

QUAIL RUN MANOR

A LOT COMBINATION OF LOTS 1&2 AND LOTS 3&4 OF QUAIL RUN NORTH, AND A LOT COMBINATION OF LOTS 1&2 AND LOTS 3&4 OF QUAIL RUN SOUTH IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 JUSTIN HEAP
 20260130585 03/06/2026 09:12
 BOOK 1908 PAGE 32
 ELECTRONIC RECORDING
 FLAT2604-3-1-1-M-
 Esquivela

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

PARENT LEGAL DESCRIPTION

LOTS 1 THROUGH 4, INCLUSIVE, OF THE FINAL PLAT FOR QUAIL RUN NORTH AS RECORDED IN BOOK 1791 OF MAPS, PAGE 13 AND LOTS 1 THROUGH 4, INCLUSIVE, OF THE FINAL PLAT FOR QUAIL RUN SOUTH AS RECORDED IN BOOK 1791 OF MAPS, PAGE 12, RECORDS OF THE MARICOPA COUNTY RECORDER.

NEW LEGAL DESCRIPTION

COMMENCING AT THE MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN A HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE CITY OF SCOTTSDALE BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 01°33'43" EAST, A DISTANCE OF 2658.12 FEET;

THENCE NORTH 01°33'43" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,329.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°38'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.66 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°38'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 663.83 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 00°37'50" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 663.65 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 88°37'41" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 642.42 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°56'28" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 293.71 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°35'50", A DISTANCE OF 28.19 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 45.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°19'18", A DISTANCE OF 16.75 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°24'59", A DISTANCE OF 19.38 FEET;

THENCE SOUTH 88°37'58" WEST, A DISTANCE OF 197.03 FEET;

THENCE SOUTH 88°39'28" WEST, A DISTANCE OF 174.88 FEET; TO A POINT ON A 45.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 01°20'31" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 244°37'24", A DISTANCE OF 192.13 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°37'24", A DISTANCE OF 28.20 FEET;

THENCE NORTH 88°39'28" EAST, A DISTANCE OF 110.90 FEET;

THENCE NORTH 88°37'59" EAST, A DISTANCE OF 197.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°24'51", A DISTANCE OF 19.38 FEET; TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 45.00 FOOT RADIUS, CONCAVE NORTHERLY;

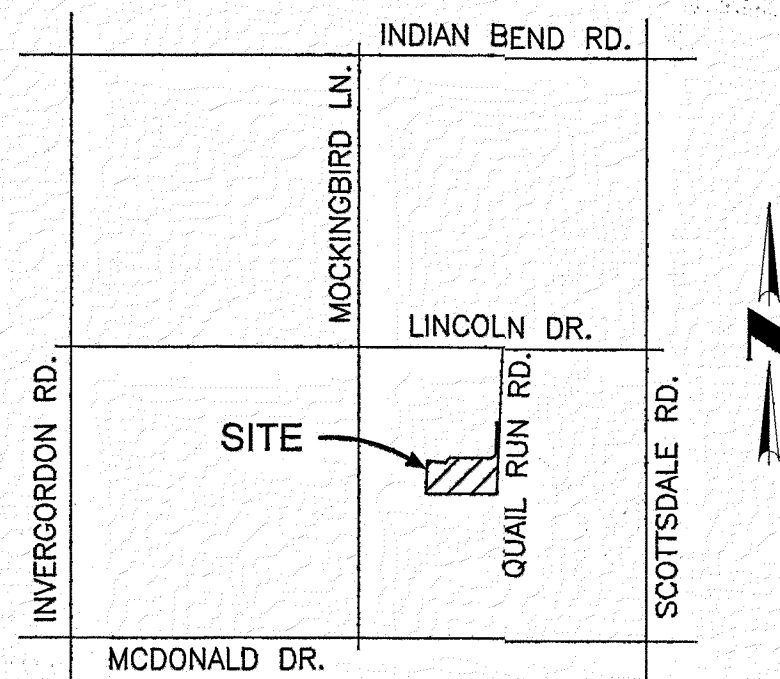
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°27'12", A DISTANCE OF 53.76 FEET TO A POINT ON SAID EAST LINE;

THENCE SOUTH 00°56'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 265.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 405,158 SQUARE FEET OR 9.301 ACRES, MORE OR LESS.

NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE.
- 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.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "QUAIL RUN MANOR" DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE HEREINAFTER RECORDED.
- ZONING = R-43
- ALL LOTS WILL ADHERE TO THE EXISTING R-43 ZONING DISTRICT DEVELOPMENT STANDARD OF HAVING MAXIMUM 24-FOOT MAIN STRUCTURE BUILDING HEIGHT AND LIMITED TO 2 STORIES. LOTS WILL HAVE A MAXIMUM FLOOR AREA RATIO OF 25%.
- ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- EXISTING DEED RESTRICTIONS PER DOCKET 895, PAGE 463, REMAIN IN FORCE.



VICINITY MAP
(NOT-TO-SCALE)

SITE DATA

QUAIL RUN MANOR
 EXISTING ZONING - R-43
 NO. OF LOTS - 4
 LOT #1 - 109,576 SQUARE FEET (2.515 ACRES)
 LOT #2 - 109,301 SQUARE FEET (2.509 ACRES)
 LOT #3 - 91,064 SQUARE FEET (2.090 ACRES)
 LOT #4 - 95,217 SQUARE FEET (2.185 ACRES)

GROSS AREA - 405,158 SQUARE FEET (9.301 ACRES)
 NET AREA - 405,158 SQUARE FEET (9.301 ACRES)
 AREA OF LOTS - 405,158 SQUARE FEET (9.301 ACRES)
 AREA OF PUBLIC STREET - 0.0 SQUARE FEET (0.0 ACRES)
 DENSITY - 0.782 DU/AC

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS NORTH 88°36'58" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1297 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS.

BENCHMARK

GDACS PT NO. 3758
 BRASS CAP IN HANDHOLE LOCATED AT THE CENTERLINE INTERSECTION OF MCDONALD ROAD AND INVERGORDON ROAD.

ELEVATION = 1361.60' (NAVD 88)

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.

DEDICATION

STATE OF Texas }
 COUNTY OF Harris }^{SS}

KNOW ALL MEN BY THESE PRESENTS:

THAT 3S TUNA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "QUAIL RUN MANOR" A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "QUAIL RUN MANOR" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS, CONSTITUTING SAME AND THAT EACH LOT OR STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT AND 3S TUNA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE TOWN OF PARADISE VALLEY, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

3S TUNA VENTURE, 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.

3S TUNA VENTURE, LLC A DELAWARE LIMITED LIABILITY COMPANY.

BY: Barrington M. Hammond Jr. DATE: January 9, 2026
 BARRINGTON M. HAMMOND JR.
 A MANAGING MEMBER

ACKNOWLEDGEMENT

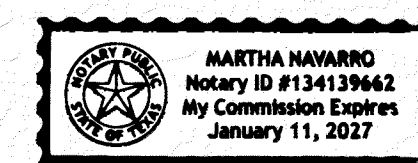
STATE OF Texas }
 COUNTY OF Harris }^{SS}

ON THIS 9th DAY OF January 2026, BEFORE ME, THE UNDERSIGNED NOTARY

PUBLIC, PERSONALLY APPEARED BARRINGTON M. HAMMOND JR. AND ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF 3S TUNA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Martha Navarro MY COMMISSION EXPIRES: January 11, 2027
 NOTARY PUBLIC
 Martha Navarro



OWNER

3S TUNA VENTURE, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 1302 WAUGH DRIVE
 SUITE #539
 HOUSTON, TEXAS 77019
 EMAIL: BARRY@RURALROUTE3HOLDINGS.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0928
 CONTACT: DOUGLAS W. CHUBIN, P.E.
 REGISTRATION #35697

UTILITY PROVIDERS

TELEPHONE ELECTRIC SEWER WATER FIRE POLICE GAS CABLE TELEVISION	LUMEN - CENTURYLINK ARIZONA PUBLIC SERVICE COMPANY TOWN OF PARADISE VALLEY EPCOR WATER ARIZONA INC. TOWN OF PARADISE VALLEY TOWN OF PARADISE VALLEY SOUTHWEST GAS COX COMMUNICATIONS
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FLOOD ZONE INFORMATION

THE LIMITS OF FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 04013C1770M DATED SEPTEMBER 18, 2020 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X": AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

TOTAL LAND USE	
NUMBER OF LOTS	4
GROSS RESIDENTIAL DENSITY	0.782 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	405,158	9.301
RIGHT OF WAY	0	0.000
TOTAL GROSS AREA	405,158	9.301

ADMINISTRATIVE LAND MODIFICATION APPROVAL

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND TOWN ENGINEER ON

January 22, 2026

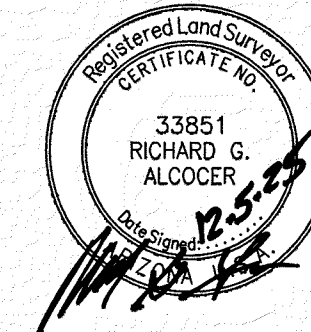
Clayton Allen
 COMMUNITY DEVELOPMENT DIRECTOR

Richard G. Alcocer
 TOWN ENGINEER

CERTIFICATION

I, RICHARD G. ALCOCKER, 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 JANUARY 2024, 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: Richard G. Alcocer
 RICHARD G. ALCOCKER
 REGISTRATION NUMBER 33851
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCCI.COM



DATE _____
 REVISION _____
 NO. _____
COE & VAN LOO CONSULTANTS, INC.
 LOT COMBINATION
 QUAIL RUN MANOR
 PARADISE VALLEY, ARIZONA

