

VICINITY MAP
(NOT-TO-SCALE)

FINAL PLAT RITZ-CARLTON - PARCEL B

A RESUBDIVISION OF PARCEL B OF AMENDED 7000 EAST LINCOLN AS RECORDED IN BOOK ___ OF MAPS, PAGE ___, MARICOPA COUNTY RECORDS, 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

COUNTY RECORDER

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

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 N IS A PRIVATE DRIVE. TRACT N CONTAINS 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 "RITZ-CARLTON RESORT - PARCEL B" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT NO. 15-01 FOR RITZ-CARLTON RESORT.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE RITZ-CARLTON MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. _____ M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15-01).
- THOSE PORTIONS OF TRACT M WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.
- LOTS 19-28,31-34 ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 20 FEET.

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, 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.

UTILITY PROVIDERS

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

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 27-700892.0000 DATED OCTOBER 18, 2016.

LEGEND

- ▲--- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "C" MODIFIED (UNLESS OTHERWISE NOTED).
- INDICATES CENTERLINE MONUMENT
- AC INDICATES ACRES
- C1 INDICATES CURVE NUMBER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PEDESTRIAN ACCESS EASEMENT
- V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- S.W.L.E. INDICATES SIDEWALK, WALL AND LANDSCAPE EASEMENT
- BSL INDICATES BUILDING SETBACK LINE
- HOA INDICATES HOME OWNER ASSOCIATION
- APN INDICATES ASSESSOR PARCEL NUMBER
- EX. INDICATES EXISTING
- R/W INDICATES RIGHT OF WAY
- ① INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- ③ INDICATES SHEET NUMBER

GROSS AREA	23.853	1,039,017 SQ FT
NET AREA	23.853	1,039,017 SQ FT
ZONING	SUP-RESORT	
YIELD	66	100%
LOTS 10,000 - 15,000 SF	41	62%
LOTS GREATER THAN 15,000 SF	25	38%
GROSS DENSITY	2.77	DU/AC
NET DENSITY	2.77	DU/AC
PRIVATE DRIVE (TRACT N)	2.998	AC

FRONT YARD	FIRST FLOOR	20'
	SECOND FLOOR	25'
SIDE YARD	LOTS GREATER THAN 15,000 SF	15' EACH SIDE
	LOTS 10,000 - 15,000 SF	20' TOTAL (NOT LESS THAN 5')
REAR YARD	FIRST FLOOR	20'
	SECOND FLOOR	35'

TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	8,576	0.197	LANDSCAPE, DRAINAGE & P.U.E.
TRACT B	7,861	0.180	LANDSCAPE & P.U.E.
TRACT C	5,498	0.126	LANDSCAPE & P.U.E.
TRACT D	2,055	0.047	LANDSCAPE & P.U.E.
TRACT E	2,084	0.048	LANDSCAPE & P.U.E.
TRACT F	4,424	0.102	20' WATER LINE EASEMENT
TRACT G	2,347	0.054	LANDSCAPE & P.U.E.
TRACT H	1,454	0.033	LANDSCAPE
TRACT I	1,424	0.033	LANDSCAPE
TRACT J	2,074	0.048	LANDSCAPE & P.U.E.
TRACT K	2,047	0.047	LANDSCAPE & P.U.E.
TRACT L	8,407	0.193	20' SEWER EASEMENT, DRAINAGE
TRACT M	4,108	0.094	LANDSCAPE, UTILITY, DRAINAGE & EMERGENCY ACCESS
TRACT N	130,614	2.998	PRIVATE DRIVE

OWNER

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
6720 N. SCOTTSDALE ROAD, SUITE 130
SCOTTSDALE, AZ 85253
PHONE: (480) 603-1384
CONTACT: CHRIS KLECKA
EMAIL: CHRISK@FIVESTARDEVELOPMENT.COM

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: HEIDI TILSON

RATIFICATION

(NAMES OF ANY AND ALL MORTGAGES OF ALL OR ANY PART OF THE SUBDIVISION)
MORTGAGEE(S) OF _____, HEREBY RATIFIES, APPROVES, AND ACQUIESCES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.
BY _____ (NAME AND TITLE OF RESPONSIBLE OFFICIAL EMPOWERED TO SO REPRESENT THE MORTGAGEE)

CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2015, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

BY: Eric G. Coffey
ERIC G. COFFEY
REGISTRATION NUMBER 42186
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)
BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO ACKNOWLEDGED (A) HIMSELF TO BE _____ OF _____ BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

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 FINAL PLAT FOR "RITZ-CARLTON - PARCEL B", A RESUBDIVISION OF PARCEL B OF AMENDED 7000 EAST LINCOLN, AS RECORDED IN BOOK _____ OF MAPS, PAGE ___, 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 "RITZ-CARLTON - PARCEL B" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" 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 "N" 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 TRACT "M".

