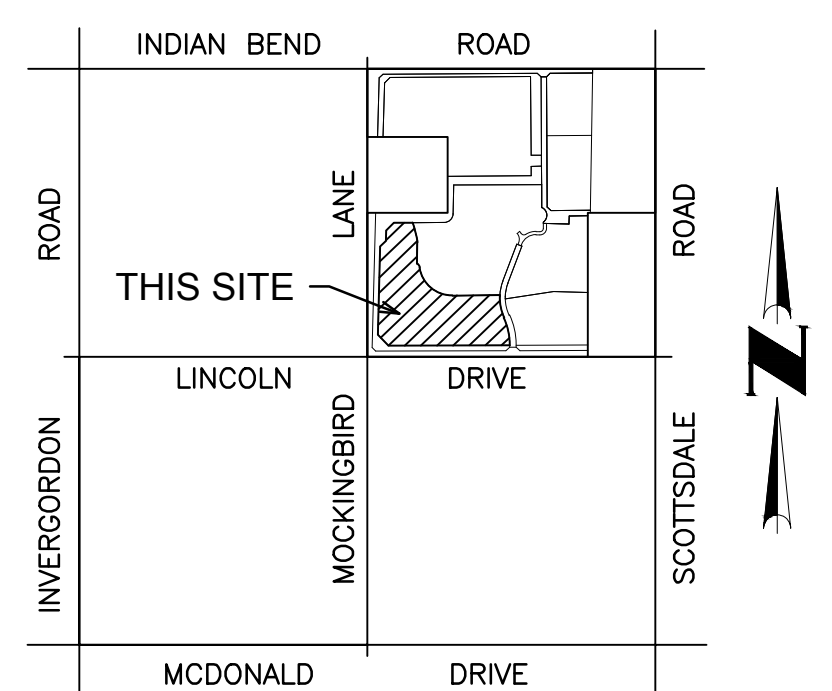


**COUNTY RECORDER**

# REPLAT

## AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II

A REPLAT OF AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED I, AS RECORDED IN BOOK 1425 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**  
(NOT-TO-SCALE)

### NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT A IS A PRIVATE DRIVE. TRACT A CONTAINS EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THE DEVELOPMENT OF THE LOTS IN "AMENDED 7000 EAST LINCOLN - PARCEL C" IS PURSUANT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT, AND COVENANT RUNNING WITH THE LAND, AND RELEASE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT DOCUMENT NUMBER 2016-00048361 AND PURSUANT TO SPECIAL USE PERMIT NO. 15-01 ISSUED BY THE TOWN OF PARADISE VALLEY.
- BUILDING HEIGHTS ARE PURSUANT TO SPECIAL USE PERMIT NO. 15-01 ISSUED BY THE TOWN OF PARADISE VALLEY.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, LIENS AND RESTRICTIONS FOR 7000 EAST LINCOLN RESORT COMMUNITY AS RECORDED IN DOCUMENT NO. 2017-0193183 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15-01).
- THOSE PORTIONS OF TRACT B AND LOT 34 WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.
- LOTS 6 THROUGH 17, INCLUSIVE, AND LOTS 26 THROUGH 30, INCLUSIVE, ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 20 FEET.
- TWO TREES PER LOT SHALL BE PLANTED WITHIN THE 35' LANDSCAPE EASEMENT ON LOTS 26, 27, AND 28.
- ACCESSORY STRUCTURES WITH LIVEABLE SQUARE FOOTAGE ON LOTS 6 THROUGH 17, INCLUSIVE, AND LOTS 26 THROUGH 32, INCLUSIVE, SHALL HAVE A REAR YARD SETBACK OF 20 FEET.
- NO STRUCTURES OR WALLS MAY BE CONSTRUCTED WITHIN THE EMERGENCY ACCESS EASEMENT OVER THE CORNER OF LOT 34.
- THE PURPOSE OF THIS RE-PLAT IS TO ABANDON PORTIONS OF THE PUBLIC UTILITY EASEMENT WITHIN LOTS 18 THROUGH 24 AND LOTS 35 THROUGH 39, ABANDON THE DRAINAGE EASEMENT WITHIN LOT 9 AND DEDICATE A NEW DRAINAGE EASEMENT WITHIN LOT 5.

### LEGEND

- ▲--- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- ⊙--- INDICATES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "C" MODIFIED (UNLESS OTHERWISE NOTED).
- ◆--- CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED).
- INDICATES CENTERLINE MONUMENT
- AC INDICATES ACRES
- C1 INDICATES CURVE NUMBER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PEDESTRIAN ACCESS EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- S.W.L.E. INDICATES SIDEWALK, WALL AND LANDSCAPE EASEMENT
- BSL INDICATES BUILDING SETBACK LINE
- HOA INDICATES HOME OWNER ASSOCIATION
- APN INDICATES ASSESSOR PARCEL NUMBER
- EX. INDICATES EXISTING
- R/W INDICATES RIGHT OF WAY
- ① INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- BVD INDICATES EAST BELLA VISTA DRIVE
- \* INDICATES SINGLE-STORY LIMITED LOT
- ← INDICATES FRONT OF LOT
- --- INDICATES RECORDED EASEMENTS TO BE ABANDONED
- \*\* INDICATES RECORDED 8' P.U.E. "AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED I" BOOK 1425 OF MAPS, PAGE 21