GROSS AREA = 9.301 ACRES
 NET AREA = 9.301 ACRES
 SEE SHEET 2 FOR LEGEND AND LOT AREA TABLE

SHEET
 01 OF 03

COUNTY RECORDER
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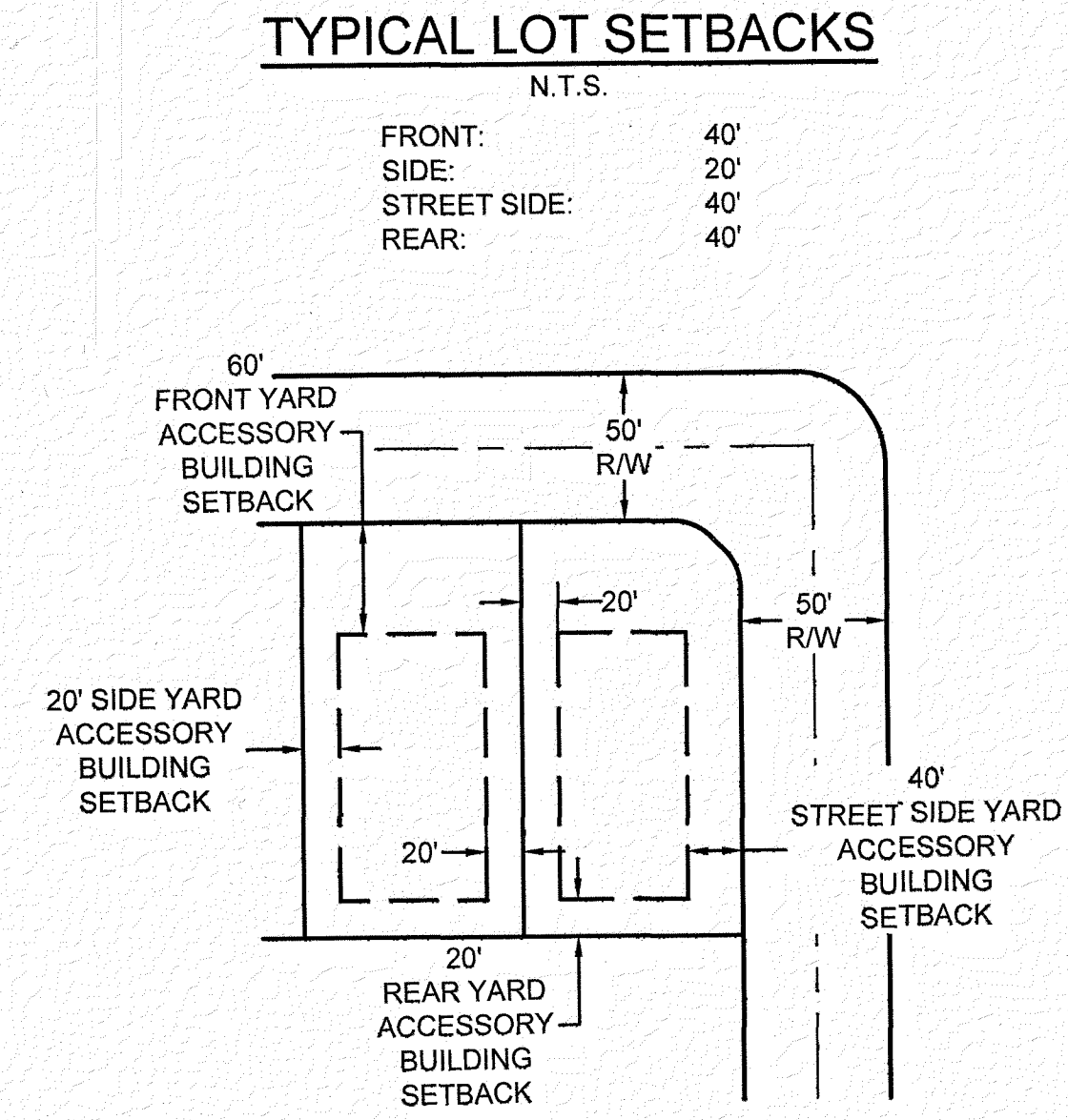
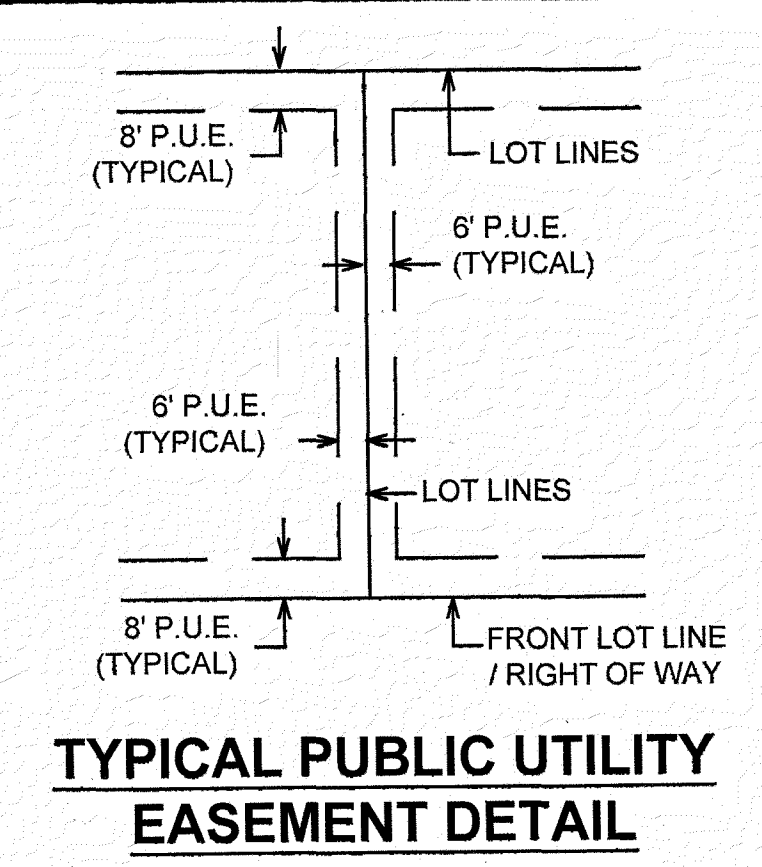
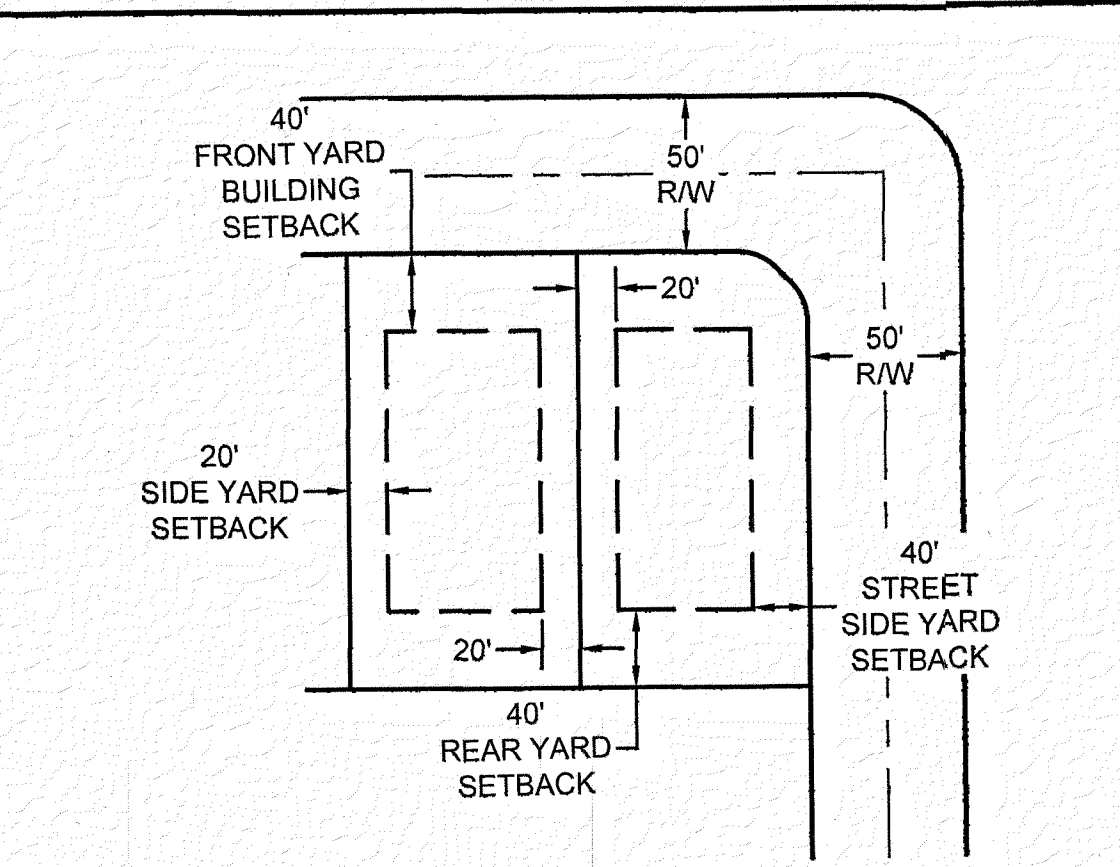
DATE
 REVISION
 NO.

COE & VAN LOO CONSULTANTS, INC.
 PARADISE VALLEY, ARIZONA

LOT COMBINATION
QUAIL RUN MANOR
 PARADISE VALLEY, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 State of Arizona
 CVL Contact: D. CHUBIN
 CVL Project #: 1-01-0377604

SHEET 02 OF 03



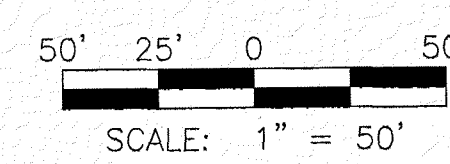
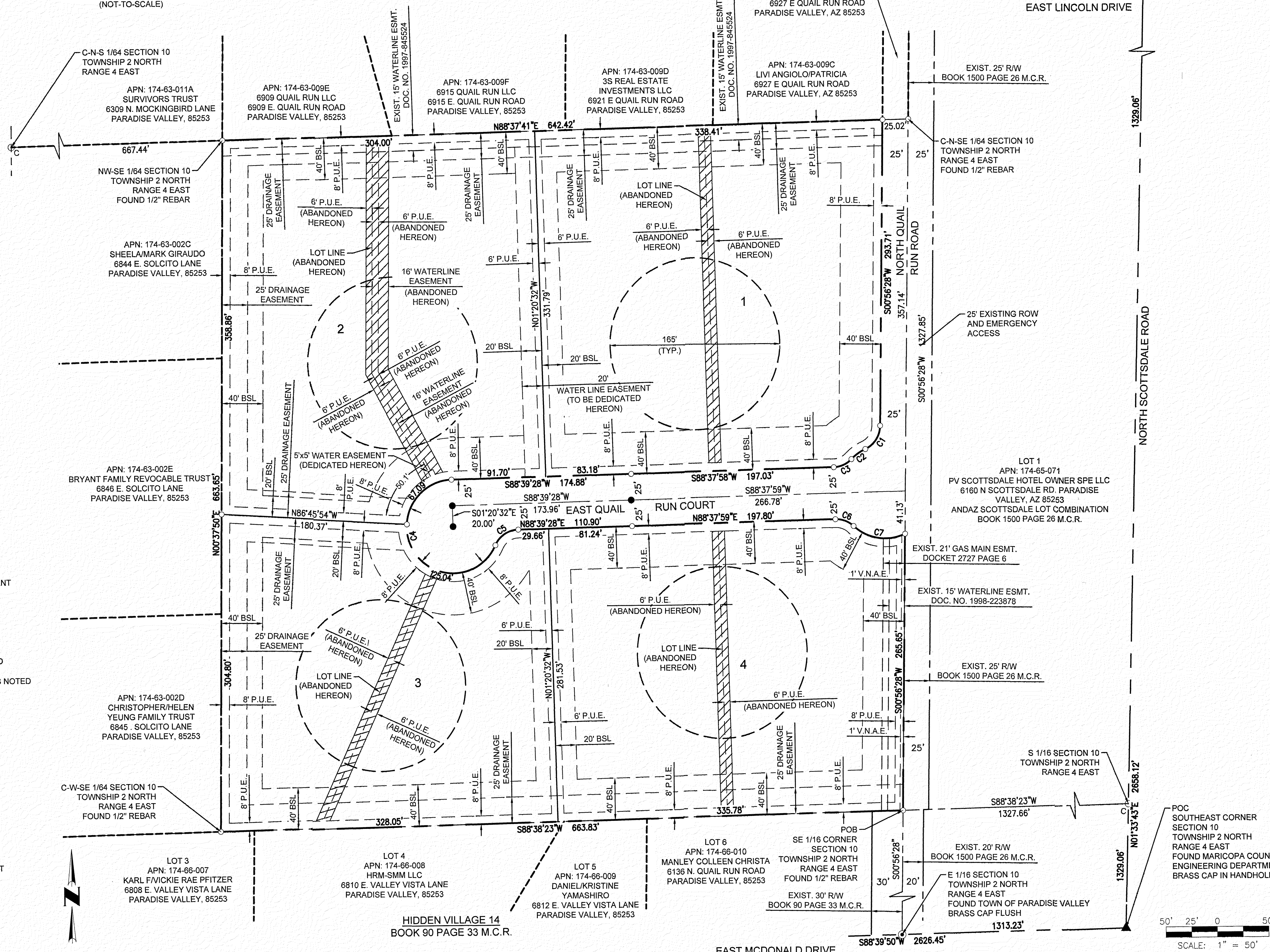
CURVE TABLE

