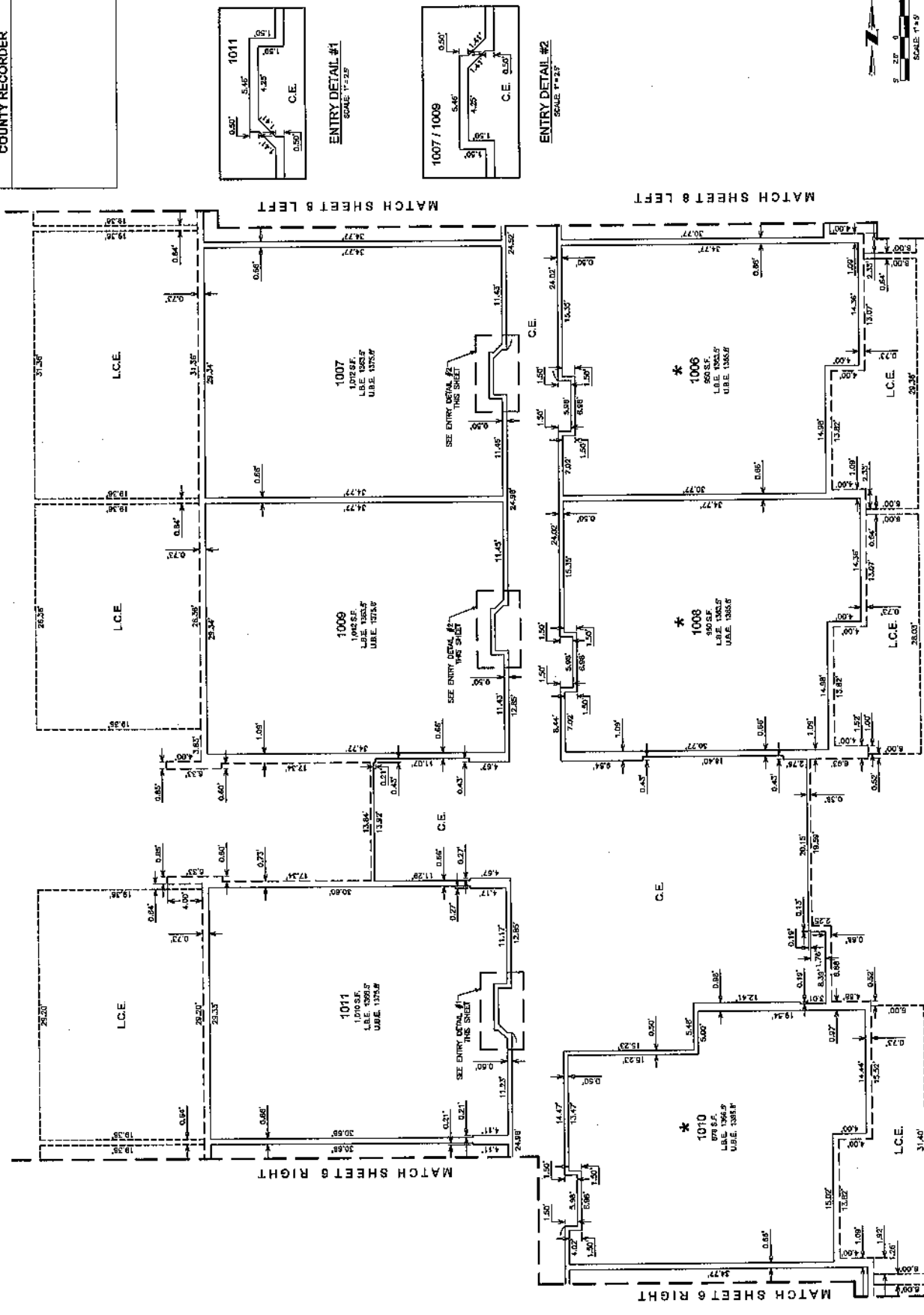


CONDOMINIUM PLAT

NO.	REVISION	DATE

COUNTY RECORDER

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



MATCH SHEET 8 LEFT

MATCH SHEET 8 LEFT

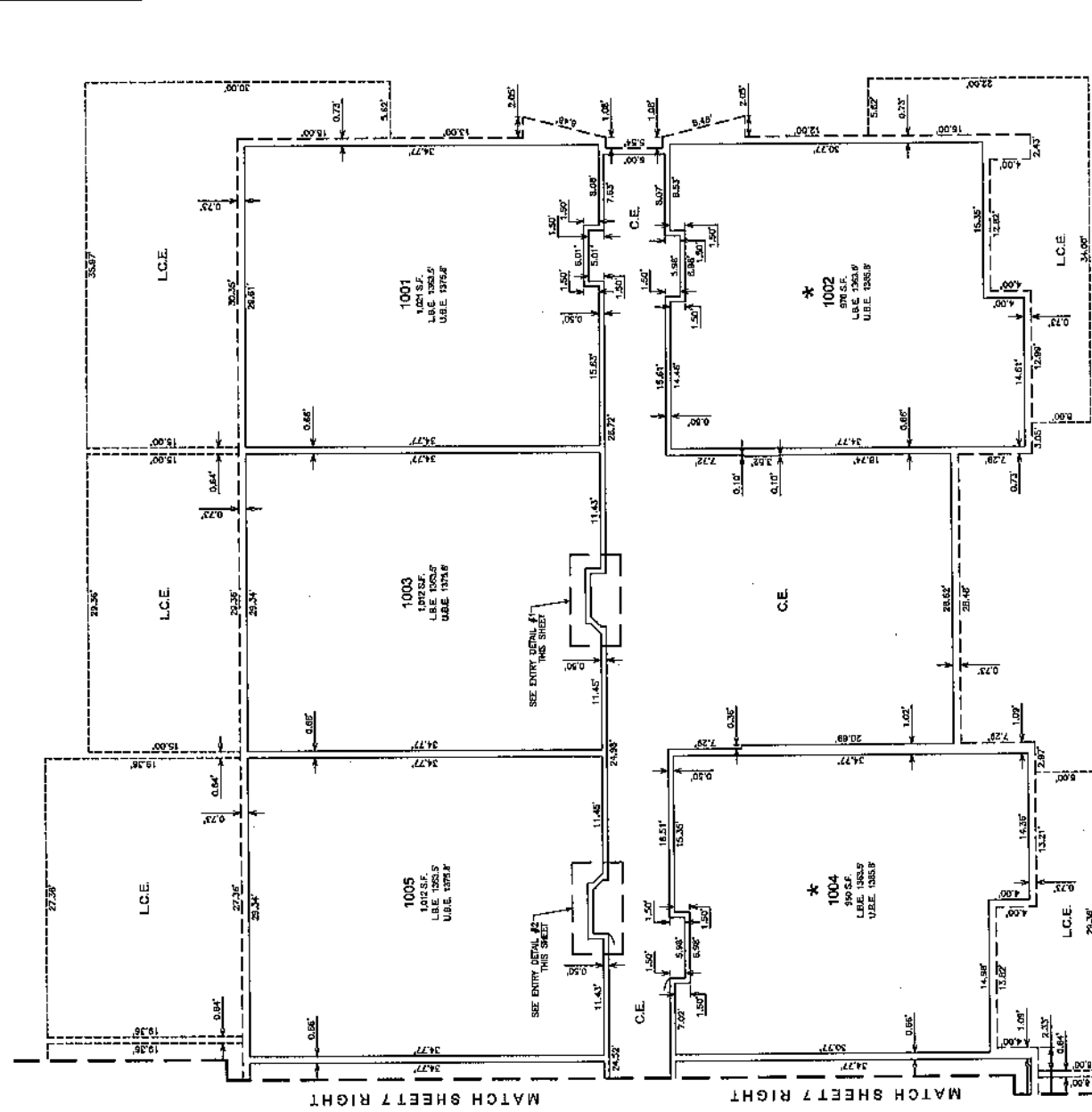
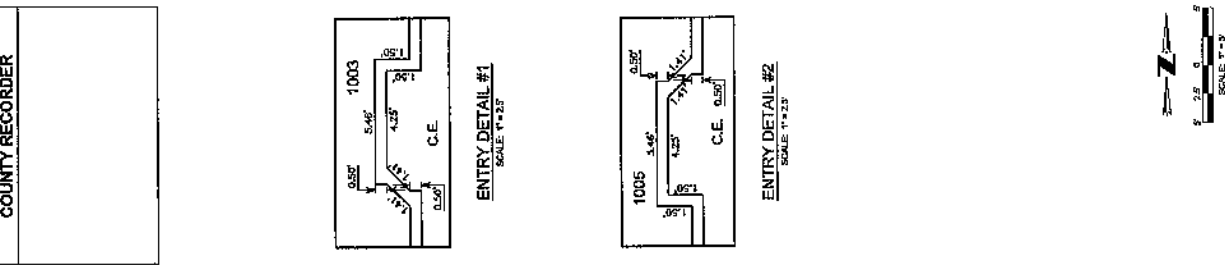
MATCH SHEET 8 RIGHT

