

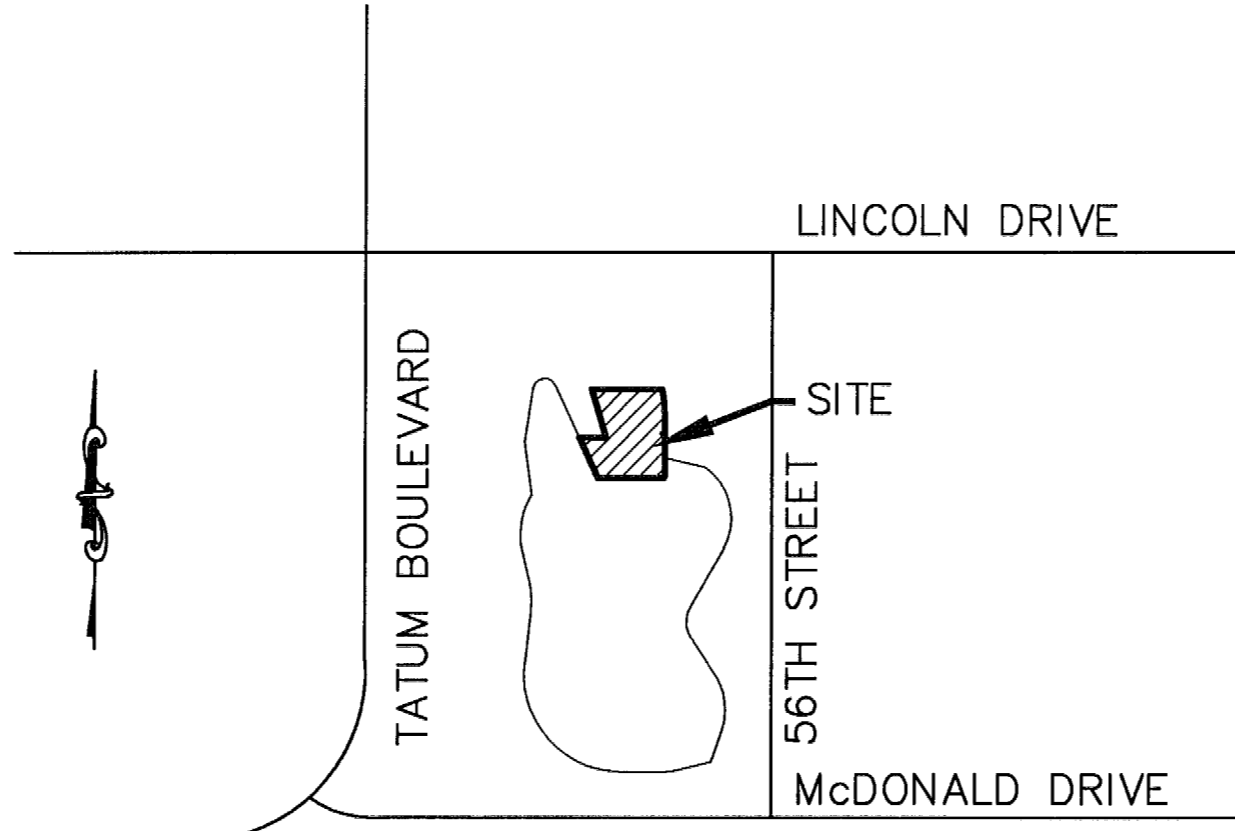
PRELIMINARY PLAT

"THE VILLAS AT MOUNTAIN SHADOWS"

A RESUBDIVISION OF LOT 132, OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK ___ OF MAPS AT PAGE ___ OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA

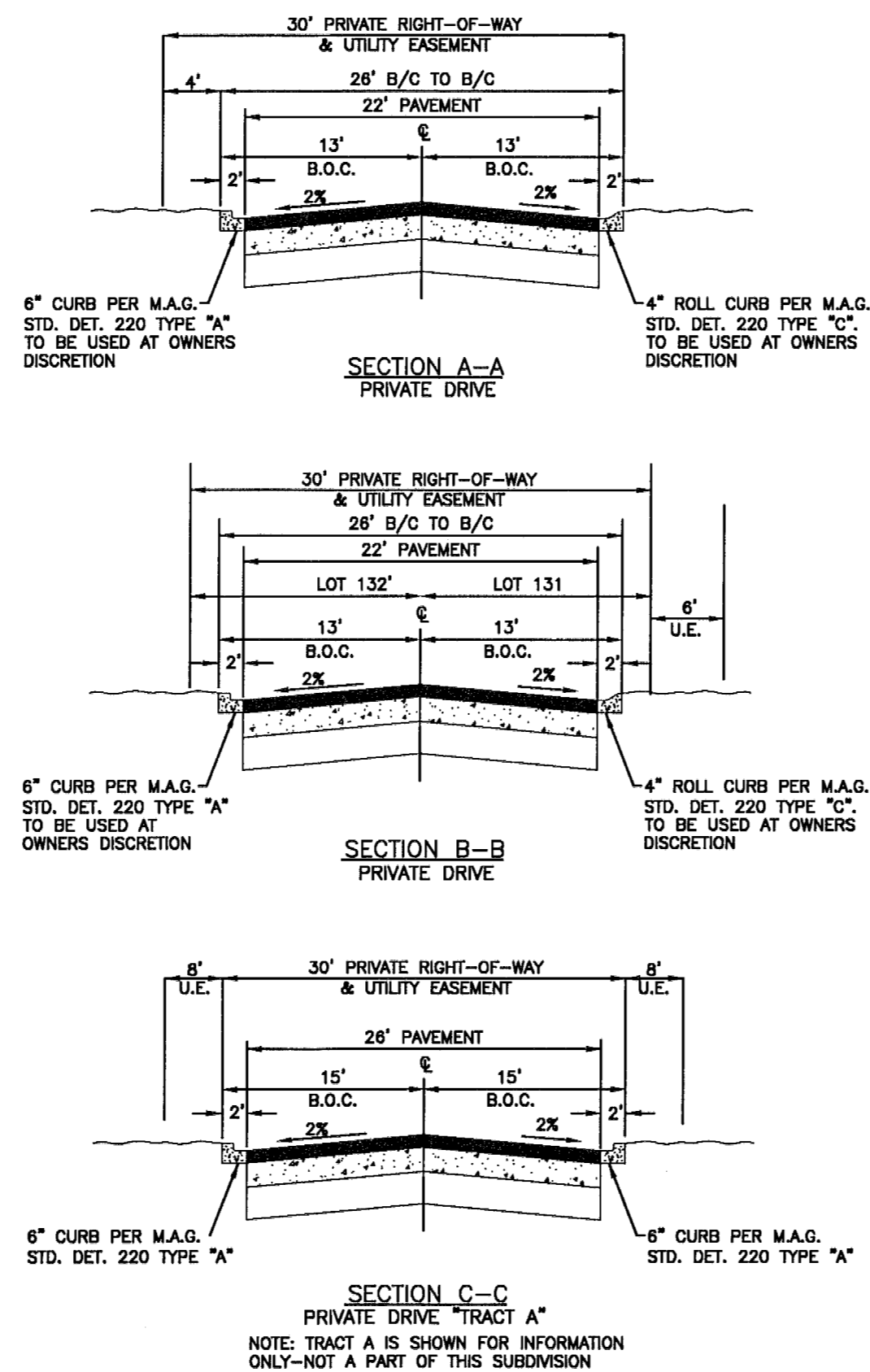
NOTES

- ALL ELECTRIC, 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, FLOODPLANE ADMINISTRATION.
- TRACT B IS A PRIVATE DRIVE AND WILL CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THIS SUBDIVISION "THE VILLAS AT MOUNTAIN SHADOWS" IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS A 100 YEAR ASSURED WATER SUPPLY, AS PER THE ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. 27.700797.0000 FOR MOUNTAIN SHADOWS RESORT.
- THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCKET 2013-0359723 MCR AND DOCKET 2013-0358792 MCR RESPECTIVELY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT 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 AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109960 MCR.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT.
- THOSE PORTIONS OF TRACT B AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



VICINITY MAP

N.T.S.



* ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND OR RIBBON CURB AT OWNERS DISCRETION.

