

RESOLUTION NUMBER 2018-29

A RESOLUTION OF THE COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, AUTHORIZING THE ABANDONMENT OF EXISTING PUBLIC UTILITY EASEMENTS/PEDESTRIAN ACCESS EASEMENTS, THE ACCEPTANCE OF NEW PUBLIC UTILITY EASEMENTS/PEDESTRIAN ACCESS EASEMENTS, AND THE ACCEPTANCE OF MODIFIED LOT LINES

WHEREAS, Shea Homes Limited Partnership (“Shea”), owner of the Ritz-Carlton - Parcel B – Amended I (“Parcel B”), located at the southeast corner of Indian Bend Road and Mockingbird Lane, requests that the Town of Paradise Valley (“Town”) adjust the lot lines for certain lots and modify a recorded public utility easement/ public access easement and on a portion of Parcel B due to changed conditions associated with the development of Parcel B, and;

WHEREAS, Shea has informed the Town Engineer and Town Community Development Director of the proposed modifications, now filed as “Replat - Ritz-Carlton - Parcel B - Amended III” (the “Replat”) and has requested that: 1) some of the existing public utility easements/public access easements be abandoned; 2) revised public utility easements/public access easements be accepted; and 3) that the lot lines for lots 18 to 22 be adjusted and accepted, and;

WHEREAS Shea hired Coe & Van Loo Consultants, Inc. to prepare the Replat and other required submittals required by the Town so that She may modify the public utility easements/public access easements and lot lines in compliance with the Town’s Codes and the Ritz-Carlton Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the Town of Paradise Valley, Maricopa County, Arizona as follows:

Section 1. The Town hereby: 1) abandons the existing public utility easement/public access easement; 2) accepts the revised public utility easement/public access easement plan set forth by Coe & Van Loo Consultants, Inc.; and 3) modifies the lot lines set forth by Coe & Van Loo Consultants, Inc, attached hereto as the Replat Exhibit “A”, all of which shall be recorded with the Maricopa County Recorder’s Office upon completion of the Town’s requirements for replats of existing subdivide lands.

Section 2. The Private Road Easement/Maintenance Agreement must be updated to reflect the changes to Tract N prior to issuance of a building permit for Lots 18 – 22.

APPROVED by the Town Council of the Town of Paradise Valley this 15th

day of November, 2018.

ATTEST:

TOWN OF PARADISE VALLEY
a municipal corporation

Duncan Miller, Town Clerk

Michael Collins, Mayor

APPROVED AS TO FORM:

Andrew M. Miller, Town Attorney

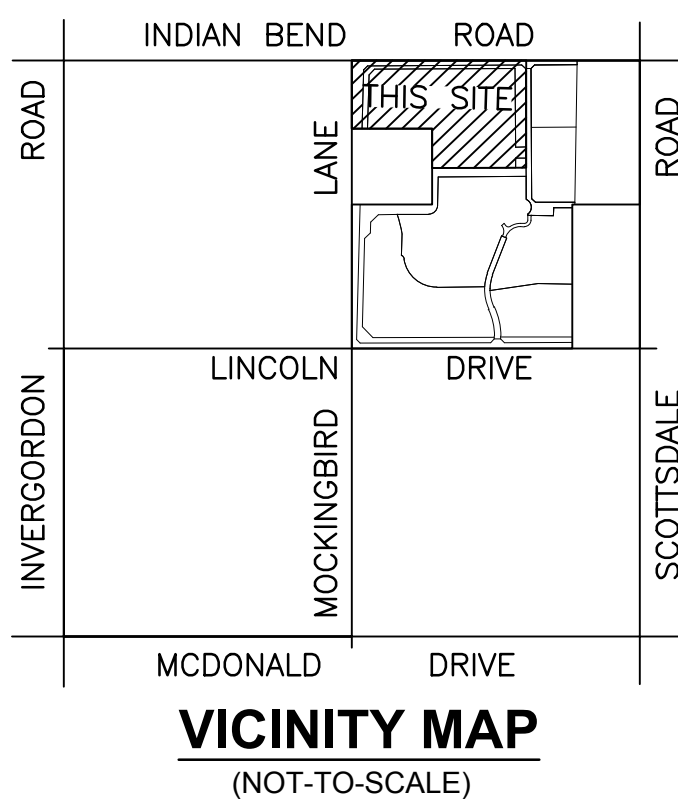
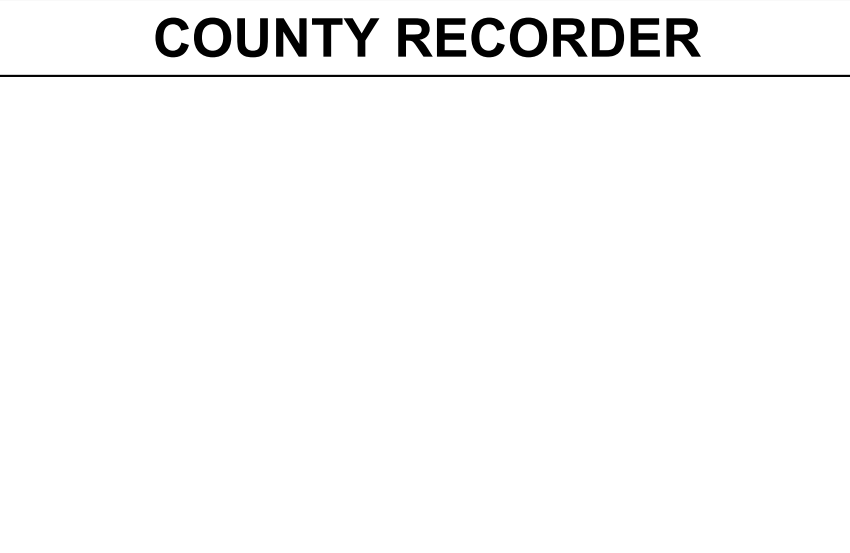