MATCH SHEET 8 RIGHT

NO.	REVISION	DATE



COUNTY RECORDER



MATCH SHEET 7 RIGHT

MATCH SHEET 7 RIGHT

PLAT 18 BY PLAT 18 PREPARED BY PLAT 18 DATE 11/15/2011





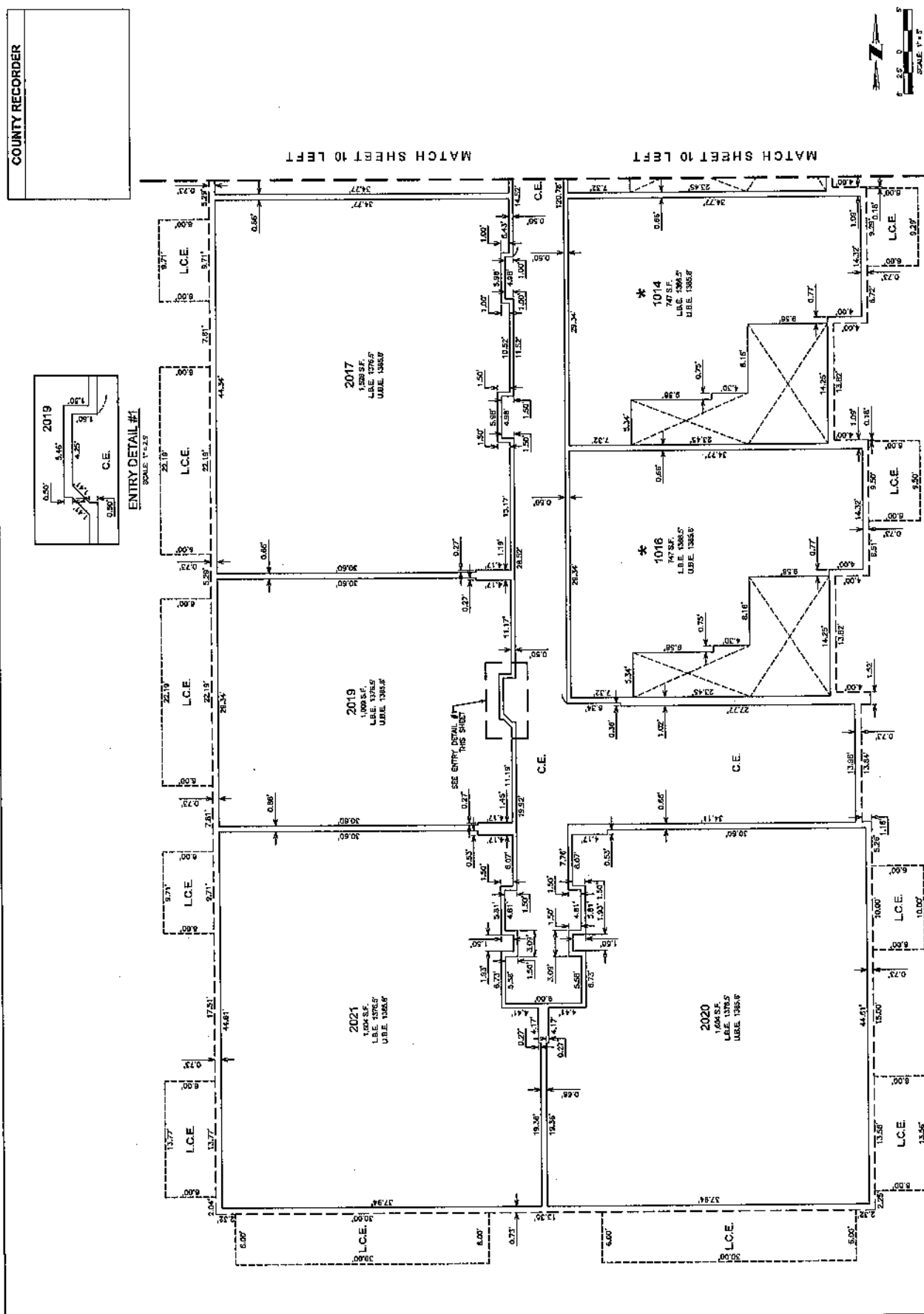
9 SHEET OF 18  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

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

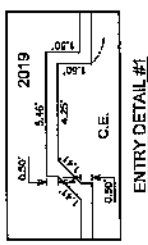
NO.	REVISION	DATE

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 Phoenix, Arizona 85014  
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SECOND LEVEL  
 PLAN



