

# PRELIMINARY PLAT

## "THE VILLAS AT MOUNTAIN SHADOWS II"

### 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. TRACT B 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.
- THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS II" 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 AND BUILDING SETBACKS ARE PURSUANT TO THE SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS.
- C&R'S FOR THESE DEVELOPMENTS ARE AS PER THE MOUNTAIN SHADOWS VII AMENDED MAP AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109812 MCR AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109960 MCR AS AMENDED IN DOCKET \_\_\_\_\_ 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 D WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.
- THERE ARE NO EXISTING STRUCTURES ON LOT 133 OR LOT 134.

### 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 27-700797.0000 DATED AUGUST 27, 2014.

### 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 6-3-8 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 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

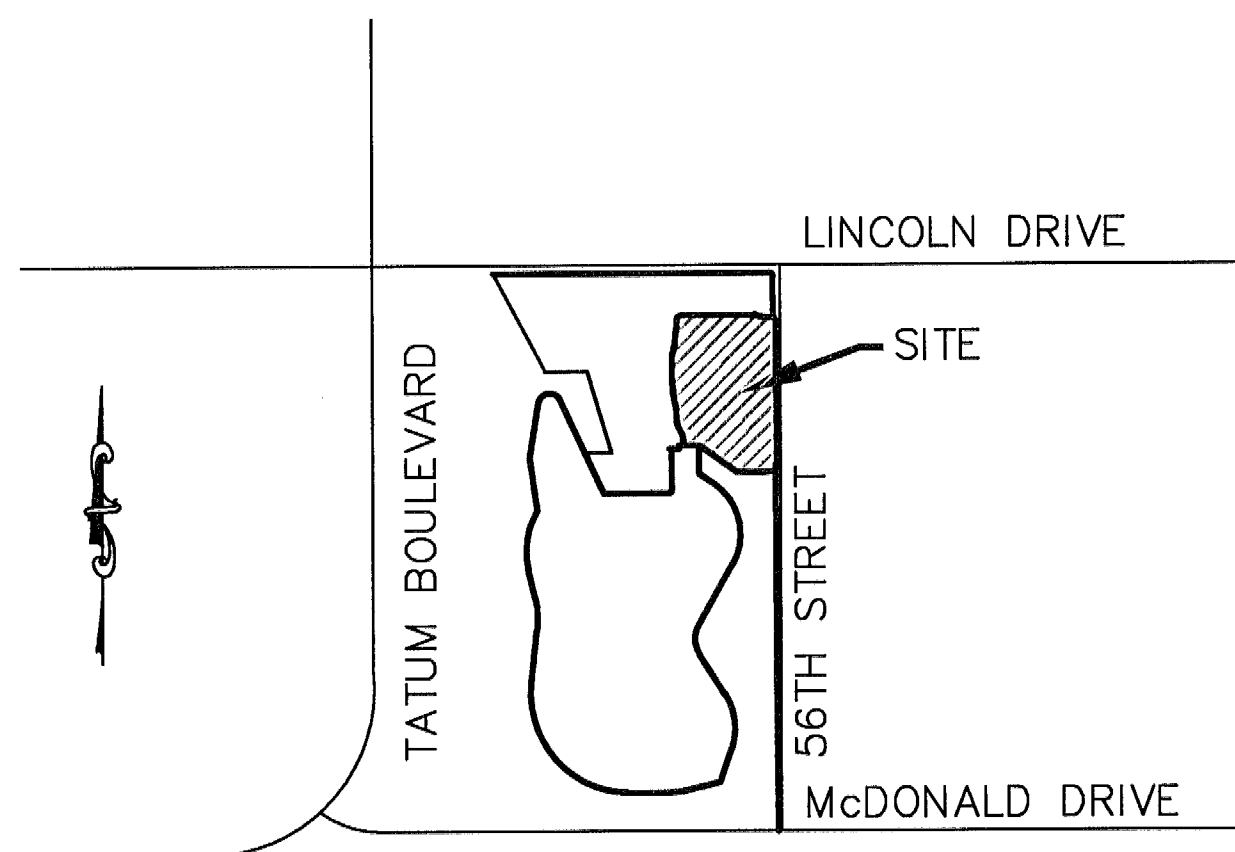
### SITE DATA

EXISTING ZONING - S.U.P.- RESORT  
 TOTAL TRACTS - 4  
 TOTAL LOTS - 8  
 GROSS SITE AREA - 7.14 AC.  
 NET SITE AREA - 7.14 AC.