### UTILITY PROVIDERS

SEWER	TOWN OF PARADISE VALLEY
WATER	EPCOR WATER
TELEPHONE	COX COMMUNICATIONS/CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

### SITE TABLE

GROSS AREA	17,329	754,841 SQ FT
NET AREA	17,329	754,841 SQ FT
ZONING	SUP-RESORT	
YIELD	39	100%
LOTS 10,000 - 15,000 SF	13	33%
LOTS GREATER THAN 15,000 SF	26	67%
GROSS DENSITY	2.25	DU/AC
NET DENSITY	2.25	DU/AC
PRIVATE DRIVE (TRACT A)	2.945	AC

### MAIN BUILDING SETBACKS

FRONT YARD	FIRST FLOOR	20'
	SECOND FLOOR	25'
SIDE YARD	LOTS GREATER THAN 15,000 SF	15' EACH SIDE
	LOTS 10,000 - 15,000 SF	20' TOTAL (NOT LESS THAN 5')
REAR YARD	FIRST FLOOR	20'
	SECOND FLOOR	35'

### ACCESSORY BUILDING SETBACKS

FRONT YARD	10'
SIDE YARD	5'
	10' (ABUTTING A STREET)
REAR YARD	*10'

\* REFER TO NOTE NO. 12 REGARDING ACCESSORY STRUCTURES WITH LIVEABLE SQUARE FOOTAGE.

### OWNER

FSPV RES C, LLC  
 6720 N. SCOTTSDALE ROAD SUITE 130  
 SCOTTSDALE, ARIZONA 85253  
 PHONE: (480) 603-1387  
 CONTACT: GERALD C. AYUOB  
 EMAIL: JERRYAY@FIVESTARDEVELOPMENT.COM

### ENGINEER

CVL CONSULTANTS, INC  
 4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 PHONE: (602) 264-6831  
 FAX: (602) 264-0938  
 CONTACT: HEIDI TILSON  
 EMAIL: HTILSON@CVLCCI.COM

### DEDICATION

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS REPLAT FOR "AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II", A REPLAT OF AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED I, AS RECORDED IN BOOK 1425 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 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 REPLAT OF "AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED I" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS THOSE PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN ON THIS PLAT AND HEREBY DEDICATES THOSE AREAS UNDER AND ACROSS THOSE AREAS AS SHOWN. THE PUBLIC UTILITY EASEMENTS AS ARE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND/OR REMOVAL OF PUBLIC AND PRIVATE WATERLINES, SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES.

TRACTS "A" AND "B" ARE DESIGNATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED BY FSPV RES C, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS (DEFINED BELOW), AND MAINTAINED PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY HEREAFTER (THE "CC&RS").

TRACT "A" IS A PRIVATE DRIVE. TRACT "A" CONTAINS EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES AND WILL BE OWNED BY FSPV RES C, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC., OR OTHER ASSOCIATION CREATED PURSUANT TO THE CC&RS, AND MAINTAINED PURSUANT TO THE CC&RS.

AN EASEMENT FOR PRIVATE WATERLINE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC, SOLELY FOR THE FOREGOING PURPOSES, OVER TRACT "B".

AN EASEMENT FOR EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC, SOLELY FOR THE FOREGOING PURPOSES, AS SHOWN ON LOT 34.

A PERPETUAL, NON-EXCLUSIVE, UTILITY EASEMENT ("EASEMENT") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPOR WATER ARIZONA INC., AN ARIZONA CORPORATION 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 UTILITY EASEMENTS CREATED BY THIS PLAT (THE "EASEMENT AREA"), TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES; TO ADD OR TO ALTER THE FACILITIES WITHIN THE EASEMENT AREA; AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES AS NECESSARY. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTEE SHALL NOT ERRECT OR CONSTRUCT OR PERMIT TO BE ERRECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTEE 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 GRANTEE 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. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, 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.

IN WITNESS WHEREOF:

FSPV RES C, 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.

FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MANAGER

ITS: AUTHORIZED SIGNATORY

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°18'21" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1022 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS.

### CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2015, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

BY: \_\_\_\_\_  
 RICHARD G. ALCOCKER  
 REGISTRATION NUMBER 33851  
 4550 N. 12TH STREET  
 PHOENIX, ARIZONA 85014  
 (602)-264-6831  
 CVLSURVEY@CVLCCI.COM

### APPROVAL

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

BY: \_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_  
 TOWN CLERK

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

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

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME

PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:  
 I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC DATE

GROSS AREA = 17.329 ACRES

SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE  
 SEE SHEET 3 FOR LOT AREA TABLE

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

REPLAT  
 AMENDED 7000 EAST LINCOLN - PARCEL C  
 - AMENDED II  
 PARADISE VALLEY, ARIZONA

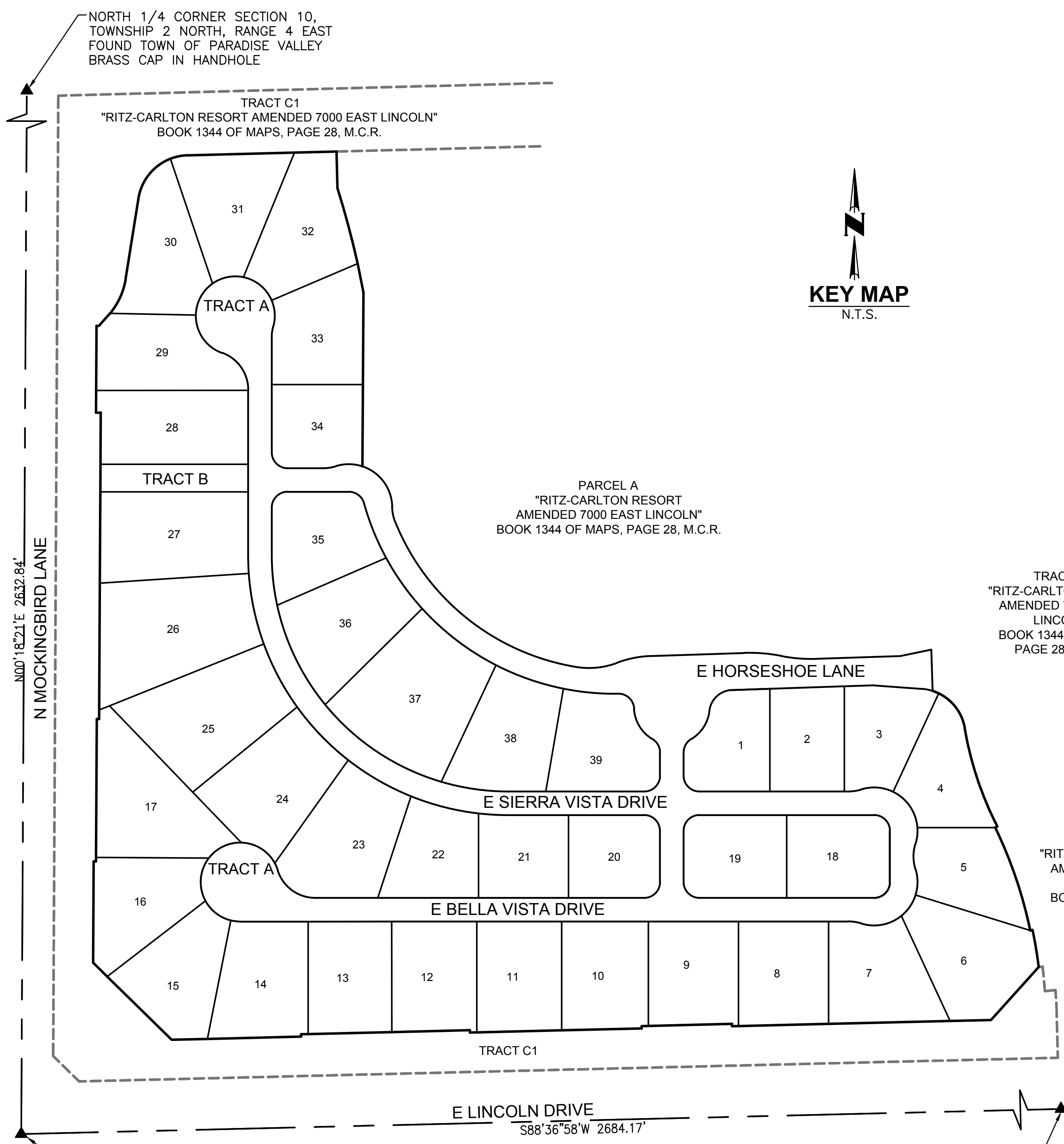


1 SHEET OF 3

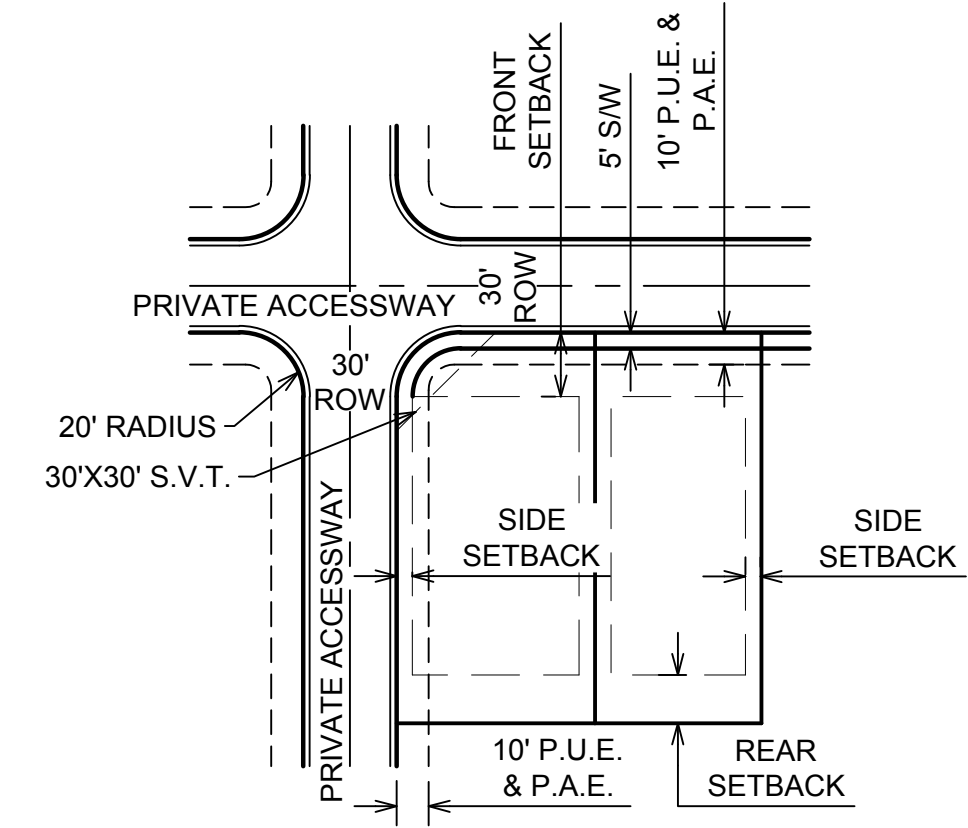
CVL Contact: HEIDI TILSON  
 CVL Project #: 01-0268901  
 CVL File #:

COUNTY RECORDER

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	65.31'	60.00'	062°21'51"	36.31'	62.13'	S40°47'06"E
C2	125.94'	430.00'	016°46'51"	63.42'	125.49'	S17°59'36"E
C3	6.09'	570.00'	000°36'44"	3.04'	6.09'	N26°04'40"W
C4	138.28'	567.00'	013°58'25"	69.49'	137.94'	S18°47'05"E
C5	47.61'	570.00'	004°47'10"	23.82'	47.60'	S09°24'18"E
C6	51.59'	90.35'	032°43'06"	26.52'	50.90'	N25°28'08"E
C7	90.09'	65.00'	079°24'55"	53.98'	83.05'	S48°49'02"W
C8	136.38'	1098.45'	007°06'48"	68.28'	136.29'	S14°02'28"E
C9	67.72'	55.00'	070°32'58"	38.91'	63.52'	S36°23'40"E
C10	20.00'	55.00'	020°50'10"	10.11'	19.89'	S11°32'16"E
C11	307.35'	300.00'	058°42'01"	168.70'	294.09'	S51°18'22"E
C12	52.77'	100.00'	030°14'05"	27.01'	52.16'	N84°13'35"E
C13	43.57'	131.50'	018°59'09"	21.99'	43.38'	N78°36'07"E
C14	47.62'	208.00'	013°07'05"	23.92'	47.52'	S85°20'45"E
C15	43.96'	192.00'	013°07'03"	22.08'	43.86'	S85°20'44"E
C16	14.52'	60.00'	013°52'07"	7.30'	14.49'	S78°54'05"E
C17	22.84'	60.00'	021°48'53"	11.56'	22.71'	N74°55'42"W