Exhibit A

REPLAT

RITZ-CARLTON - PARCEL B - AMENDED III

A REPLAT OF LOTS 18-22 AND TRACT N OF RITZ-CARLTON - PARCEL B - AMENDED I, AS RECORDED IN BOOK 1371 OF MAPS, PAGE 6, 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



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.
- THE DEVELOPMENT OF THE LOTS IN "RITZ-CARLTON - PARCEL B - AMENDED I" IS PURSUANT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT, AND COVENANT RUNNING WITH THE LAND, AND RELEASE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT DOCUMENT NUMBER 2016-00048361 AND PURSUANT TO SPECIAL USE PERMIT NO. 15-01 ISSUED BY THE TOWN OF PARADISE VALLEY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT NO. 15-01 ISSUED BY THE TOWN OF PARADISE VALLEY.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, LIENS AND RESTRICTIONS FOR 7000 EAST LINCOLN RESORT COMMUNITY AS RECORDED IN DOCUMENT NO. 2017-0193183 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15-01).

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 CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "C" MODIFIED (UNLESS OTHERWISE NOTED).
- INDICATES STREET ADDRESSING CHANGE
- 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.A.E. INDICATES VEHICULAR NON-ACCESS 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
- INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- INDICATES EXISTING LOT LINE
- CWR INDICATES CACTUS WREN ROAD
- JTL INDICATES JOSHUA TREE LANE
- M.C.R. INDICATES MARICOPA COUNTY RECORDS

BUILDING SETBACKS		
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'

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 2018, 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

BUILDING SETBACKS		
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'

OWNER

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
 8800 N. GAINIEY CENTER, SUITE 350
 SCOTTSDALE, AZ 85258
 PHONE: (480) 348-6158
 CONTACT: DAN BONOW
 EMAIL: DAN.BONOW@SHEAHOMES.COM

ENGINEER

COE AND VAN LOO L.L.C.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0938
 CONTACT: HEIDI TILSON

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:
 RICHARD G. ALCOCKER
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCLICOM

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

SITE TABLE*		
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)	3.064	AC

* SITE DATA TABLE INCLUDES LOTS THAT ARE NO LONGER A PART OF THIS REPLAT TO REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE SUP.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 2018, 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 SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND 7000 EAST LINCOLN RESORT COMMUNITY PARCEL B RESIDENTIAL ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS, HEREBY PUBLISH THIS REPLAT FOR "RITZ-CARLTON - PARCEL B - AMENDED III", A REPLAT OF LOTS 18-22 AND TRACT N OF "RITZ-CARLTON - PARCEL B AMENDED I" AS RECORDED IN BOOK 1371 OF MAPS, PAGE 6, 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 PUBLISH THIS PLAT AS AND FOR THE REPLAT OF "RITZ-CARLTON - PARCEL B - AMENDED III" 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.