### LEGEND

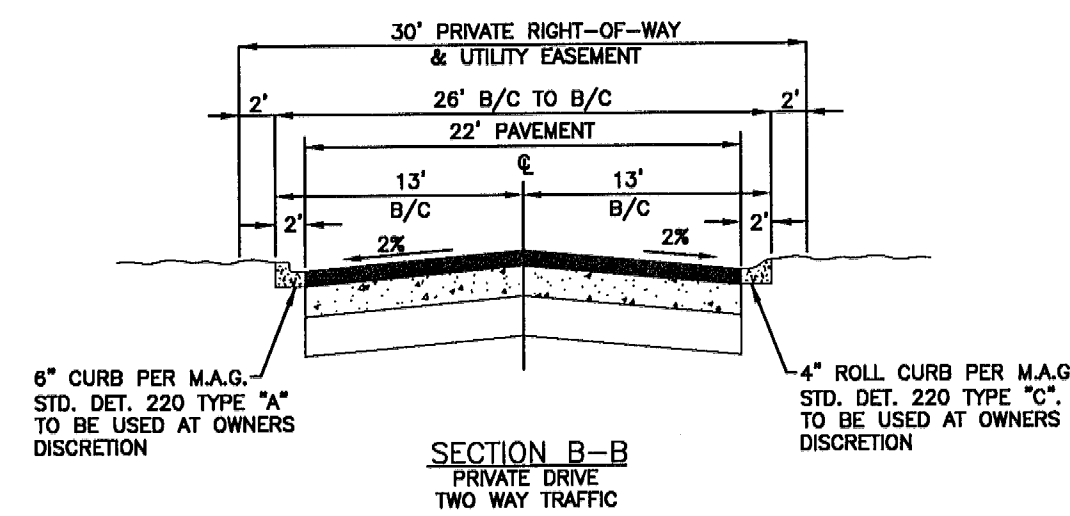
- |  |   |
|--|---|
| BSL - BUILDING SETBACK LINE                  | G - GAS LINE  |
| B/C - BACK OF CURB                           | S - SEWER LINE  |
| C.A. - COMMON AREA                           | W - WATER LINE  |
| E/P - EDGE OF PAVEMENT                       | △ - FND. OR SET MONUMENT AT SECTION 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                                |   |

A RESUBDIVISION OF LOTS 133 & 134, OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS AT PAGE 27 OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA



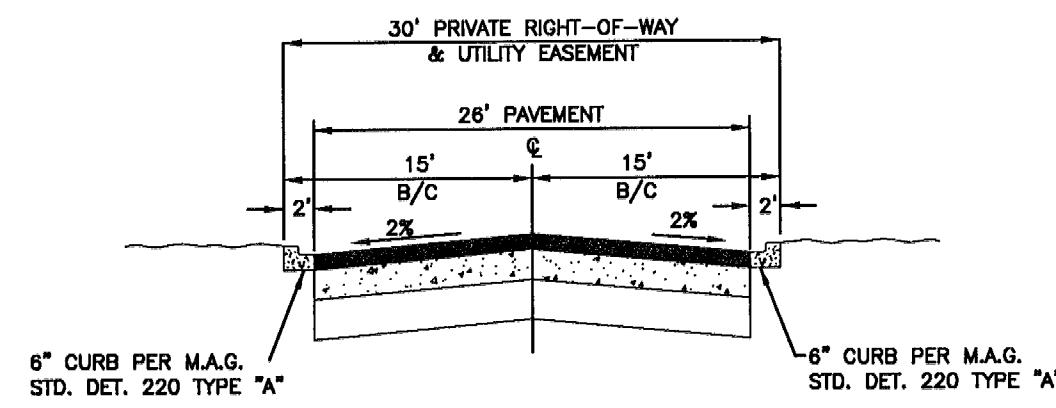
### VICINITY MAP

N.T.S.