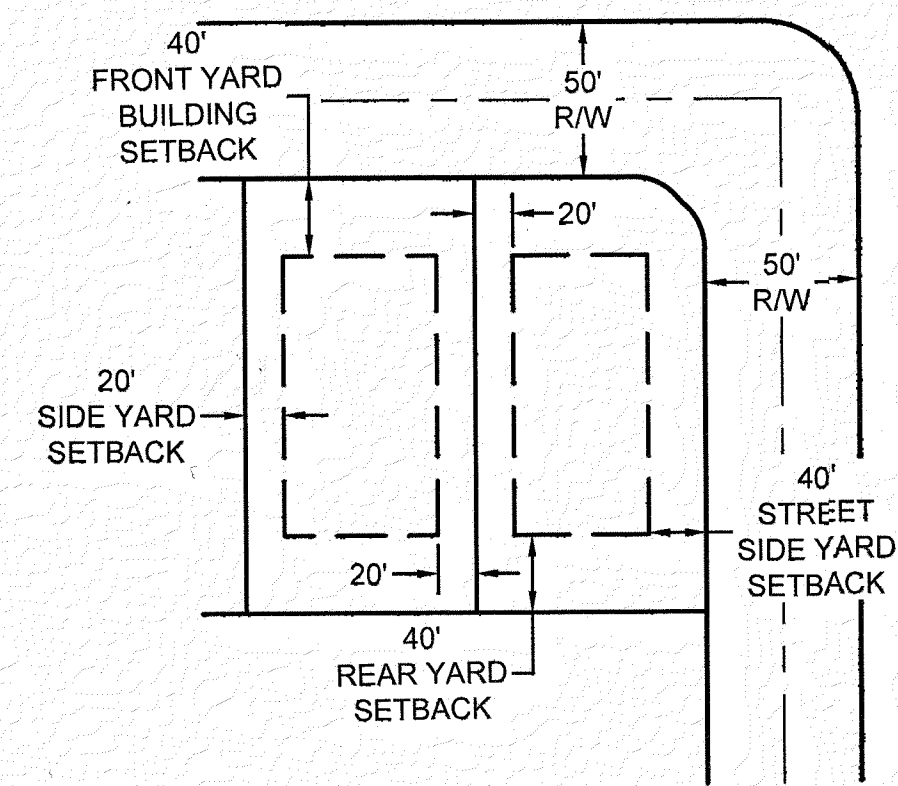
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	28.19'	25.00'	064°35'50"	15.80	26.72	N33°14'23"E
C2	16.75'	45.00'	021°19'18"	8.47	16.65	S54°52'39"W
C3	19.38'	25.00'	044°24'59"	10.21	18.90	N66°25'29"E
C4	192.13'	45.00'	244°37'24"	-71.15	76.06	S33°39'13"E
C5	28.20'	25.00'	064°37'24"	15.81	26.73	S56°20'47"W
C6	19.38'	25.00'	044°24'51"	10.21	18.90	N69°09'36"W
C7	53.76'	45.00'	068°27'12"	30.61	50.62	S81°10'46"E

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	109,576	2.515
2	109,301	2.509
3	91,064	2.090
4	95,217	2.185
TOTAL	405,158	9.301

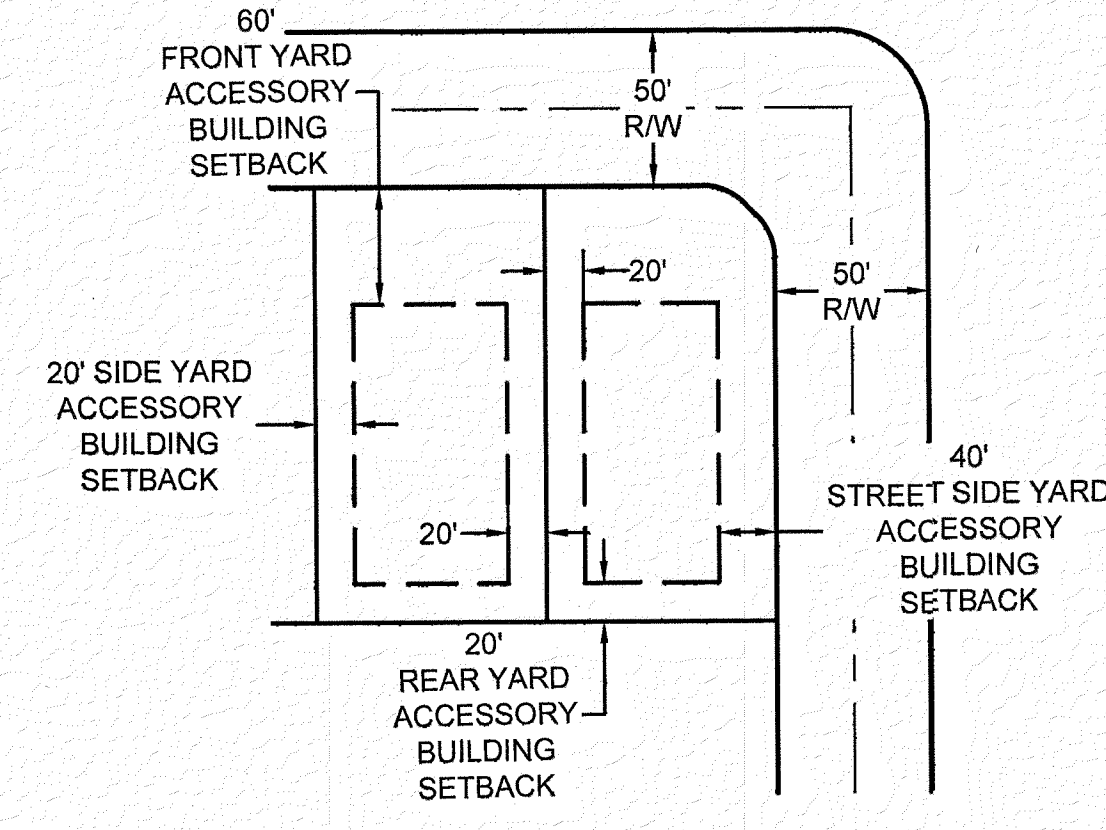
- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES EASEMENT LINE
 - - - INDICATES BUILDING SET BACK
 - - - INDICATES ROAD CENTER LINE
 - INDICATES RIGHT OF WAY
 - ▲ INDICATES SECTION CORNER - FOUND MONUMENT AS NOTED
 - INDICATES CENTERLINE MONUMENT
 - SET REBAR AT SUBDIVISION CORNER
 - ⊙ INDICATES FOUND BRASS CAP FLUSH AS NOTED
 - ⊚ INDICATES FOUND BRASS CAP IN HANDHOLE AS NOTED
 - AC INDICATES ACRES
 - APN INDICATES ASSESSOR PARCEL NUMBER
 - BSL INDICATES BUILDING SETBACK LINE
 - C1 INDICATES CURVE NUMBER
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - DU INDICATES DWELLING UNIT
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - R/W INDICATES RIGHT-OF-WAY
 - V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT
 - (R) INDICATES RADIAL BEARING
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT





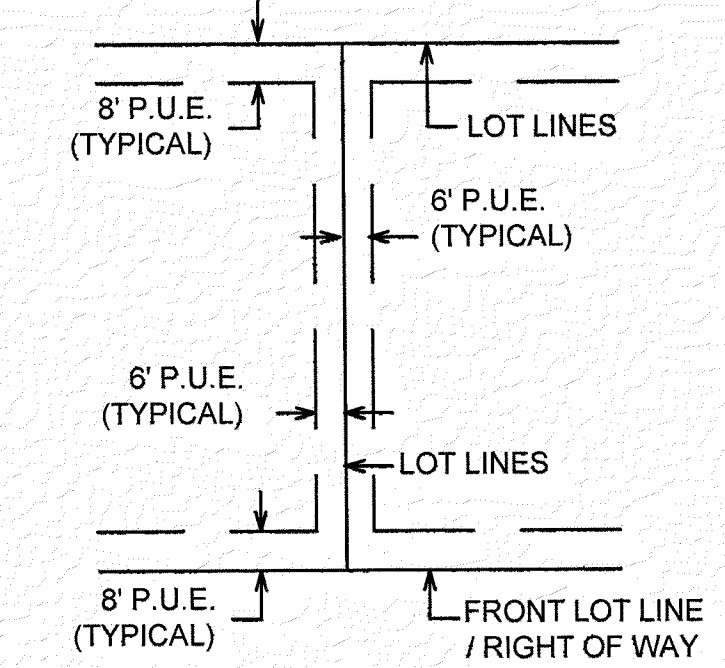
TYPICAL LOT SETBACKS
N.T.S.

- FRONT: 40'
- SIDE: 20'
- STREET SIDE: 40'
- REAR: 40'



TYPICAL ACCESSORY BUILDING SETBACKS
N.T.S.

- FRONT: 60'
- SIDE: 20'
- STREET SIDE: 40'
- REAR: 20'



TYPICAL PUBLIC UTILITY EASEMENT DETAIL
(NOT-TO-SCALE)

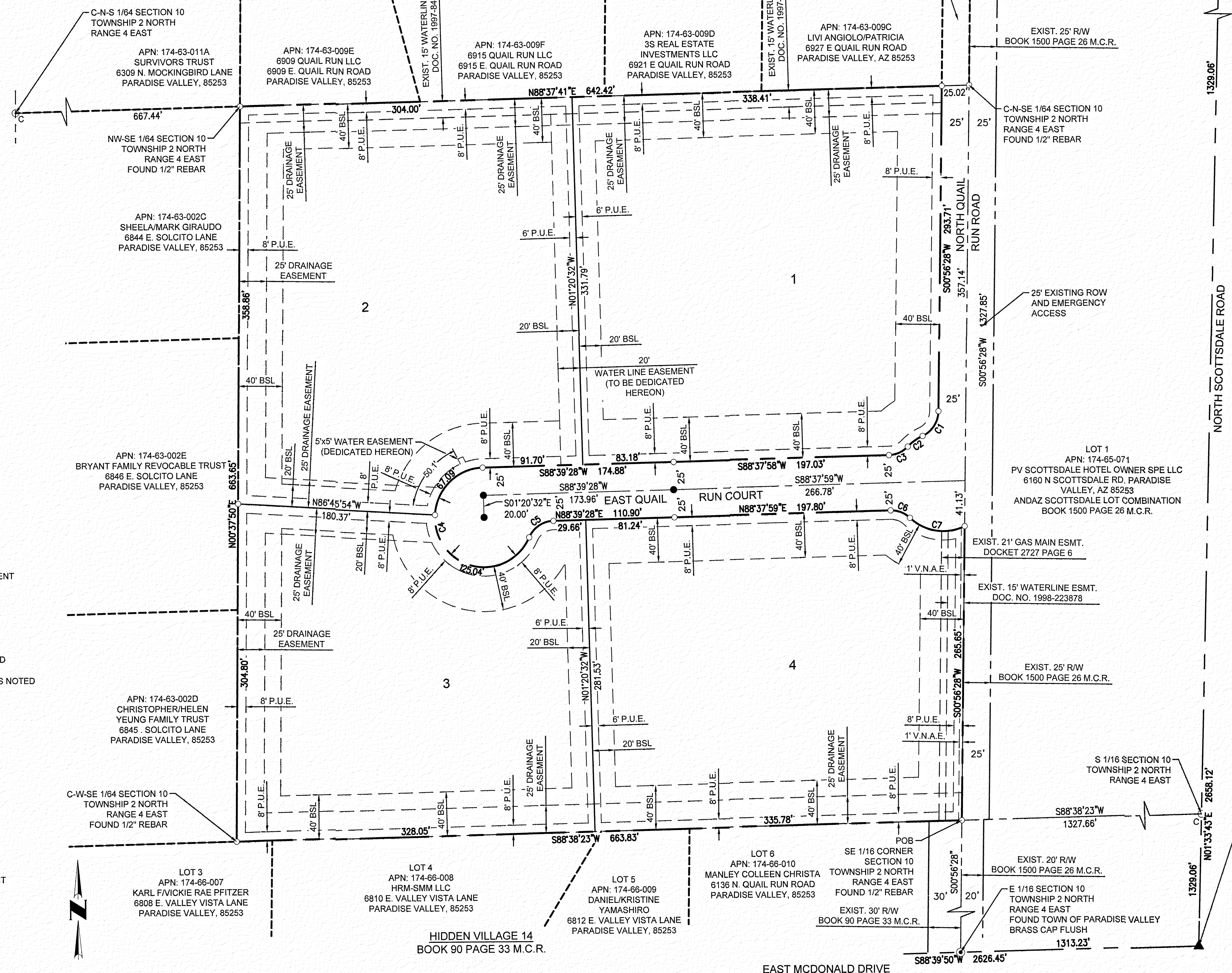
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
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PLAT2604-3-1-1-M-
Esquivela

E 1/4 CORNER SECTION 10
TOWNSHIP 2 NORTH
RANGE 4 EAST
FOUND CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE



LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES EASEMENT LINE
- · - · - INDICATES BUILDING SET BACK
- - - INDICATES ROAD CENTER LINE
- - - INDICATES RIGHT OF WAY
- ▲ INDICATES SECTION CORNER - FOUND MONUMENT AS NOTED
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- POC POINT OF COMMENCEMENT

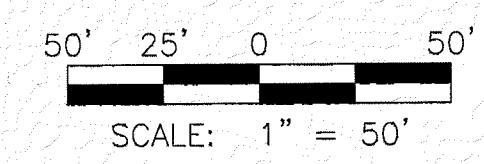
DATE _____
REVISION _____
NO. _____

LOT COMBINATION
QUAIL RUN MANOR
PARADISE VALLEY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
33851
RICHARD G. ALCOCK
CVL Project #: 1-01-0377604

COE & VAN LOO CONSULTANTS, INC.

