

RE-PLAT FOR

# THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED

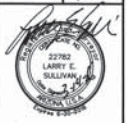
A RE-PLAT OF LOTS 21 THROUGH 28, AND TRACTS B, C, AND D, INCLUSIVE, OF "THE VILLAS AT MOUNTAIN SHADOWS II" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 16 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

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

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
NO. \_\_\_\_\_  
**Coe and Van Loo II L.L.C.**

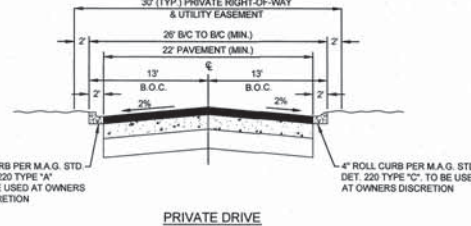
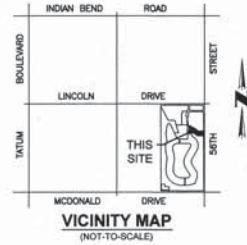
RE-PLAT  
THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED  
PARADISE VALLEY, ARIZONA



1 SHEET OF 2  
CVL Drafted: F. FLEET  
CVL Project #: 14-0245826  
CVL File #

### 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 II - 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. 2013-0359702 M.C.R. RESPECTIVELY, AS AMENDED.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT (SUP) 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 MARSHALL.



### OWNER

TNHC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
8730 N. SCOTTSDALE ROAD, SUITE 235  
SCOTTSDALE, AZ 85253  
PHONE: (480) 364-6497  
CONTACT: THOMAS P. MARONEY, PRESIDENT

### ENGINEER

COE & VAN LOO II, INC.  
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)(1), 9-7-1 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 PLACED. 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.

### LAND USE TABLE

PARCEL	AREA
EXISTING ZONING	SUP - RESORT
YIELD	7 LOTS
	3 TRACTS
GROSS AREA	1,971 ACRES

### 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°10'59" 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.

### UTILITY PROVIDERS

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

### TRACT TABLE

TRACT	AREA (ACRES)	DESCRIPTION
TRACT 'B'	0.335	PRIVATE DRIVE, DRAINAGE EASEMENT, UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, REFUSE COLLECTION & EMERGENCY ACCESS
TRACT 'C'	0.050	UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, DRAINAGE EASEMENT, GOLF CART PATH
TRACT 'D'	0.073	UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE & EMERGENCY ACCESS
TOTAL	0.458	

### EASEMENT SCHEDULE

- EASEMENTS SET FORTH IN BOOK 1252 OF MAPS, PAGE 27
- EASEMENT SET FORTH IN DOCKET 4930, PAGE 82

### 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 II - AMENDED" A RE-PLAT OF LOTS 21 THROUGH 28 AND TRACTS B, C, AND D, INCLUSIVE OF THE VILLAS AT MOUNTAIN SHADOWS II AS RECORDED IN BOOK 1251 OF MAPS, PAGE 16 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 II" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN UNDERGROUND PUBLIC UTILITY EASEMENT UNDER AND ACROSS TRACT B, TRACT C, 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' OR "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VP". 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 AND TRACT C TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS.

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 TRACT D TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS.

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

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

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: \_\_\_\_\_ DATE: \_\_\_\_\_  
THOMAS P. MARONEY, 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 JUNE, 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: *Larry E. Sullivan*  
LARRY E. SULLIVAN  
REGISTRATION NUMBER 22782  
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

