

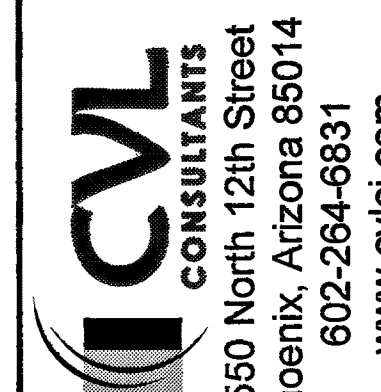
RE-PLAT FOR

# THE VILLAS AT MOUNTAIN SHADOWS - AMENDED

A RE-PLAT OF "THE VILLAS AT MOUNTAIN SHADOWS" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 4 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER 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

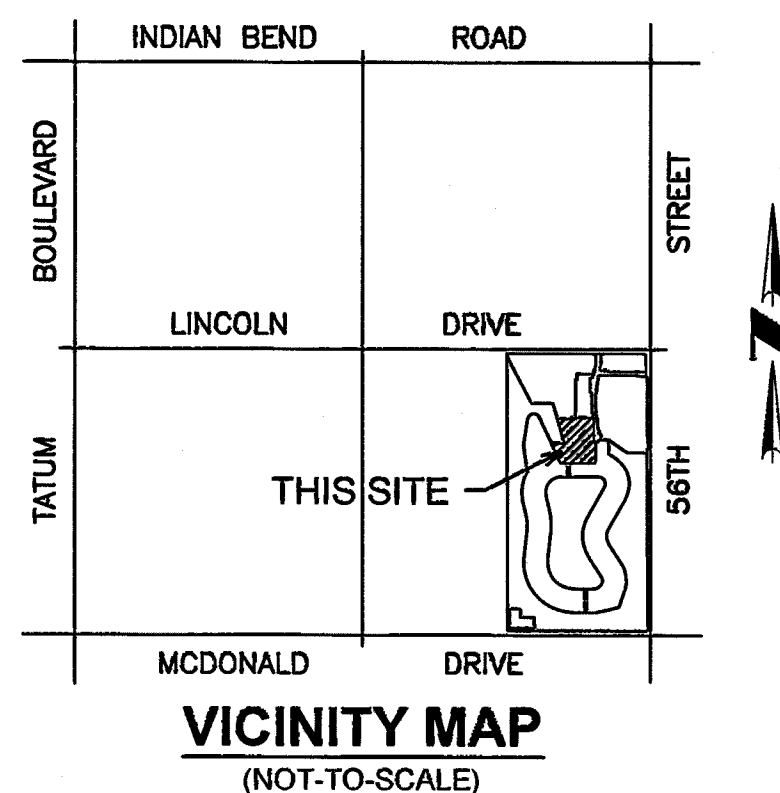
COUNTY RECORDER

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2016030722 05/05/2016 02:35  
BOOK 1271 PAGE 13  
ELECTRONIC RECORDING  
PLAT1605-2-1-1-M



## 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, C AND D CONTAIN EASEMENTS AS DENOTED IN THE TRACT TABLE BELOW.
- THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" 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, AS AMENDED.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP-RESORT) 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., AS AMENDED AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109960 M.C.R., AS AMENDED.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH THE APPROVED SPECIAL USE PERMIT (SUP).
- THOSE PORTIONS OF TRACT B AND TRACT D WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



## OWNER

TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
6730 N. SCOTTSDALE ROAD, SUITE 235  
SCOTTSDALE, AZ 85253  
PHONE: (480) 364-6497  
CONTACT: JOHN P. MORONEY, PRESIDENT

## ENGINEER

COE AND VAN LOO II L.L.C.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: FRED E. FLEET, P.E., F.A.S.C.E.

## 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

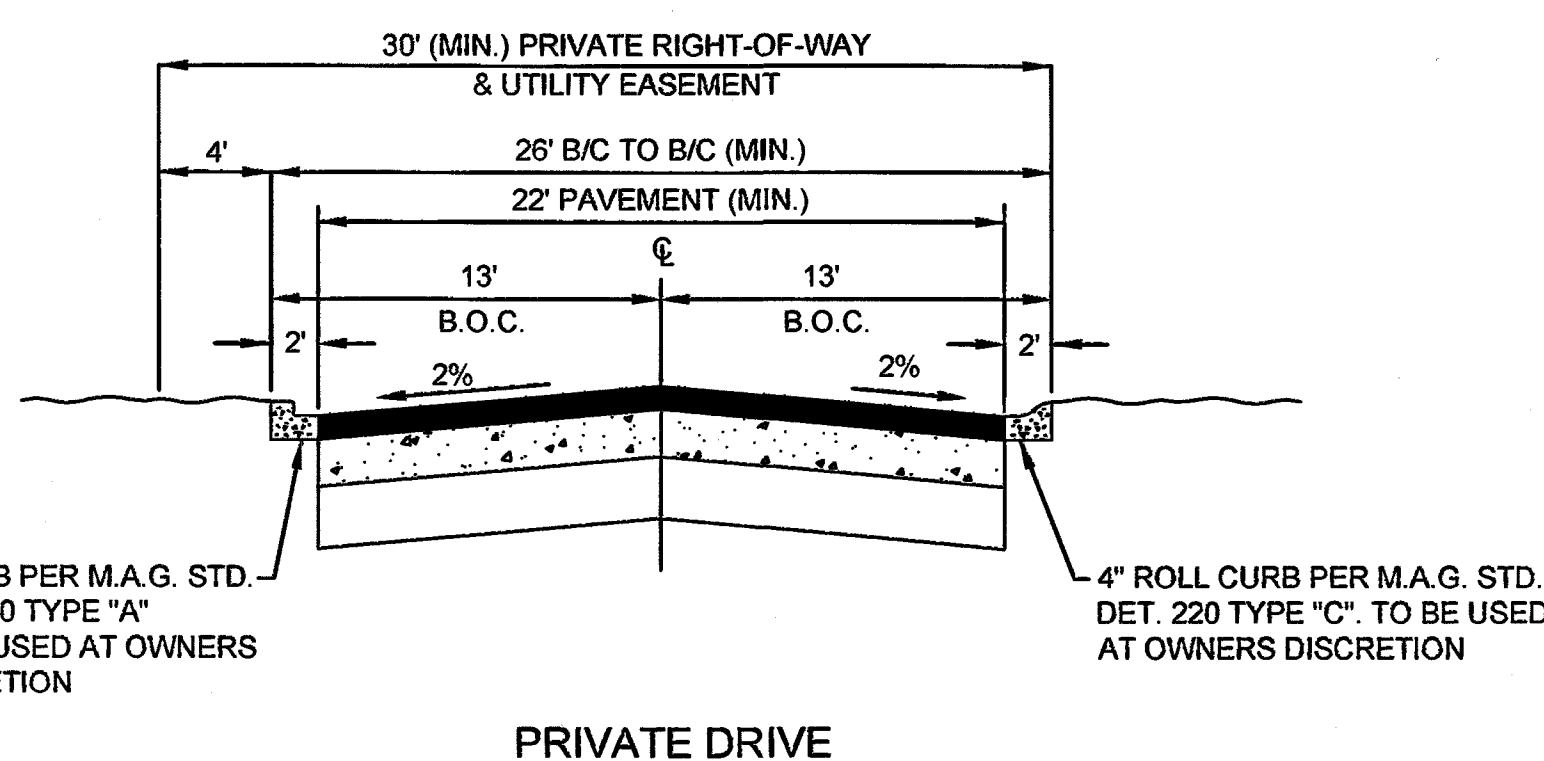
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700839.0000 DATED 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



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

## RE-PLAT NARRATIVE

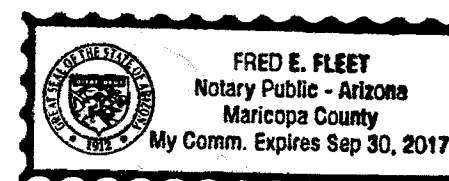
THE PROPOSED PROJECT IS TO RE-SUBDIVIDE THE PREVIOUSLY PLATTED 20 LOTS OF "THE VILLAS AT MOUNTAIN SHADOWS" INTO SEVEN (7) TOWNHOUSE LOTS AND TWO (2) TRACTS WHICH ARE TO BE UTILIZED FOR FUTURE DEVELOPMENT.

## ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )  
  
ON THIS 24<sup>TH</sup> DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
  
John P. Moroney PERSONALLY KNOWN TO ME (OR 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Fred E. Fleet  
NOTARY PUBLIC



## APPROVAL

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

24<sup>TH</sup> DAY OF March, 2016.

BY: [Signature]  
MAYOR

ATTEST: [Signature]  
TOWN CLERK

[Signature]  
TOWN ENGINEER  
[Signature]  
PLANNING DIRECTOR

## DEDICATION

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" A RE-PLAT OF "THE VILLAS AT MOUNTAIN SHADOWS" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 4 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER 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.

TNHC MOUNTAIN SHADOWS 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 D, 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 "MOUNTAIN SHADOW RESORT UNIT 2 - 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.

AN EASEMENT FOR EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER AND ACROSS A PORTION OF TRACT D SHOWN HEREON TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS.

TRACTS B AND D ARE HEREBY DEDICATED FOR THE ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE.

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

TRACT C AND TRACT E ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF:

TNHC MOUNTAIN SHADOWS 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.

TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature] DATE: 4/29/2016  
JOHN P. MORONEY, PRESIDENT

## CERTIFICATION

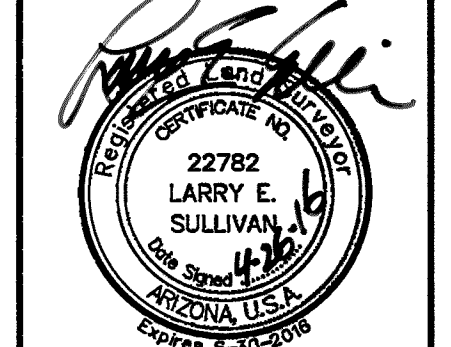
I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS 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: [Signature]  
LARRY E. SULLIVAN  
REGISTRATION NUMBER 22782  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVL.CI.COM

DATE
REVISION
NO.

RE-PLAT

THE VILLAS AT MOUNTAIN SHADOWS - AMENDED  
PARADISE VALLEY, ARIZONA



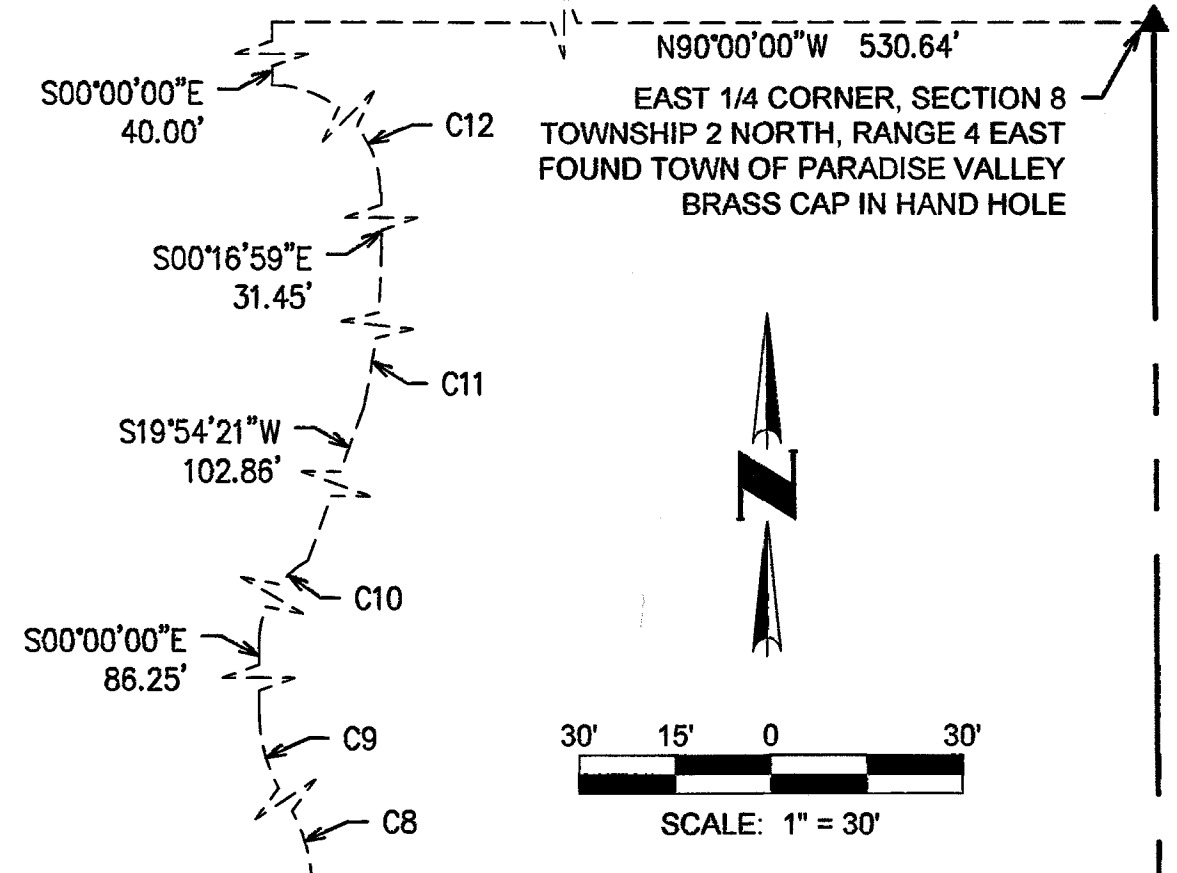
GROSS AREA = 3.157 ACRES SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES

CVL Contact: F. FLEET  
CVL Project #: 14-0245826  
CVL File #:

CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.24	273.82	009°02'51"	21.66	43.19	S04°31'26"E
C2	15.71	10.00	090°00'00"	10.00	14.14	S45°00'00"E
C3	15.71	10.00	090°00'00"	10.00	14.14	S45°00'00"W
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°45'52"	39.47	78.70	S04°39'55"E
C8	28.92	50.00	033°08'06"	14.87	28.51	N16°51'02"W
C9	29.16	50.00	033°25'04"	15.01	28.75	S16°42'32"E
C10	31.93	30.00	060°58'28"	17.66	30.44	S30°29'14"W
C11	52.15	235.00	012°42'54"	26.18	52.04	N06°04'28"E
C12	53.24	34.00	089°43'01"	33.83	47.96	N45°08'29"W

LOT AREA TABLE	
LOT #	SQUARE FEET
1	14,576
2	6,090
3	5,582
4	5,582
5	7,269
6	6,768
7	7,478
TOTAL	53,345

- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
  - INDICATES FOUND 1/2" REBAR WITH CAP RLS #22782 (UNLESS OTHERWISE NOTED)
  - INDICATES UTILITY EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - 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.
  - ② INDICATES EMERGENCY ACCESS EASEMENT



**COUNTY RECORDER**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2016030722 05/05/2016 02:35  
BOOK 1271 PAGE 13  
ELECTRONIC RECORDING  
PLAT1605-2-1-1-M-