A PERPETUAL, NON-EXCLUSIVE, UTILITY EASEMENT ("EASEMENT") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AN ARIZONA CORPORATION 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 UTILITY EASEMENTS CREATED BY THIS PLAT (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. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. 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)
)SS
COUNTY OF MARICOPA)
BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ WHO ACKNOWLEDGED (A) THEMSELVES TO BE _____ AND _____ AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GROSS AREA = 23.853 ACRES
SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE
SEE SHEET 3 FOR LOT AREA TABLE

DATE
REVISION
NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT
RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA



1 SHEET OF 4
CVL Contact: HEIDI TILSON
CVL Project #: 01-0268901
CVL File #:

COUNTY RECORDER

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

DATE

REVISION

NO.

FINAL PLAT

2 SHEET OF 4

CVL Contact: HEIDI TILSON
CVL Project #: 01-0268901
CVL File #:

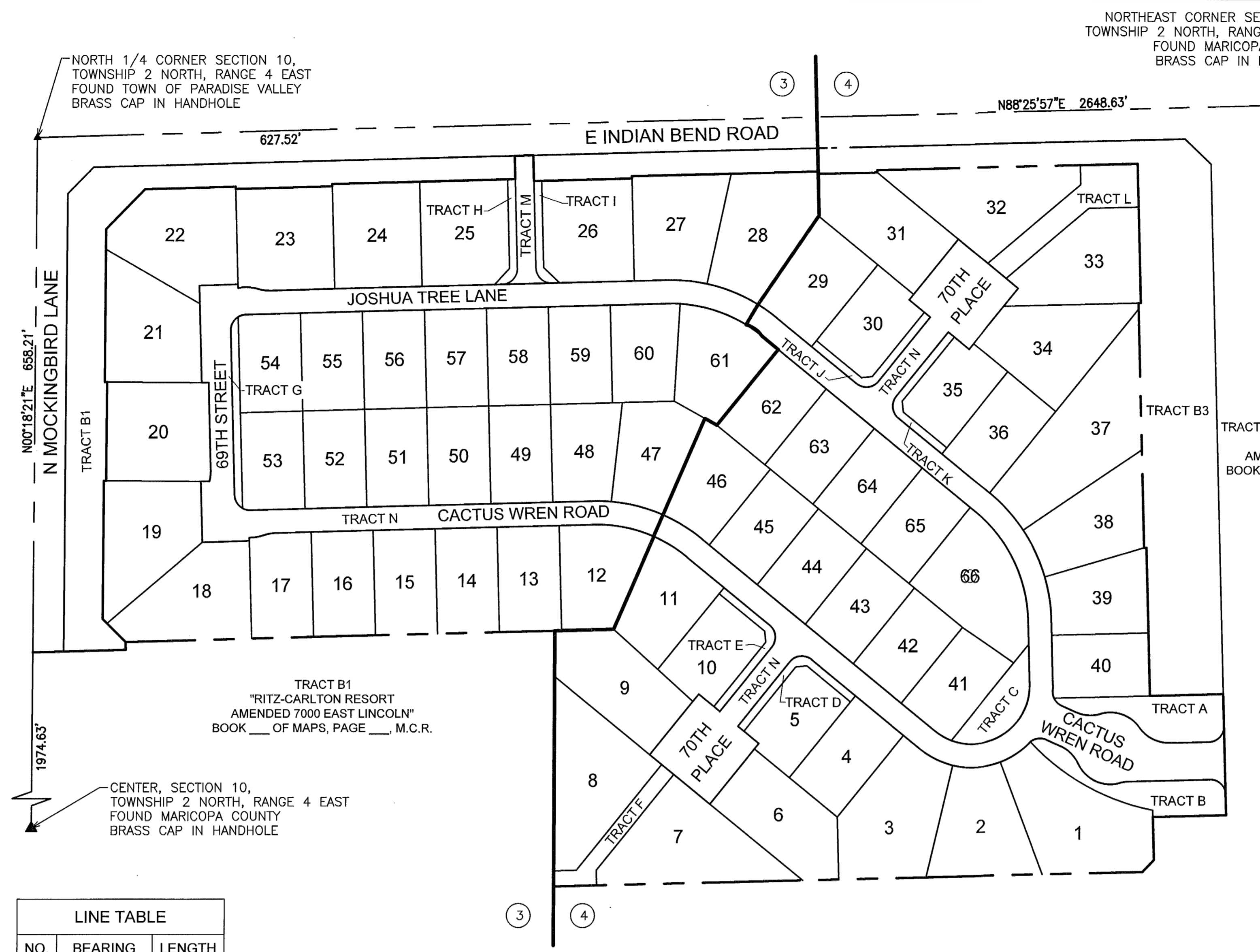
Coe & Van Loo Consultants, Inc.

RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA



NORTHEAST CORNER SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE

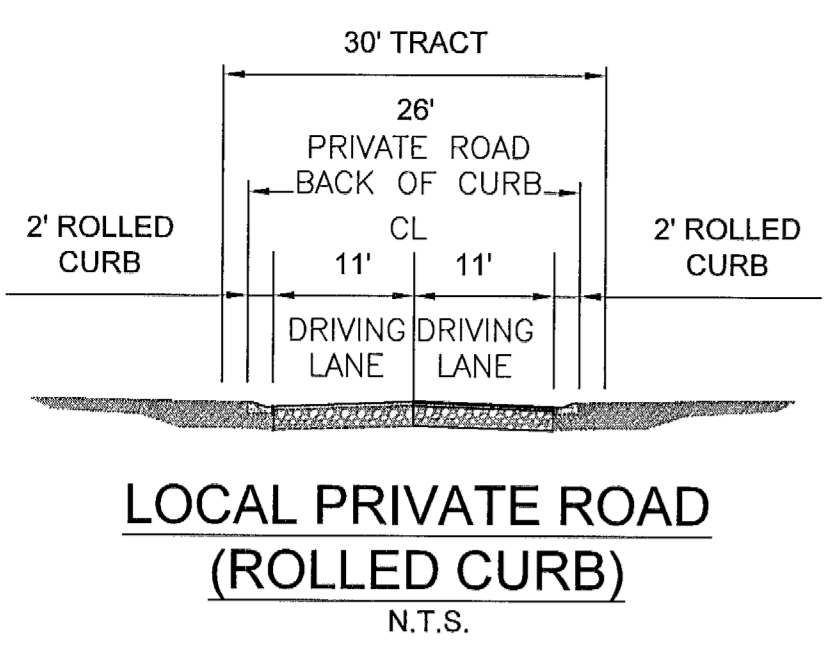
NORTH 1/4 CORNER SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND TOWN OF PARADISE VALLEY
BRASS CAP IN HANDHOLE



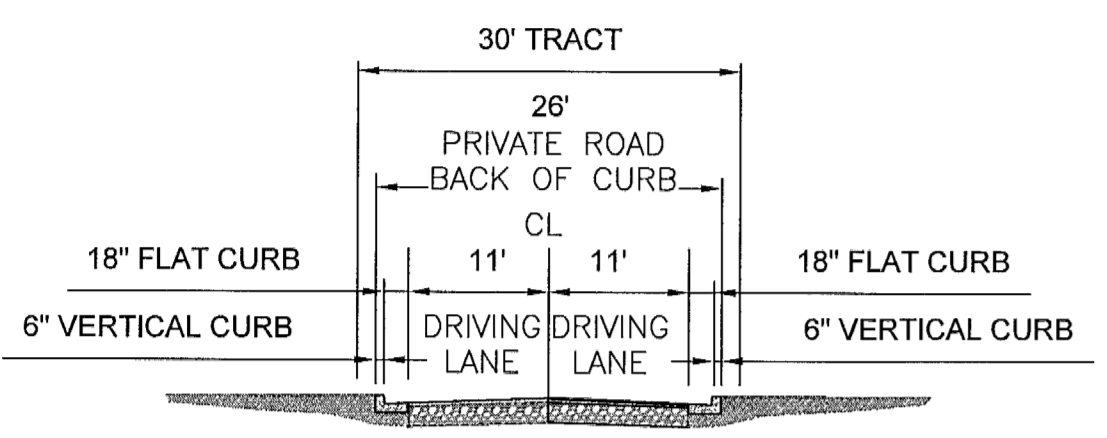
TRACT B2 - RITZ CARLTON BOULEVARD
"RITZ-CARLTON RESORT
AMENDED 7000 EAST LINCOLN"
BOOK ___ OF MAPS, PAGE ___, M.C.R.