TRACT "N", SHALL BE USED AS PRIVATE ACCESS WAYS TO BE OWNED BY SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS, AND MAINTAINED PURSUANT TO THE CC&RS.

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:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, 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 OFFICERS.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
 OWNER

ITS: AUTHORIZED SIGNATORY

BY: _____ DATE: _____
 OWNER

ITS: AUTHORIZED SIGNATORY

IN WITNESS WHEREOF:

7000 EAST LINCOLN RESORT COMMUNITY PARCEL B RESIDENTIAL ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, 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 OFFICERS.

7000 EAST LINCOLN RESORT COMMUNITY PARCEL B RESIDENTIAL ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

BY: _____ DATE: _____
 OWNER

ITS: AUTHORIZED SIGNATORY

BY: _____ DATE: _____
 OWNER

ITS: AUTHORIZED SIGNATORY

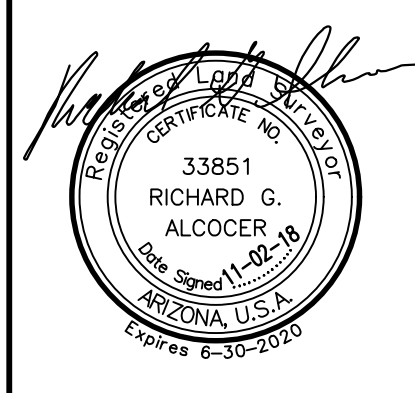
GROSS AREA = 5.019 ACRES SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

DATE	REVISION	NO.

REPLAT

RITZ-CARLTON - PARCEL B - AMENDED III
 PARADISE VALLEY, ARIZONA

Coe and Van Loo L.L.C.