OWNER

MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY
C/O CROWN REALTY & DEVELOPMENT INC.
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CA 92612
PHONE: 949.476.2200
CONTACT: ROBERT A. FLAXMAN, CEO

ENGINEER

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

BENCHMARK

W 1/4 CORNER OF SECTION 9, T.2N., R.4.E.,
FD BCHH @ INTERSECTION OF 56TH STREET
AND LINCOLN DRIVE.
ELEVATION 1363.42 (NAVD 88' DATUM)

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS" LOT 132, OF "MOUNTAIN SHADOW RESORT UNIT 2-AMENDED VII" AS RECORDED IN BOOK ___ OF MAPS AT PAGE ___ IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ("AMENDED VII") AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8 T2N, R4E OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND 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. MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO WATER, SEWER, 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 EASEMENT UPON, OVER, UNDER, AND ACROSS THOSE AREAS SHOWN ON THIS PLAT AS UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, 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 AMENDED VII. 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, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TRACT B IS DEDICATED AS A PRIVATE DRIVE. AN EASEMENT IS HEREBY DEDICATED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVED FOR THE ASSOCIATION UPON, OVER, UNDER, AND ACROSS TRACT B AND TRACT C FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, 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 AMENDED VII. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED 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 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. TRACT C IS HEREBY DEDICATED FOR THE ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE. TRACT B AND TRACT C ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC. TRACT B AND TRACT C SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TO THE EXTENT THAT THE UTILITY EASEMENTS AND PRIVATE DRIVE SHOWN ON THIS PLAT ARE INCONSISTENT WITH THE UTILITY CORRIDOR AND DRIVEWAY EASEMENT DESCRIBED IN THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 20150109960 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER (THE "WEST DECLARATION"), THE WEST DECLARATION CONTROLS WITH RESPECT TO ANY SUCH INCONSISTENCY.

TRACT TABLE

TRACTS	SQ FT	AREA ACRES	DESCRIPTION
A	0	0	NOT A PART OF THIS SUBDIVISION
B	22642	0.52	PRIVATE DRIVE / UTILITY EASEMENTS
C	17488	0.40	OPEN SPACE / LANDSCAPE TRACT/ UTILITY EASEMENTS / GUEST PARKING/CART PATH
TOTAL	40130	0.92	

LOT AREA TABLE

LOTS	SQ.FT.
1	5,322
2	4,652
3	4,558
4	4,465
5	4,461
6	8,973
7	8,759
8	4,283
9	4,512
10	4,736
11	5,127
12	7,086
13	4,601
14	3,954
15	3,746
16	3,781
17	3,420
18	3,393
19	3,409
20	4,299
TOTAL	97,536

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01(C), AND ARTICLE 6-4(E)(J), 8-7-1 ET. SEQ., AND SECTION 6-3-B 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 WATERS, 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	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

SITE DATA

EXISTING ZONING - S.U.P.- RESORT
TOTAL TRACTS - 2
TOTAL LOTS - 20
GROSS SITE AREA - 3.16 AC.
NET SITE AREA - 3.16 AC.

LEGEND

B/S - BUILDING SETBACK LINE	G - GAS LINE
B/C - BACK OF CURB	S - SEWER LINE
C.A. - COMMON AREA	W - WATER LINE
E/P - EDGE OF PAVEMENT	△ - FND. OR SET MONUMENT AT SECTION CORNER
ESMT. - EASEMENT	⊙ - SUBDIVISION CORNER &/OR FND. OR SET MONUMENT AS NOTED
EXST. - EXISTING	⊕ - FIRE HYDRANT (EXISTING)
P.U.E. - PUBLIC UTILITY EASEMENT	⊕ - FIRE HYDRANT (PROPOSED)
U.E. - UTILITY EASEMENT	⊙ - SEWER MANHOLE (EXISTING OR PROPOSED)
TYP. - TYPICAL	TR - DENOTES TRUST
S.U.P.- SPECIAL USE PERMIT	MCR - DENOTES MARICOPA COUNTY RECORDS
M.A.G. - MARICOPA ASSOCIATION OF GOVERNMENTS	
STD. - STANDARD	
C - CABLE	
T - TELEPHONE	

ROBERT A. FLAXMAN, AUTHORIZED AGENT DATE _____

ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON _____ BEFORE ME, ANN M. VERA, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____
ANN M. VERA

APPROVALS:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY THIS _____ DAY _____, 2015.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