TRACT B1
"RITZ-CARLTON RESORT
AMENDED 7000 EAST LINCOLN"
BOOK ___ OF MAPS, PAGE ___, M.C.R.

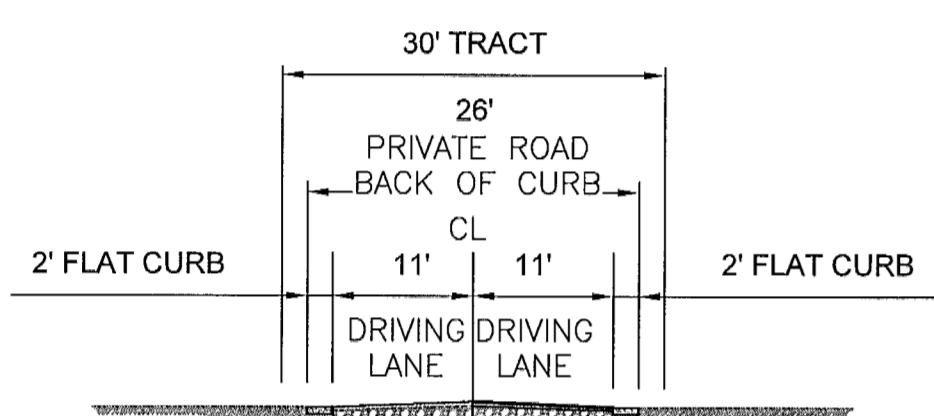
CENTER, SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND MARICOPA COUNTY
BRASS CAP IN HANDHOLE



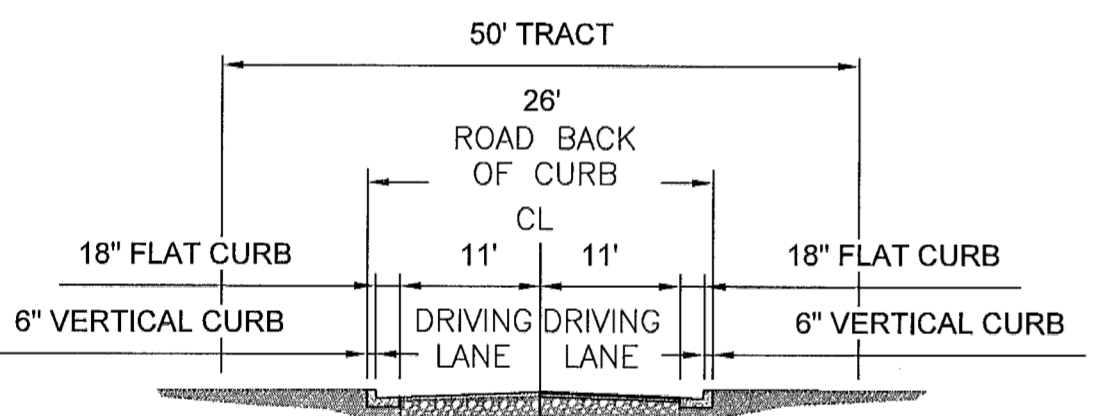
**LOCAL PRIVATE ROAD
(ROLLED CURB)**
N.T.S.