C18	42.69'	30.00'	081°32'18"	25.87'	39.18'	N47°19'35"E
C19	43.95'	48.00'	052°27'44"	23.65'	42.43'	N32°47'18"E
C20	20.60'	20.00'	059°01'20"	11.32'	19.70'	S29°30'30"W
C21	31.42'	20.00'	090°00'00"	20.00'	28.28'	S45°00'10"E
C22	16.65'	55.00'	017°20'29"	8.39'	16.58'	N81°19'35"E
C23	119.69'	55.00'	124°40'58"	104.94'	97.43'	N45°00'10"W
C24	16.36'	55.00'	017°02'32"	8.24'	16.30'	S08°49'03"W
C25	16.36'	55.00'	017°02'32"	8.24'	16.30'	S08°49'23"E
C26	119.69'	55.00'	124°40'58"	104.94'	97.43'	N44°59'50"E
C27	16.65'	55.00'	017°20'29"	8.39'	16.58'	N81°19'56"W
C28	220.38'	50.00'	252°32'33"	-68.14'	80.62'	S36°16'06"W
C29	63.31'	50.00'	072°32'33"	36.69'	59.16'	S53°43'54"E
C30	31.56'	20.00'	090°23'48"	20.14'	28.38'	N44°47'50"E
C31	31.28'	20.00'	089°36'23"	19.86'	28.19'	N45°12'16"W
C32	518.36'	330.00'	090°00'00"	330.00'	466.69'	S45°00'10"E
C33	61.35'	50.00'	070°17'52"	35.20'	57.57'	N35°09'06"W
C34	232.09'	50.00'	265°57'36"	-53.66'	73.16'	S62°40'46"W
C35	13.67'	50.00'	015°39'44"	6.88'	13.63'	S07°49'42"W
C36	31.42'	20.00'	090°00'00"	20.00'	28.28'	S45°00'10"E
C37	16.65'	55.00'	017°20'29"	8.39'	16.58'	N81°19'35"E
C38	34.25'	55.00'	035°40'30"	17.70'	33.70'	N89°30'24"W
C39	101.97'	55.00'	106°13'28"	73.29'	87.98'	N54°13'55"W
C40	25.99'	20.00'	074°27'56"	15.20'	24.20'	N52°46'12"W
C41	118.62'	330.00'	020°35'45"	59.96'	117.99'	N52°34'26"W
C42	30.60'	20.00'	087°40'02"	19.20'	27.70'	N46°55'26"W
C43	46.86'	48.00'	055°56'05"	25.49'	45.02'	S31°03'28"E
C44	20.60'	20.00'	059°01'20"	11.32'	19.70'	N29°30'50"W
C45	31.42'	20.00'	090°00'00"	20.00'	28.28'	N44°59'50"E
C46	471.24'	300.00'	090°00'00"	300.00'	424.26'	S45°00'10"E
C47	31.42'	20.00'	090°00'00"	20.00'	28.28'	S44°59'50"W
C48	31.42'	20.00'	090°00'00"	20.00'	28.28'	S44°59'57"W
C49	31.42'	20.00'	090°00'00"	20.00'	28.28'	N45°00'10"W
C50	31.42'	20.00'	090°00'00"	20.00'	28.28'	N44°59'50"E
C51	31.42'	20.00'	090°00'00"	20.00'	28.28'	S45°00'03"E
C52	494.80'	315.00'	090°00'00"	315.00'	445.48'	S45°00'10"E
C53	446.11'	315.00'	081°08'39"	269.72'	409.75'	S51°19'18"E
C54	47.92'	35.00'	078°27'03"	28.57'	44.27'	N39°34'21"E
C55	5.90'	55.00'	006°08'31"	2.95'	5.89'	S75°43'36"W