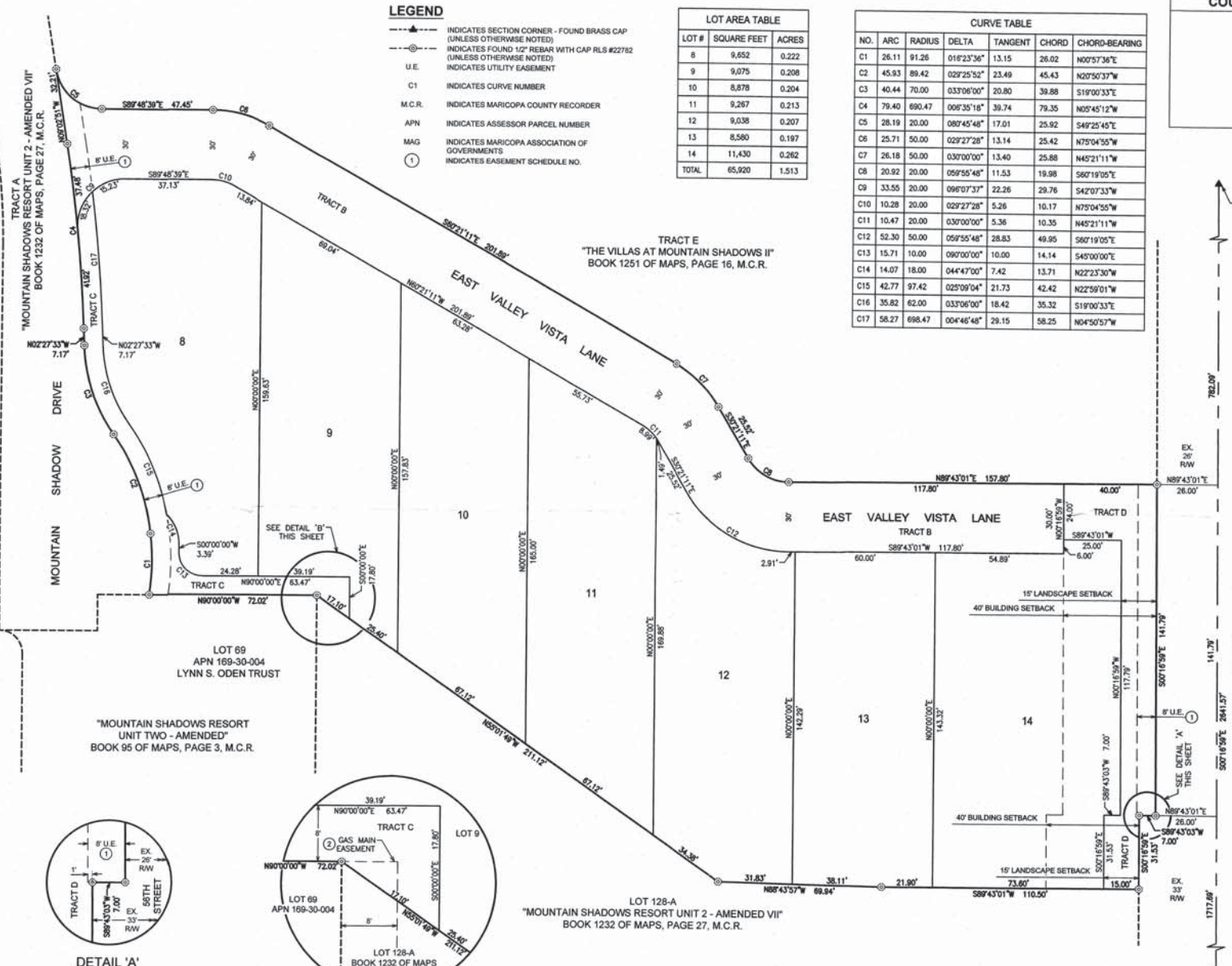
\_\_\_\_\_  
TOWN ENGINEER

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

GROSS AREA = 1,971 ACRES

SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES

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- LEGEND**
- ▲--- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
  - INDICATES FOUND 1/2" REBAR WITH CAP RLS #22782 (UNLESS OTHERWISE NOTED)
  - 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
  - ① INDICATES EASEMENT SCHEDULE NO.

LOT AREA TABLE		
LOT #	SQUARE FEET	ACRES
8	9,652	0.222
9	9,075	0.208
10	8,878	0.204
11	9,267	0.213
12	9,038	0.207
13	8,590	0.197
14	11,430	0.262
TOTAL	65,920	1.513

CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	26.11	91.26	016°23'36"	13.15	26.02	N00°57'36"E
C2	45.83	89.42	029°25'52"	23.49	45.43	N20°50'37"W
C3	40.44	70.00	033°06'00"	20.80	39.88	S19°00'33"E
C4	79.40	690.47	006°35'18"	39.74	79.35	N05°45'12"W
C5	28.19	20.00	080°45'48"	17.01	25.92	S49°25'45"E
C6	25.71	50.00	029°27'28"	13.14	25.42	N79°04'55"W
C7	26.18	50.00	030°00'00"	13.40	25.88	N45°21'11"W
C8	20.92	20.00	059°55'48"	11.53	19.98	S60°19'05"E
C9	33.55	20.00	096°07'37"	22.26	29.76	S42°07'33"W
C10	10.28	20.00	029°27'28"	5.26	10.17	N79°04'55"W
C11	10.47	20.00	030°00'00"	5.36	10.35	N45°21'11"W
C12	52.30	50.00	059°55'48"	28.83	49.95	S60°19'05"E
C13	15.71	10.00	090°00'00"	10.00	14.14	S45°00'00"E
C14	14.07	18.00	044°47'00"	7.42	13.71	N22°23'30"W
C15	42.77	97.42	029°09'04"	21.73	42.42	N22°59'01"W
C16	35.82	62.00	033°06'00"	18.42	35.32	S19°00'33"E
C17	58.27	698.47	004°45'48"	29.15	58.25	N04°50'57"W

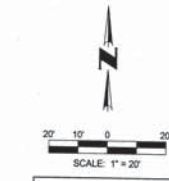
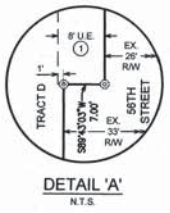
**COUNTY RECORDER**



NO.	REVISION	DATE

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

EAST 1/4 CORNER, SECTION 8  
 TOWNSHIP 2 NORTH, RANGE 4 EAST  
 FOUND TOWN OF PARADISE VALLEY  
 BRASS CAP IN HAND HOLE



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



2 SHEET OF 2  
 CIV. Contract: F. FLEET  
 CIV. Project #: 14-02454526  
 CIV. File #

SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES