

DEDICATION

STATE OF ARIZONA)
 COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "IRONWOOD GOLF VILLAS" A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "IRONWOOD GOLF VILLAS" WHICH SHOWS THE DIMENSION AND LOCATIONS OF THE LOTS AND TRACTS OF SAID "IRONWOOD GOLF VILLAS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, TRACT, AND EASEMENT SHOWN ON SAID PLAT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME AS SHOWN ON SAID PLAT AND THAT THE IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE EASEMENTS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A" AND "B" ARE ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

TRACT "C" IS HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND IS TO BE OWNED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION. TRACT "C" IS SUBJECT TO AND SHALL BE MAINTAINED BY CAMELBACK PROPERTIES INN, INC. (AND ITS SUCCESSORS, ASSIGNS, OR AFFILIATED ENTITIES) IN ACCORDANCE WITH (1) THE SPECIAL USE PERMIT FOR CAMELBACK GOLF CLUB RESORT (ORDINANCE NO. 649), AS AMENDED, ISSUED BY THE TOWN OF PARADISE VALLEY AND RECORDED IN DOCUMENT NO. 2012-0521276, M.C.R., AND (2) THE LEASE FOR THE CAMELBACK GOLF CLUB RESORT, A MEMORANDUM OF WHICH WAS RECORDED IN DOCKET 7466, PAGE 137, M.C.R., AS AMENDED AND ASSIGNED FROM TIME TO TIME. IF TRACT "C" IS NO LONGER SUBJECT TO SUCH SPECIAL USE PERMIT AND LEASE, TRACT "C" SHALL BE MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

TRACT "A" IS HEREBY DEDICATED AS A PRIVATE ROADWAY TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION. AN EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

TRACT "B" IS HEREBY DECLARED AS AN OPEN SPACE, LANDSCAPE, AND STORM WATER RETENTION TRACT FOR THE USE AND ENJOYMENT OF THE LOT OWNERS OF THE IRONWOOD GOLF VILLAS AND IS TO BE MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED UPON, OVER, UNDER, AND ACROSS THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER. NO DWELLING UNITS SHALL BE CONSTRUCTED ON SAID EASEMENTS.

THE PUBLIC UTILITY EASEMENT WHICH INCLUDES THE PUBLIC WATER LINE, AS SHOWN ON THIS PLAT OVER TRACT "C" IS HEREBY GRANTED TO THE PUBLIC 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 EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE THE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENTS WILL NOT BE REQUIRED. GRANTOR SHALL NOT ERRECT OR CONSTRUCT OR PERMIT TO BE ERRECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE, FENCE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR 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 GRANTOR 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. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, WALLS, AND GATES 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.

A PERPETUAL DRAINAGE EASEMENT AS SHOWN ON THIS PLAT OVER A PORTION OF LOTS 1 THROUGH 6 ARE HEREBY DEDICATED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNEES.

ALL EASEMENTS DEDICATED ON THIS PLAT OVER PORTIONS OF THE PROPERTY SUBJECT TO THE LEASE FOR CAMELBACK GOLF CLUB RESORT, A MEMORANDUM OF WHICH WAS RECORDED IN DOCKET 7466, PAGE 137, M.C.R., AS AMENDED AND ASSIGNED FROM TIME TO TIME (THE "LEASE") ARE SUBJECT TO THE RIGHTS, IF ANY, OF THE LESSEE UNDER THE LEASE.

IN WITNESS WHEREOF:

IRONWOOD GOLF VILLAS, L.L.C., 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 SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

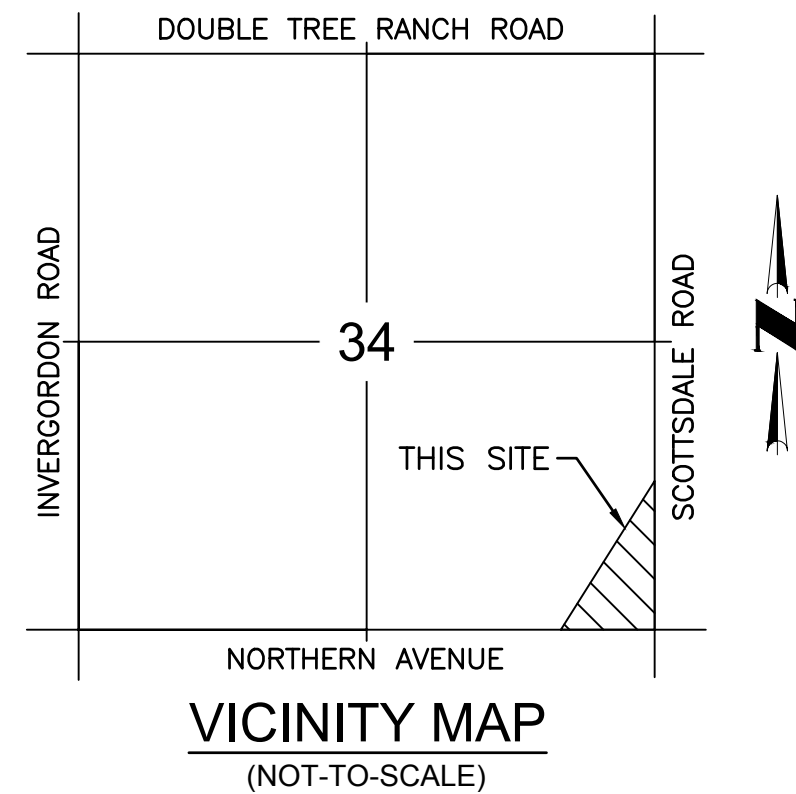
IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ROD CULLUM, MEMBER