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
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FINAL PLAT SILVER SKY

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230303933 06/12/2023 11:16
BOOK 1742 PAGE 16
ELECTRONIC RECORDING

PLAT2304-3-1-1-M-
Garcia

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

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 33, FROM WHICH THE TOWN OF PARADISE VALLEY BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 33 BEARS SOUTH 85°34'19" EAST, A DISTANCE OF 2,503.33 FEET;

THENCE SOUTH 85°34'19" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 659.44 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°51'52" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,284.14 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE SOUTH 86°47'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 598.56 FEET TO THE WEST LINE OF BRET HILLS, AS RECORDED IN BOOK 107 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°31'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,296.17 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH 85°34'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 591.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 765,434 SQUARE FEET OR 17.572 ACRES, MORE OR LESS.

NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE.
- 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.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "SILVER SKY" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NUMBER 2023-0283934, RECORDS OF MARICOPA COUNTY.
- ZONING = R-43
- ALL LOTS WILL ADHERE TO THE UNDERLYING R-43 ZONING DISTRICT DEVELOPMENT STANDARD OF HAVING MAXIMUM 24-FOOT MAIN STRUCTURE BUILDING HEIGHT AND LIMITED TO 2 STORIES. LOTS WILL HAVE A MAXIMUM LOT COVERAGE OF 25%.
- ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

HOMEOWNERS ASSOCIATION RATIFICATION

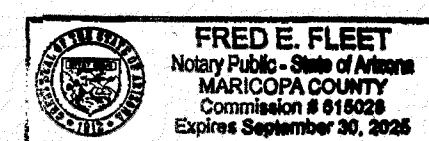
BY THIS RATIFICATION, Jeremy Takus, A DULY AUTHORIZED AGENT OF SILVER SKY HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "SILVER SKY" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BY: Jeremy Takus DATE June 9th 2023

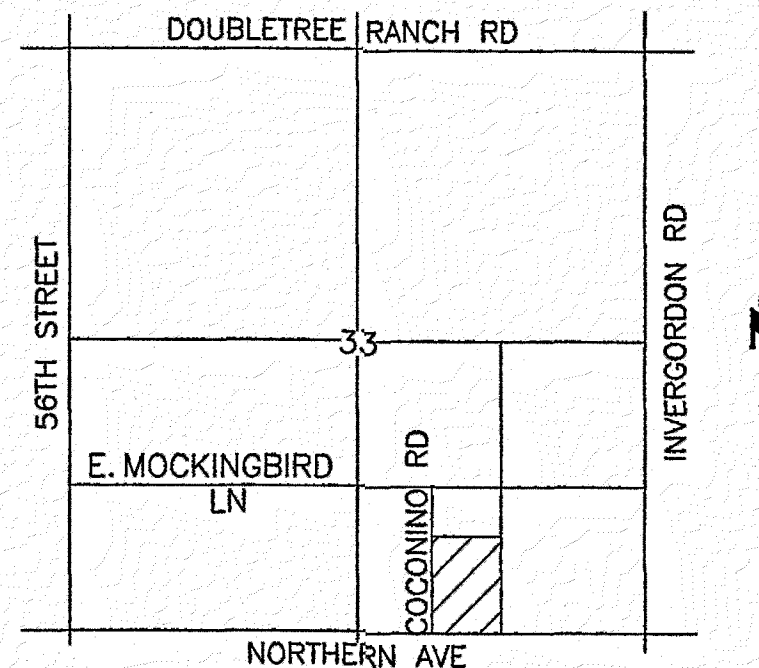
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)
ON THIS 9th DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jeremy Takus AND

ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER, OF SILVER SKY HOMEOWNERS ASSOCIATION AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.



HEREUNTO SET MY HAND AND OFFICIAL SEAL.
FRED E. FLEET MY COMMISSION EXPIRES: September 30, 2025
NOTARY PUBLIC
IN WITNESS WHEREOF:



VICINITY MAP

SITE DATA

EXISTING ZONING - R-43
NO. OF LOTS - 12
GROSS AREA - 765,434 SQUARE FEET (17.572 ACRES)
NET AREA - 717,712 SQUARE FEET (16.476 ACRES)
AREA OF LOTS - 717,712 SQUARE FEET (16.476 ACRES)
AREA OF PUBLIC STREET - 47,722 SQUARE FEET (1.096 ACRES)
DENSITY - 0.682 D.U./ACRE

UTILITY PROVIDERS

TELEPHONE	LUMEN
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
SEWER	INDIVIDUAL DISPOSAL SYSTEMS AND TOWN OF PARADISE VALLEY
WATER	THE CITY OF PHOENIX
FIRE	TOWN OF PARADISE VALLEY
POLICE	TOWN OF PARADISE VALLEY
GAS	SOUTHWEST GAS
CABLE TELEVISION	COX COMMUNICATIONS

OWNER

ADI PV18, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
8501 N. SCOTTSDALE RD.
SUITE #270
SCOTTSDALE, AZ 85253
PHONE: (623) 273-4422

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: FRED FLEET, P.E.
REGISTRATION #16237

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, AS SHOWN ON GDACS SURVEY IN BOOK 734, PAGE 10, MARICOPA COUNTY RECORDS. SAID BEARING = NORTH 85° 34' 19" WEST

BENCHMARK

FOUND COTTON PICKER SPINDLE 0.4' DOWN IN ASPHALT LOCATED IN THE CENTER LINE OF COCONINO ROAD, LYING NORTHWESTERLY 33.14 FEET FROM THE SOUTHWEST CORNER AS SHOWN HEREON. TOWN OF PARADISE VALLEY
ELEVATION = 1358.70 (N.A. V.D. 88)

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "SILVER SKY" AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF "SILVER SKY" A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 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 SAID "SILVER SKY" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS CONSTITUTING SAME AND THAT EACH LOT OR STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT. ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE TOWN OF PARADISE VALLEY, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

ADI PV18, 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 SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED OFFICERS.

ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY.

BY: Juan Carlos Diaz Quintanar DATE: June 9th 2023
A MANAGING MEMBER

ACKNOWLEDGEMENT

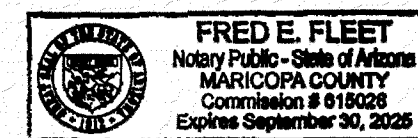
STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS 9th DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED NOTARY

PUBLIC, PERSONALLY APPEARED Juan Carlos Diaz Quintanar AND ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Fred E. Fleet MY COMMISSION EXPIRES: September 30, 2025
NOTARY PUBLIC



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.

FLOOD ZONE INFORMATION

THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE LOMR CASE # 18-09-1514P (LETTER OF MAP REVISION) ISSUED BY FEMA (THE FEDERAL EMERGENCY MANAGEMENT AGENCY) APPROVAL # 18-09-1514P DATED 03/15/2019. AND SUPERSEDES THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 04013C1765L DATED OCTOBER 16, 2013 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE": THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF PHOENIX WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-876 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-701026.0000 DATED 06/03/2019.

TOTAL LAND USE

NUMBER OF LOTS	12
GROSS RESIDENTIAL DENSITY	0.682 DU/AC

LAND USE TABLE

LAND USE AREAS	SQUARE FEET	ACRES
LOTS	717,712	16.476
RIGHT OF WAY	47,722	1.096
TOTAL GROSS AREA	765,434	17.572

APPROVAL

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

13 DAY OF April, 2023.

BY: Mayor

ATTEST: Shannon Miller
TOWN CLERK

Shelley Palmer
TOWN ENGINEER

Paul E. Hsieh
COMMUNITY DEVELOPMENT DIRECTOR

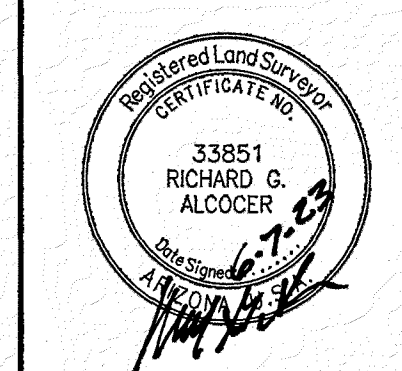
CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2022, 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: Richard G. Alcocer
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLICI.COM

DATE
 REVISION
 NO.
Coe & Van Loo Consultants, Inc.
 PARADISE VALLEY, ARIZONA

FINAL PLAT
SILVER SKY
 PARADISE VALLEY, ARIZONA



1 SHEET OF 3

GROSS AREA = 17.572 ACRES
NET AREA = 16.476 ACRES
SEE SHEET 2 FOR LEGEND AND LOT AREA TABLE
CVL Contact: F. FLEET
CVL Project #: 01-0387901
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COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230303933 06/12/2023 11:16
BOOK 1742 PAGE 16
ELECTRONIC RECORDING

PLAT2304-3-1-1-M-
Garcia

DATE

REVISION

NO.

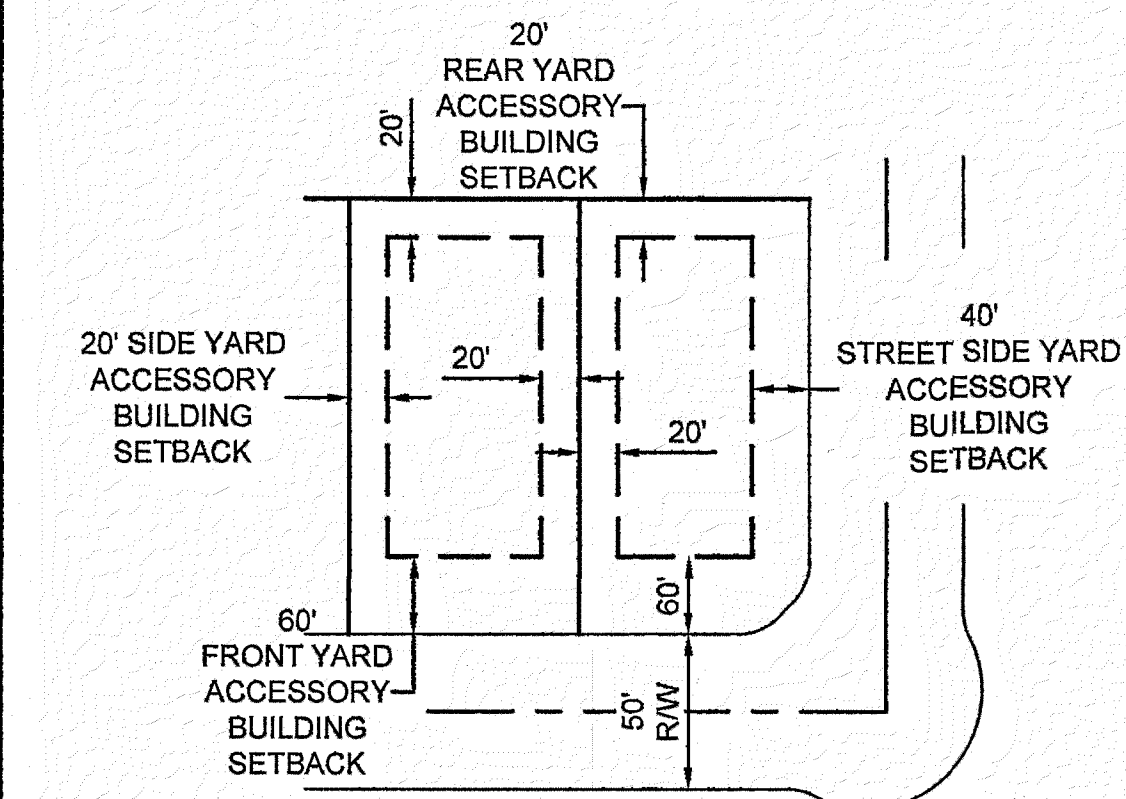
FINAL PLAT

Coe & Van Loo Consultants, Inc.

