

TOWN OF PARADISE VALLEY

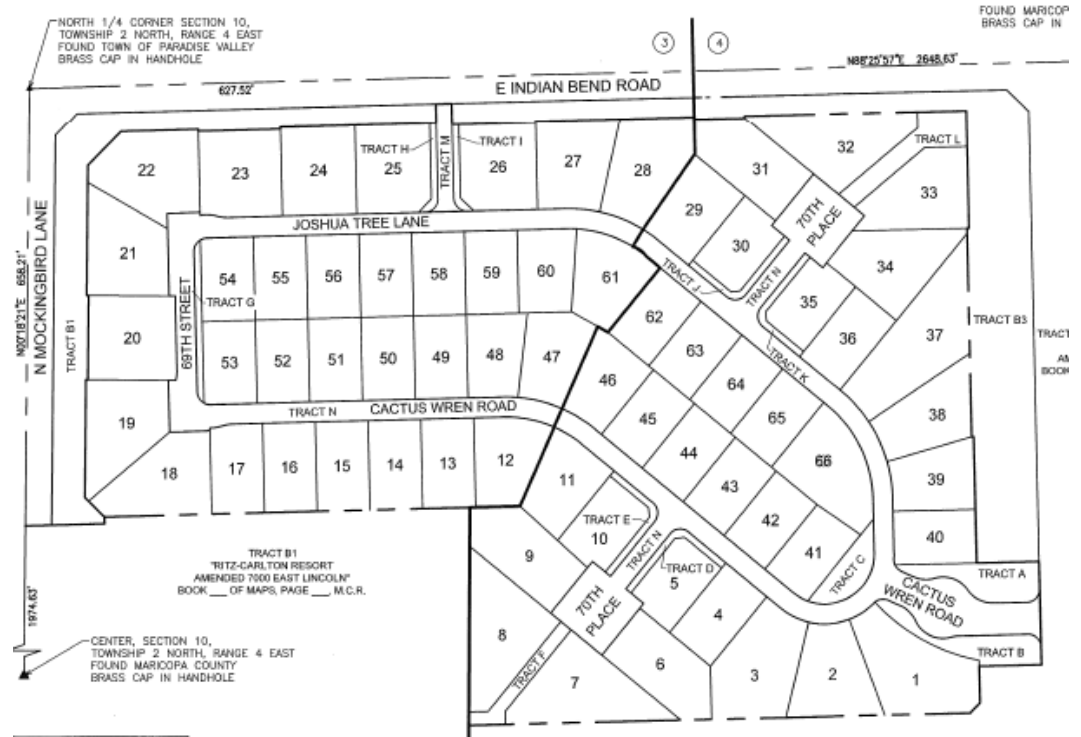
Ritz-Carlton Resort Parcel B – Final Plat