COUNTY RECORDER





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

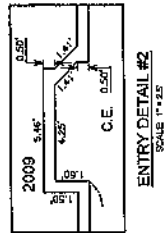
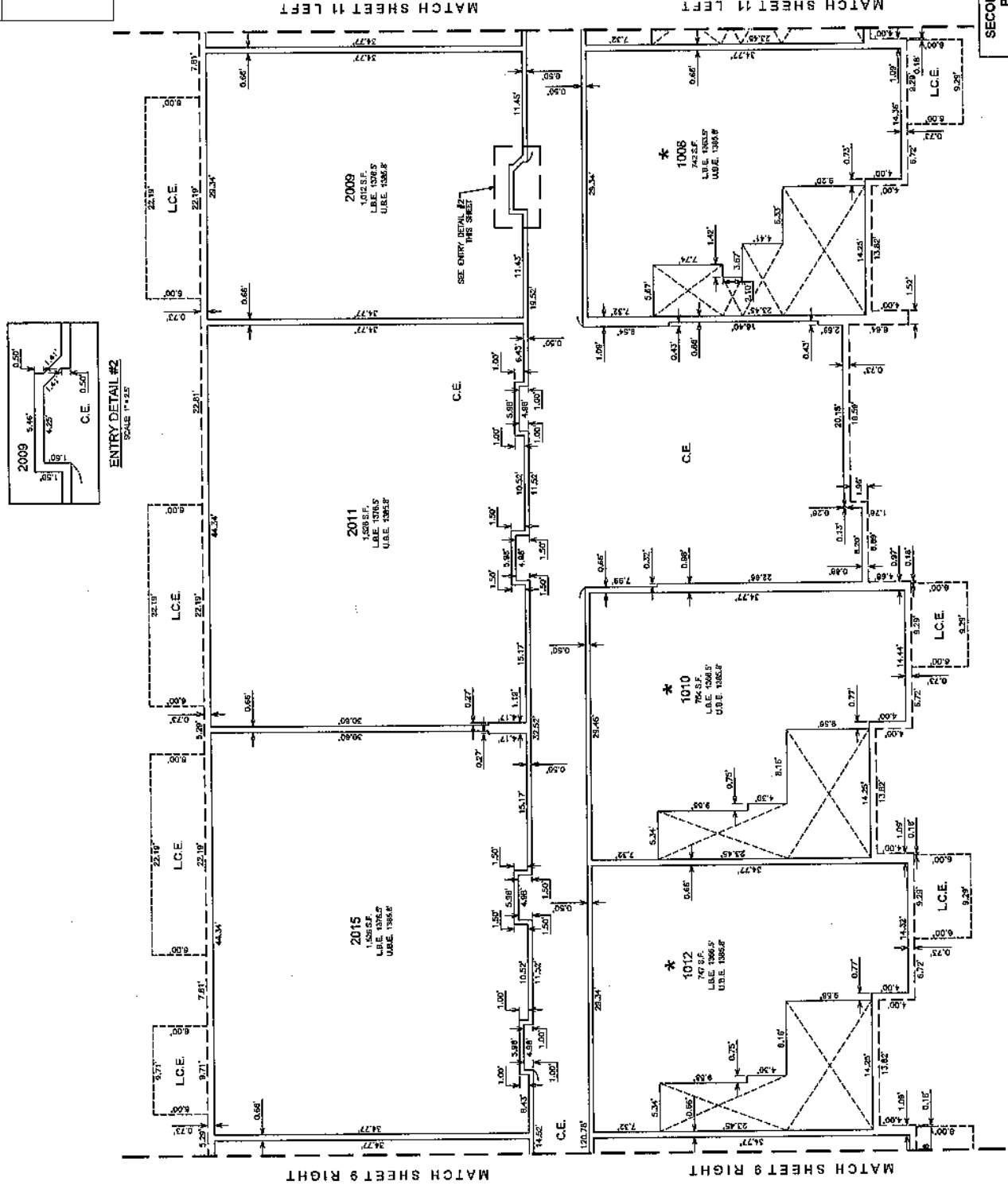
MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