6" CURB PER M.A.G. STD. DET. 220 TYPE "A" TO BE USED AT OWNERS DISCRETION

SECTION B-B  
PRIVATE DRIVE  
TWO WAY TRAFFIC



6" CURB PER M.A.G. STD. DET. 220 TYPE "A"

SECTION A-A  
PRIVATE DRIVE "TRACT A"

NOTE: TRACT A IS SHOWN FOR INFORMATION ONLY AND IS NOT A PART OF THIS SUBDIVISION.

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

### TRACT TABLE

UNIT II		
TRACTS	SQ.FT	DESCRIPTION
A	0	NOT A PART OF THIS SUBDIVISION
B	14,515	PRIVATE DRIVE/ UTILITY EASEMENTS
C	2,737	LANDSCAPE TRACT/CART PATH/UTILITY EASEMENT
D	3,084	LANDSCAPE TRACT/ UTILITY EASEMENTS
E	226,527	FUTURE DEVELOPMENT
<b>TOTAL</b>	<b>246,863</b>	

### LOT AREAS

UNIT II	
LOTS	SQ.FT.
21	7,448
22	7,586
23	8,276
24	8,415
25	7,754
26	7,504
27	7,405
28	9,664
<b>TOTAL</b>	<b>64,052</b>

### 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\_@CVLCCI.COM

### SHEET INDEX

- VICINITY MAP & NOTES
- LOT CONFIGURATION
- EXISTING CONDITIONS MAP

### DEDICATION

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

### MTS LAND LLC, A DELEWARE LIMITED LIABILITY COMPANY

#### IN WITNESS WHEREOF:

MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED IT'S NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY ROBERT A. FLAXMAN IT'S AUTHORIZED AGENT.

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

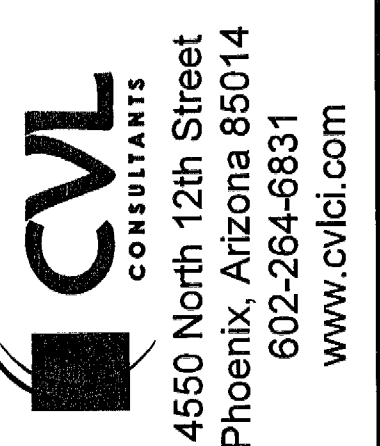
\_\_\_\_\_  
 TOWN ENGINEER

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

#### CERTIFICATION

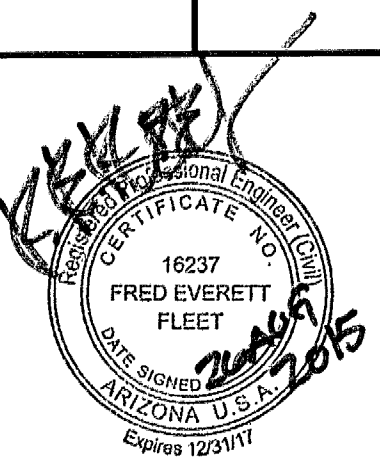
THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF 2015 AND THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT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

REGISTERED LAND SURVEYOR



DATE \_\_\_\_\_  
 REVISION \_\_\_\_\_  
 NO. \_\_\_\_\_  
**Coe & Van Loo Consultants, Inc.**

PRELIMINARY PLAT  
 THE VILLAS AT MOUNTAIN SHADOWS II  
 PARADISE VALLEY, ARIZONA



SHEET NUMBER  
**1 OF 3**

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

LOT 8  
APN# 169-27-008  
LAFFERTY ROBERT M/  
WARDLE LAFFERTY ALLEAN DEE  
6121 N CAMELBACK MANOR,  
PARADISE VALLEY, AZ 85253

LOT 7  
APN# 169-27-007  
LANE GARY L & ANN H  
6233 N CAMELBACK MANOR DR.,  
PARADISE VALLEY, AZ 85253

LOT 6  
APN# 169-27-006  
CAMELBACK MANOR 1  
BOOK 43, PAGE 44 M.C.R.