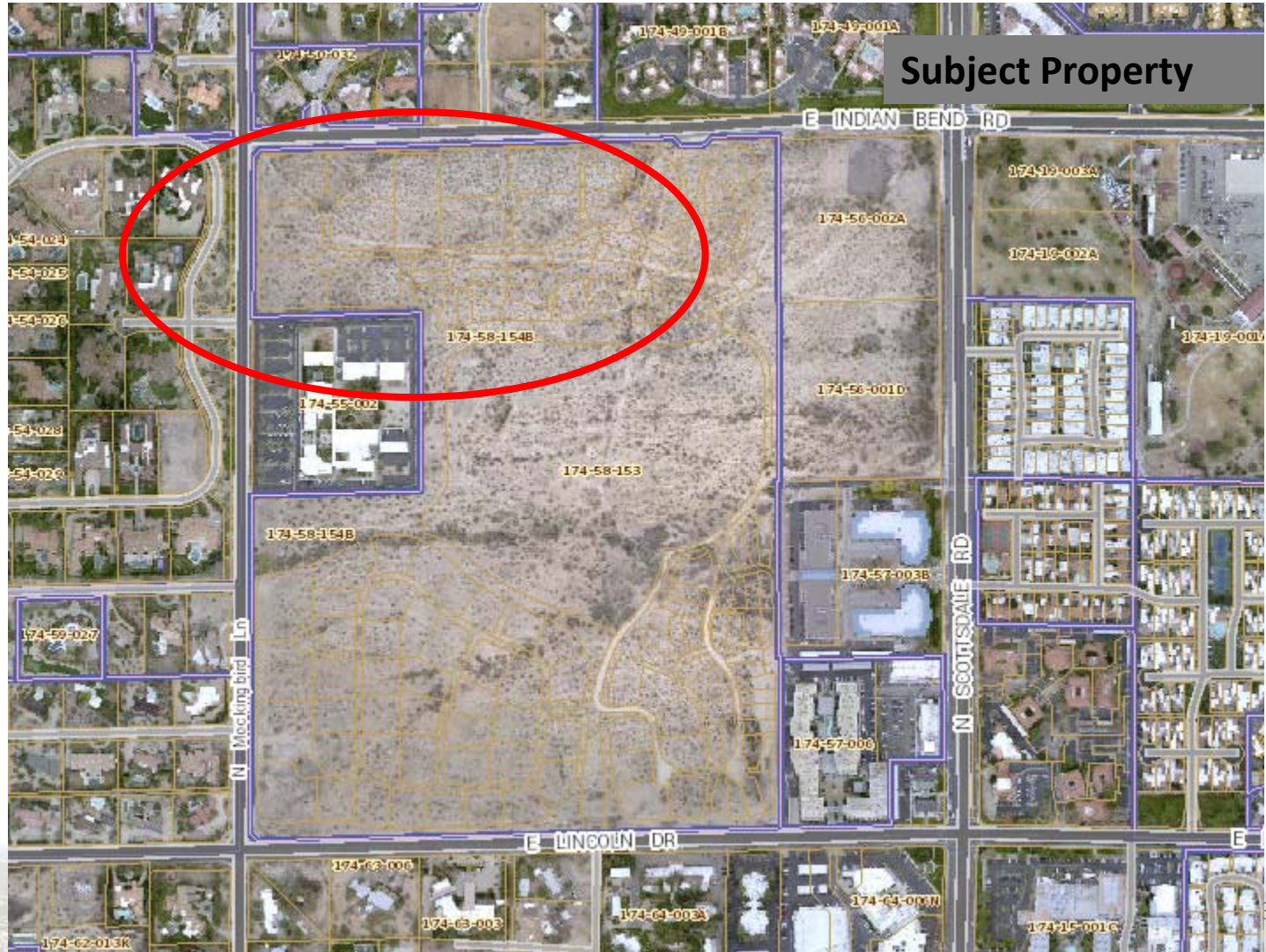
Town Council
December 1, 2016

Request

Final Plat for 66 lots on 23.83 acres



Vicinity Map



Subject Property



Requirements – Processing

- The proposed plat must be in substantial conformance with the Special Use Permit (SUP) and the Development Agreement for the Ritz-Carlton Resort
- Section 2.3.2.3 of the Development Agreement allows for the Planning Commission to approve the preliminary plat, with such approval to occur within 40 calendar days of a complete submittal.
- The Planning Commission study session and action must be in two separate meetings. The Planning Commission will not review any final plat. **The final plat will go directly to Town Council for approval**



Background

- 2015 the Town approved the current SUP amendment.
- 66 detached single family homes on minimum 10,000 square-foot lots