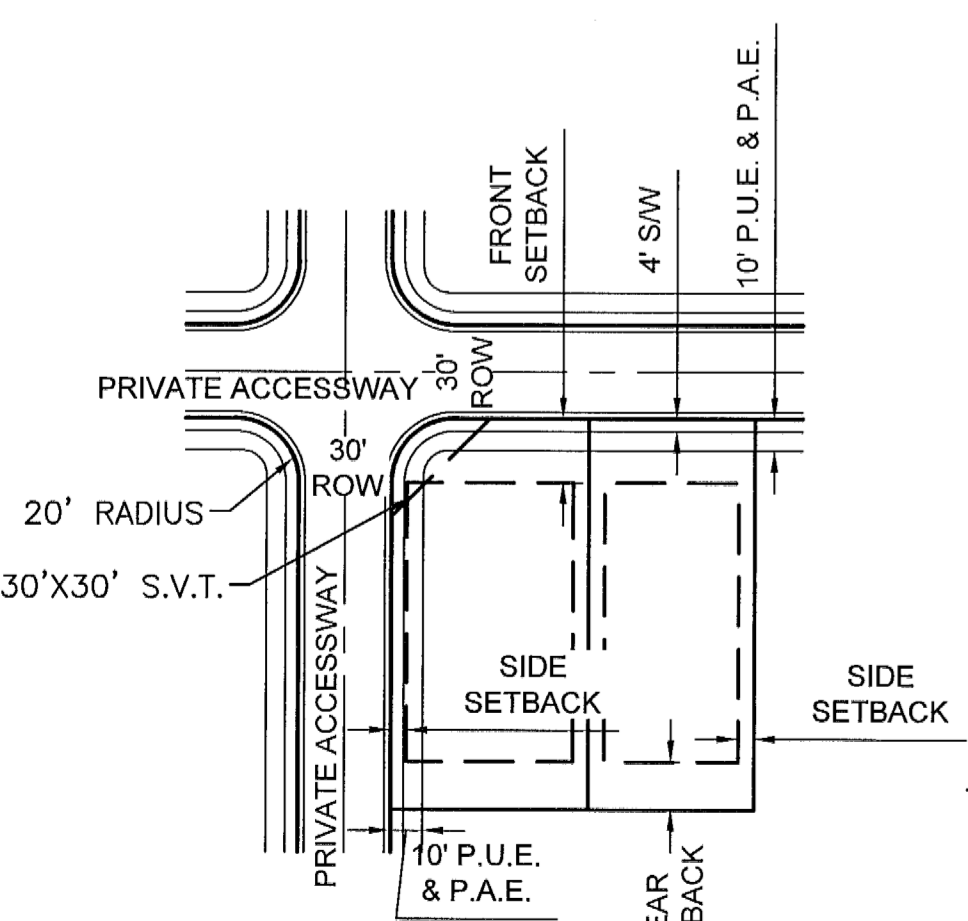
**LOCAL PRIVATE ROAD
(VERTICAL CURB)**
N.T.S.



**LOCAL PRIVATE ROAD
(FLAT CURB)**
N.T.S.



RESORT ENTRY DRIVE
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

FRONT: 20' FIRST FLOOR, 25' SECOND FLOOR
SIDE: 15' EACH SIDE FOR LOTS > 15,000 S.F.
20' TOTAL FOR LOTS 10,000-15,000 S.F.
(NO LESS THAN 5' EACH SIDE)
REAR: 20' FIRST FLOOR, 35' SECOND FLOOR

LINE TABLE		
NO.	BEARING	LENGTH
L1	S84°01'05"W	14.14'
L2	N05°58'55"W	14.14'
L3	N50°58'55"W	35.00'
L4	N50°58'55"W	35.00'
L5	N50°58'55"W	20.00'
L6	S01°34'03"E	4.04'
L7	S89°41'39"E	11.06'
L8	N89°41'39"W	9.00'
L9	S01°34'03"E	4.80'
L10	N43°25'57"E	28.28'
L11	S46°34'03"E	28.28'
L12	S84°01'05"W	14.14'
L13	S05°58'55"E	14.14'
L14	N50°58'55"W	35.00'
L15	S50°58'55"E	35.00'
L16	N39°01'05"E	30.74'
L17	S65°57'40"E	19.73'
L18	S65°57'40"E	19.73'

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BE
CL1	89.39	200.00	025°36'28"	45.45	88.65	N78°45'E
CL2	164.90	90.00	104°35'45"	117.25	142.78	S76°31'4
CL3	141.67	200.00	040°35'07"	73.95	138.73	N71°16'2
CL4	141.67	200.00	040°35'07"	73.95	138.73	S71°16'2
CL5	172.48	200.00	049°24'47"	92.02	167.19	S26°16'2
CL6	40.22	90.00	025°36'28"	20.45	39.89	S11°14'0
CL7	205.13	90.00	130°35'13"	195.62	163.52	S63°43'2