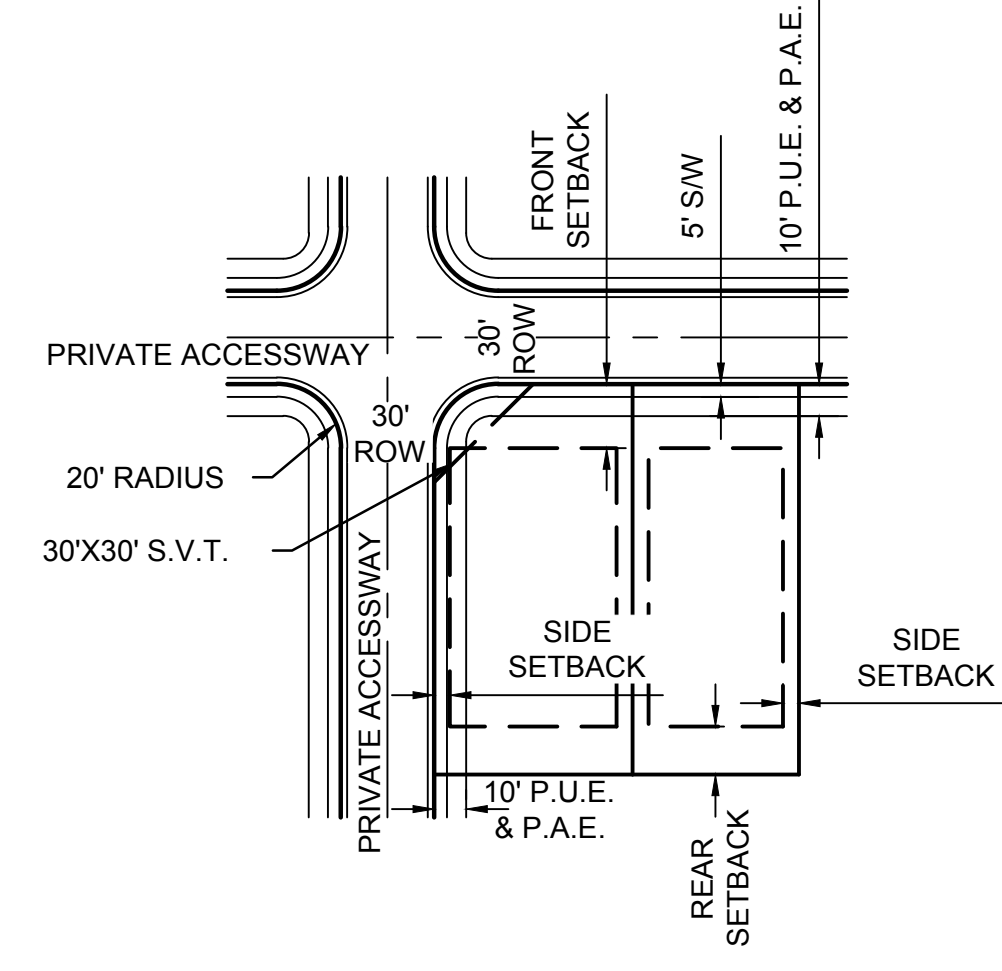
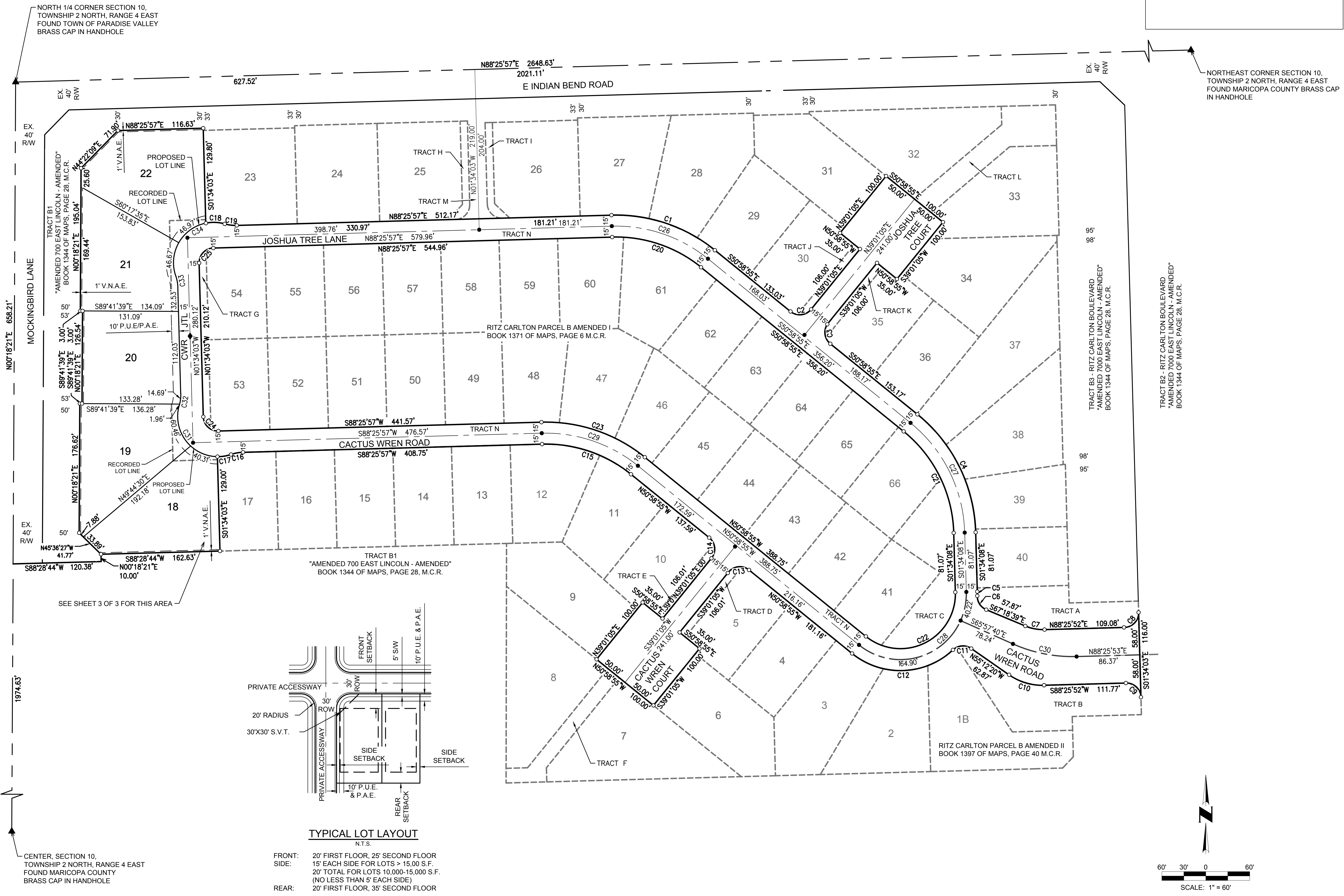
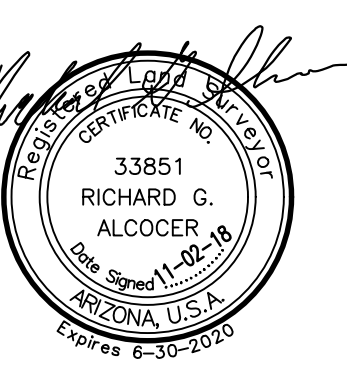
COUNTY RECORDER