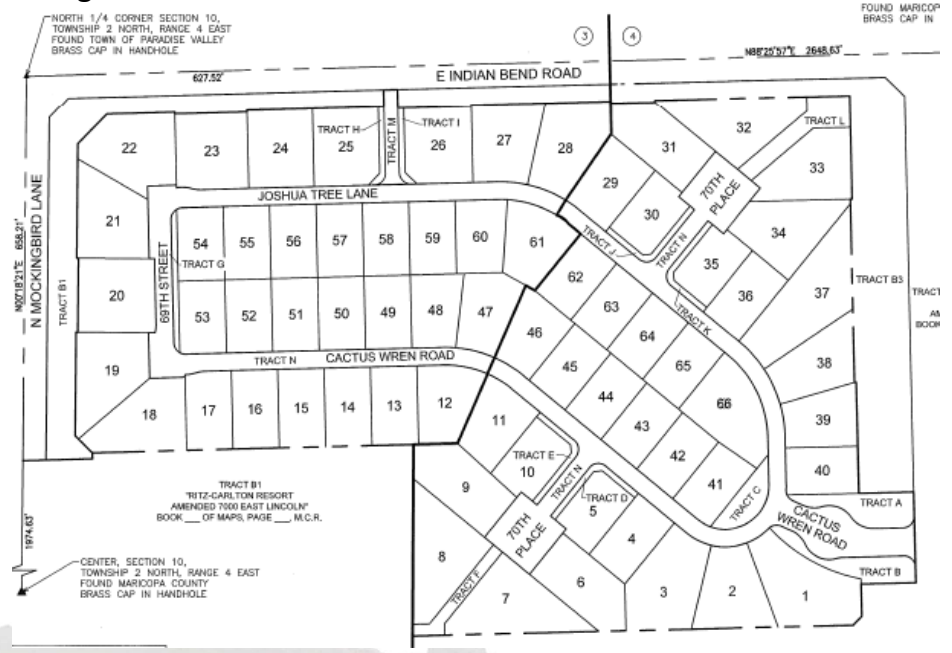
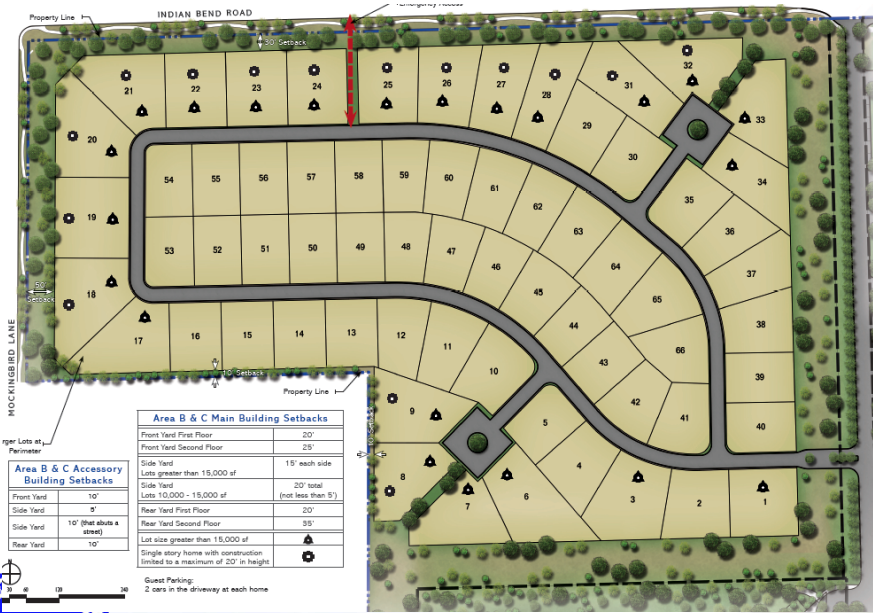
SUP

SUBMITTAL

66 LOTS

66 LOTS

Slight modification to entrance



All perimeter setbacks, lot size restrictions, and heights and stories limitations shall be met.



CIVTECH, INC.
 Traffic Engineering
 1000 N. PUEBLO BLVD. SUITE 100
 DENVER, CO 80202
 (303) 733-1100

CVL CONSULTANTS
 Civil, Landscaping, Planning, & Survey
 2550 N. 100TH ST.
 DENVER, CO 80231
 (303) 751-1100

HASON ARCHITECTS
 Architecture & Interior Planning
 1000 N. PUEBLO BLVD. SUITE 100
 DENVER, CO 80202
 (303) 733-1100

WELSH PARTNERS
 Financial Institutions
 1000 N. PUEBLO BLVD. SUITE 100
 DENVER, CO 80202
 (303) 733-1100

WITHERY HOBBS, P.C.
 Land Use & Zoning Advisory
 1000 N. PUEBLO BLVD. SUITE 100
 DENVER, CO 80202
 (303) 733-1100