SILVER SKY
PARADISE VALLEY, ARIZONA

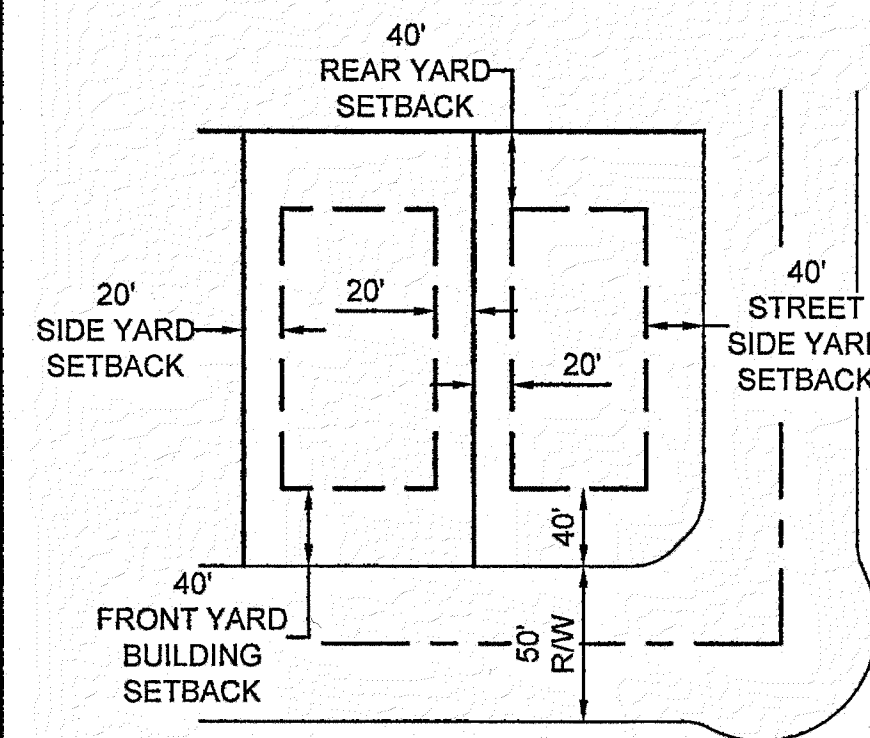
2 SHEET OF 3

CVL Contact: F.FLEET
CVL Project #: 01-0387901
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TYPICAL ACCESSORY BUILDING SETBACKS

N.T.S.
FRONT: 60'
SIDE: 20'
STREET SIDE: 40'
REAR: 20'



TYPICAL BUILDING SETBACKS

N.T.S.
FRONT: 40'
SIDE: 20'
STREET SIDE: 40'
REAR: 40'

LOT #	AREA (SQUARE FEET)
1	65,347
2	48,612
3	66,391
4	65,865
5	48,503
6	65,358
7	65,404
8	48,585
9	65,141
10	64,684
11	57,377
12	56,447

UNSUBDIVIDED
APN: 168-79-003A

NORTH COCONINO ROAD

ROYAL PALM ROAD

MOCKINGBIRD VISTAS
BOOK 452, PAGE 14
MARICOPA COUNTY RECORDER

APN: 168-62-001C
8205 N. COCONINO RD.
PARADISE VALLEY, 85253

APN: 168-62-024
6135 E. ROYAL PALM RD.
PARADISE VALLEY, 85253

APN: 168-62-023
6151 E/ ROYAL PALM RD.
PARADISE VALLEY, 85253

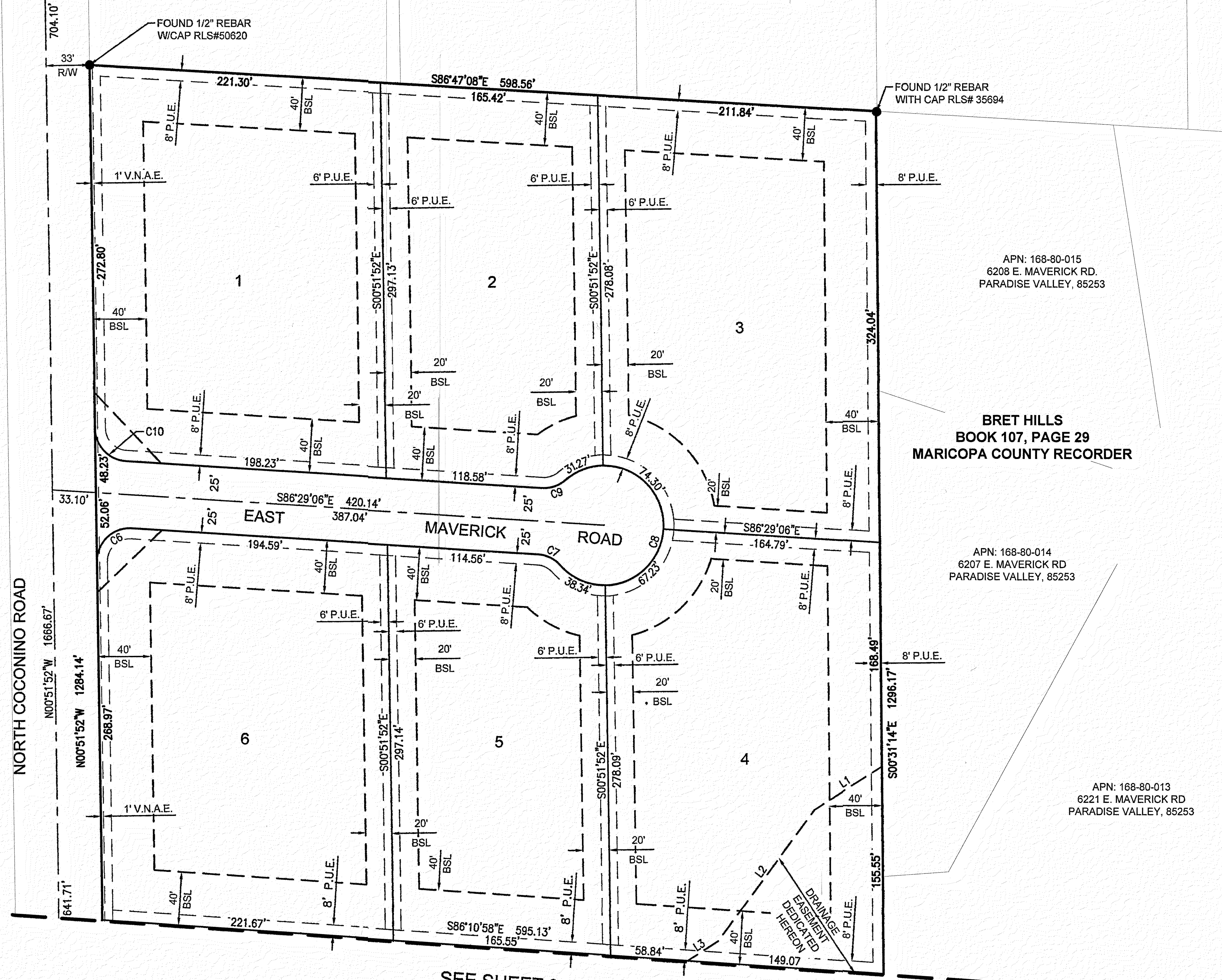
APN: 168-61-007
8216 N. 62ND PL
PARADISE VALLEY, 85253

APN: 168-80-015
6208 E. MAVERICK RD.
PARADISE VALLEY, 85253

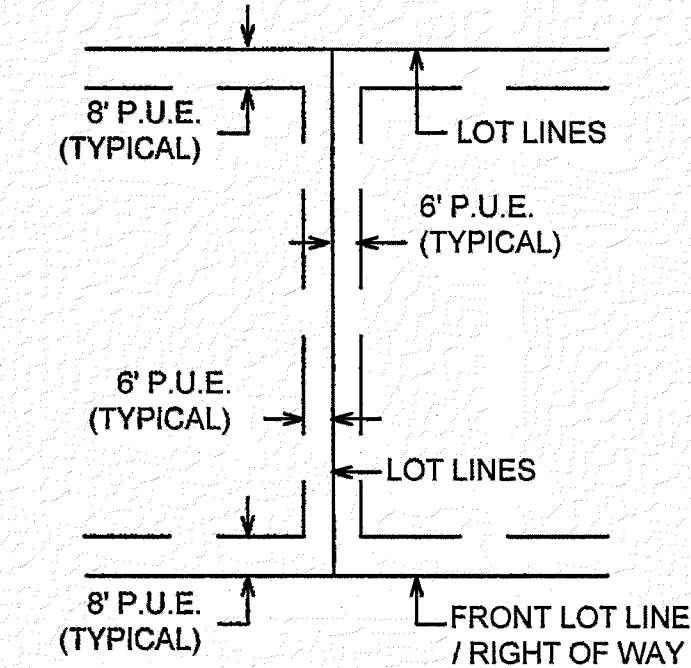
BRET HILLS
BOOK 107, PAGE 29
MARICOPA COUNTY RECORDER

APN: 168-80-014
6207 E. MAVERICK RD
PARADISE VALLEY, 85253

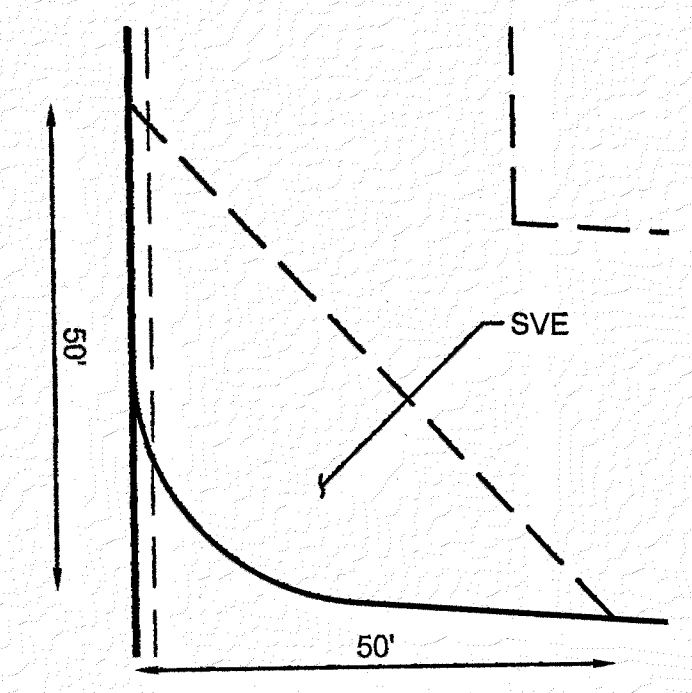
APN: 168-80-013
6221 E. MAVERICK RD
PARADISE VALLEY, 85253



SEE SHEET 3



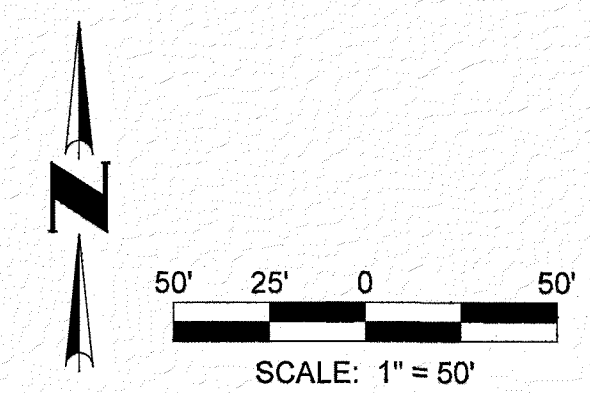
TYPICAL PUBLIC UTILITY EASEMENT DETAIL
(NOT-TO-SCALE)



SITE VISIBILITY EASEMENT DETAIL
(NOT-TO-SCALE)

LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES EASEMENT LINE
- - - INDICATES BUILDING SET BACK
- INDICATES ROAD CENTER LINE
- INDICATES RIGHT OF WAY
- ▲ INDICATES SECTION CORNER - FOUND MONUMENT AS NOTED
- INDICATES CORNER OF THIS SUBDIVISION - FOUND MONUMENT AS NOTED
- ⊙ INDICATES FOUND BRASS CAP FLUSH AS NOTED
- ⊗ INDICATES FOUND COTTON PICKER SPINDLE
- AC INDICATES ACRES
- C1 INDICATES CURVE NUMBER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- R/W INDICATES RIGHT-OF-WAY
- BSL INDICATES BUILDING SETBACK LINE
- SVE INDICATES SITE VISIBILITY EASEMENT
- ① 50'X60' SITE VISIBILITY EASEMENT



196-16

FINISTERRE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 9, T2N, R4E,
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

196-16

STATE OF ARIZONA } ss
 County of Maricopa }
 I hereby certify that the within instrument was filed and recorded at request of
Town of Paradise Valley
 FEB 4 1978 - 9 30
 In Book 196
 on page 76
 Witness my hand and official seal the day and year aforesaid.
Tom Drees
 County Recorder
 By R. B. Bunker
 Deputy Recorder

34866

DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

FINISTERRE, an Arizona Partnership, as legal owner of said real property, have subdivided under the name of FINISTERRE, a subdivision of part of the S.E. 1/4 of Section 9, T2N, R4E, of the Gila & Salt River Base & Meridian, Maricopa County, Arizona, as shown and platted hereon and hereby publish this plat and hereby declare that this plat sets forth the location and gives the dimensions of the lots and streets consisting same and that each lot and street shall be known by the number or name given each respectively on this plat, and hereby dedicate and grant to the Town of Paradise Valley the streets and rights of way shown on this plat and included in the above described premises. Easements are hereby dedicated for the purposes shown.

IN WITNESS WHEREOF:
 Richard L. Johns, James R. Pitre
 hereunto affixed their signature this 4th day of January, 1978, as general partners, have

Richard L. Johns
James R. Pitre

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

Before me this 4th day of January, 1978, the following persons personally appeared before me, the undersigned notary public:

Richard L. Johns and James R. Pitre, who

acknowledged themselves to be the sole and general partners of FINISTERRE, an Arizona partnership, the trustee, and acknowledged FINISTERRE to be the owner (as trustee) of the property platted hereon; and acknowledged that they, as such general partners, executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
 My Commission expires: My Commission Expires Jan. 20, 1980

James R. Pitre
 Notary Public

RATIFICATION
 Home Federal Savings and Loan Association, an Arizona Corporation, as beneficiary under a deed of trust relating to the within described property, and First State Service Corporation, an Arizona Corporation, as trustee under said deed of trust, do hereby ratify, approve and acquiesce in the dedications as stated in this dedication.

Home Federal Savings and Loan Association, Beneficiary
 by: Robert H. Levy Assistant Vice President
 First State Service Corporation, Trustee
 by: A.L. Raubenolt President

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

Before me this 6 day of January, 1978, the following person personally appeared before me, the undersigned notary public: Robert H. Levy

who acknowledged himself to be Assistant Vice President, of Home Federal Savings & Loan Assn.

and acknowledged that he as Assistant Vice President, being duly authorized so to do, executed this instrument for the purposes herein contained by signing the name of Home Federal Savings & Loan Assn., by himself as Assistant Vice President

IN WITNESS WHEREOF: I hereunto set my hand and official seal.
 My Commission expires: 12-5-78
Robert H. Levy
 Notary Public

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

Before me this 6 day of January, 1978, the following person personally appeared before me, the undersigned notary public: A.L. Raubenolt

who acknowledged himself to be President, of First State Service Corporation

and acknowledged that he as President, being duly authorized so to do, executed this instrument for the purposes herein contained by signing the name of First State Service Corporation, by himself as President

IN WITNESS WHEREOF: I hereunto set my hand and official seal.
 My Commission expires: 12-5-78
A.L. Raubenolt
 Notary Public

APPROVALS

Approved by the Town Council of the Town of Paradise Valley, Arizona, this
12th day of JANUARY, 1978.
 By: Babea von Ammen Mayor Attest: Mary Ann Brines Town Clerk

Approved by:
Robert Altshuler Town Engineer Date: 1/13/78

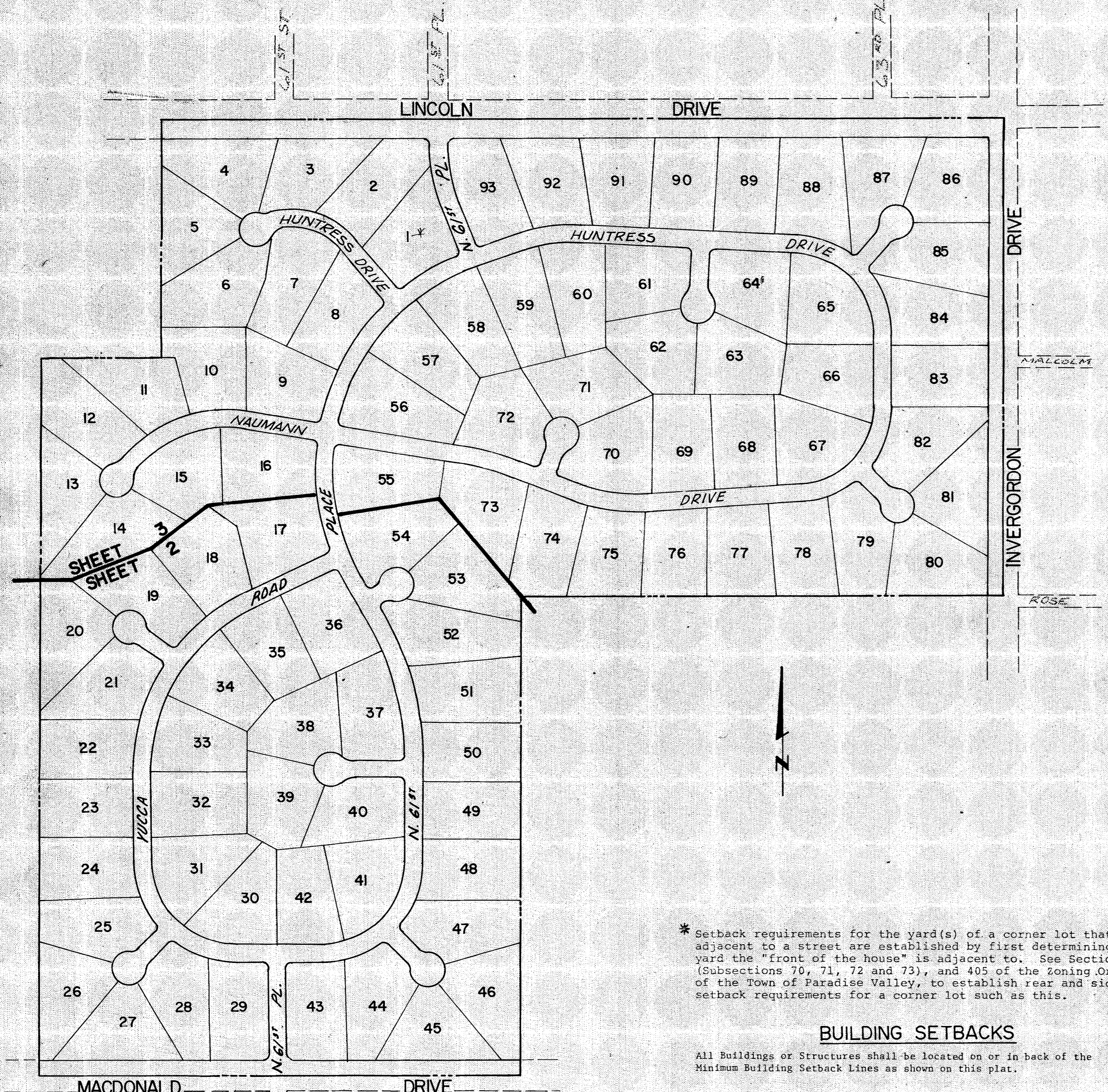
CERTIFICATION

This is to certify that the survey and subdivision of the premises described and platted herein were made under my direction during the month of JANUARY, 1978, and this plat is correct and accurate, and the monument or monuments shown herein have been located as described.

John A. Bunker
 Registered Professional Engineer

HOMEOWNERS ASSOCIATION
 The property covered by this plat is subject to a Declaration of Covenants, Conditions and Restrictions recorded with the County Recorder of Maricopa County, Arizona.

EASEMENT FOR WALL AND LANDSCAPE MAINTENANCE
 An affirmative easement for wall and landscape maintenance is created by the Declaration of Covenants, Conditions and Restrictions recorded supra, (with respect to lots 26 to 29 inclusive, lots 43 to 46 inclusive, lots 80 to 93 inclusive and lots 2, 3, and 4.)



* Setback requirements for the yard(s) of a corner lot that are adjacent to a street are established by first determining which yard the "front of the house" is adjacent to. See Sections 201 (Subsections 70, 71, 72 and 73), and 405 of the Zoning Ordinance of the Town of Paradise Valley, to establish rear and side yard setback requirements for a corner lot such as this.

BUILDING SETBACKS

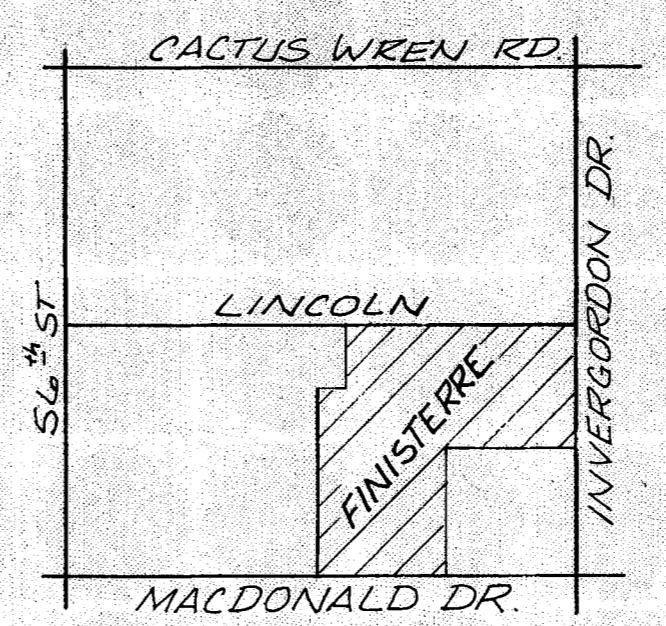
All Buildings or Structures shall be located on or in back of the Minimum Building Setback Lines as shown on this plat.

BASIS OF BEARINGS

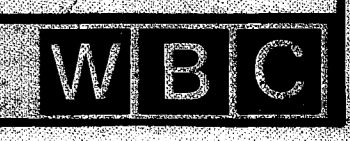
The Bearing of N 89° 59' 23" E for the M of Lincoln Drive was assumed as the Basis of Bearings for this plat.