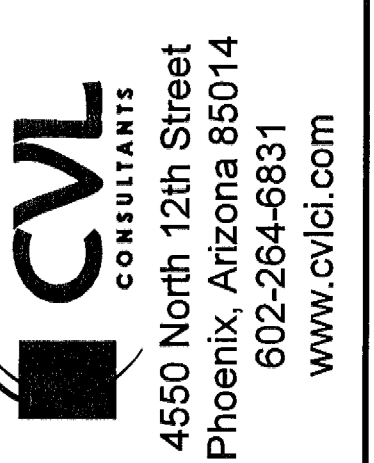
TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

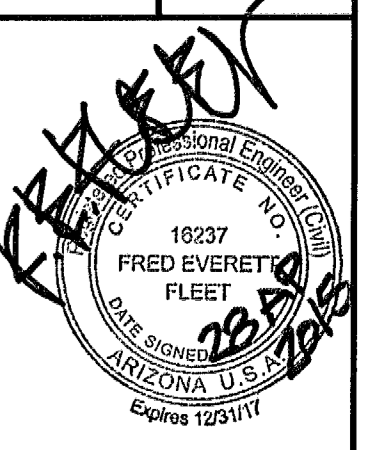
THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF 2015 AND THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR



DATE _____
REVISION _____
NO. _____
Coe & Van Loo Consultants, Inc.