NO.	REVISION	DATE

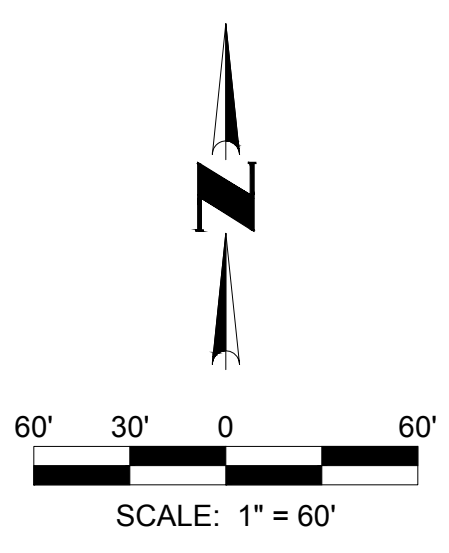
Coe and Van Loo L.L.C.

REPLAT

RITZ-CARLTON - PARCEL B - AMENDED III
 PARADISE VALLEY, ARIZONA



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



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

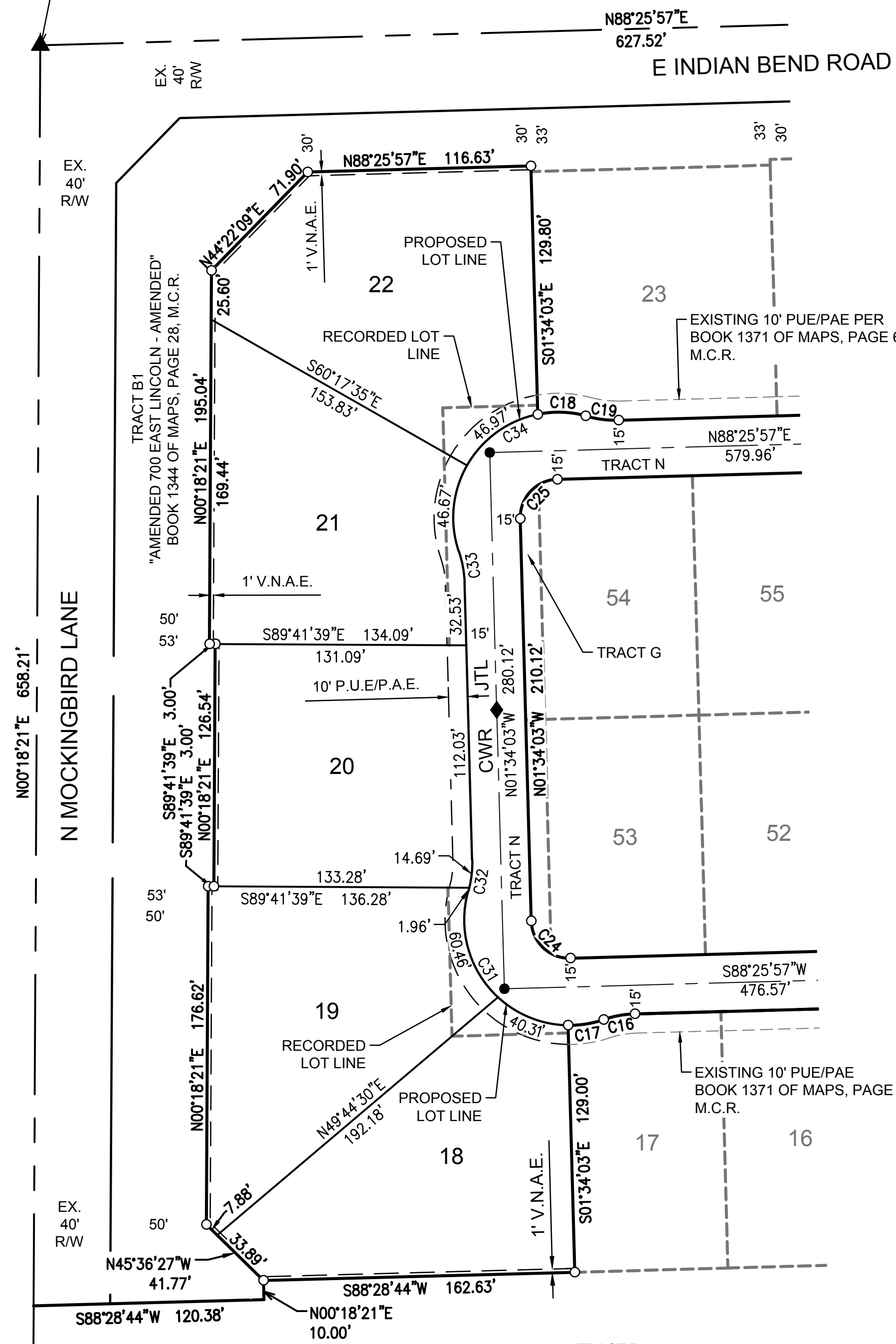
NORTHEAST CORNER SECTION 10,
 TOWNSHIP 2 NORTH, RANGE 4 EAST
 FOUND MARICOPA COUNTY BRASS CAP
 IN HANDHOLE