FINAL PLAT FOR IRONWOOD GOLF VILLAS

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

IRONWOOD GOLF VILLAS L.L.C.
 C/O CULLUM HOMES INC.
 8408 EAST SHEA BLVD., SUITE D-100
 SCOTTSDALE, AZ 85260
 PHONE: (480) 949-2700
 CONTACT: ROD CULLUM

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.

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 04013C1770L 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 BERNEIL WATER COMPANY 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 27-701025.0000 DATED 06/03/2019.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROD CULLUM AND ACKNOWLEDGED HIMSELF TO BE A MEMBER OF IRONWOOD GOLF VILLAS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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.
- TRACT A IS A PRIVATE ROADWAY AND CONTAINS AN EASEMENT FOR PUBLIC & PRIVATE WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "IRONWOOD GOLF VILLAS" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. _____ M.C.R.
- TRACT "A" WHICH WILL BE A DRIVABLE SURFACE TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE TOWN FIRE MARSHAL.
- ZONING = R-43 CP (CLUSTER PLAN)
- ALL LOTS ARE TO BE SINGLE STORY, SINGLE FAMILY RESIDENCES WITH A MAXIMUM HEIGHT OF 24 FEET.
- THE MAXIMUM FLOOR RATIO FOR EACH LOT IS 50%.
- LOTS 5 AND 6 HAVE A 20 FOOT REAR YARD SETBACK FROM THE DRAINAGE EASEMENT FOR THE MAIN RESIDENCE AND A 10 FOOT REAR YARD SETBACK FROM THE DRAINAGE EASEMENT FOR AN ACCESSORY BUILDING AND/OR A POOL.
- ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
- FRONT YARD SETBACKS FOR GARAGE STRUCTURES THAT DO NOT HAVE A GARAGE DOOR FACING THE STREET SHALL BE 10 FEET, PROVIDED THAT FOR ALL SQUARE FOOTAGE OF ANY SUCH GARAGE BETWEEN THE 10 FOOT AND 20 FOOT FRONT YARD SETBACK THERE SHALL BE AT LEAST AN EQUAL AMOUNT OF SQUARE FOOTAGE BEHIND THE 20 FOOT SETBACK THAT SHALL NOT BE ENCLOSED.

TOTAL LAND USE	
NUMBER OF LOTS	8
NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	0.831 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	189,175	4.344
PRIVATE ROADWAY (TRACT A)	27,491	0.631
TRACTS (B-C)	203,073	4.662
TOTAL GROSS AREA	419,740	9.637

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN IN BOOK 158 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS, SAID LINE BEARS NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST.

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2019.

BY: _____
 MAYOR

ATTEST: _____
 TOWN CLERK

 TOWN ENGINEER

 PLANNING DIRECTOR

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2017, 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. ALCOCKER
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCCI.COM



NO.	REVISION	DATE

FINAL PLAT
IRONWOOD GOLF VILLAS
 PARADISE VALLEY, ARIZONA
Coe & Van Loo Consultants, Inc.



1 SHEET OF 4

GROSS AREA = 9.637 ACRES
 SEE SHEET 2 FOR LINE TABLE, CURVE TABLE AND LOT AREA TABLE. SEE SHEET 3 FOR LEGEND.