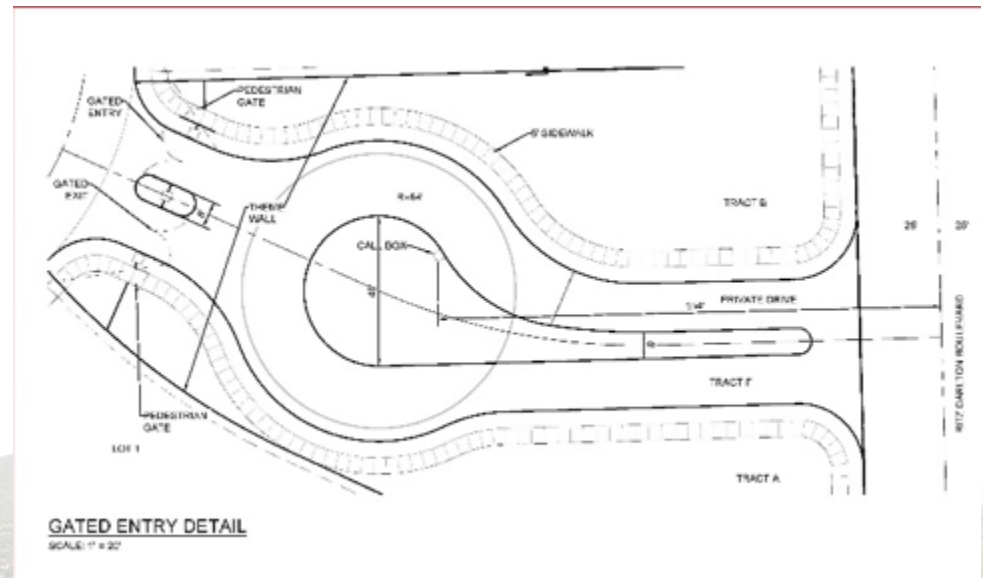
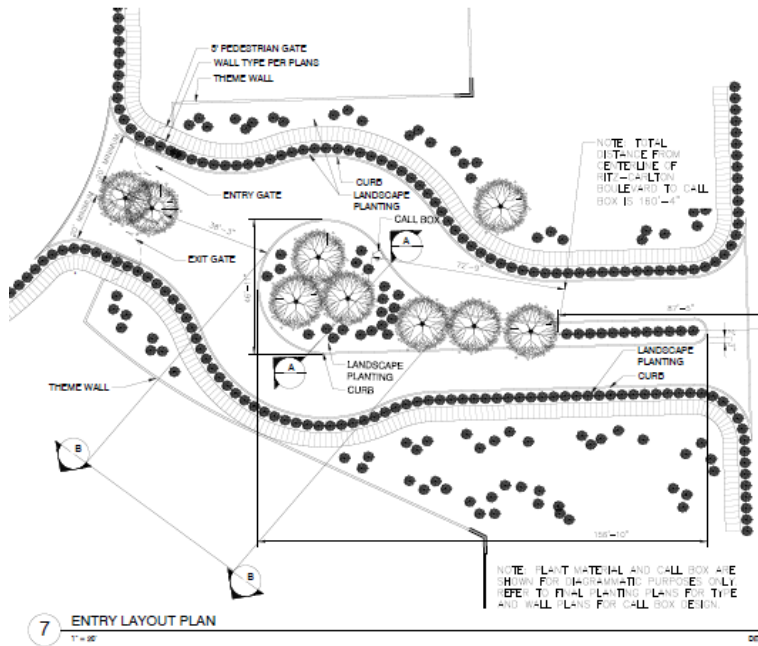
The Ritz-Carlton Resort
 April 22, 2018