PRELIMINARY PLAT
THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA



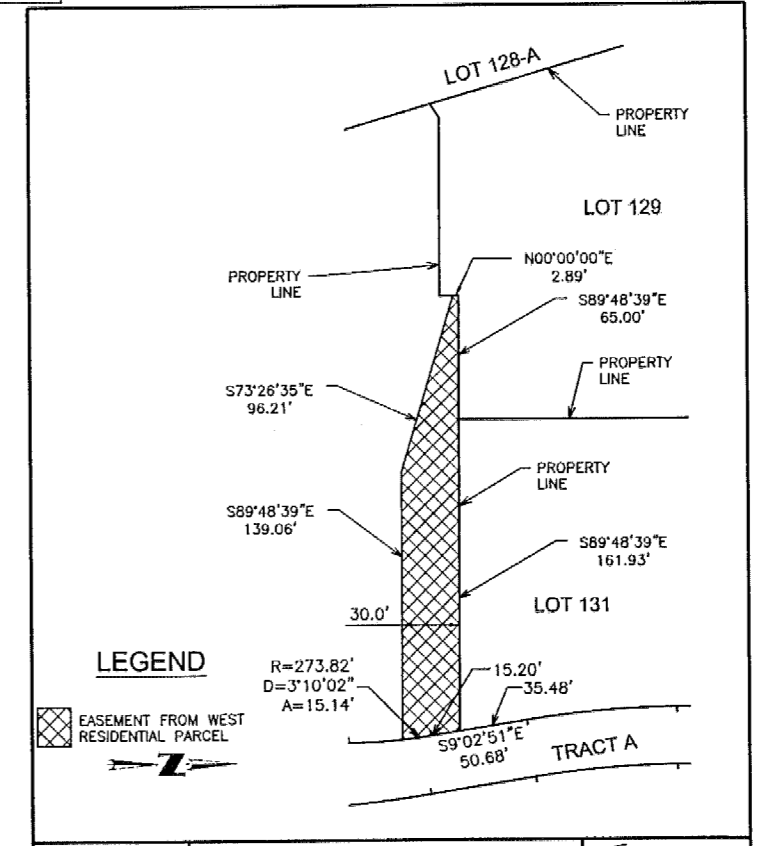
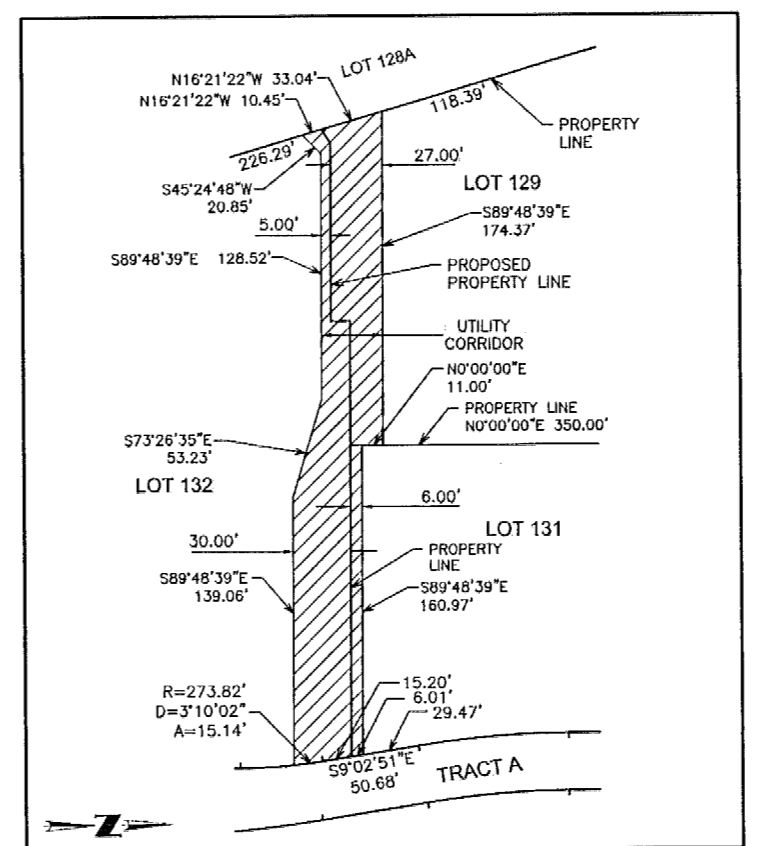
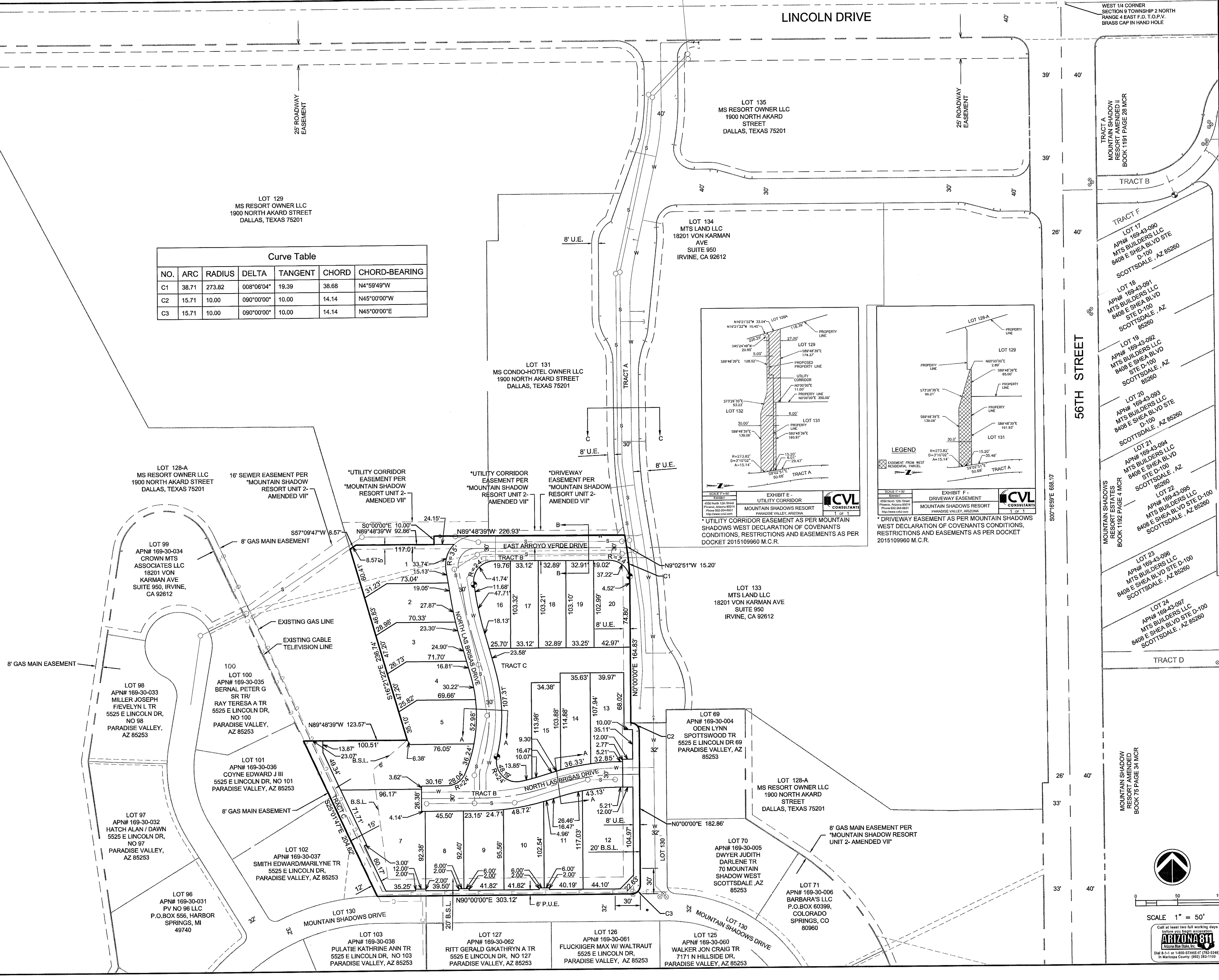
SHEET NUMBER
1 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File: _____