NOTICE REGARDING WATER SUPPLY
 In 19 77, the Arizona Water Commission determined that the available underground water supply for this subdivision, as provided by the Paradise Valley Water Company, was adequate for a period of time 70 years (from 1977), pursuant to A.R.S. 45-513. In 19 77, the Arizona Water Commission considered an underground water supply to be adequate if it would be expected to last for at least one hundred years.

NOTE:
 All finished floor elevations to be a minimum of 12" above surrounding terrain per Section 1024 of the Zoning Ordinance.



VICINITY MAP
NO SCALE



196-16

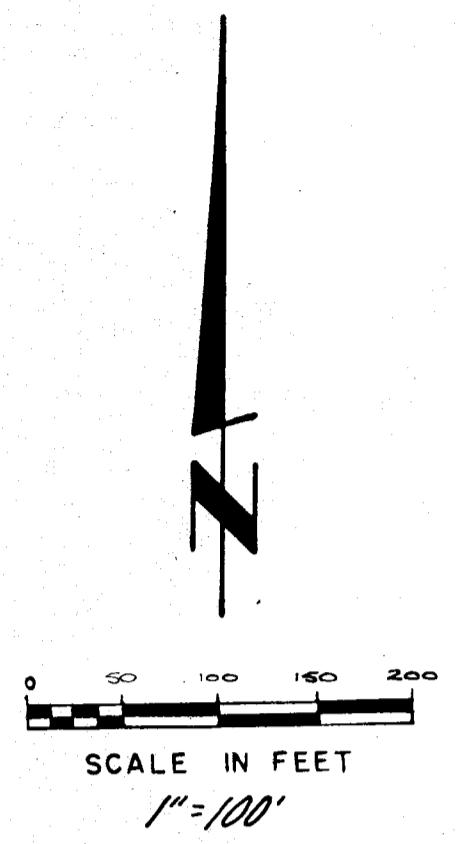
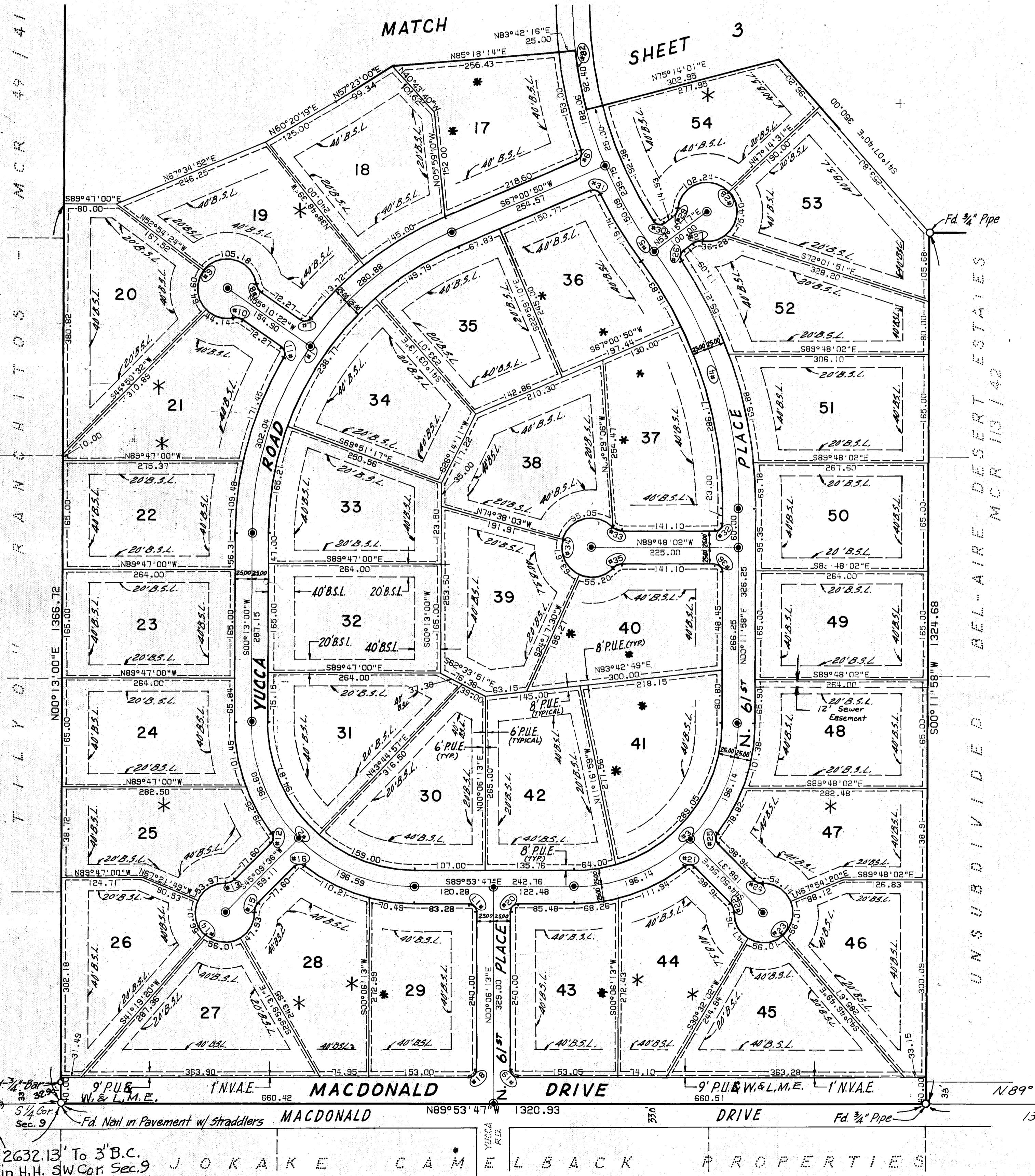
196-16

FINISTERRE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 9, T2N, R4E,
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

34866

STATE OF ARIZONA } ss
 County of Maricopa }
 I hereby certify that the within instrument was filed and recorded at request of
Tom of Paradise Valley
 FEB 1 - 1978 - 9 30
 in Book 196
 on page 76
 Witness my hand and official seal this day and year aforesaid.
 Tom Freestone
 County Recorder
 By *R. G. ...*
 Deputy Recorder



NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BRNG
1	088°47'50"	500.00	582.92	328.67	550.46	S33°36'54.3"W
2	080°08'47"	250.00	393.19	250.49	359.50	S44°50'23.5"E
3	089°54'15"	250.00	392.28	249.58	353.26	N45°09'05.6"E
4	036°56'41"	650.00	419.12	217.14	411.90	N18°16'22.2"W
5	030°26'58"	625.00	332.15	170.10	328.26	N21°31'13.5"W
6	088°47'45"	12.00	18.18	11.35	16.49	S23°38'57.0"W
7	088°02'57"	12.00	18.02	11.20	16.36	S31°48'03.9"W
8	046°11'13"	20.00	16.12	8.53	15.69	N32°04'45.3"W
9	272°22'26"	45.00	213.92	—	62.31	S34°49'38.1"W
10	046°11'13"	20.00	16.12	8.53	15.69	S78°15'58.3"E
11	088°02'57"	12.00	18.02	11.20	16.38	S12°08'53.4"E
12	082°35'34"	12.00	17.30	10.54	15.84	S03°51'49.1"W
13	046°11'13"	20.00	16.12	8.53	15.69	S58°15'13.0"W
14	272°22'26"	45.00	213.92	—	62.31	S44°50'23.6"E
15	046°11'13"	20.00	16.12	8.53	15.69	N22°03'59.9"E
16	082°35'34"	12.00	17.30	10.54	15.84	N86°27'23.5"E
17	090°00'00"	12.00	18.85	12.00	16.37	S44°53'47.0"E
18	090°00'00"	12.00	18.85	12.00	16.37	S45°05'13.0"W
19	090°00'00"	12.00	18.85	12.00	16.37	N44°53'46.9"W
20	090°00'00"	12.00	18.85	12.00	16.37	N45°06'13.0"E
21	082°35'34"	12.00	17.30	10.54	15.84	S86°08'41.5"E
22	046°11'13"	20.00	16.12	8.53	15.69	S21°45'17.8"E
23	272°22'26"	45.00	213.92	—	62.31	N45°09'05.8"E
24	046°11'13"	20.00	16.12	8.53	15.69	N67°56'30.9"W
25	082°35'34"	12.00	17.30	10.54	15.84	N03°33'07.4"W
26	088°47'46"	12.00	18.23	11.37	16.51	N0°47'54.4"E
27	046°11'13"	20.00	16.12	8.53	15.69	N76°20'53.7"E
28	272°22'26"	45.00	213.92	—	62.31	N36°44'42.7"W
29	046°11'13"	20.00	16.12	8.53	15.69	S30°09'40.7"W
30	093°36'28"	12.00	19.51	12.78	17.50	N79°55'28.9"W
31	088°47'46"	12.00	18.18	11.35	16.49	S69°35'17.4"E
32	090°00'00"	12.00	18.85	12.00	16.37	S45°11'58.4"W
33	046°11'13"	20.00	16.12	8.53	15.69	N86°42'25.1"W
34	272°22'26"	45.00	213.92	—	62.31	S00°11'58.9"W
35	046°11'13"	20.00	16.12	8.53	15.69	N67°05'21.9"E
36	090°00'00"	12.00	18.85	12.00	16.37	S44°48'01.6"E
62	008°28'15"	625.00	32.40	42.28	32.318	N10°31'51.5"W

LEGEND

- Indicates found pipe or rebar; corner of this subdivision.
- Indicates set monument.
- ⊙ Indicates found monument.
- B.C. Indicates brass cap
- N.V.A.E. Indicates vehicular non-access easement.
- P.U.E. Indicates Public Utilities Easement.
- B.S.L. Indicates building set-back line.
- * See Note - Sheet 1.
- P.U.&W.&L.M.E. Indicates Public Utility & Wall & Landscape Maintenance Easement

Engel & ...
 1/18/77

2632.13' To 3' B.C. in H.H. SW Cor. Sec. 9 JOKAKE CAM TILBACK PROPERTIES

FINISTERRE

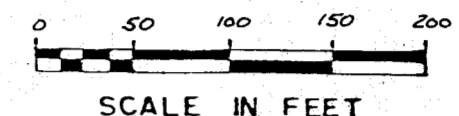
A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 9, T2N, R4E,
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