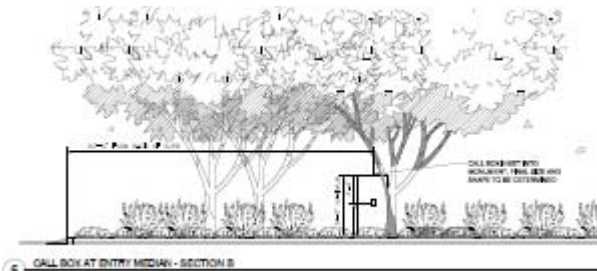
PARCEL B
 Landscaping Plan with Aerial

Gated Entry

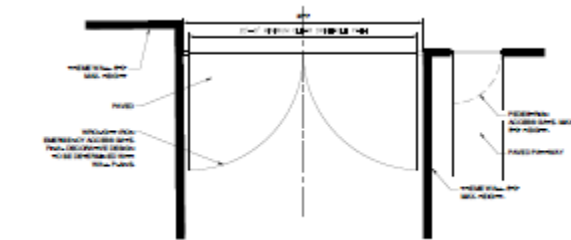
- Call box is located on Cactus Wren Road, 154' from the center line of Ritz-Carlton Boulevard
- The gated entry is located approximately 93' west of the call box.
- Pedestrian gates are also provided.
- Ample turn-around is provided in front of the gates.



Gate Details

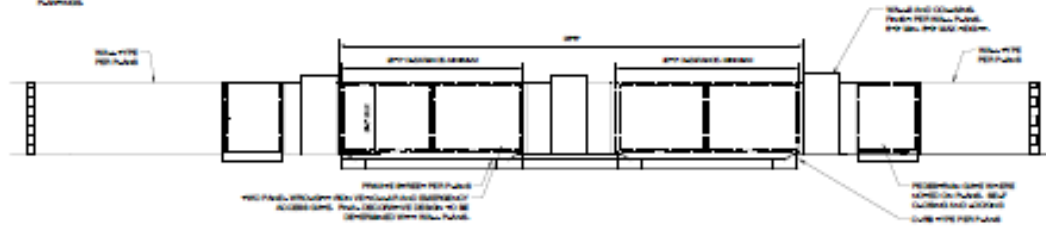


6 CALL BOX AT ENTRY MEDIAN - SECTION B

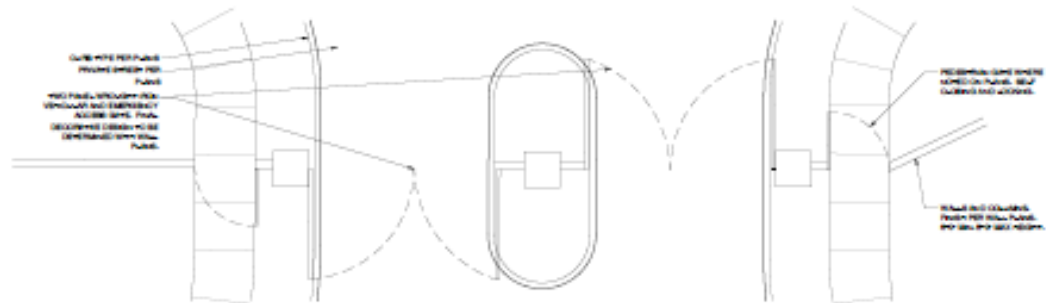


4 THREE LANE GATE PLAN - ACCESS FROM INDIAN BEND ROAD

- NOTES
1. GATE DETAILS PRELIMINARY AND FOR CODE COMPLIANCE ONLY. FINAL DETAILS AND CONSTRUCTION SHALL BE DETERMINED BY THE TOWN ENGINEER.
 2. EMERGENCY ACCESS SHALL BE PROVIDED FOR HOUSING OF FIRE TRUCKS.
 3. GATE CONSTRUCTION SHALL BE SCREENED FROM VIEW FROM PUBLIC ROADS.



1 SCHEMATIC VEHICULAR ENTRY GATE ELEVATION



2 SCHEMATIC VEHICULAR ENTRY GATE PLAN

- NOTES
1. GATE DETAILS PRELIMINARY AND FOR CODE COMPLIANCE ONLY. FINAL DETAILS AND CONSTRUCTION SHALL BE DETERMINED BY THE TOWN ENGINEER.
 2. EMERGENCY ACCESS SHALL BE PROVIDED FOR HOUSING OF FIRE TRUCKS.
 3. GATE CONSTRUCTION SHALL BE SCREENED FROM VIEW FROM PUBLIC ROADS.
 4. BACK SCREEN SHALL BE PROVIDED UNAPPROVED SERVICE FOR HOUSING OF FIRE TRUCKS.