Printed By: Alexx Print Date: April 27, 2015 Filename: N:\010245801\CADD\WEST\Residential\R1\Preliminary\PS\FRE_PLAT_01-03.dwg

LOT 1 APN# 169-27-001 UNDERDAHL JERALD P TR / BRANDWEIN STEVEN F TR PARADISE VALLEY, AZ 85253
LOT 5 APN# 169-27-005 MANNING MICHAEL/DORREEN A 6307 N CAMELBACK MANOR DR, PARADISE VALLEY, AZ 85253
LOT 6 APN# 169-27-006 6245 N CAMELBACK MANOR LLC 1445 N STATE PKWY NO 307, CHICAGO, IL 60610
LOT 7 APN# 169-27-007 LANE GARY L & ANN H 6233 N CAMELBACK MANOR DR, PARADISE VALLEY, AZ 85253
LOT 8 APN# 169-27-008 WARDLE LAFFERTY ALLEEN DEE 6121 N CAMELBACK MANOR, PARADISE VALLEY, AZ 85253

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	38.71	273.82	008°06'04"	19.39	38.68	N4°59'49"W
C2	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"W
C3	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"E

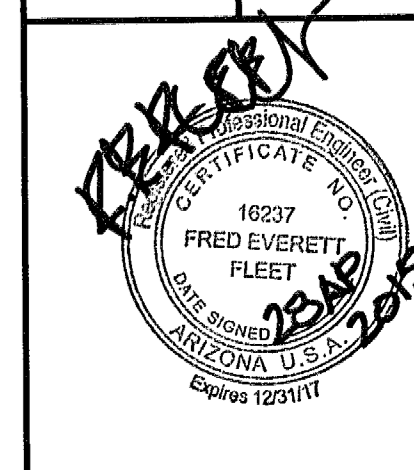


WEST 1/4 CORNER SECTION 9 TOWNSHIP 2 NORTH RANGE 4 EAST F.D. T.O.P.V. BRASS CAP IN HAND HOLE

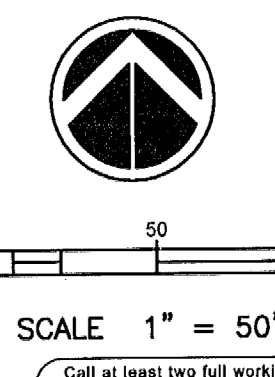
CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

Coe & Van Loo Consultants, Inc.