EX. 40' R/W

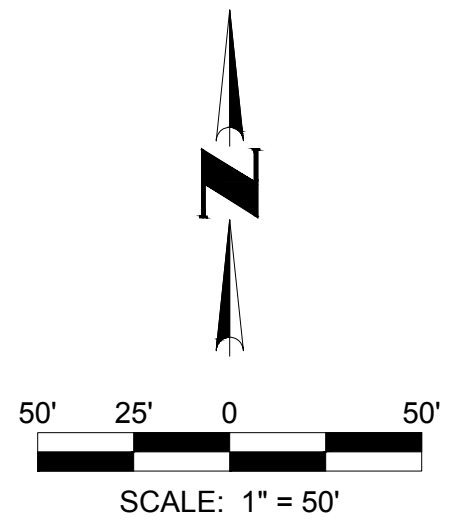
1974.63'

CENTER, 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



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



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	152.29'	215.00'	040°35'07"	79.50	149.13	S71°16'29"E
C2	31.42'	20.00'	090°00'00"	20.00	28.28	N84°01'05"E
C3	31.42'	20.00'	090°00'00"	20.00	28.28	S05°58'55"E
C4	185.42'	215.00'	049°24'47"	98.92	179.73	S26°16'32"E
C5	5.74'	105.00'	003°08'01"	2.87	5.74	S00°00'08"E
C6	23.97'	19.87'	069°08'03"	13.69	22.55	S33°00'09"E
C7	26.88'	63.50'	024°15'29"	13.65	26.68	S79°26'24"E
C8	31.42'	20.00'	089°59'54"	20.00	28.28	N43°25'54"E
C9	31.42'	20.00'	090°00'05"	20.00	28.28	N46°34'05"W
C10	50.77'	80.00'	036°21'48"	26.27	49.93	N73°23'14"W
C11	27.18'	20.00'	077°52'15"	16.16	25.14	S85°51'33"W
C12	150.45'	105.00'	082°05'39"	91.43	137.90	S87°58'15"W
C13	31.42'	20.00'	090°00'00"	20.00	28.28	S84°01'05"W
C14	31.42'	20.00'	090°00'00"	20.00	28.28	N05°58'55"W
C15	131.04'	185.00'	040°35'07"	68.41	128.32	N71°16'29"W
C16	16.67'	55.00'	017°21'39"	8.40	16.60	S79°45'06"W
C17	18.94'	55.00'	019°43'34"	9.56	18.84	N80°56'03"E
C18	26.05'	55.00'	027°08'09"	13.27	25.81	N87°47'38"W
C19	16.65'	55.00'	017°20'29"	8.39	16.58	S82°53'48"E
C20	131.04'	185.00'	040°35'07"	68.41	128.32	S71°16'29"E
C21	159.55'	185.00'	049°24'47"	85.12	154.65	S26°16'32"E
C22	170.94'	75.00'	130°35'13"	163.01	136.27	S63°43'28"W
C23	152.29'	215.00'	040°35'07"	79.50	149.13	N71°16'29"W
C24	31.42'	20.00'	090°00'00"	20.00	28.28	N46°34'03"W
C25	31.42'	20.00'	090°00'00"	20.00	28.28	N43°25'57"E
C26	141.67'	200.00'	040°35'07"	73.95	138.73	N71°16'29"W
C27	172.48'	200.00'	049°24'47"	92.02	167.19	N26°16'32"W
C28	205.13'	90.00'	130°35'13"	195.62	163.52	N63°43'28"E
C29	141.67'	200.00'	040°35'07"	73.95	138.73	N71°16'29"W
C30	89.39'	200.00'	025°36'28"	45.45	88.65	S78°45'54"E
C31	119.71'	55.00'	124°42'10"	104.99	97.44	S46°34'39"E
C32	16.65'	55.00'	017°20'29"	8.39	16.58	N07°06'12"E
C33	16.65'	55.00'	017°20'29"	8.39	16.58	N10°14'17"W
C34	119.69'	55.00'	124°40'58"	104.94	97.43	S43°25'57"W