**CVL CONSULTANTS**

4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-8831  
www.cvlci.com

**RE-PLAT**

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

REVISION: \_\_\_\_\_

NO. \_\_\_\_\_

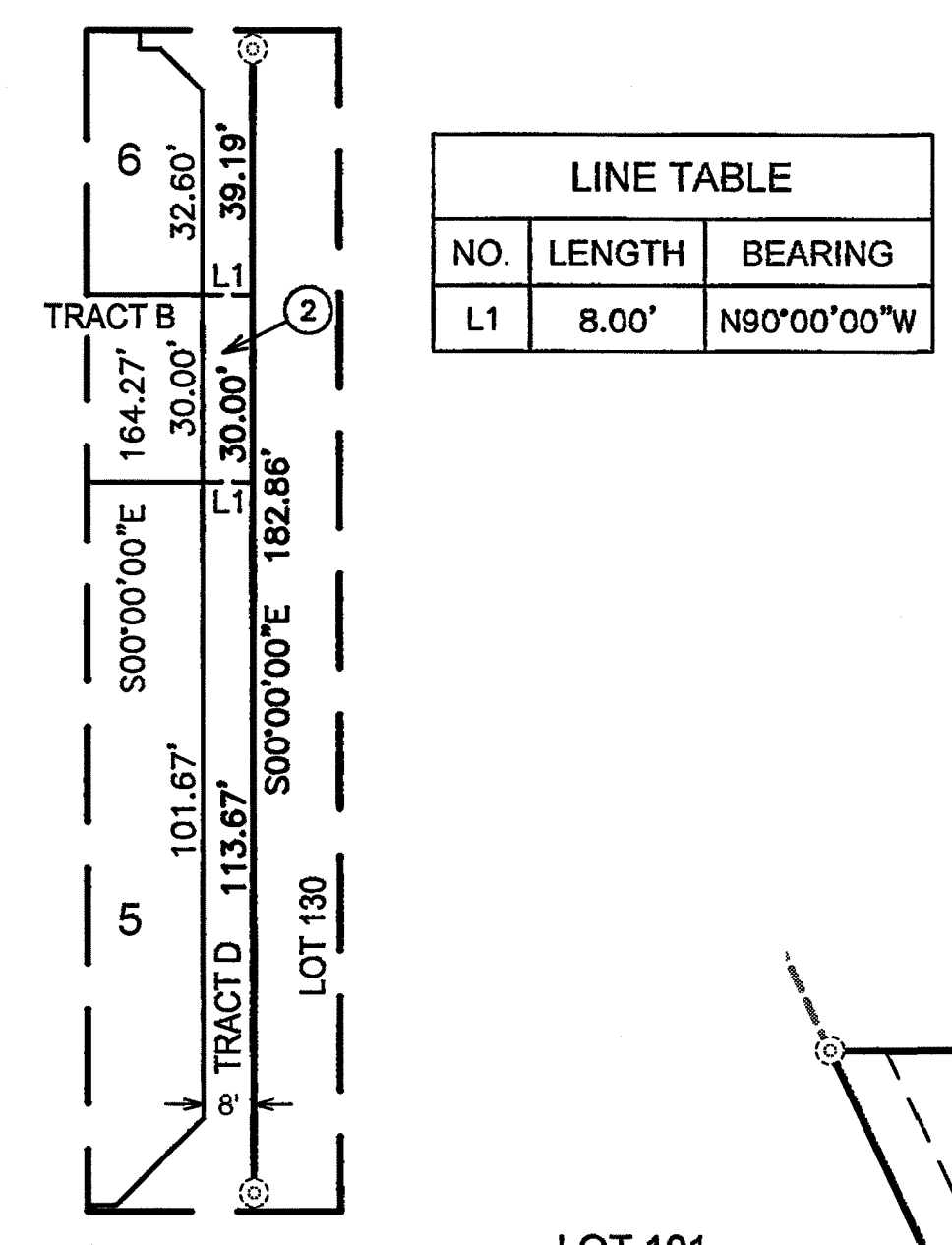
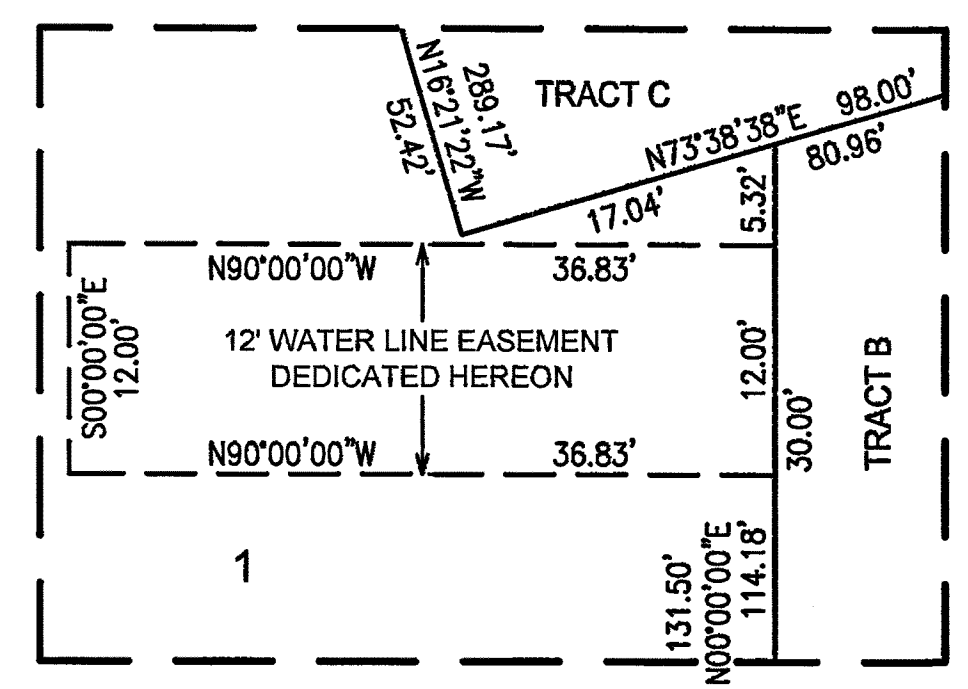
**Coe and Van Loo II L.L.C.**

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

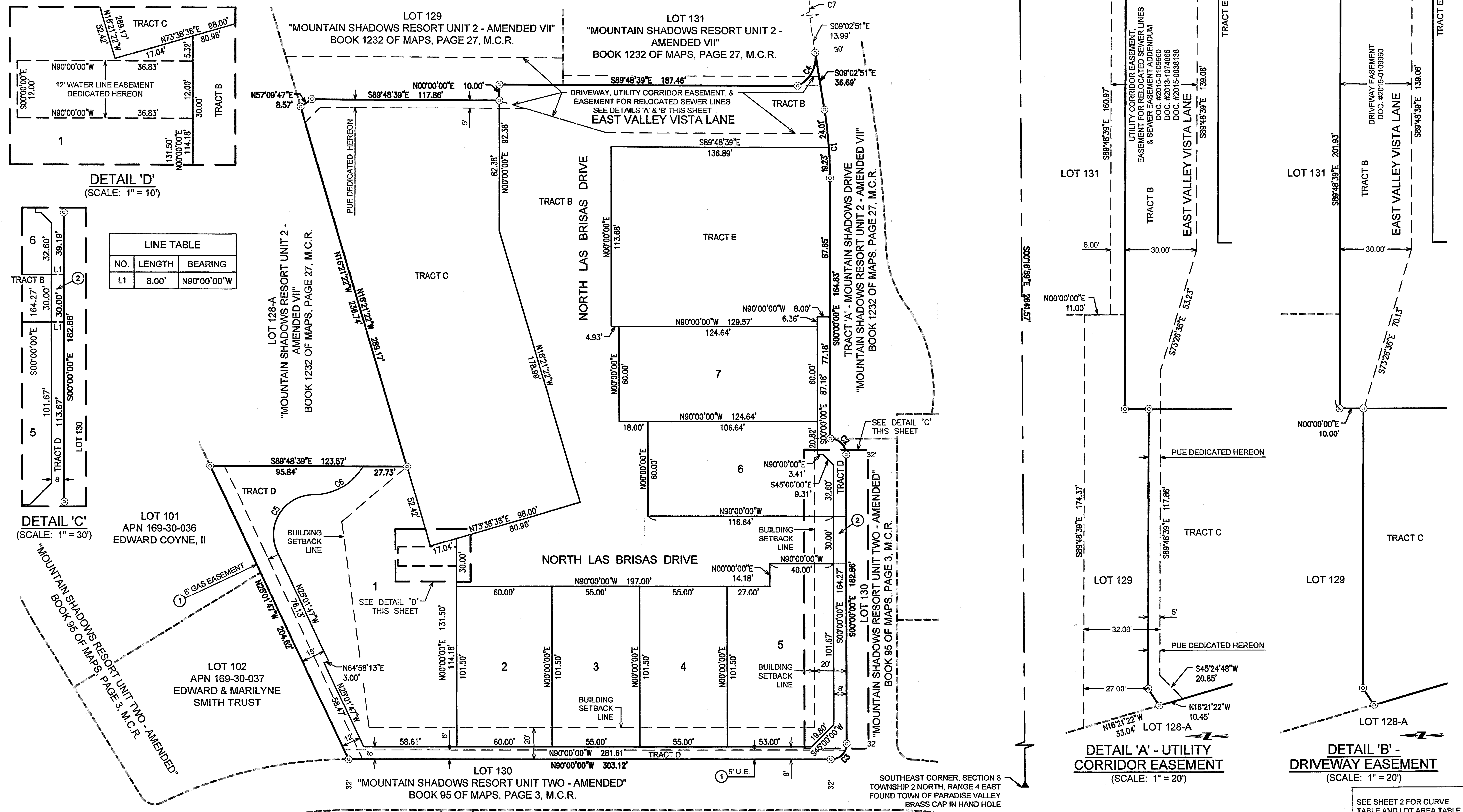
REPLAT

2 SHEET OF 2

CVL Contact: F. FLEET  
CVL Project #: 14-0245826  
CVL File #:



LINE TABLE		
NO.	LENGTH	BEARING
L1	8.00'	N90°00'00"W



Printed By: Pwker Print Date: April 26, 2016 File Name: N:\01024580\14\ADD\WEST\Replatt\DRS\MH.R1.R1\PLAT.02.dwg

PRELIMINARY PLAT FOR

# "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS"

A CONDOMINIUM UPON TRACTS 'C' AND 'E' OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK \_\_\_\_ OF MAPS, PAGE \_\_\_, 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

COUNTY RECORDER

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

**NOTES**

- THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
  - THE VERTICAL BOUNDARIES ARE THE INTERIOR FINISHED SURFACES OF THE PERMIETER 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 FROM THE UNFINISHED FLOOR OR EACH UNIT TO THE UNFINISHED CEILING OF EACH UNIT.
- THE COMMON ELEMENTS OF THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS, WILL CONSIST OF ALL THE PROPERTY WITHIN THE BOUNDARIES OF THE CONDOMINIUM AS SHOWN ON THIS CONDOMINIUM PLAT, EXCEPT FOR THE UNITS.
- TIES SHOWN ARE TO OUTSIDE FACE OF BUILDINGS (GROUND LEVEL).
- NO POWER POLES EXIST ON-SITE.
- BUILDING HEIGHT WILL COMPLY WITH THE MOUNTAIN SHADOWS RESORT SPECIAL USE PERMIT REQUIREMENTS.

**OWNER / DEVELOPER**

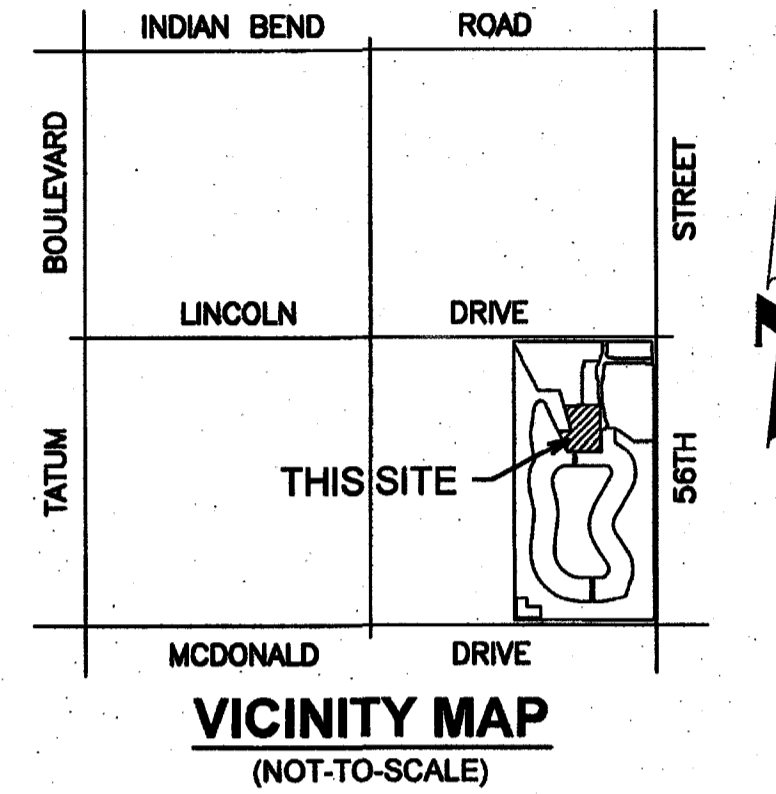
TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
6730 N. SCOTTSDALE ROAD, SUITE 235  
SCOTTSDALE, AZ 85253  
PHONE: (480) 364-6497  
CONTACT: THOMAS P. MARONEY, PRESIDENT

**ARCHITECT**

JZMK PARTNERS  
3080 BRISTOL STREET, SUITE 650  
COSTA MESA, CALIFORNIA 92626  
PHONE: (714) 426-6900  
CONTACT: BRYAN STADLER

**ENGINEER**

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



**DEDICATION**

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUM" A CONDOMINIUM UPON TRACTS 'C' AND 'E' OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK \_\_\_\_ OF MAPS, PAGE \_\_\_, 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 PRELIMINARY PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARIES OF THE CONDOMINIUM UNITS, AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

TNHC MOUNTAIN SHADOWS 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.

TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: THOMAS P. MARONEY, PRESIDENT  
ITS: AUTHORIZED SIGNATORY

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

**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 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

**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

**CERTIFICATION**

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2016, 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  
REGISTRATION NUMBER 22782  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCL.COM

DATE  
REVISION  
NO.

Coe and Van Loo II L.L.C.

**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 27-700839.0000 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.

**BENCHMARK**

WEST 1/4 CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST TOWN OF PARADISE VALLEY BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF 56TH STREET & LINCOLN  
ELEVATION = 1363.42 (NAVD 88)  
MCDOT GDACS NO. 24534-1  
N: 20751.98, E: 86642.68

**UTILITY PROVIDERS**

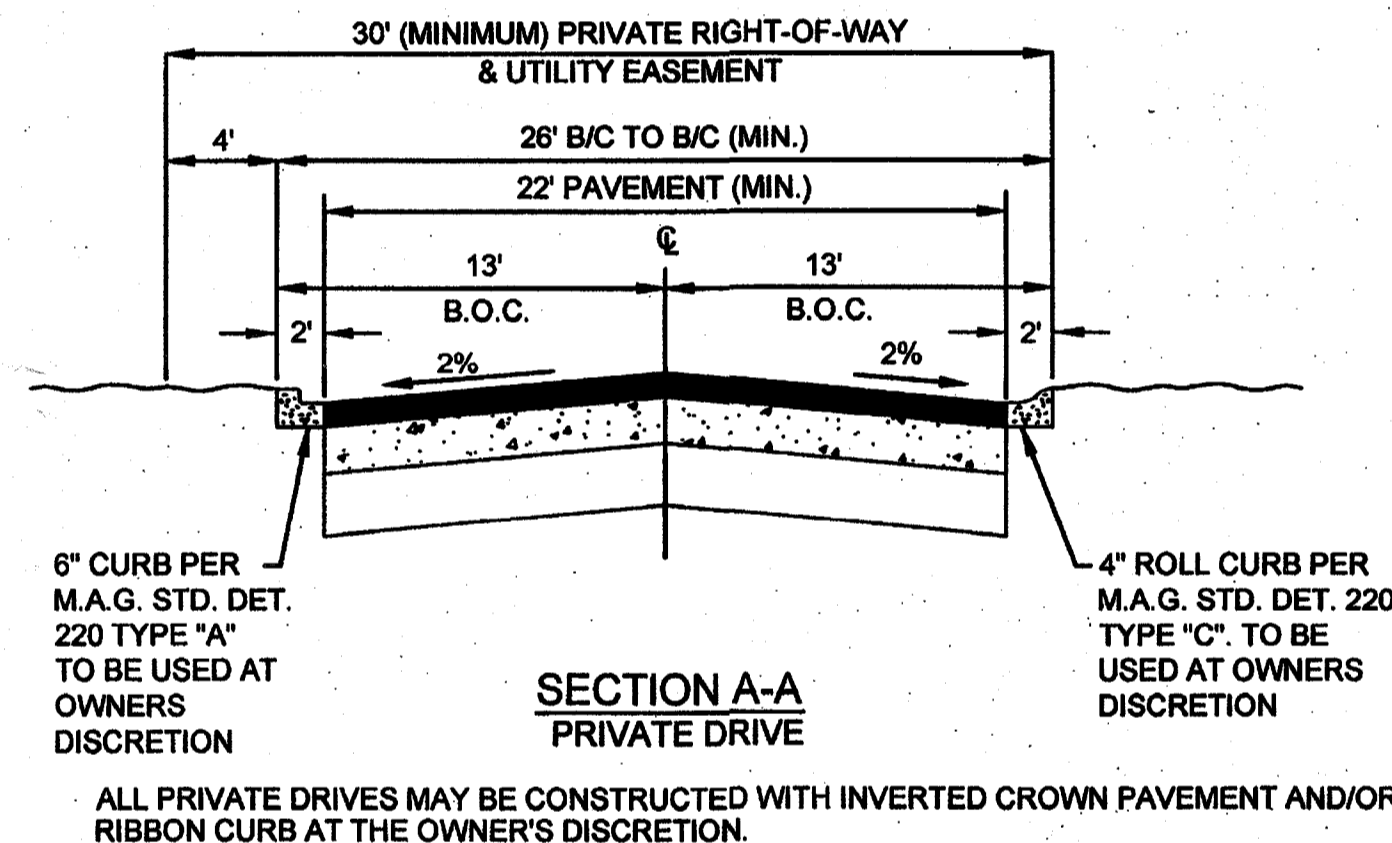
SEWER	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