3 FIRE LANE GATE ELEVATION

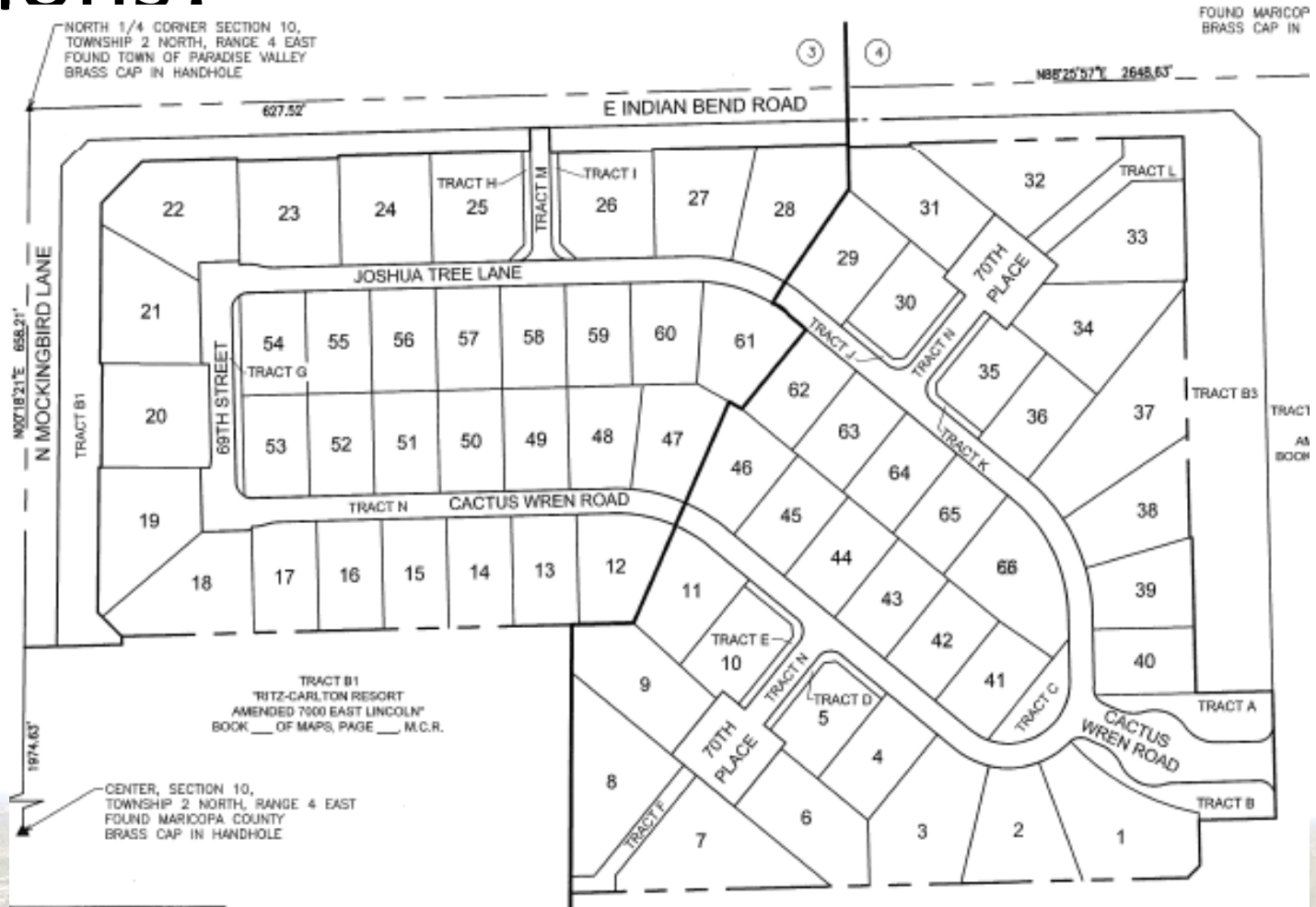


RECOMMENDATION:

- Recommendation that the Town Council approve the final plat map, “Ritz-Carlton Resort – Parcel B”, subject to the following stipulations:
 - Prior to recordation of the final plat, the applicant shall provide to the Town Attorney a copy of the CC&R’s, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.
 - The final improvements that address items such as street improvements, sewer, water, grading, drainage, landscaping, and easements shall be completed as set forth in the Special Use Permit and Development Agreement for this property.
 - Within 60 days of approval of the final plat map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town’s permanent record.