34866

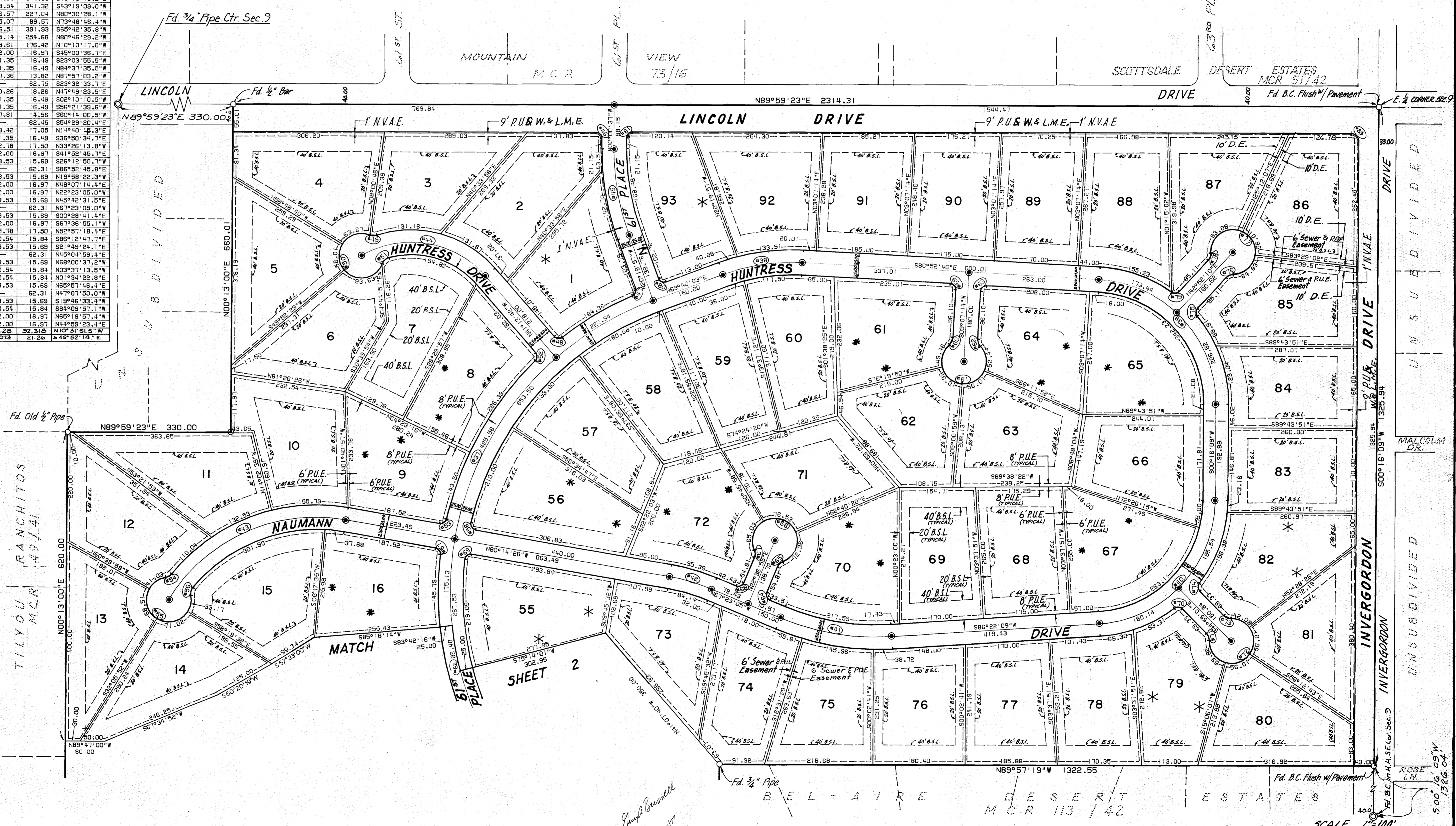
LEGEND

- Indicates found pipe or rebar; corner of this subdivision, or as noted.
- Indicates set monument.
- ⊙ Indicates found monument.
- D.E. Indicates drainage easement.
- N.V.A.E. Indicates vehicular non-access easement.
- P.U.E. Indicates Public Utilities Easement.
- B.S.L. Indicates building set-back line.
- * See Note - Sheet 1.

STATE OF ARIZONA }
County of Maricopa } ss
I, *Tom Freestone*, County Recorder, do hereby certify that the within instrument was filed and recorded at request of *Town of Paradise Valley* on *FEB 1 - 1978* in Book *196* on page *16*. Witness my hand and official seal the day and year aforesaid.
Tom Freestone
County Recorder
By *R. Brooks*
Deputy Recorder



NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BRNG
37	084°26'02"	625.00	321.03	567.05	839.32	N27°42'01.8"E
38	023°27'12"	400.00	153.73	83.03	162.59	N81°23'38.4"E
39	08°29'55"	250.00	380.26	237.86	344.65	S43°18'18.2"E
40	086°05'58"	250.00	375.68	233.54	341.32	S43°19'05.0"W
41	026°14'46"	500.00	229.04	116.57	227.04	N80°30'28.1"W
42	012°51'23"	400.00	89.75	45.07	89.57	N73°48'46.4"W
43	088°09'53"	350.00	415.99	236.51	391.93	S68°42'35.8"W
44	079°05'34"	200.00	276.03	165.14	254.68	N80°46'25.2"W
45	020°19'21"	500.00	171.35	89.61	176.42	N10°10'17.0"W
46	090°00'00"	12.00	18.85	12.00	16.97	S45°00'36.7"E
47	086°47'46"	12.00	18.18	11.35	16.49	S23°03'55.5"W
48	086°47'46"	12.00	18.18	11.35	16.49	N84°31'35.0"W
49	040°24'50"	20.00	15.11	7.36	13.92	N8°51'03.2"W
50	271°35'51"	45.00	213.31	62.76	62.45	S23°32'33.7"E
51	089°19'45"	20.00	18.56	10.26	18.26	N47°49'23.5"E
52	086°47'46"	12.00	18.18	11.35	16.49	S02°10'10.5"W
53	086°47'46"	12.00	18.18	11.35	16.49	S56°21'39.6"W
54	042°40'48"	20.00	14.90	7.81	14.56	S63°14'00.5"W
55	272°22'26"	45.00	213.31	62.45	62.31	S84°29'20.4"E
56	050°26'41"	20.00	13.61	9.42	17.05	N14°40'15.3"E
57	086°47'46"	12.00	18.18	11.35	16.49	S36°50'34.7"E
58	033°36'28"	12.00	19.61	12.78	17.30	N33°26'13.8"W
59	090°00'00"	12.00	18.85	12.00	16.97	S41°52'48.7"E
60	046°11'13"	20.00	16.12	8.53	15.59	S84°42'31.5"E
61	272°22'26"	45.00	213.31	62.31	62.31	S86°52'45.8"E
62	046°11'13"	20.00	16.12	8.53	15.59	N19°58'22.3"W
63	090°00'00"	12.00	18.85	12.00	16.97	N48°07'14.4"E
64	030°00'00"	12.00	18.85	12.00	16.97	N22°23'05.0"W
65	046°11'13"	20.00	16.12	8.53	15.59	N64°42'31.5"E
66	272°22'26"	45.00	213.31	62.31	62.31	N87°23'05.0"W
67	046°11'13"	20.00	16.12	8.53	15.59	S00°28'41.4"E
68	090°00'00"	12.00	18.85	12.00	16.97	S67°36'55.1"W
69	033°36'28"	12.00	19.61	12.78	17.30	N22°57'18.4"E
70	082°35'34"	12.00	17.30	10.54	15.84	S86°12'47.7"E
71	046°11'13"	20.00	16.12	8.53	15.59	S84°42'31.5"E
72	272°22'26"	45.00	213.31	62.31	62.31	N45°04'59.4"E
73	046°11'13"	20.00	16.12	8.53	15.59	N68°00'31.2"W
74	082°35'34"	12.00	17.30	10.54	15.84	N03°37'13.5"W
75	082°35'34"	12.00	17.30	10.54	15.84	N01°34'22.8"E
76	046°11'13"	20.00	16.12	8.53	15.59	S84°42'31.5"E
77	272°22'26"	45.00	213.31	62.31	62.31	N47°07'50.0"W
78	046°11'13"	20.00	16.12	8.53	15.59	S19°46'33.4"W
79	082°35'34"	12.00	17.30	10.54	15.84	S84°09'57.1"W
80	090°00'00"	12.00	18.85	12.00	16.97	N85°19'57.4"W
81	090°00'00"	12.00	18.85	12.00	16.97	N44°59'23.4"E
82	005°28'15"	42.50	32.40	42.26	32.35	N10°31'51.5"W
83	30°12'44"	15.00	23.635	15.073	21.26	S45°52'14"E



Date Nov. 1977
Sheet 3 of 3
Genge / Wheeler-Brooks-Coffeen, Inc.
2538 E. University Dr., Suite 140, Phoenix, Az.
Zip 85034
Phone (602) 275-5408
WBC

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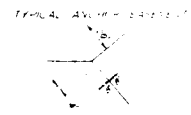
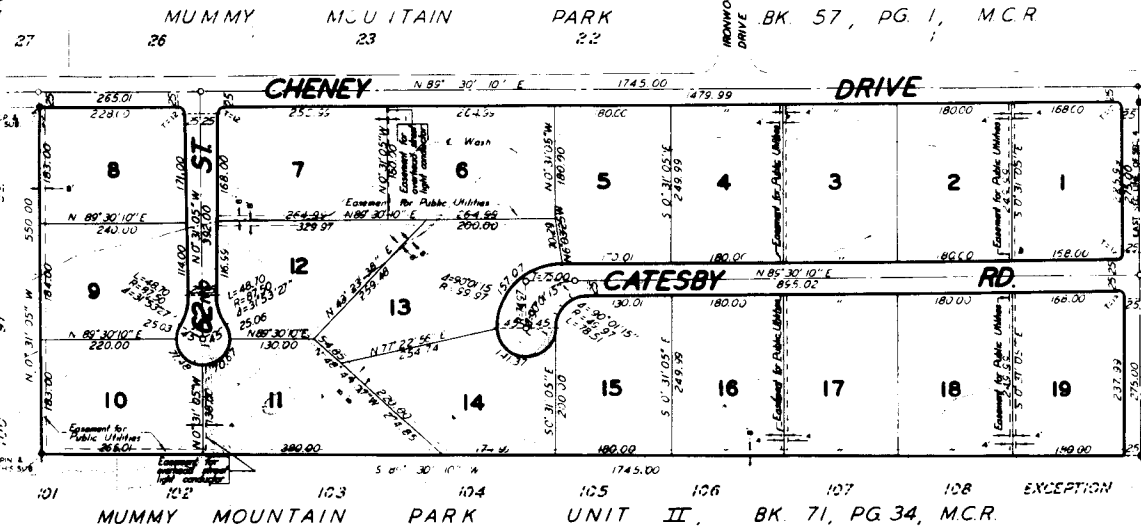
MUMMY MOUNTAIN PARK UNIT IV

A SUBDIVISION OF A PORTION OF THE S.E. 1/4, SECTION 4, T.2 N., R.4 E., G. & S.R., B. & M.
MARICOPA COUNTY, ARIZONA

23.3643 Acres

STATE OF ARIZONA
County of Maricopa
I, _____, County Clerk, do hereby certify that the within instrument was first and regularly recorded in the office of the County Clerk of Maricopa County, Arizona, on this _____ day of _____, 1960, at _____ o'clock _____ M.
Number _____
I witness my hand and official seal this day and year aforesaid.

Deputy Recorder



SCALE 1" = 100'

APPROVAL

Approved by the Board of Supervisors of Maricopa County, Arizona, this _____ day of _____, 1960.
By _____, Chairman
Approved: _____, Secretary of Planning & Zoning Commission, DATE _____

CERTIFICATE

This is to certify that the survey and subdivision of the premises described and plotted hereon was made under my direction during the month of October, 1960.

REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the Phoenix Title and Trust Company, an Arizona Corporation, Trustee, has caused to be subdivided under the name of MUMMY MOUNTAIN PARK UNIT IV, a portion of the S.E. 1/4, Section 4, T.2 N., R.4 E., G & S.R., B & M, Maricopa County, Arizona as plotted herein and hereby publishes this plat and for the plat of said MUMMY MOUNTAIN PARK UNIT IV, and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same, and that each lot and street shall be known by the number or name given each respectively on said plat and hereby dedicates to the public for use of such the streets or shown on said plat and included in the above described premises. Easements are dedicated to purposes shown.

IN WITNESS WHEREOF the Phoenix Title and Trust Company, as Trustee, has hereunto caused their corporate name to be signed and their corporate seal to be affixed and the same to be attested by the signatures of their officers, hereunto duly authorized.

PHOENIX TITLE AND TRUST COMPANY --- TRUSTEE

BY _____ VICE PRESIDENT ATTEST _____ ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

On this the _____ day of _____, 1960, before me, the undersigned officer personally appeared _____ and _____ who acknowledged themselves to be Vice President and Assistant Secretary respectively, of the Phoenix Title and Trust Company, a corporation, and acknowledged that they as such officers, respectively, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Trustee, by themselves, as such officers, respectively.

IN WITNESS WHEREOF I hereunto set my hand and official seal

My commission expires 10-26-64 _____ NOTARY PUBLIC

Collar, Williams & White Engineering, Inc.



115 NORTH BROWN AVE
SCOTTSDALE, ARIZONA
JOB NO 600831



APPROVED
MARICOPA COUNTY
PLANNING & ZONING COMMISSION
_____ 7-6-61

51407