LOT 5  
APN# 169-27-005  
MANNING MICHAEL DOREEN A  
6307 N CAMELBACK MANOR DR.,  
PARADISE VALLEY, AZ 85253

LOT 1  
APN# 169-27-001  
UNDERDAHL JERALD P TR /  
BRANDWEIN STEVEN F TR  
5343 E LINCOLN DR,  
PARADISE VALLEY, AZ 85253

LOT 97  
APN# 169-30-032  
HATCH ALAN / DAWN  
5525 E LINCOLN DR,  
NO 97  
PARADISE VALLEY,  
AZ 85253

LOT 98  
APN# 169-30-033  
MILLER JOSEPH  
F/EVELYN L TR  
5525 E LINCOLN DR,  
NO 98  
PARADISE VALLEY,  
AZ 85253

LOT 100  
APN# 169-30-035  
BERNAL PETER G  
SR TR/  
RAY TERESA A TR  
5525 E LINCOLN DR,  
NO 100  
PARADISE VALLEY,  
AZ 85253

LOT 101  
APN# 169-30-036  
COYNE EDWARD J III  
5525 E LINCOLN DR, NO 101  
PARADISE VALLEY, AZ 85253

LOT 102  
APN# 169-30-037  
SMITH EDWARD/MARILYNE TR  
5525 E LINCOLN DR,  
PARADISE VALLEY, AZ 85253

LOT 96  
APN# 169-30-031  
PV NO 96 LLC  
P.O.BOX 536, HARBOR  
SPRINGS, MI  
49740

LOT 103  
APN# 169-30-038  
PULATIE KATHRINE ANN TR  
5525 E LINCOLN DR, NO 103  
PARADISE VALLEY, AZ 85253

LOT 127  
APN# 169-30-062  
RITT GERALD G/KATHRYN A TR  
5525 E LINCOLN DR, NO 127  
PARADISE VALLEY, AZ 85253

LOT 126  
APN# 169-30-061  
FLUCKIGER MAX W/ WALTRAUT  
5525 E LINCOLN DR,  
PARADISE VALLEY, AZ 85253

LOT 125  
APN# 169-30-060  
WALKER JON CRAIG TR  
7171 N HILLSIDE DR,  
PARADISE VALLEY, AZ 85253

LOT 70  
APN# 169-30-005  
DWYER JUDITH  
DARLENE TR  
70 MOUNTAIN  
SHADOW WEST  
SCOTTSDALE, AZ  
85253

LOT 71  
APN# 169-30-006  
BARBARA'S LLC  
P.O.BOX 60399,  
COLORADO  
SPRINGS, CO  
80960

LOT 69  
APN# 169-30-004  
ODEN LYNN  
SPOTTSWOOD TR  
5525 E LINCOLN DR 69  
PARADISE VALLEY, AZ  
85253

LOT 128-A  
MS RESORT OWNER LLC  
1900 NORTH AKARD  
STREET  
DALLAS, TEXAS 75201

Curve Table						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	40.53	24.50	094°47'15"	26.64	36.07	S42°36'23"W
C2	18.83	100.00	010°47'15"	9.44	18.80	S0°36'23"W
C3	14.97	50.00	017°09'27"	7.54	14.92	S14°34'44"W
C4	40.91	100.00	023°26'26"	20.75	40.63	S11°26'14"W
C5	74.19	485.00	008°45'52"	37.17	74.12	S4°39'55"E
C6	79.40	690.50	006°35'17"	39.74	79.35	S5°45'12"E
C7	40.44	70.00	033°06'00"	20.80	39.88	S19°00'33"E
C8	45.93	89.42	029°25'52"	23.49	45.43	S20°50'37"E
C9	26.11	91.26	016°23'36"	13.15	26.02	S0°57'36"W
C10	31.32	20.00	089°43'01"	19.90	28.21	N45°08'29"W
C11	8.41	32.50	014°49'55"	4.23	8.39	N82°35'02"W
C12	8.41	32.50	014°49'58"	4.23	8.39	N82°35'02"W