CVL Contact: F. FLEET
 CVL Project #: 01_0288101
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COUNTY RECORDER

DATE

REVISION

NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA



2 SHEET OF 4

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	18.90'	12.00'	090°14'29"	12.05	17.01	N45°07'15"E
C2	64.41'	45.00'	082°00'14"	39.12	59.05	S09°55'28"W
C3	35.69'	30.00'	068°09'16"	20.29	33.62	N02°59'58"E
C4	14.40'	12.00'	068°45'05"	8.21	13.55	N71°27'09"E
C5	279.19'	55.00'	290°50'38"	-37.91	62.43	S39°35'38"E
C6	8.82'	12.00'	042°05'34"	4.62	8.62	S16°01'49"W

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	28,513	0.655
2	16,648	0.382
3	20,230	0.464
4	18,586	0.427
5	29,390	0.675
6	38,665	0.888
7	16,813	0.386
8	20,330	0.467

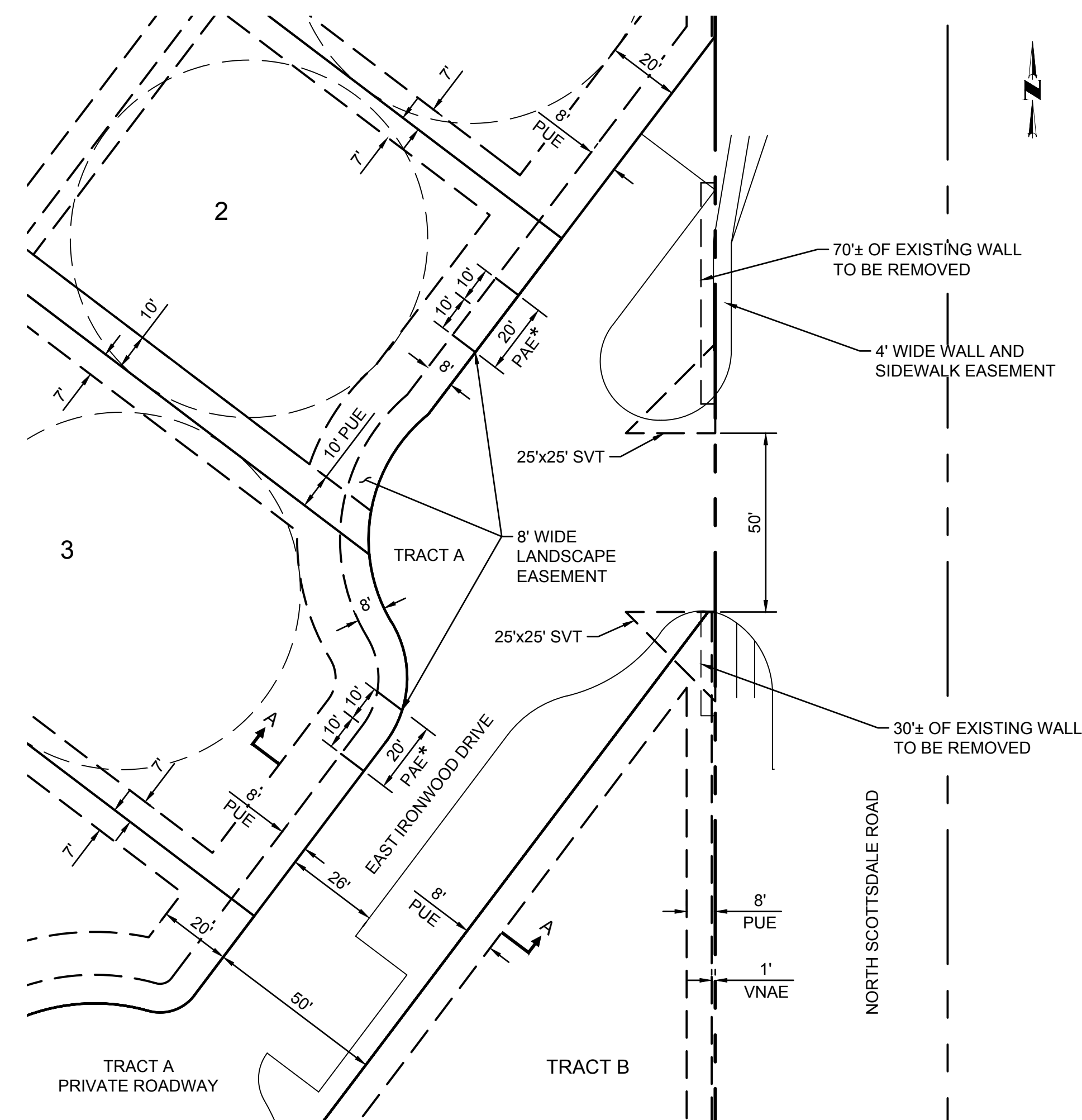
LINE TABLE		
NO.	BEARING	LENGTH
L1	N90°00'00"E	1.99'

PRIMARY BUILDING SETBACKS			
LOT	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
1	20 FT	49 FT	7 FT / 20 FT
2	20 FT	46 FT	10 FT / 7 FT
3	20 FT	46 FT	7 FT / 7 FT
4	20 FT	46 FT	7 FT / 7 FT
5	20 FT	46 FT	7 FT / 7 FT
6	20 FT	46 FT	7 FT / 7 FT
7	20 FT	25 FT	7 FT / 7 FT
8	20 FT	25 FT	20 FT / 7 FT