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C8	31.39'	20.00'	089°55'58"	19.98'	28.27'	N46°32'02"W
C9	11.85'	46.00'	014°45'52"	5.96'	11.82'	S81°02'55"W
C10	64.90'	46.00'	080°49'53"	39.17'	59.65'	S65°55'04"E
C11	32.48'	46.00'	040°27'33"	16.95'	31.81'	N45°43'54"W
C12	24.22'	20.00'	069°23'25"	13.85'	22.77'	S79°20'37"W
C13	22.03'	20.00'	063°07'03"	12.28'	20.93'	S82°28'48"W
C14	2.19'	20.00'	006°16'22"	1.10'	2.19'	S47°47'06"W
C15	154.61'	105.00'	084°22'10"	95.16'	141.02'	N86°50'00"E
C16	44.88'	105.00'	024°29'32"	22.79'	44.54'	N56°53'41"E
C17	62.70'	105.00'	034°12'40"	32.31'	61.77'	N86°14'46"E
C18	47.04'	105.00'	025°39'58"	23.92'	46.64'	S63°48'55"E
C19	170.94'	75.00'	130°35'13"	163.01'	136.27'	N63°43'28"E
C20	146.53'	75.00'	111°56'38"	111.07'	124.31'	N54°24'10"E
C21	24.40'	75.00'	018°38'35"	12.31'	24.30'	S60°18'13"E
C22	31.42'	20.00'	090°00'00"	20.00'	28.28'	S84°01'05"W
C23	31.42'	20.00'	090°00'00"	20.00'	28.28'	N05°58'55"W
C24	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C25	50.12'	185.00'	015°31'25"	25.22'	49.97'	N58°44'38"W
C26	80.92'	185.00'	025°03'42"	41.12'	80.28'	N79°02'12"W
C27	152.29'	215.00'	040°35'07"	79.50'	149.13'	N71°16'29"W
C28	58.59'	215.00'	015°36'53"	29.48'	58.41'	N58°47'22"W
C29	69.31'	215.00'	018°28'19"	34.96'	69.02'	N75°49'58"W
C30	24.39'	215.00'	006°29'55"	12.21'	24.37'	N88°19'05"W
C31	16.67'	55.00'	017°21'41"	8.40'	16.60'	S79°45'07"W
C32	18.94'	55.00'	019°43'34"	9.56'	18.84'	N80°56'03"E

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C33	31.42'	20.00'	090°00'00"	20.00'	28.28'	S46°34'03"E
C34	10.47'	20.00'	030°00'00"	5.36'	10.35'	S76°34'03"E
C35	20.94'	20.00'	060°00'00"	11.55'	20.00'	S31°34'03"E
C36	183.31'	293.00'	035°50'48"	94.77'	180.34'	S61°15'33"E
C37	14.69'	55.00'	015°18'13"	7.39'	14.65'	N06°05'04"E
C38	31.42'	20.00'	090°00'00"	20.00'	28.28'	S43°25'57"W
C39	20.94'	20.00'	060°00'00"	11.55'	20.00'	S28°25'57"W
C40	10.47'	20.00'	030°00'00"	5.36'	10.35'	S73°25'57"W
C41	26.05'	55.00'	027°08'09"	13.27'	25.81'	N87°47'38"W
C42	16.65'	55.00'	017°20'29"	8.39'	16.58'	S82°53'48"E
C43	31.42'	20.00'	090°00'00"	20.00'	28.28'	N43°25'57"E
C44	31.42'	20.00'	090°00'00"	20.00'	28.28'	S46°34'03"E
C45	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C46	115.27'	185.00'	035°41'54"	59.57'	113.41'	N68°49'53"W
C47	15.78'	185.00'	004°53'13"	7.89'	15.77'	N89°07'26"W
C48	152.29'	215.00'	040°35'07"	79.50'	149.13'	N71°16'29"W
C49	51.50'	215.00'	013°43'30"	25.88'	51.38'	N84°42'17"W
C50	71.26'	215.00'	018°59'26"	35.96'	70.94'	N68°20'50"W
C51	29.53'	215.00'	007°52'11"	14.79'	29.51'	N54°55'01"W
C52	31.42'	20.00'	090°00'00"	20.00'	28.28'	N84°01'05"E
C53	31.42'	20.00'	090°00'00"	20.00'	28.28'	S05°58'55"E
C54	185.42'	215.00'	049°24'47"	98.92'	179.73'	N26°16'32"W
C55	63.51'	215.00'	016°55'32"	31.99'	63.28'	N42°31'09"W
C56	66.16'	215.00'	017°37'53"	33.34'	65.90'	N25°14'27"W
C57	55.75'	215.00'	014°51'22"	28.03'	55.59'	N08°59'49"W
C58	159.55'	185.00'	049°24'47"	85.12'	154.65'	N26°16'32"W
C59	9.16'	105.00'	004°59'54"	4.58'	9.16'	N00°55'48"E
C60	24.22'	20.00'	069°23'25"	13.85'	22.77'	S31°15'57"E
C61	9.99'	20.00'	028°36'19"	5.10'	9.88'	S10°52'24"E
C62	14.24'	20.00'	040°47'06"	7.43'	13.94'	S45°34'07"E
C63	32.48'	46.00'	040°27'17"	16.95'	31.81'	S86°11'18"E
C64	56.96'	46.00'	070°56'41"	32.78'	53.39'	N70°57'08"W
C65	41.96'	46.00'	052°16'03"	22.57'	40.52'	S61°36'48"E
C66	11.74'	236.27'	002°50'48"	5.87'	11.74'	S89°39'29"E
C67	31.39'	20.00'	089°56'09"	19.98'	28.27'	N43°24'01"E