LOT 129  
MS RESORT OWNER LLC  
1900 NORTH AKARD STREET  
DALLAS, TEXAS 75201

LOT 131  
MS CONDO-HOTEL OWNER LLC  
1900 NORTH AKARD STREET  
DALLAS, TEXAS 75201

LOT 135  
MS RESORT OWNER LLC  
1900 NORTH AKARD  
STREET  
DALLAS, TEXAS 75201

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

TRACT A  
MOUNTAIN SHADOW  
RESORT AMENDED  
BOOK 1191 PAGE 28 MCR

TRACT F  
LOT 17  
APN# 169-43-090  
MTS BUILDERS LLC  
8408 E SHEA BLVD STE  
D-100  
SCOTTSDALE, AZ 85260

TRACT B  
LOT 18  
APN# 169-43-091  
MTS BUILDERS LLC  
8408 E SHEA BLVD  
STE D-100  
SCOTTSDALE, AZ  
85260

TRACT G  
LOT 19  
APN# 169-43-092  
MTS BUILDERS LLC  
8408 E SHEA BLVD  
STE D-100  
SCOTTSDALE, AZ  
85260

TRACT H  
LOT 20  
APN# 169-43-093  
MTS BUILDERS LLC  
8408 E SHEA BLVD STE  
D-100  
SCOTTSDALE, AZ 85260

TRACT I  
LOT 21  
APN# 169-43-094  
MTS BUILDERS LLC  
8408 E SHEA BLVD  
STE D-100  
SCOTTSDALE, AZ  
85260

TRACT J  
LOT 22  
APN# 169-43-095  
MTS BUILDERS LLC  
8408 E SHEA BLVD STE D-100  
SCOTTSDALE, AZ 85260

TRACT K  
LOT 23  
APN# 169-43-096  
MTS BUILDERS LLC  
8408 E SHEA BLVD STE D-100  
SCOTTSDALE, AZ 85260

TRACT L  
LOT 24  
APN# 169-43-097  
MTS BUILDERS LLC  
8408 E SHEA BLVD STE D-100  
SCOTTSDALE, AZ 85260

TRACT M  
MOUNTAIN SHADOW  
RESORT AMENDED  
BOOK 75 PAGE 34 MCR



SCALE 1" = 50'

Call at least two full working days  
before any building work begins  
**ARIZONA**  
REGISTERED PROFESSIONAL ENGINEER  
Fred Everett Fleet  
16237  
FRED EVERETT  
FLEET  
ARIZONA U.S.A.  
Expires 12/31/17

SHEET NUMBER  
**2 OF 3**  
CVL Department: Land  
CVL Project #: 01-0245801  
CVL File:

NO.	REVISION	DATE

PRELIMINARY PLAT  
THE VILLAS AT MOUNTAIN SHADOWS II  
PARADISE VALLEY, ARIZONA

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



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1

5

6

7

8

LINCOLN DRIVE

205.25'

NORTH 56TH STREET

395.76'