**CONDOMINIUM PLAT**  
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SECOND LEVEL  
 PLAN



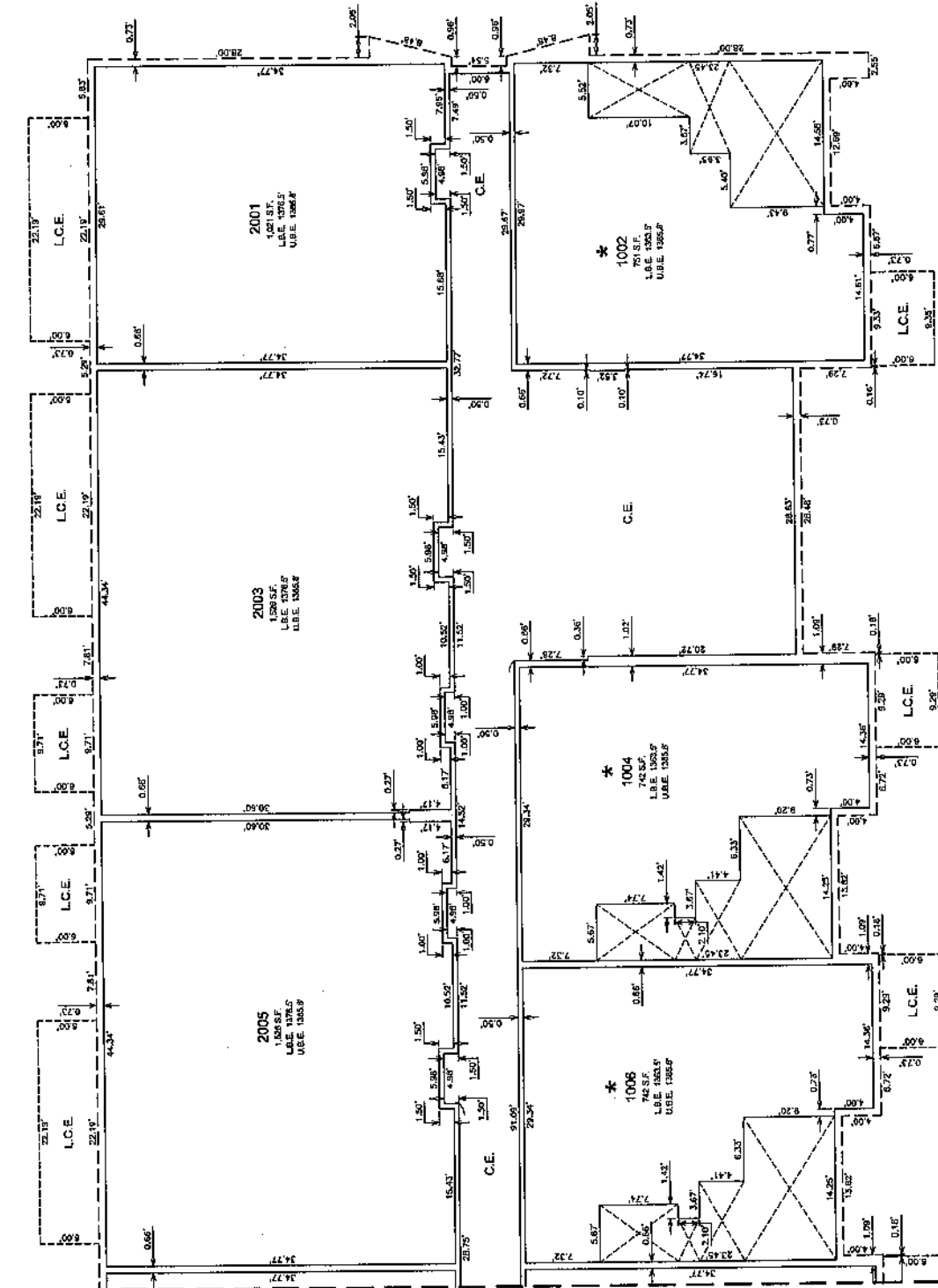
COUNTY RECORDER

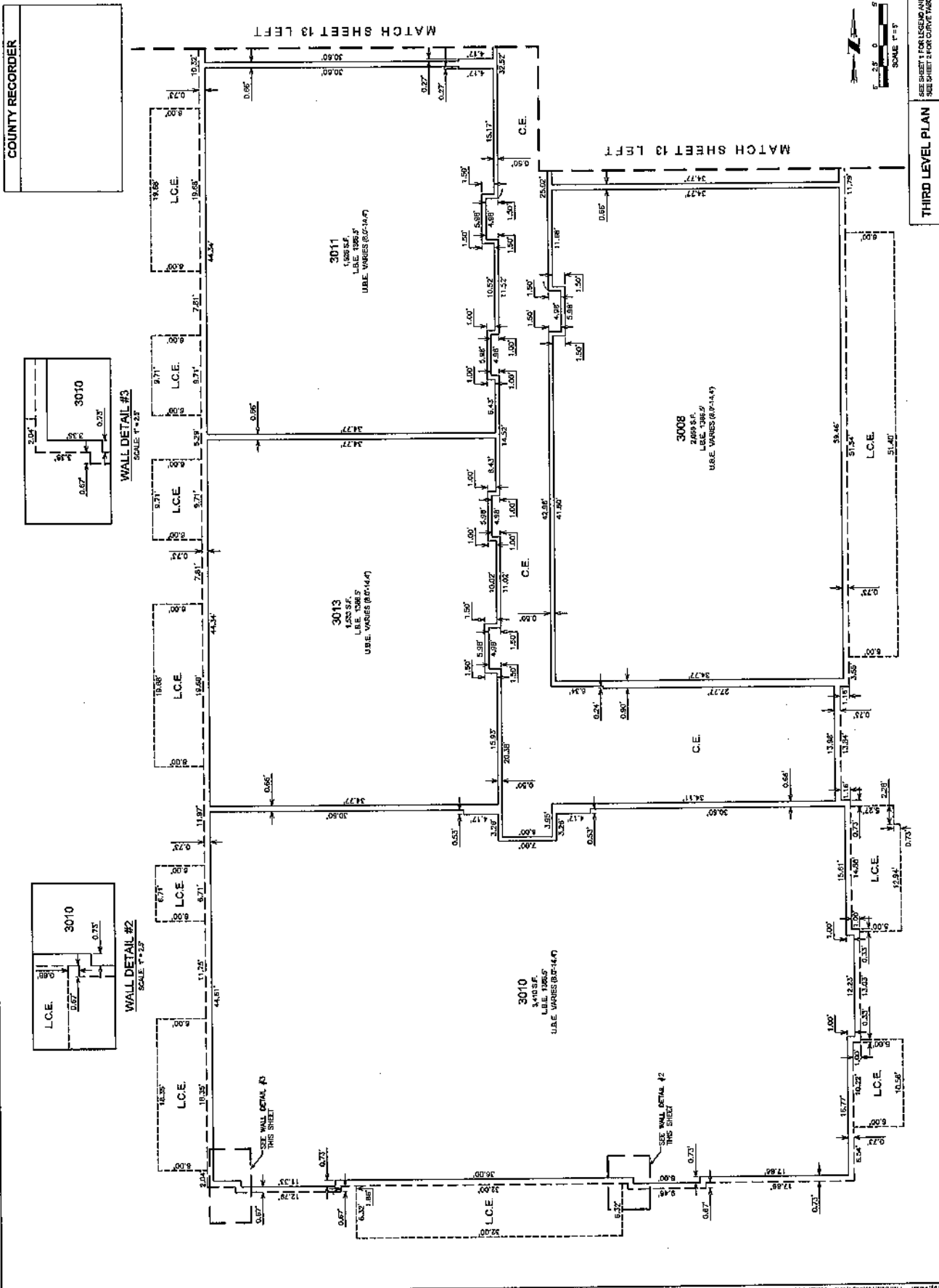




COUNTY RECORDER

SECOND LEVEL PLAN  
SEE SHEET 1 FOR LAYOUT AND  
SEE SHEET 2 FOR CURVE TABLE





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



13 SHEET OF 18  
 DATE: 01/20/2011  