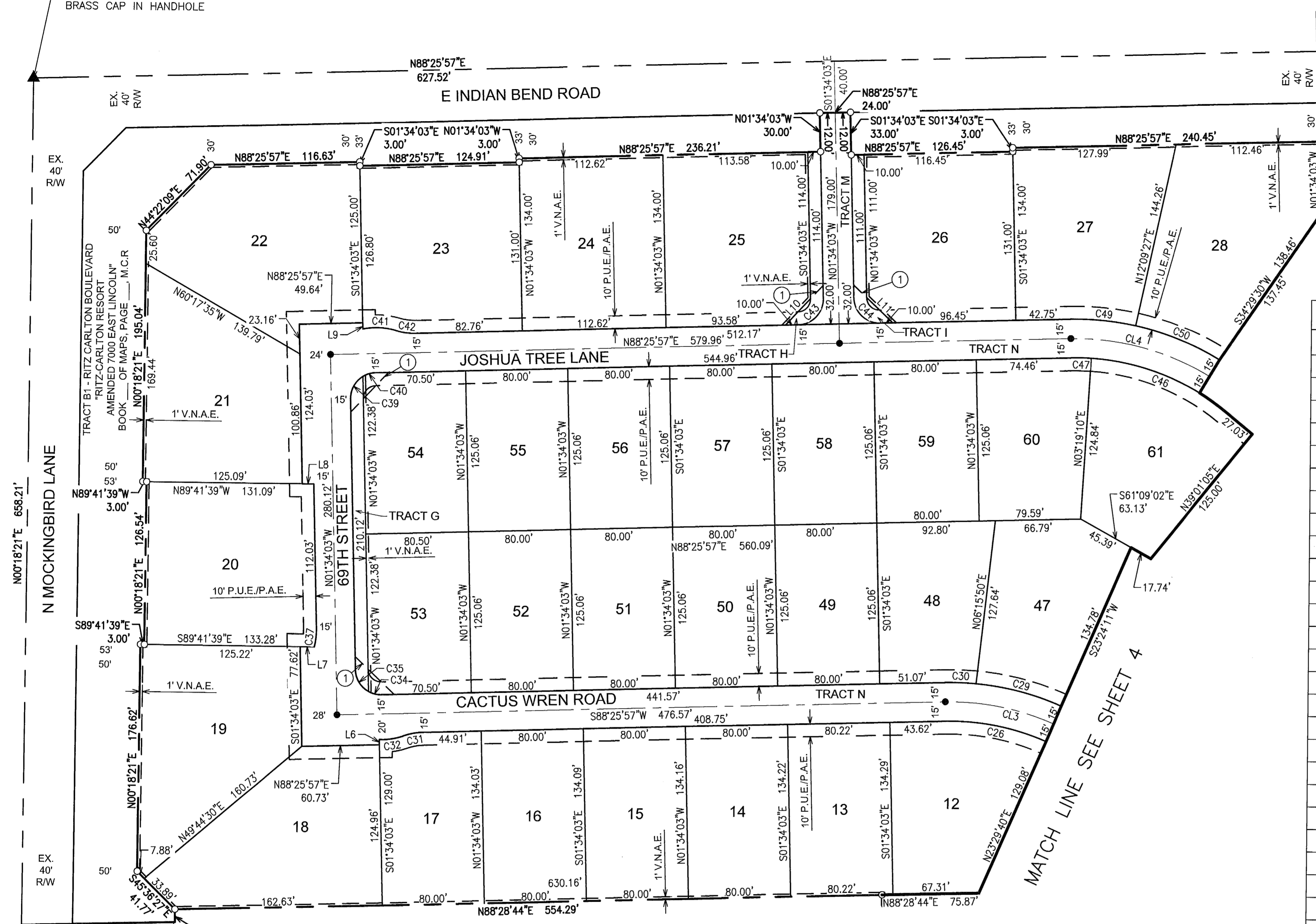
SEE SHEET 3 FOR LOT AREA TABLE

Printed By: JammieB Print Date: November 22, 2016 File Name: N:\010268901\CADD\Parcel_B\BUS.B\FPLAT_01-04.dwg

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

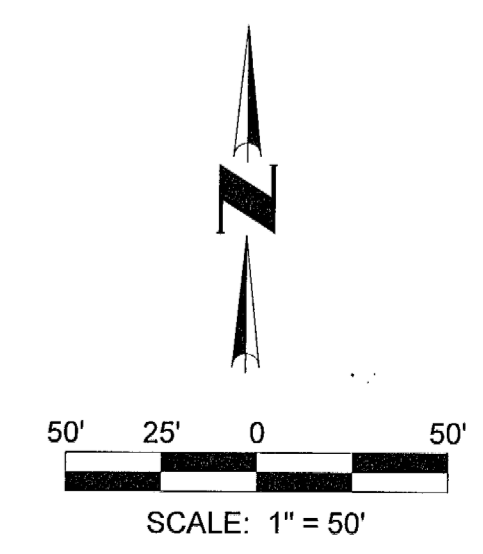
COUNTY RECORDER

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



PARCEL AREA TABLE		
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
1	19,979	0.459
2	15,055	0.346
3	18,755	0.431
4	10,800	0.248
5	10,113	0.232
6	15,179	0.348
7	19,535	0.448
8	19,204	0.441
9	15,783	0.362
10	10,569	0.243
11	12,457	0.286
12	12,743	0.293
13	10,771	0.247
14	10,735	0.246
15	10,730	0.246
16	10,725	0.246
17	10,626	0.244
18	16,663	0.383
19	16,770	0.385
20	16,841	0.387
21	16,623	0.382
22	18,229	0.418
23	16,236	0.373
24	15,091	0.346
25	15,020	0.345
26	15,055	0.346
27	15,067	0.346
28	16,649	0.382
29	12,572	0.289
30	10,350	0.238
31	15,393	0.353
32	17,885	0.411