PRELIMINARY PLAT
THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA



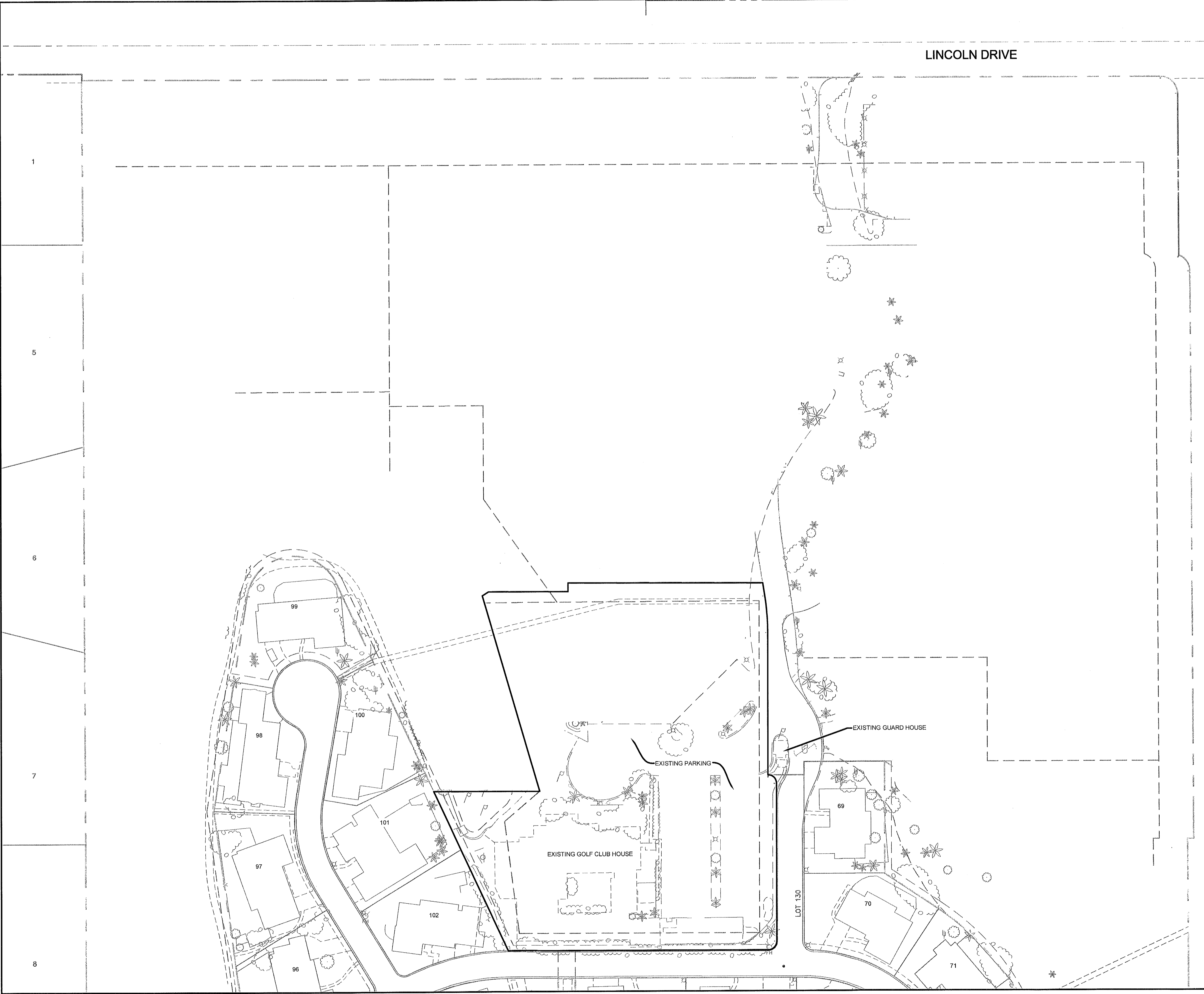
SHEET NUMBER
2 OF 3
CVL Department: Land
CVL Project #: 01-0245901
CVL File:



SCALE 1" = 50'
Call at least two full working days before you begin construction.
ARIZONA
ACCOMMODATING STATE
Date 8-1-11 or 1-30-2014 (178-4348)
In Maricopa County (902) 953-1103

PROJECT NO. XXXXXXX

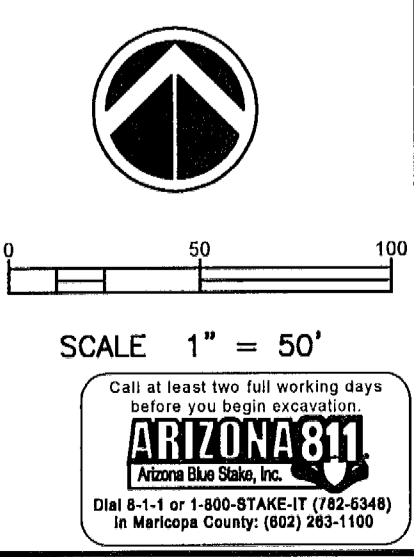
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LINCOLN DRIVE

56TH STREET

TRACT B	
TRACT F	
17	
18	
19	
20	
21	
22	
23	
24	
TRACT D	



NO.	REVISION	DATE

PRELIMINARY PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA



SHEET NUMBER
3 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File:

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

Coe & Van Loo Consultants, Inc.

DDG ERT JG VVVVVVV