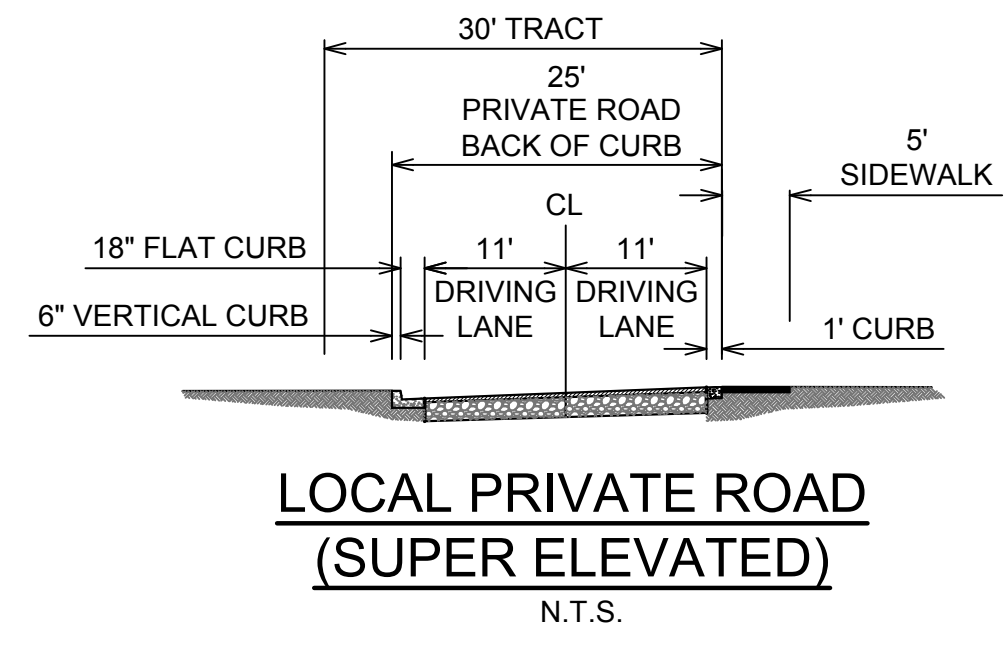
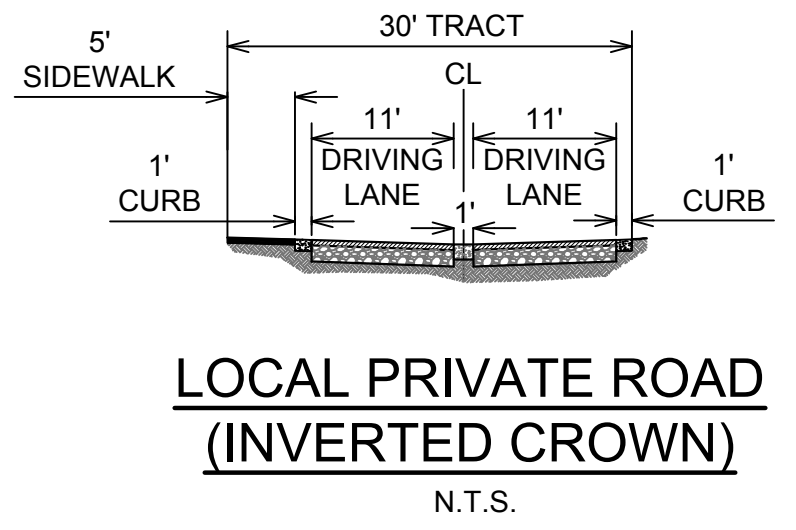
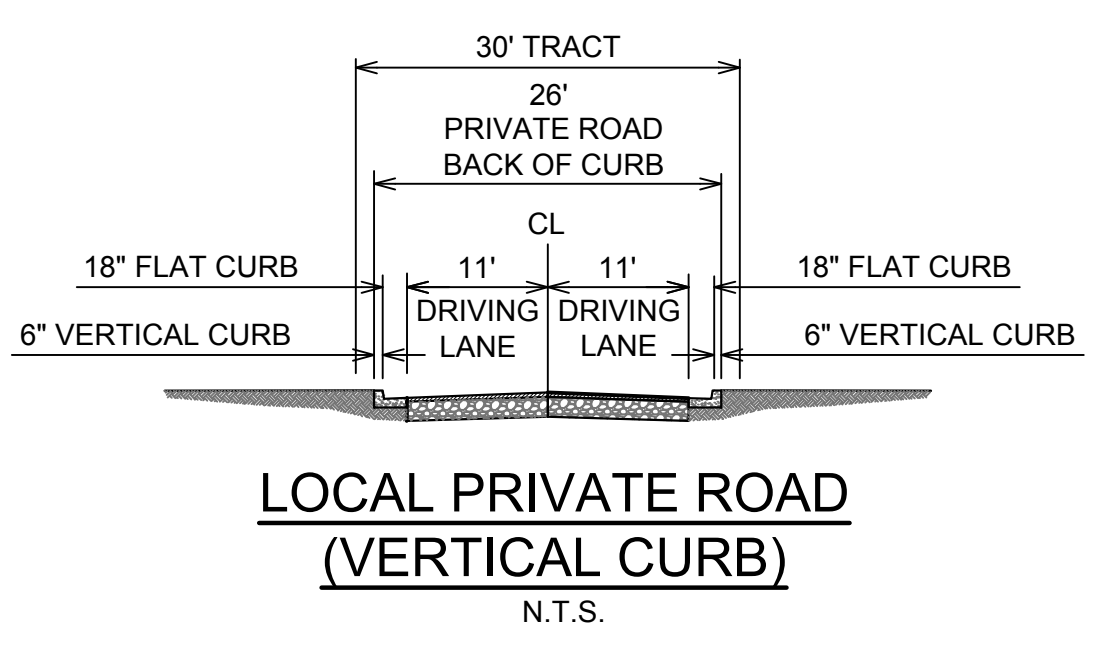