33	16,281	0.374
34	16,490	0.379
35	10,004	0.230
36	10,800	0.248
37	23,579	0.541
38	13,983	0.321
39	11,758	0.270
40	10,077	0.231
41	10,264	0.236
42	10,000	0.230

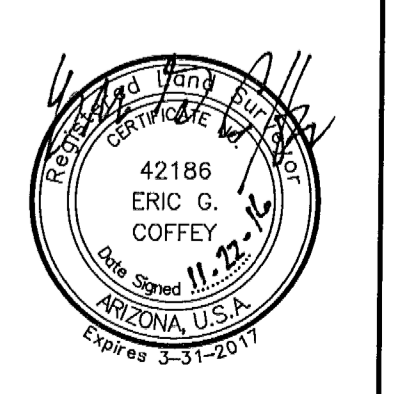
PARCEL AREA TABLE		
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
43	10,000	0.230
44	10,000	0.230
45	10,000	0.230
46	11,386	0.261
47	12,127	0.278
48	10,541	0.242
49	10,005	0.230
50	10,005	0.230
51	10,005	0.230
52	10,005	0.230
53	10,059	0.231
54	10,059	0.231
55	10,005	0.230
56	10,005	0.230
57	10,005	0.230
58	10,005	0.230
59	10,005	0.230
60	10,618	0.244
61	13,139	0.302
62	10,000	0.230
63	10,000	0.230
64	10,000	0.230
65	10,000	0.230
66	16,631	0.382



NO.	REVISION	DATE

FINAL PLAT

RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA



3 SHEET **OF** **4**

CVL Contact: HEIDI TILSON
CVL Project #: 01-0268901
CVL File #:

SEE SHEET 2 FOR CURVE
TABLE AND LINE TABLE

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