TRACT B

TRACT F

17

18

19

20

21

22

23

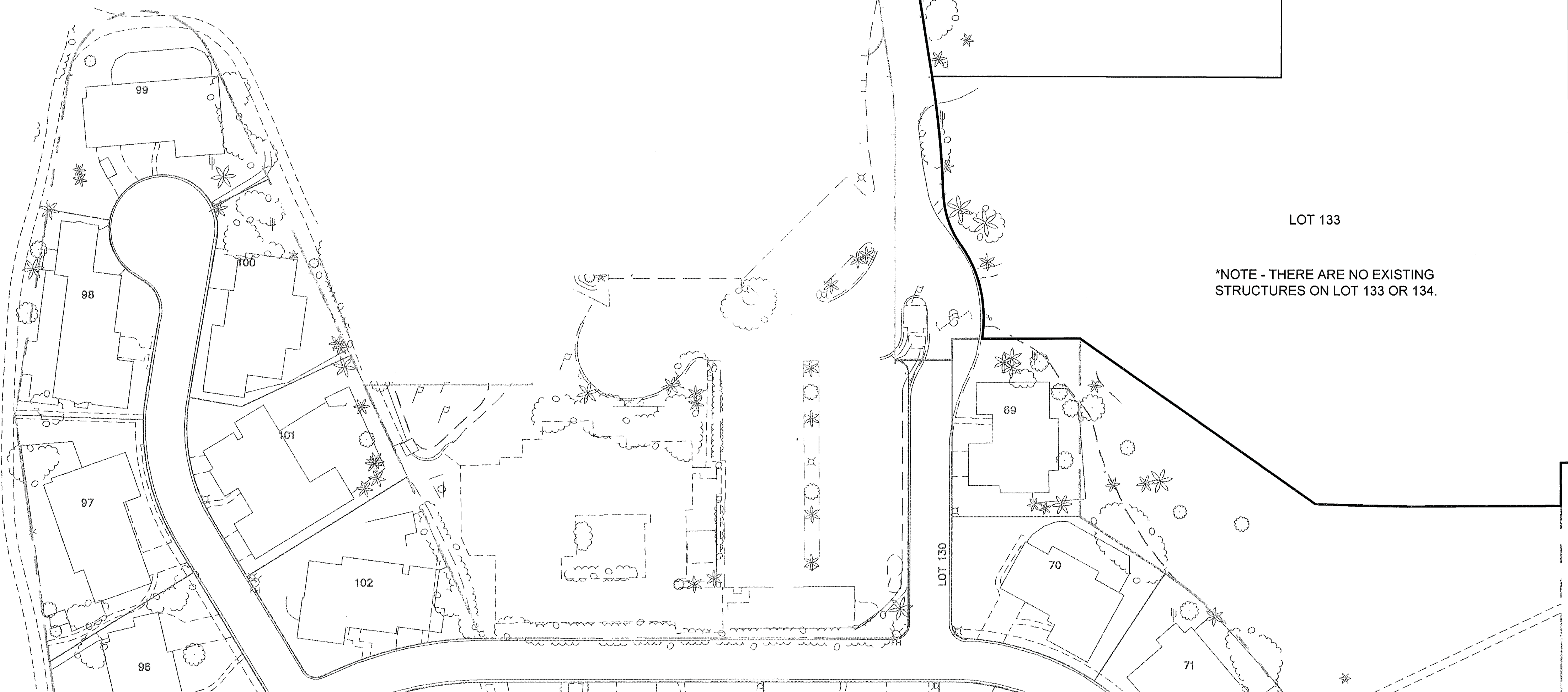
24

TRACT D

LOT 134

LOT 133

\*NOTE - THERE ARE NO EXISTING STRUCTURES ON LOT 133 OR 134.



SCALE 1" = 50'

ARIZONA 811  
Arizona Statewide  
Call at least two full working days before you begin excavation.  
Dial 8-1-1 or 1-800-STAKE-IT (782-5348) in Maricopa County: (602) 295-1199

NO.	REVISION	DATE

PRELIMINARY PLAT

THE VILLAS AT MOUNTAIN SHADOWS II  
PARADISE VALLEY, ARIZONA

SHEET NUMBER  
3 OF 3

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

Professional Engineer  
16237  
FRED EVERETT  
FLEET  
2015  
ARIZONA U.S.  
Expires 12/31/17

CVL CONSULTANTS

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

PROJECT NO. XXXXXX