**SITE DATA**

EXISTING ZONING	S.U.P. - RESORT
TOTAL UNITS	12

**EASEMENT SCHEDULE**

- EASEMENT SET FORTH IN DOCUMENT NO. 2015-0109960
- EASEMENT SET FORTH IN DOCUMENT NO. 2013-1074865
- EASEMENT SET FORTH IN DOCUMENT NO. 2015-00838138



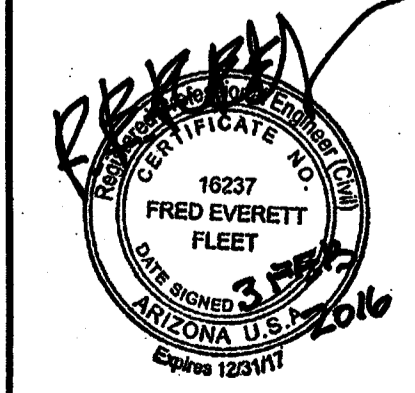
ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND/OR RIBBON CURB AT THE OWNER'S DISCRETION.

**SHEET INDEX**

- COVER SHEET, DEDICATION, NOTES
- BOUNDARY MAP
- FIRST LEVEL PLAN
- SECOND LEVEL PLAN
- UNIT PLANS & VERTICAL SCHEMATIC

Printed By: Partner Print Date: February 9, 2016 File Name: N:\01\02\05891\CADD\WEST\Residential\HdR\1\Preliminary\05\_SHEET1.PRE-PLAT.DWG

PRELIMINARY PLAT  
THE VILLAS AT MOUNTAIN SHADOWS - AMENDED  
PARADISE VALLEY, ARIZONA



1 SHEET OF 5  
CVL Contact: J. PAPPAS  
CVL Project #: 01-0245801  
CVL File #:

GROSS AREA = 1.008 ACRES

PRELIMINARY PLAT FOR  
**"THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS"**

A CONDOMINIUM UPON TRACTS 'C' AND 'E' OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK \_\_\_ OF MAPS, PAGE \_\_, 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

**BOUNDARY MAP**

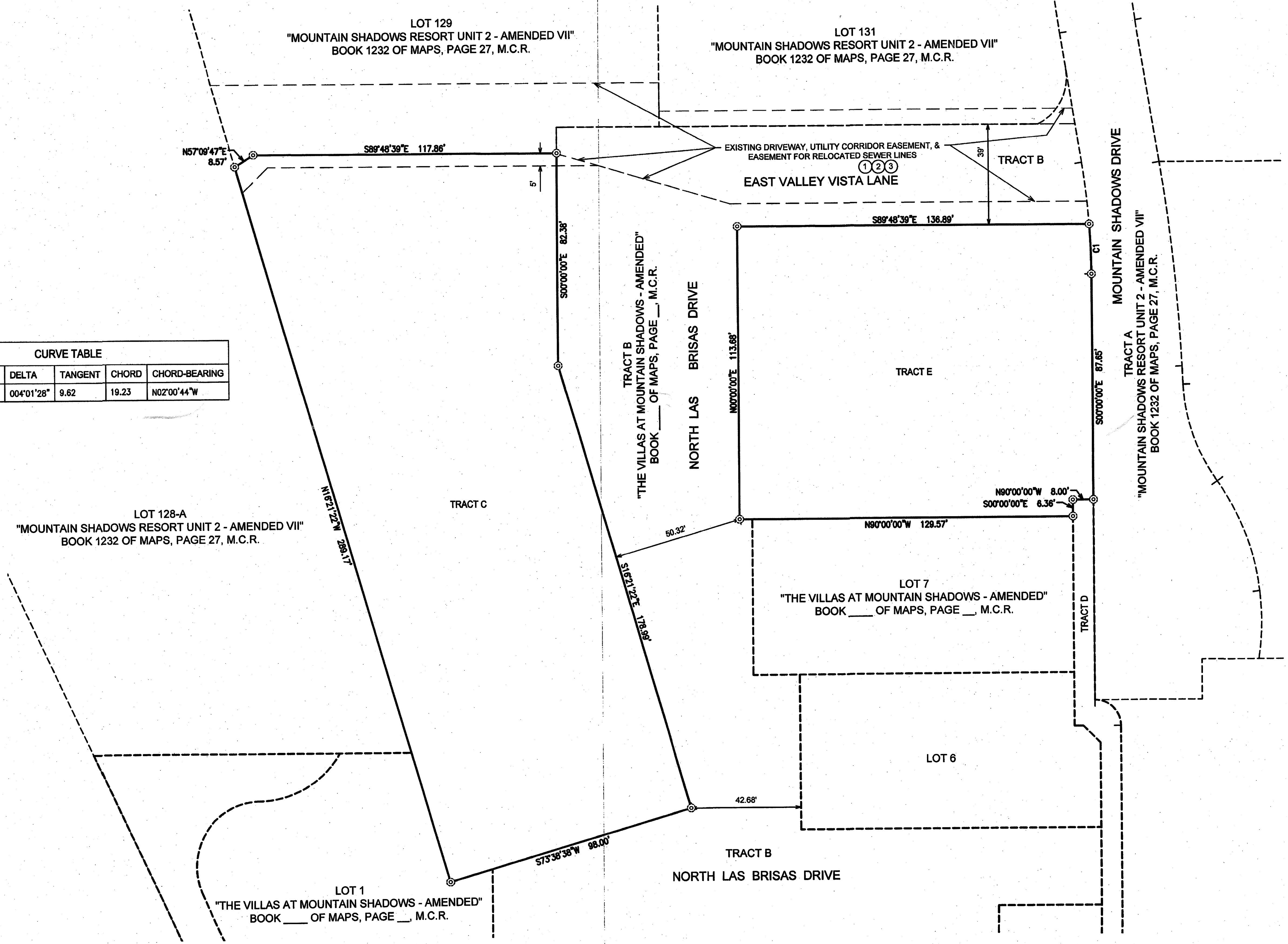
COUNTY RECORDER

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

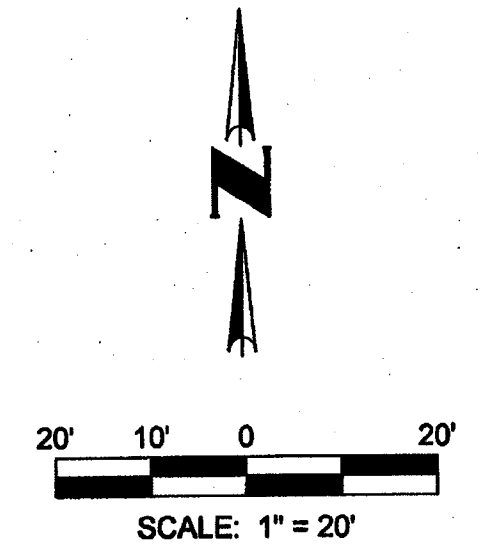
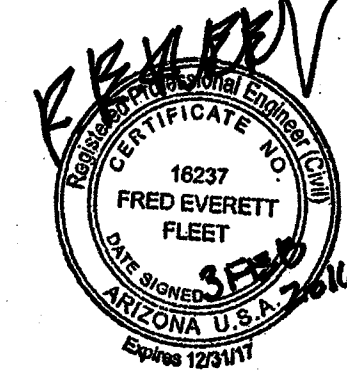
NO.	REVISION	DATE