LINE TABLE		
NO.	BEARING	LENGTH
L1	S64°13'42"W	3.00'
L2	N78°12'07"E	3.00'
L3	N01°23'02"W	3.00'
L4	S01°23'02"E	3.00'
L5	N01°23'02"W	3.00'
L6	S01°23'02"E	3.00'
L7	S89°41'39"E	3.00'
L8	S89°41'39"E	3.00'
L9	S68°09'37"W	14.17'
L10	N89°41'39"W	6.00'
L11	S89°41'39"E	3.00'
L12	N41°49'41"E	18.03'
L13	N78°22'30"E	40.26'
L14	S01°46'17"E	52.59'
L15	S00°00'10"E	29.37'
L16	N00°00'10"W	29.37'
L17	N00°00'10"W	35.00'
L18	S89°59'50"W	31.29'



TYPICAL LOT LAYOUT FOR MAIN RESIDENCE ONLY  
 N.T.S.

FRONT: 20' FIRST FLOOR, 25' SECOND FLOOR  
 SIDE: 15' EACH SIDE FOR LOTS > 15,000 S.F.  
 20' TOTAL FOR LOTS 10,000-15,000 S.F.  
 (NO LESS THAN 5' EACH SIDE)  
 REAR: 20' FIRST FLOOR, 35' SECOND FLOOR



DATE

REVISION

NO.