ACCESSORY BUILDING AND POOL SETBACKS			
LOT	FRONT SETBACK**	REAR SETBACK**	SIDE SETBACK**
1	20 FT	49 FT	7 FT / 20 FT
2	20 FT	46 FT	10 FT / 7 FT
3	20 FT	46 FT	7 FT / 7 FT
4	20 FT	46 FT	7 FT / 7 FT
5	20 FT	46 FT	7 FT / 7 FT
6	20 FT	VARIES	7 FT / 7 FT
7	20 FT	10 FT	7 FT / 7 FT
8	20 FT	10 FT	20 FT / 7 FT

** MAXIMUM BUILDING HEIGHT ALLOWED IS 16 FEET.

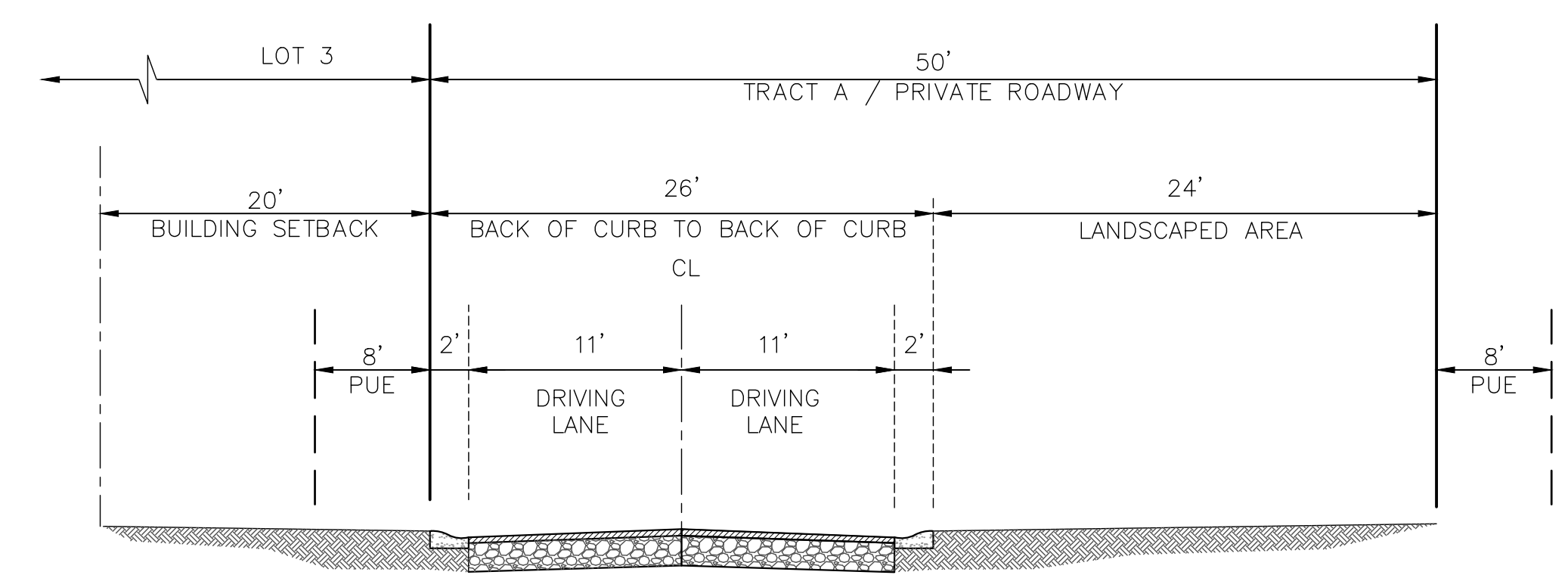
TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.631 ACRES	PRIVATE ROADWAY / EASEMENT FOR PUBLIC UTILITIES, WATER LINES, SEWER LINES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES
TRACT 'B'	0.237 ACRES	OPEN SPACE / LANDSCAPE / STORM WATER RETENTION
TRACT 'C'	4.425 ACRES	DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT
TOTAL	5.293 ACRES	



SITE VISIBILITY TRIANGLE AND PEDESTRIAN ACCESS EASEMENT DETAIL

SCALE: 1"=30'

* = DENOTES PEDESTRIAN/BICYCLE ACCESS EASEMENT (PAE) FOR RESIDENTS & GUESTS OF "THE VILLAS AT CHENEY ESTATES" ONLY.



SECTION A-A PRIVATE ROADWAY DETAIL
N.T.S.

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE AND LOT AREA TABLE. SEE SHEET 3 FOR LEGEND.

CVL Contact: F. FLEET
CVL Project #: 01_0288101
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