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

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	19.23	273.82	004°01'28"	9.62	19.23	N02°00'44"W



PRELIMINARY PLAT  
 THE VILLAS AT MOUNTAIN SHADOWS - AMENDED  
 PARADISE VALLEY, ARIZONA



2 SHEET OF 5  
 CIVL Contact: J. PAPPAS  
 CIVL Project #: 01-0245801  
 CIVL File #:

Printed By: Parker Print Date: February 3, 2016 File Name: N:\01\0245801\CADD\WEST\Residential\N\PR1\PREL\PLAT.02.dwg

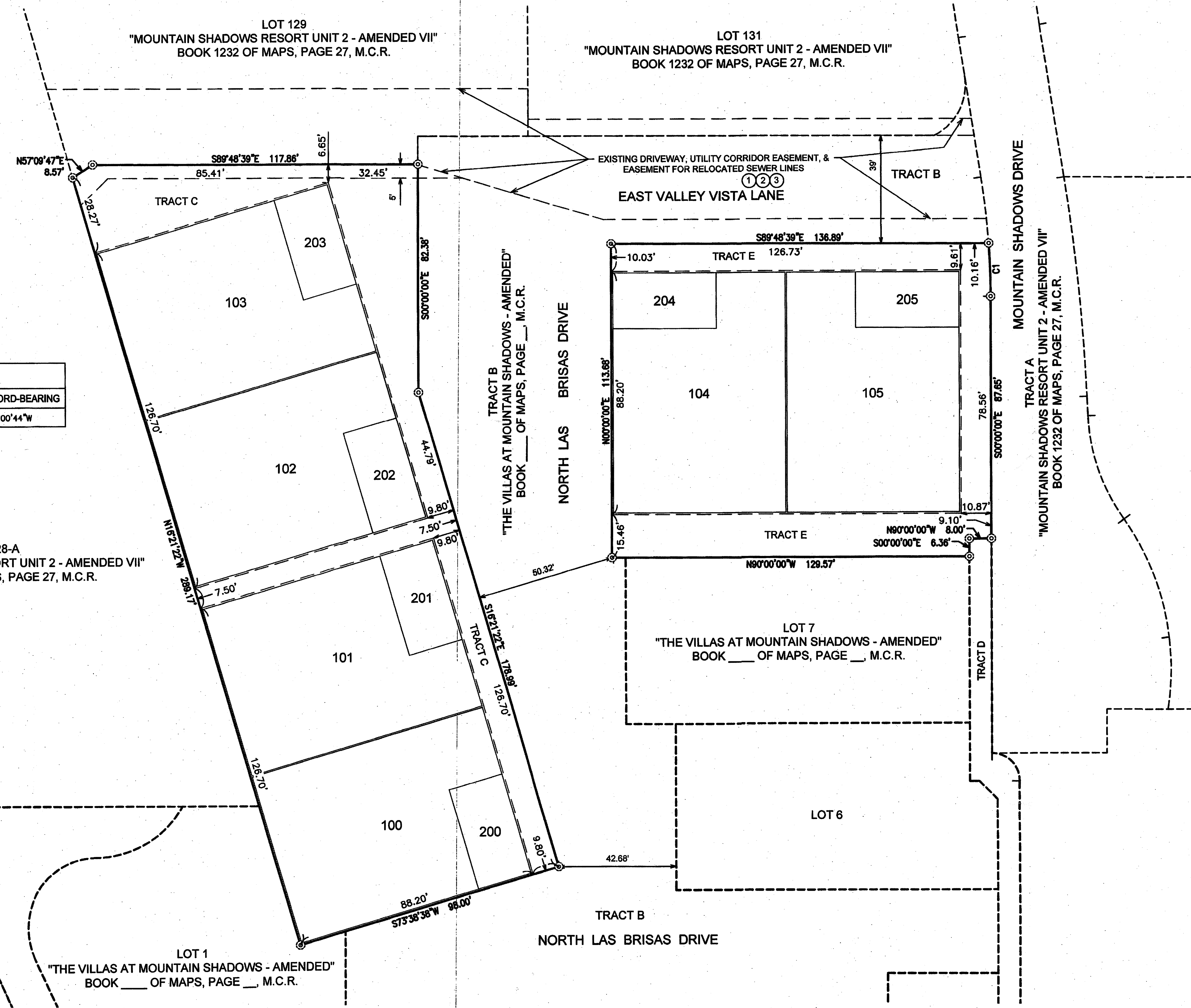
# PRELIMINARY PLAT FOR "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS"

A CONDOMINIUM UPON TRACTS 'C' AND 'E' OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK \_\_\_\_ OF MAPS, PAGE \_\_, 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

## FIRST LEVEL PLAN

COUNTY RECORDER

**CVL**  
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Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

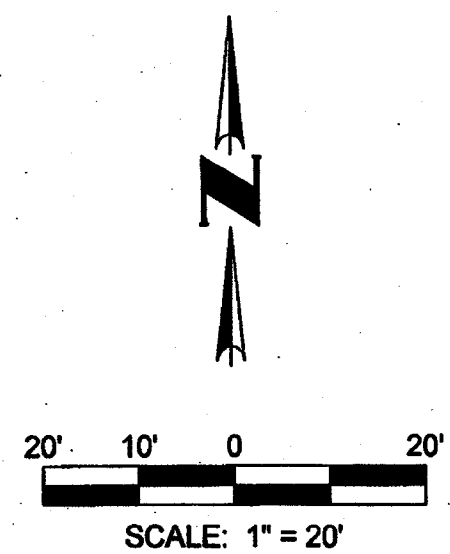
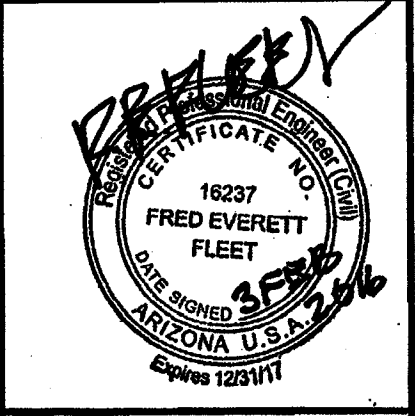


CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	19.23	273.82	004°01'28"	9.62	19.23	N02°00'44"W

NO.	REVISION	DATE

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

PRELIMINARY PLAT  
THE VILLAS AT MOUNTAIN SHADOWS - AMENDED  
PARADISE VALLEY, ARIZONA



3 SHEET OF 5  
CVL Contact: J. PAPPAS  
CVL Project #: 01-0245801  
CVL File #:

Printed By: Parker    Print Date: February 3, 2016    Filename: N:\010245801\CADD\WEST\resort\unit2\amended\NLR\1\preliminary\DS\NLR1.PRE\PLAT.03.dwg

PRELIMINARY PLAT FOR

# "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS"

A CONDOMINIUM UPON TRACTS 'C' AND 'E' OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK \_\_\_ OF MAPS, PAGE \_\_, 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

## SECOND LEVEL PLAN

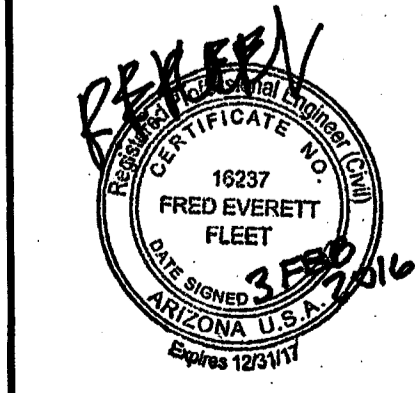
COUNTY RECORDER

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

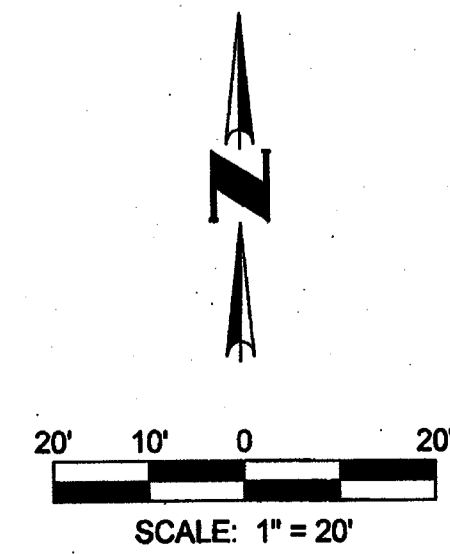
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REVISION \_\_\_\_\_  
NO. \_\_\_\_\_