**Coe & Van Loo Consultants, Inc.**

REPLAT

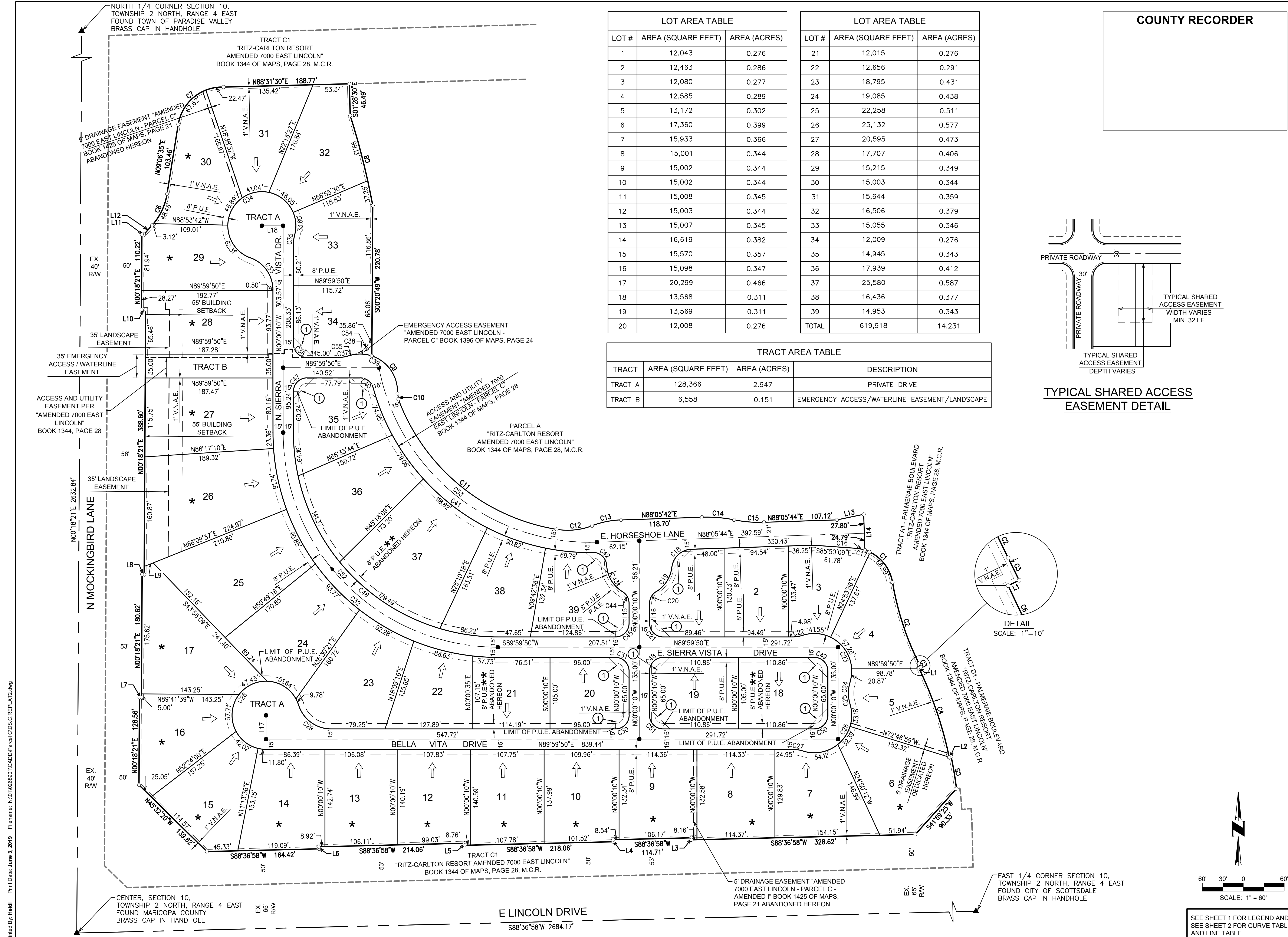
AMENDED 7000 EAST LINCOLN - PARCEL C  
 - AMENDED II  
 PARADISE VALLEY, ARIZONA



SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 3 FOR LOT AREA  
 TABLE

NORTH 1/4 CORNER SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
FOUND TOWN OF PARADISE VALLEY  
BRASS CAP IN HANDHOLE

TRACT C1  
"RITZ-CARLTON RESORT  
AMENDED 7000 EAST LINCOLN"  
BOOK 1344 OF MAPS, PAGE 28, M.C.R.