PARCEL	ASSESSOR NUMBER	OWNER
TRACT A	174-58-360	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT B	174-58-368	PENDING
TRACT B1	174-58-259	FIVE STAR LAND OWNER LLC
TRACT B3	174-58-261	FIVE STAR LAND OWNER LLC
TRACT C	174-58-245	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT D	174-58-362	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT E	174-58-363	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT F	174-58-248	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT G	174-58-249	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT H	174-58-250	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT I	174-58-251	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT J	174-58-264	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT K	174-58-265	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT L	174-58-254	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC
TRACT M	174-58-255	7000 EAST LINCOLN RESORT COMM PAR B RES ASSOC

LOT AREA TABLE

LOT #	PROPOSED (SQ. FT)	RECORDED (SQ. FT)
18	17,237	16,663
19	17,695	16,770
20	16,841	16,841
21	17,359	16,623
22	19,062	18,229

TRACT AREA TABLE

TRACT	RECORDED AREA	PROPOSED AREA
TRACT N	133,486 (SQ. FT) 3.064 (AC)	130,417 (SQ. FT) 2.994 (AC)

*AREAS LISTED IN THE TRACT AREA AND LOT AREA TABLES ARE GROSS AND NET.

COUNTY RECORDER

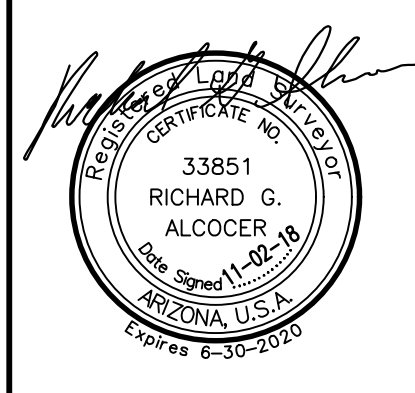
PARCEL	ASSESSOR NUMBER	OWNER
LOT 1B	174-58-367	PENDING
LOT 2	174-58-178	SHEA HOMES LTD PARTNERSHIP
LOT 3	174-58-179	SHEA HOMES LTD PARTNERSHIP
LOT 4	174-58-180	SHEA HOMES LTD PARTNERSHIP
LOT 5	174-58-356	SHEA HOMES LTD PARTNERSHIP
LOT 6	174-58-182	HAWKINS JAMES B/MARY PAT
LOT 7	174-58-183	SHEA HOMES LTD PARTNERSHIP
LOT 8	174-58-184	SHEA HOMES LTD PARTNERSHIP
LOT 9	174-58-185	SHEA HOMES LTD PARTNERSHIP
LOT 10	174-58-357	SHEA HOMES LTD PARTNERSHIP
LOT 11	174-58-187	SHEA HOMES LTD PARTNERSHIP
LOT 12	174-58-188	SHEA HOMES LTD PARTNERSHIP
LOT 13	174-58-189	SHEA HOMES LTD PARTNERSHIP
LOT 14	174-58-190	SHEA HOMES LTD PARTNERSHIP
LOT 15	174-58-191	SHEA HOMES LTD PARTNERSHIP
LOT 16	174-58-192	SHEA HOMES LTD PARTNERSHIP
LOT 17	174-58-193	SHEA HOMES LTD PARTNERSHIP
LOT 23	174-58-199	SHEA HOMES LTD PARTNERSHIP
LOT 24	174-58-200	SHEA HOMES LTD PARTNERSHIP
LOT 25	174-58-201	SHEA HOMES LTD PARTNERSHIP
LOT 26	174-58-202	SHEA HOMES LTD PARTNERSHIP
LOT 27	174-58-203	SHEA HOMES LTD PARTNERSHIP
LOT 28	174-58-204	SHEA HOMES LTD PARTNERSHIP
LOT 29	174-58-205	SHEA HOMES LTD PARTNERSHIP
LOT 30	174-58-358	SHEA HOMES LTD PARTNERSHIP
LOT 31	174-58-207	SHEA HOMES LTD PARTNERSHIP
LOT 32	174-58-208	SHEA HOMES LTD PARTNERSHIP
LOT 33	174-58-209	SHEA HOMES LTD PARTNERSHIP
LOT 34	174-58-210	SHEA HOMES LTD PARTNERSHIP
LOT 35	174-58-359	SHEA HOMES LTD PARTNERSHIP
LOT 36	174-58-212	SHEA HOMES LTD PARTNERSHIP
LOT 37	174-58-213	SHEA HOMES LTD PARTNERSHIP
LOT 38	174-58-214	SHEA HOMES LTD PARTNERSHIP
LOT 39	174-58-215	SHEA HOMES LTD PARTNERSHIP
LOT 40	174-58-216	SHEA HOMES LTD PARTNERSHIP
LOT 41	174-58-217	SHEA HOMES LTD PARTNERSHIP
LOT 42	174-58-218	SHEA HOMES LTD PARTNERSHIP
LOT 43	174-58-219	SHEA HOMES LTD PARTNERSHIP
LOT 44	174-58-220	SHEA HOMES LTD PARTNERSHIP
LOT 45	174-58-221	SHEA HOMES LTD PARTNERSHIP
LOT 46	174-58-222	SHEA HOMES LTD PARTNERSHIP
LOT 47	174-58-223	SHEA HOMES LTD PARTNERSHIP
LOT 48	174-58-224	SHEA HOMES LTD PARTNERSHIP
LOT 49	174-58-225	VICORI REVOCABLE TRUST
LOT 50	174-58-226	SHEA HOMES LTD PARTNERSHIP
LOT 51	174-58-227	SHEA HOMES LTD PARTNERSHIP
LOT 52	174-58-228	SHEA HOMES LTD PARTNERSHIP
LOT 53	174-58-229	SHEA HOMES LTD PARTNERSHIP
LOT 54	174-58-230	SHEA HOMES LTD PARTNERSHIP
LOT 55	174-58-231	SHEA HOMES LTD PARTNERSHIP
LOT 56	174-58-232	SHEA HOMES LTD PARTNERSHIP
LOT 57	174-58-233	SHEA HOMES LTD PARTNERSHIP
LOT 58	174-58-234	SHEA HOMES LTD PARTNERSHIP
LOT 59	174-58-235	SHEA HOMES LTD PARTNERSHIP
LOT 60	174-58-236	SHEA HOMES LTD PARTNERSHIP
LOT 61	174-58-237	DALTON FAMILY TRUST
LOT 62	174-58-238	SHEA HOMES LTD PARTNERSHIP
LOT 63	174-58-239	SHEA HOMES LTD PARTNERSHIP
LOT 64	174-58-240	SHEA HOMES LTD PARTNERSHIP
LOT 65	174-58-241	SHEA HOMES LTD PARTNERSHIP
LOT 66	174-58-242	SHEA HOMES LTD PARTNERSHIP



NO.	REVISION	DATE

REPLAT

RITZ-CARLTON - PARCEL B - AMENDED III
PARADISE VALLEY, ARIZONA



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