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

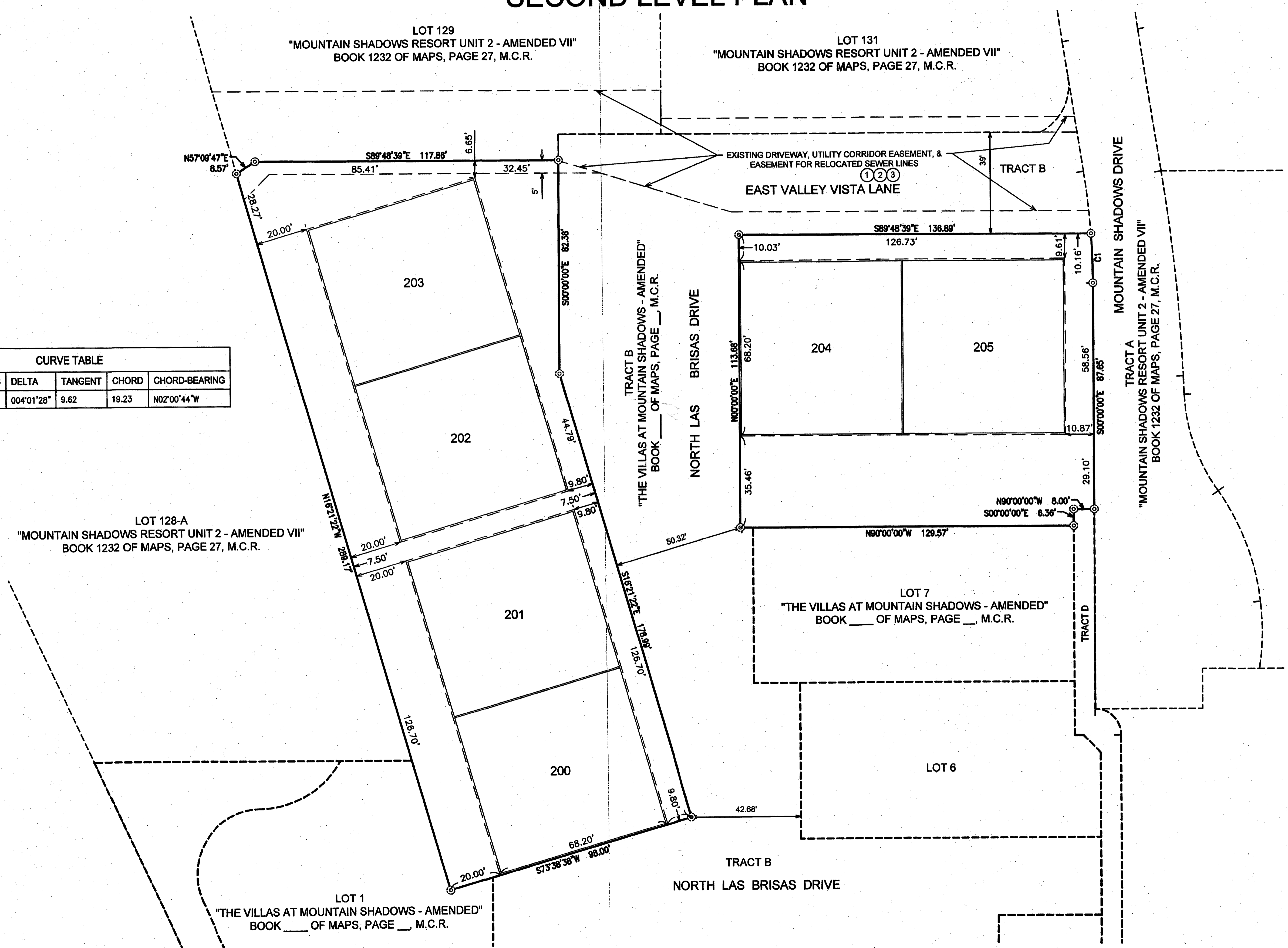
PRELIMINARY PLAT  
THE VILLAS AT MOUNTAIN SHADOWS - AMENDED  
PARADISE VALLEY, ARIZONA



4 SHEET OF 5  
CVL Contact: J. PAPPAS  
CVL Project #: 01-0245801  
CVL File #:



CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	19.23	273.82	00°4'01"28"	9.62	19.23	N02°00'44"W



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PRELIMINARY PLAT FOR

# "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED - CONDOMINIUMS"

A CONDOMINIUM UPON TRACTS 'C' AND 'E' OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" AS RECORDED IN BOOK \_\_\_\_ OF MAPS, PAGE \_\_\_, 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