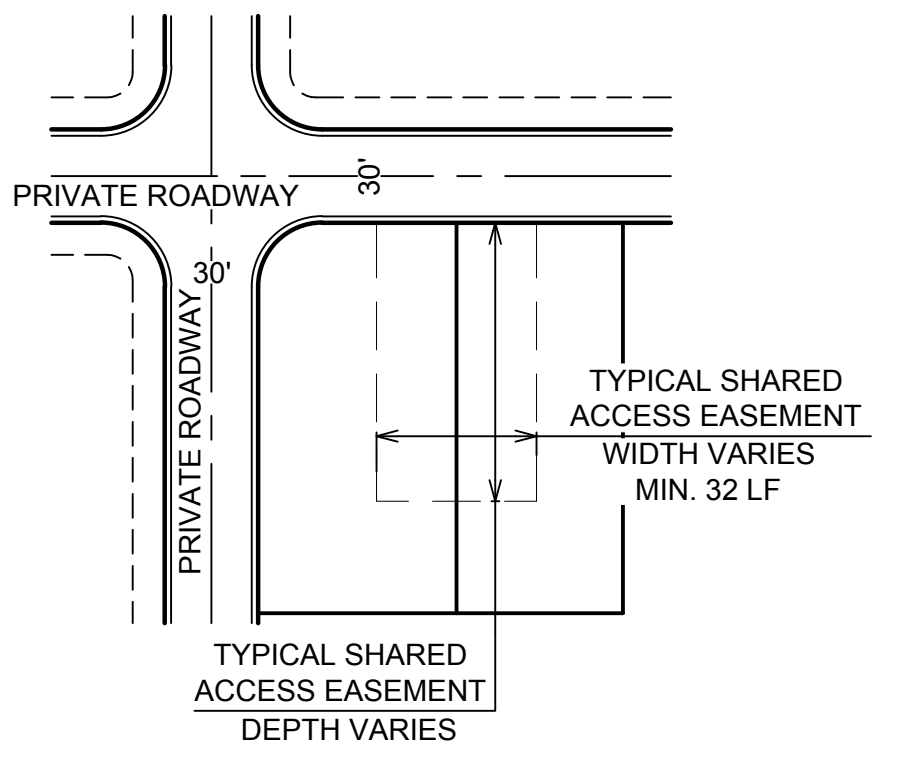
Printed By: Heidi  
Date: June 3, 2019  
Filename: N:\010268901\CADD\Parcel C.D.S.C.REPLAT2.dwg

LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	12,043	0.276
2	12,463	0.286
3	12,080	0.277
4	12,585	0.289
5	13,172	0.302
6	17,360	0.399
7	15,933	0.366
8	15,001	0.344
9	15,002	0.344
10	15,002	0.344
11	15,008	0.345
12	15,003	0.344
13	15,007	0.345
14	16,619	0.382
15	15,570	0.357
16	15,098	0.347
17	20,299	0.466
18	13,568	0.311
19	13,569	0.311
20	12,008	0.276

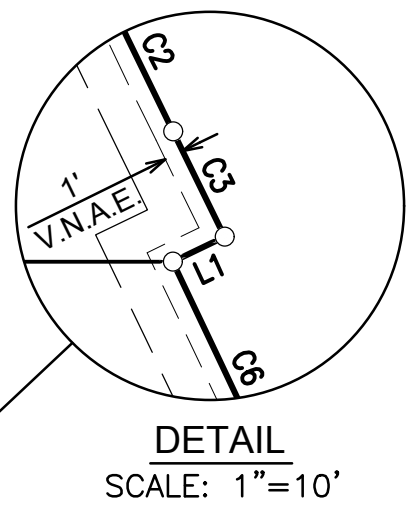
LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	AREA (ACRES)
21	12,015	0.276
22	12,656	0.291
23	18,795	0.431
24	19,085	0.438
25	22,258	0.511
26	25,132	0.577
27	20,595	0.473
28	17,707	0.406
29	15,215	0.349
30	15,003	0.344
31	15,644	0.359
32	16,506	0.379
33	15,055	0.346
34	12,009	0.276
35	14,945	0.343
36	17,939	0.412
37	25,580	0.587
38	16,436	0.377
39	14,953	0.343
TOTAL	619,918	14.231

TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	128,366	2.947	PRIVATE DRIVE
TRACT B	6,558	0.151	EMERGENCY ACCESS/WATERLINE EASEMENT/LANDSCAPE

COUNTY RECORDER



TYPICAL SHARED ACCESS  
EASEMENT DETAIL

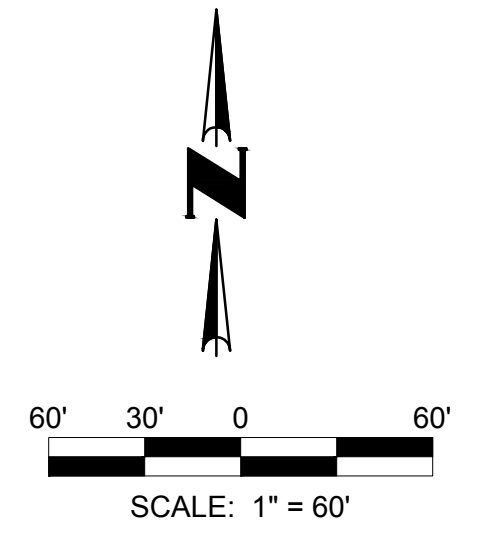


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REPLAT  
AMENDED 7000 EAST LINCOLN - PARCEL C  
- AMENDED II  
PARADISE VALLEY, ARIZONA

3 SHEET OF 3  
CVL Contact: HEIDI TILSON  
CVL Project #: 01-0268901  
CVL File #:



SEE SHEET 1 FOR CURVE AND  
SEE SHEET 2 FOR LEGEND TABLE  
AND LINE TABLE