 PROJECT: MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL

CONDOMINIUM PLAT

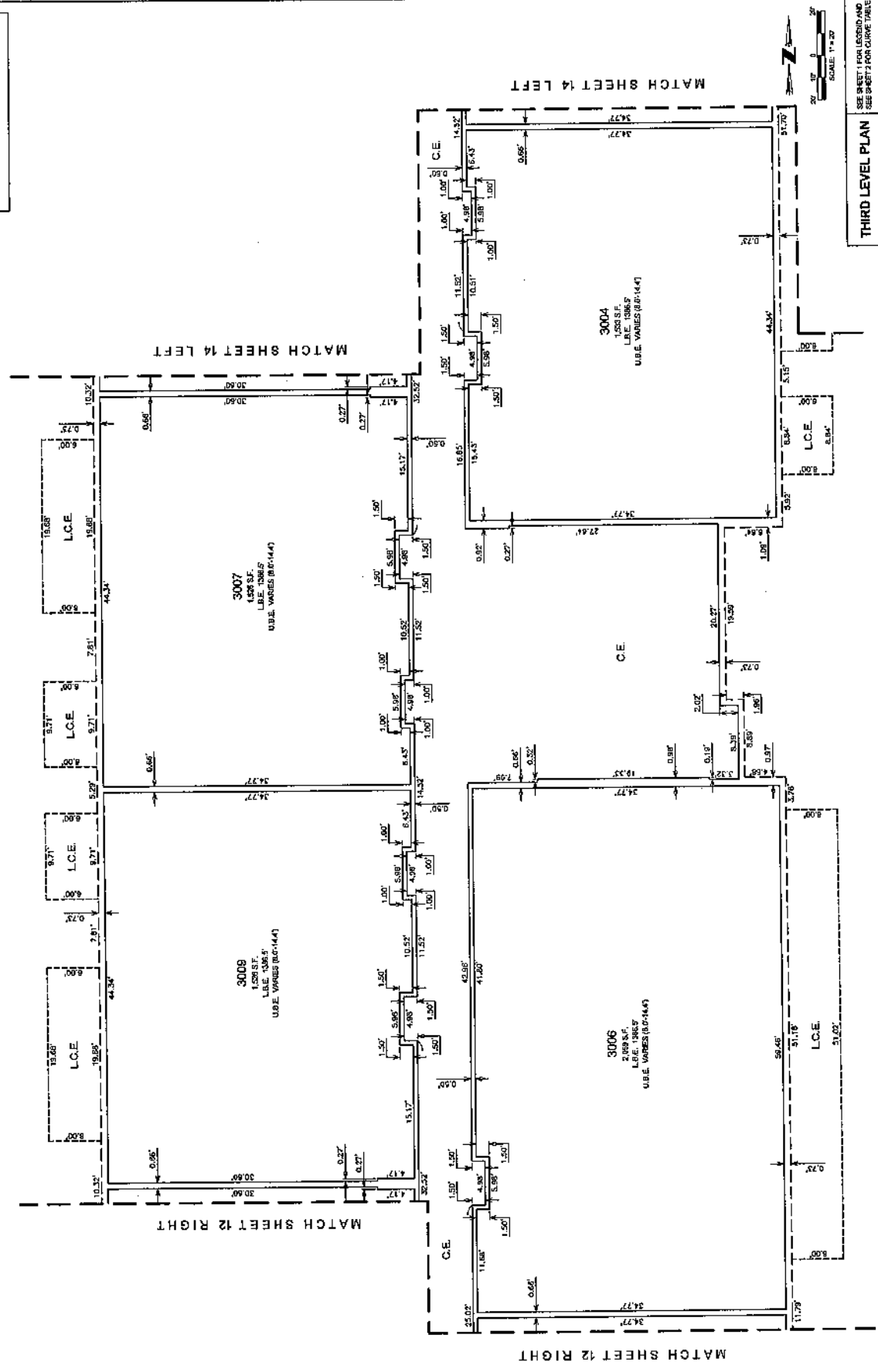
MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

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 PHOENIX, ARIZONA 85014  
 WWW.CVLI.COM

NO.	REVISION	DATE

COUNTY RECORDER

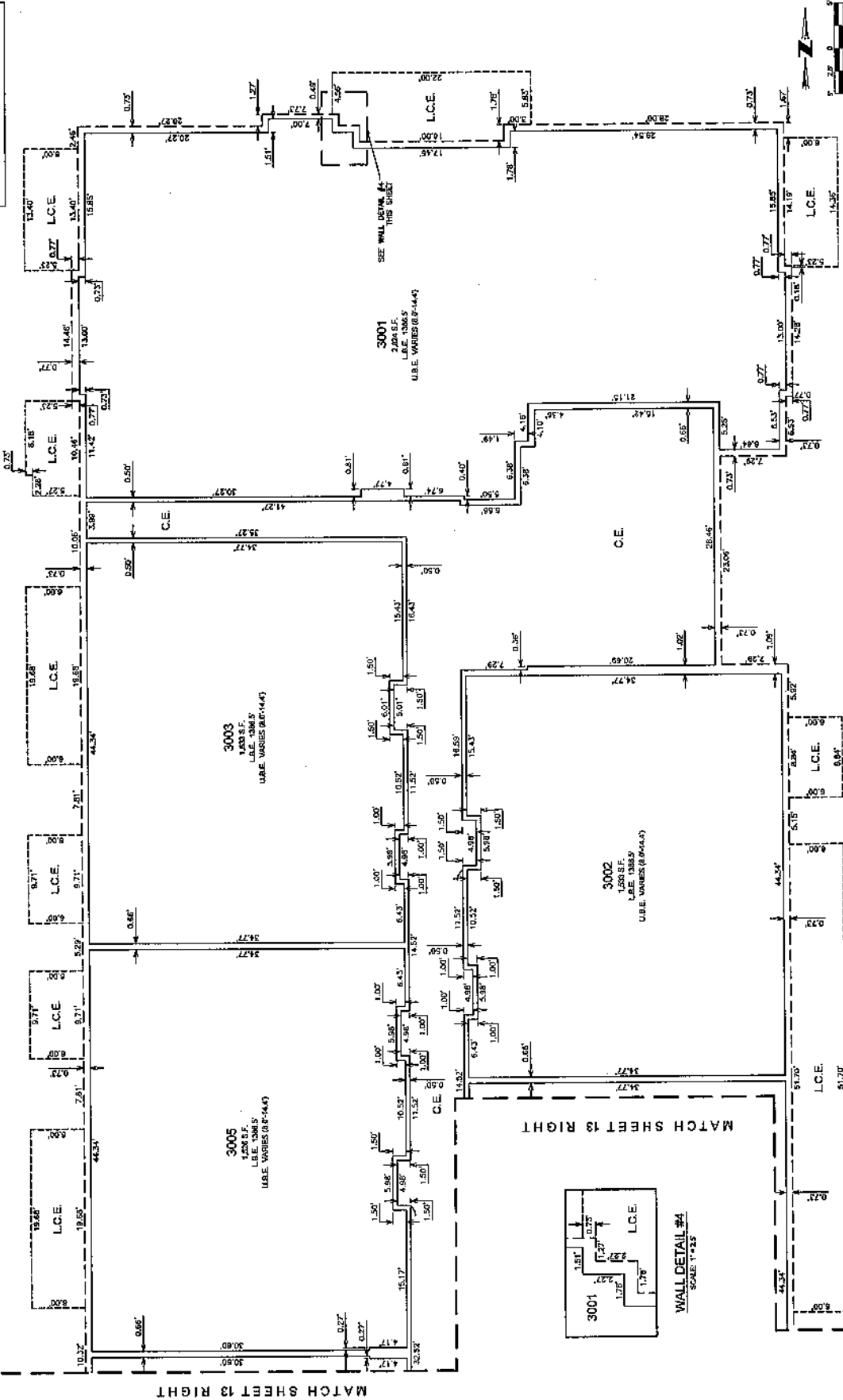
THIRD LEVEL PLAN  
 SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE



COUNTY RECORDER



COUNTY RECORDER



THIRD LEVEL PLAN

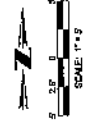
SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE

NO.	REVISION	DATE

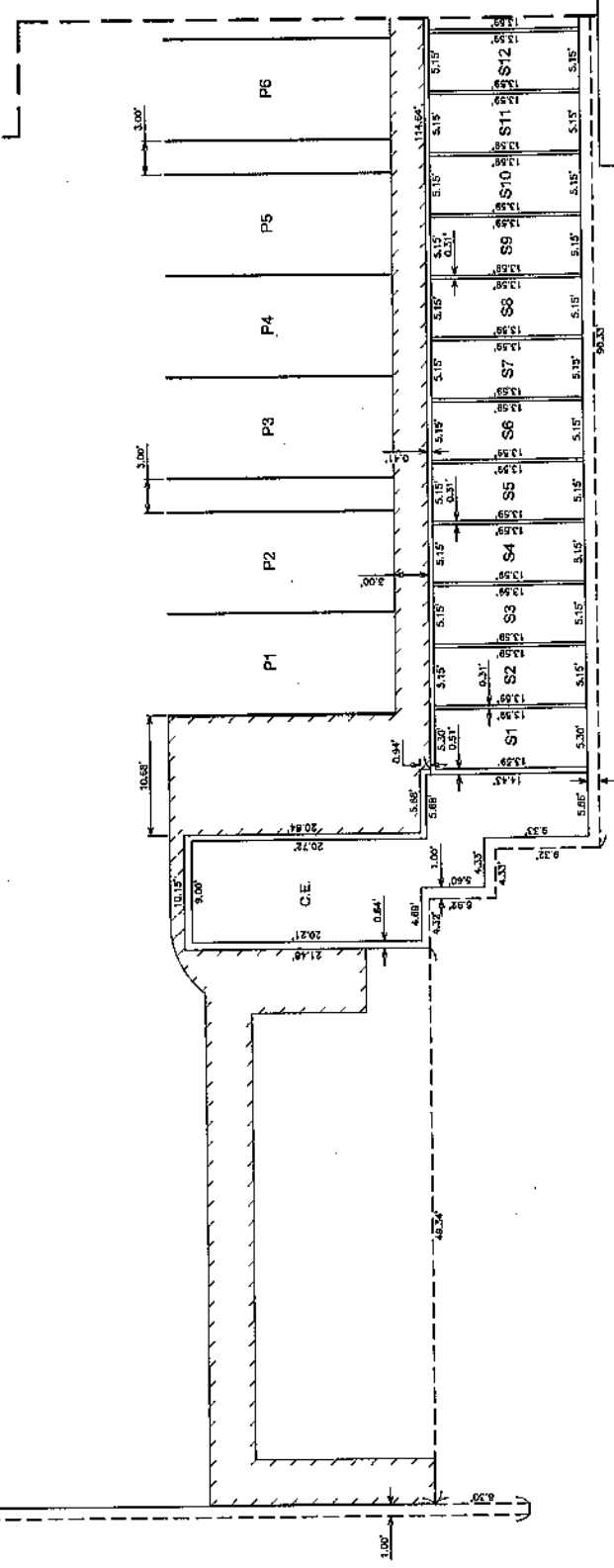
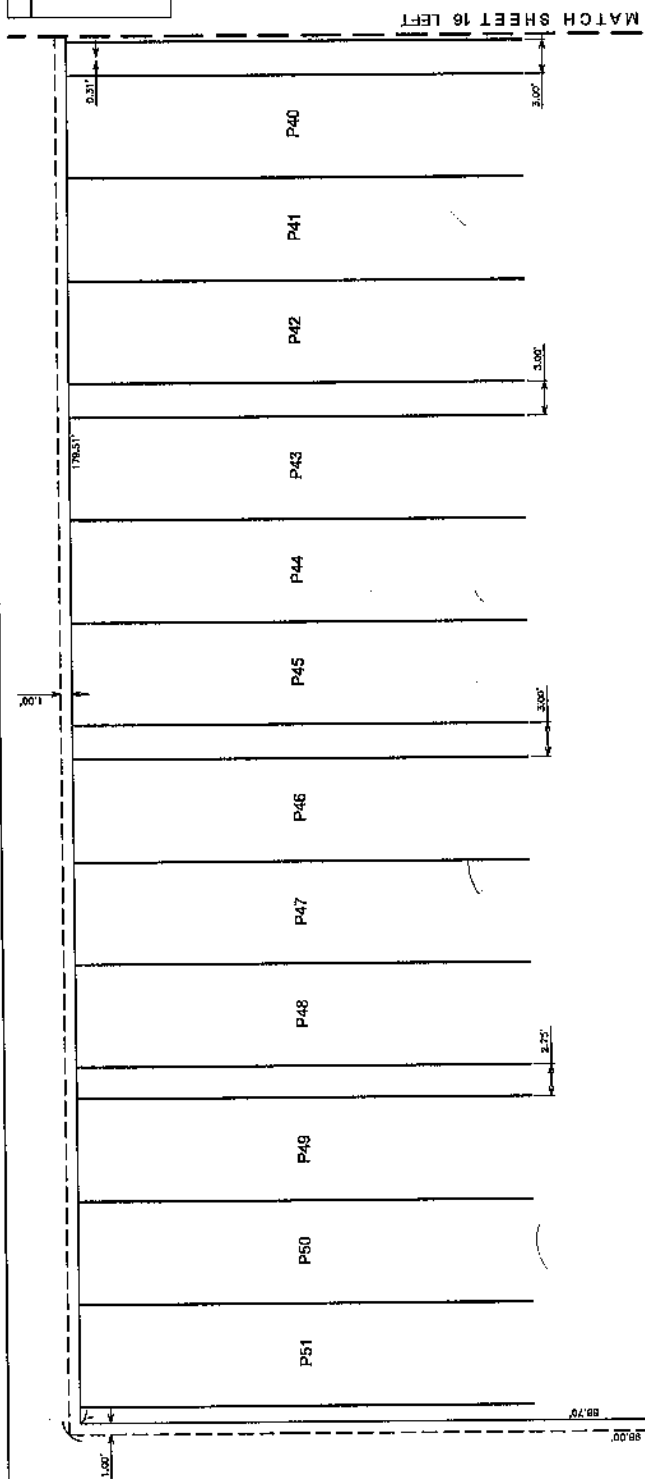
CONDOMINIUM PLAT



15 SHEET 18  
ON SHEET 18 LEFT  
SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE



COUNTY RECORDER



GARAGE PLAN



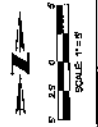
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**CONDOMINIUM FLAT**  
 MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA

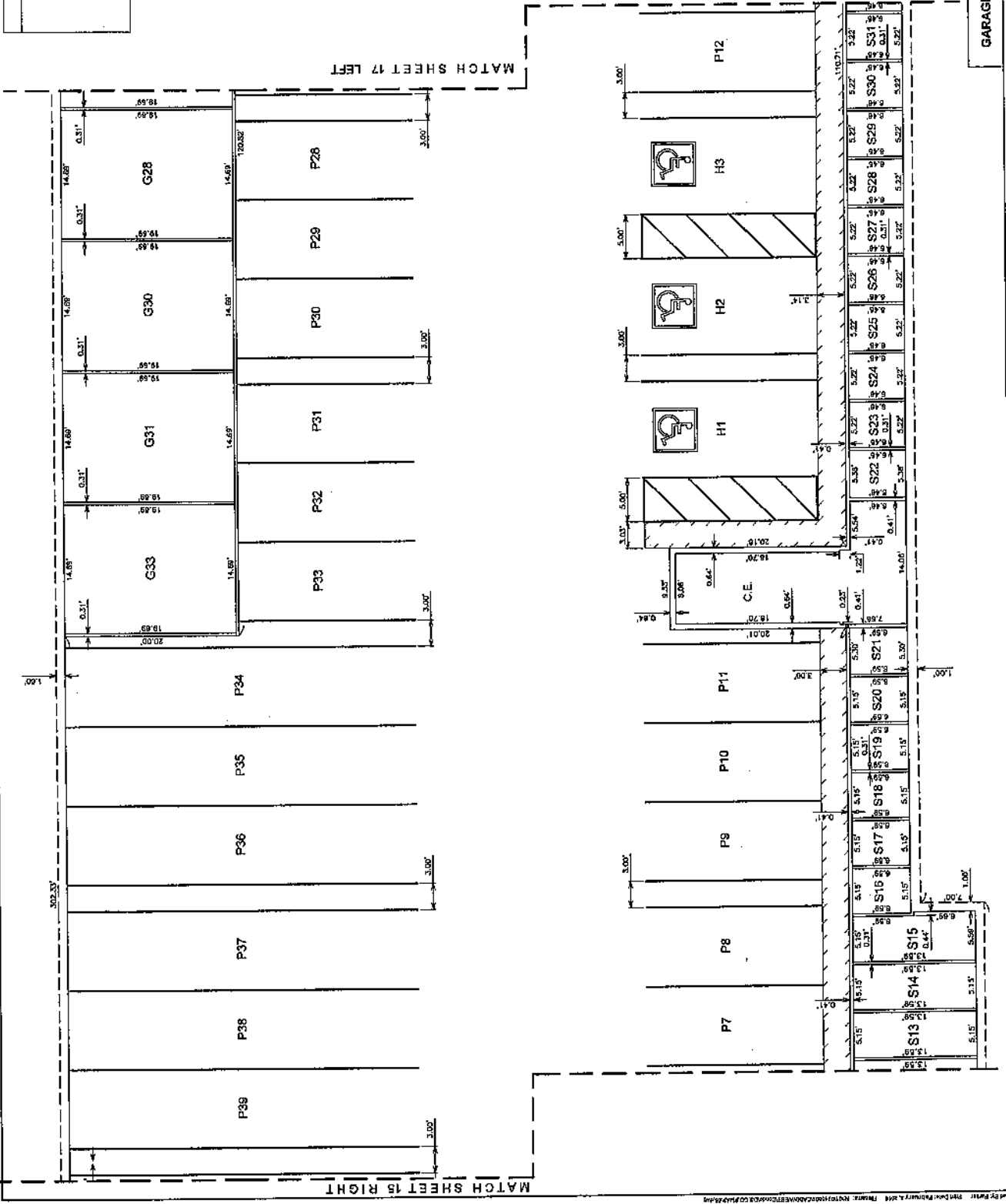


16 SHEET OF 18  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

COUNTY RECORDER



**GARAGE PLAN**





COUNTY RECORDER

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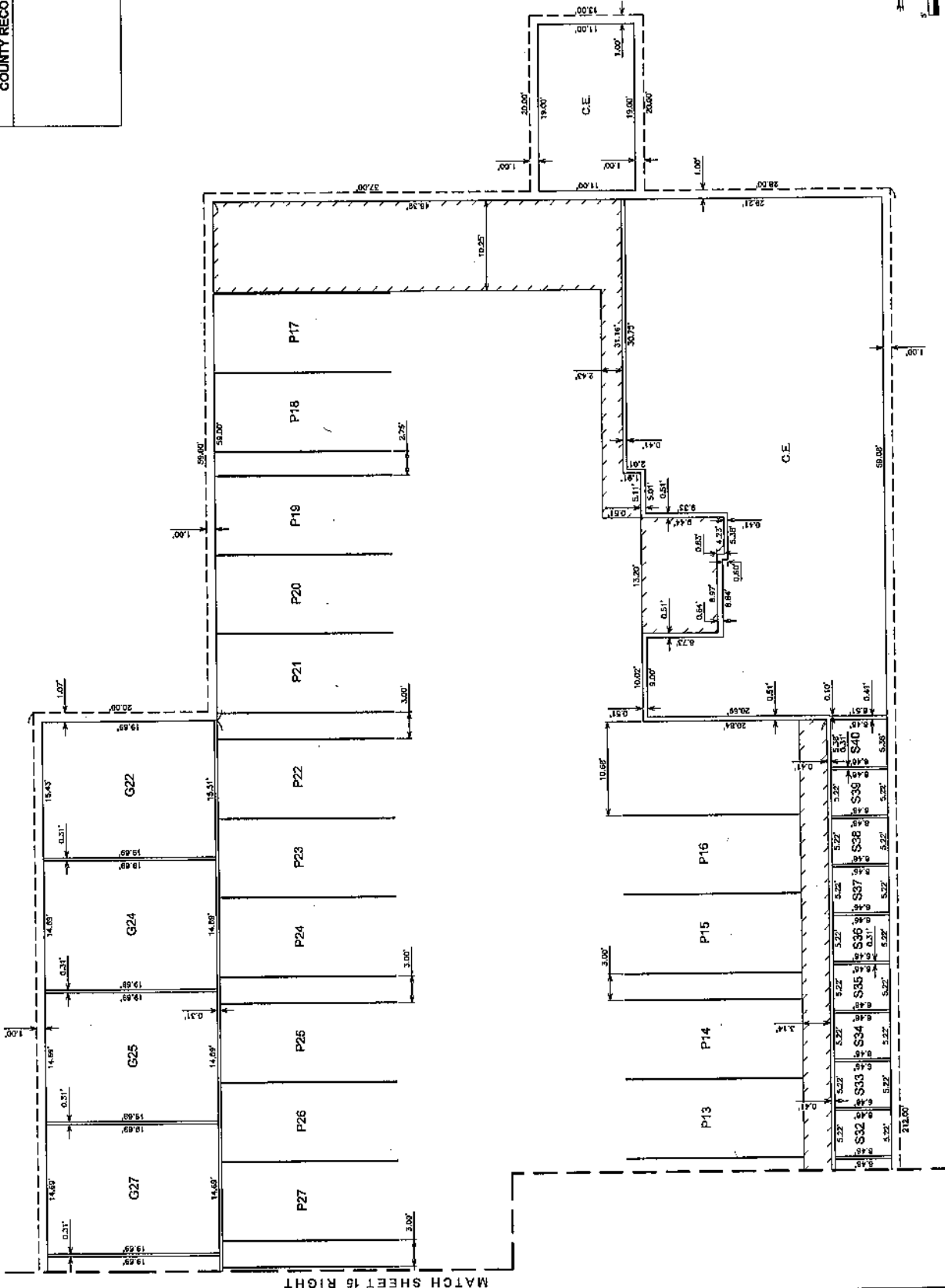
CONDOMINIUM PLAT  
MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
PARADISE VALLEY, ARIZONA