COUNTY RECORDER

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

## UNIT PLANS & VERTICAL SCHEMATIC

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

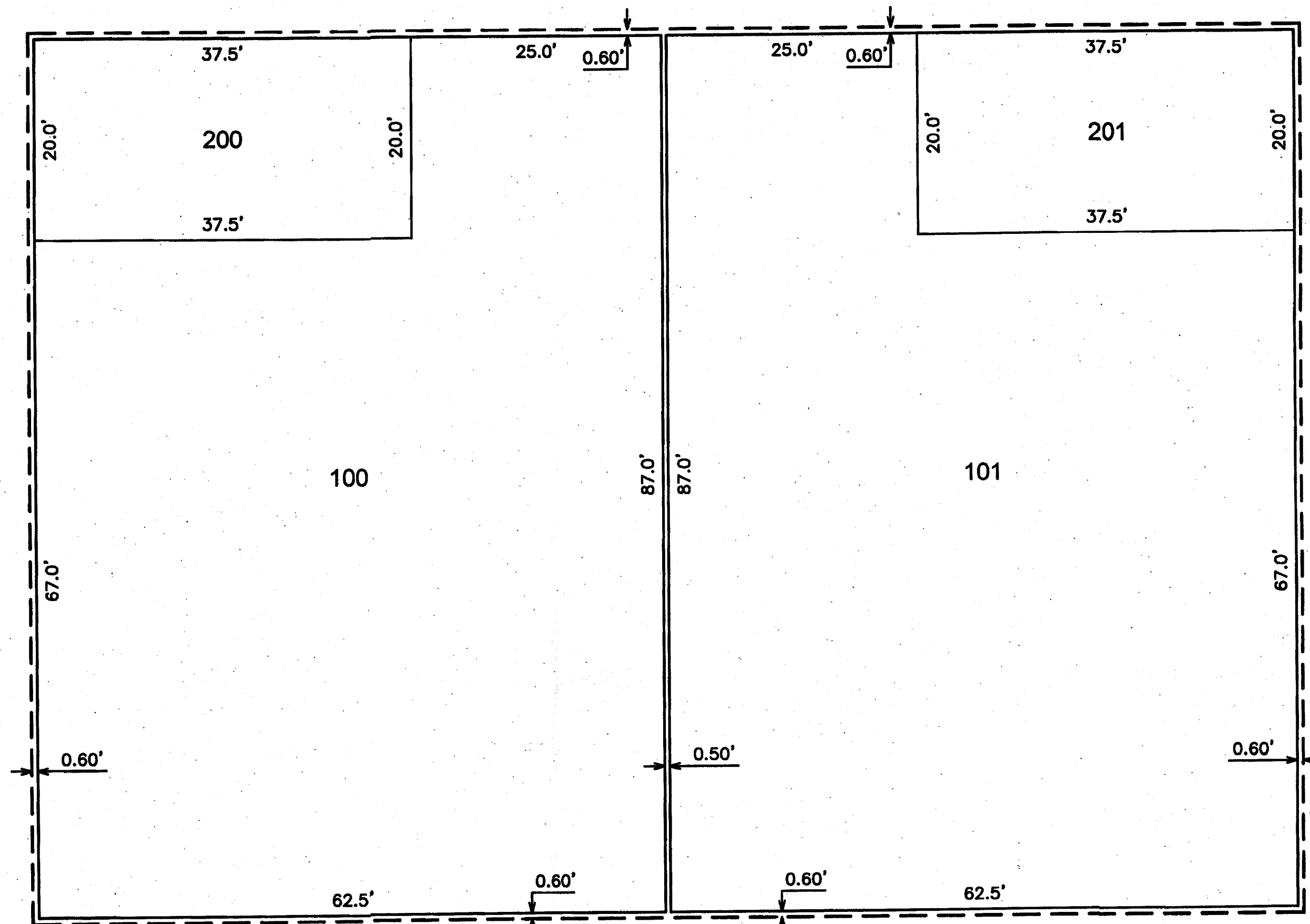
**Coe and Van Loo II L.L.C.**

PRELIMINARY PLAT

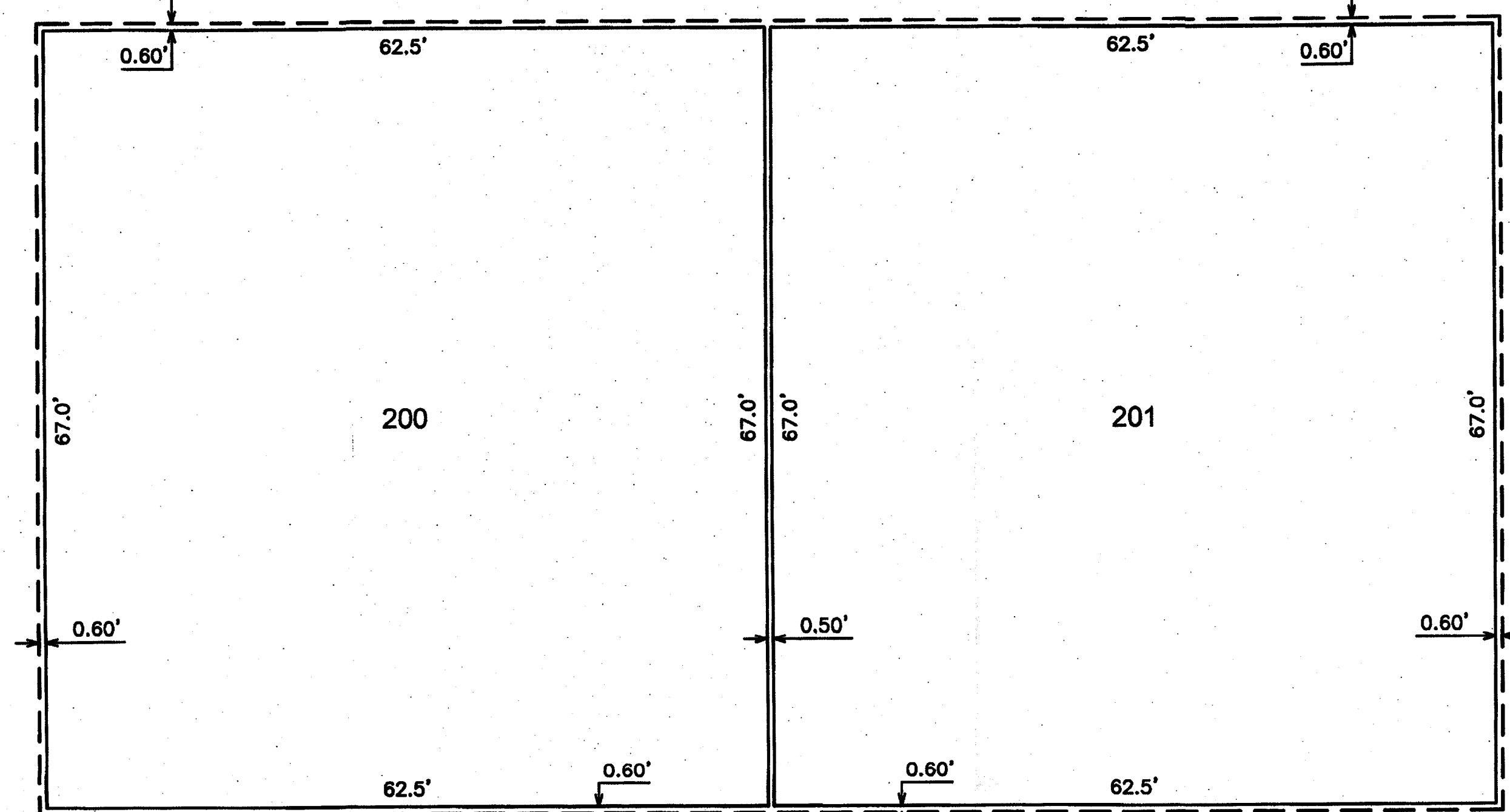
THE VILLAS AT MOUNTAIN SHADOWS - AMENDED  
PARADISE VALLEY, ARIZONA

*FRED EVERETT*  
18237  
FRED EVERETT  
FLEET  
ARIZONA U.S.A.  
Exp. 12/31/17

5 SHEET OF 5  
CVL Contact: J. PAPPAS  
CVL Project #: 01-0245801  
CVL File #:



**FIRST LEVEL PLAN**  
(SCALE: 1" = 10')



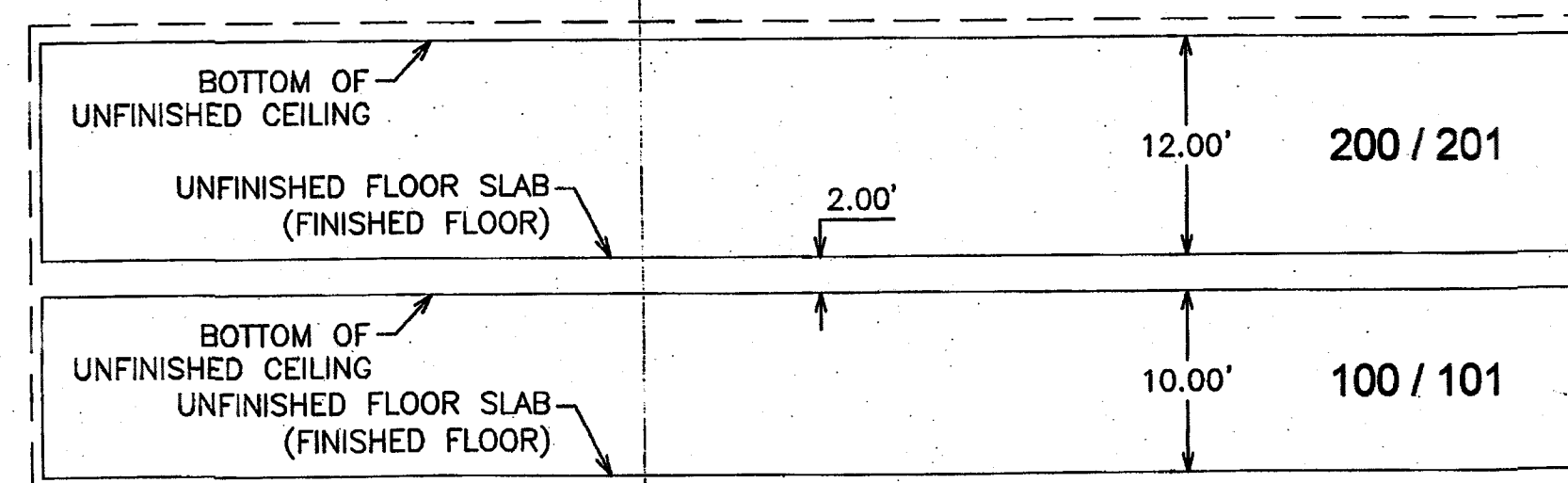
**SECOND LEVEL PLAN**  
(SCALE: 1" = 10')

UNIT TYPE A - ELEVATION		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
100		
101		
102		
103		
104		
105		

**LEGEND**

- INDICATES INTERIOR BOUNDARY
- - - - - INDICATES EXTERIOR FACE / COMMON WALL

UNIT TYPE B - ELEVATION		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
200		
201		
202		
203		
204		
205		



**VERTICAL SCHEMATIC**  
(SCALE: 1" = 10')

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