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

GARAGE PLAN

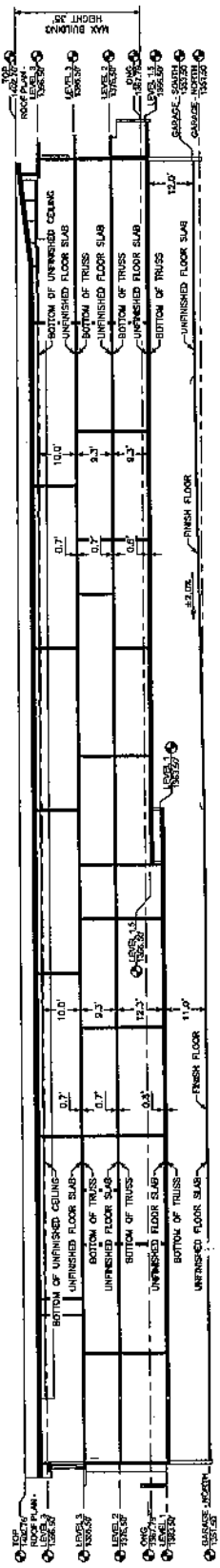
SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE



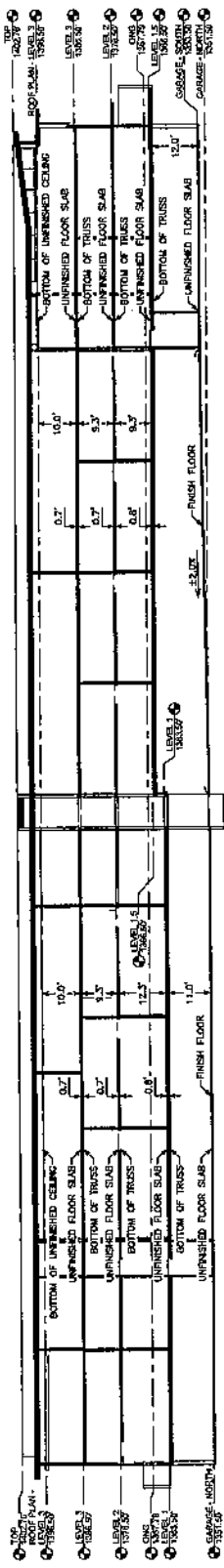
MATCH SHEET 16 RIGHT



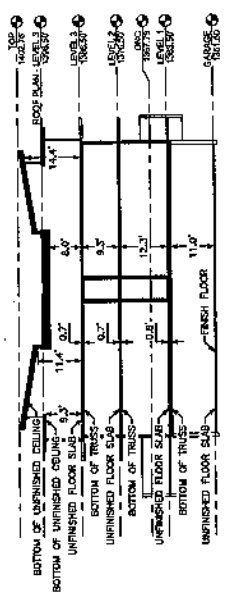
**VERTICAL SCHEMATICS**  
SEE SHEET 1 FOR LEGEND AND  
SEE SHEET 2 FOR CURVE TABLE



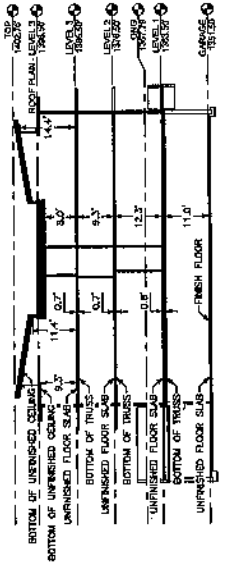
**VERTICAL SCHEMATIC #1**



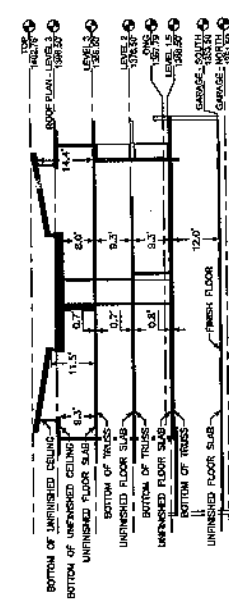
**VERTICAL SCHEMATIC #2**



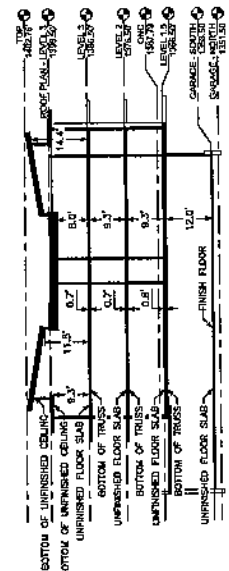
**VERTICAL SCHEMATIC #3**



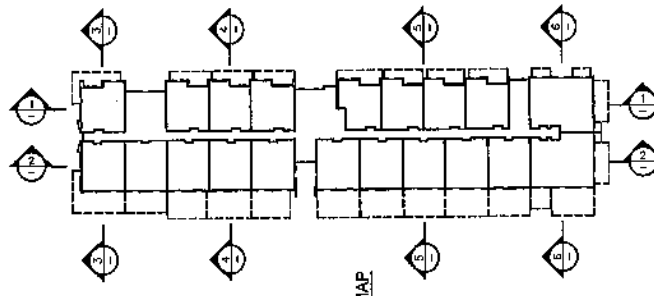
**VERTICAL SCHEMATIC #4**



**VERTICAL SCHEMATIC #5**



**VERTICAL SCHEMATIC #6**



**KEY MAP**