Questions?





FINAL PLAT

RITZ-CARLTON - PARCEL B

A RESUBDIVISION OF PARCEL B OF AMENDED 7000 EAST LINCOLN AS RECORDED IN BOOK _____ OF MAPS, PAGE _____, 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

COUNTY RECORDER

STATE OF ARIZONA } SS
 COUNTY OF MARICOPA }



4500 North 12th Street
 Phoenix, Arizona 85014
 www.icv.com

FINAL PLAT
RITZ-CARLTON RESORT - PARCEL B
 PARADISE VALLEY, ARIZONA



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 MAP SPECIES AND STANDARDS 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 N IS A PRIVATE DRIVE. TRACT N 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 RITZ-CARLTON RESORT - PARCEL B IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT NO. 15-01 FOR RITZ-CARLTON RESORT.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP) - RESORT FOR RITZ-CARLTON RESORT.
- CCAR'S FOR THIS DEVELOPMENT ARE AS PER THE RITZ-CARLTON MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. _____.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15-01).
- THOSE PORTIONS OF TRACT M 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 19-28, 31-34 ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 30 FEET.

BASES OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH MAGNETIC EAST ALONG THE NORTH 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.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §40-211 (C) AND SECTION 4-4 (J)(1), 4-7, 4-11, 4-7, 4-11 AND 4-3-4 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE TO BE CONSTRUCTED FOR 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, IMPEDOR 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 PLACED. 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 TOWN OF PARADISE VALLEY
 WATER EPICOR WATER
 TELEPHONE COX COMMUNICATIONS/CENTURY LINK
 CABLE COX COMMUNICATIONS
 GAS SOUTH WEST GAS
 ELECTRIC ARIZONA PUBLIC SERVICE

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPICOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 46-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 22-792862-0000 DATED OCTOBER 18, 2016

LEGEND

- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDSOME CONCRETE OTHERWISE NOTED)
- INDICATES FOUND 12" IRON PIPE (UNLESS OTHERWISE NOTED)
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.S. STD DET. 104.1 - 104.12 MOORFIED (UNLESS OTHERWISE NOTED)
- INDICATES CENTERLINE MONUMENT
- ▲ INDICATES ACRES
- CI INDICATES CURVE NUMBER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PEDESTRIAN ACCESS EASEMENT
- V.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- S.V.L.E. INDICATES SEWER/WALL AND LANDSCAPE EASEMENT
- B.L. INDICATES BUILDING SETBACK LINE
- H.O. INDICATES HOME OWNER ASSOCIATION
- AN INDICATES ASSESSOR PARCEL NUMBER
- EX INDICATES EXISTING
- R/W INDICATES RIGHT OF WAY
- INDICATES RIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- ① INDICATES SHEET NUMBER

SITE TABLE		
GROSS AREA	23,853	1,039,017 SQ FT
NET AREA	23,853	1,039,017 SQ FT
COVERING	SUR-RESORT	
FIELD	66	100%
LOTS 10,000 ± 15,000 SF	41	62%
LOTS GREATER THAN 15,000 SF	25	38%
GROSS DENSITY	2.77	80/AQ
NET DENSITY	2.77	80/AQ
PRIVATE DRIVE (TRACT N)	2,208	AC

BUILDING SETBACKS		
FRONT YARD	FIRST FLOOR	30'
	SECOND FLOOR	30'
SIDE YARD	LOTS GREATER THAN 15,000 SF	10' EACH SIDE
	LOTS 10,000 - 15,000 SF	5' TOTAL (NOT LESS THAN 2')
REAR YARD	FIRST FLOOR	30'
	SECOND FLOOR	30'

TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	8,576	0.197	LANDSCAPE, DRAINAGE & P.U.E.
TRACT B	7,861	0.180	LANDSCAPE & P.U.E.
TRACT C	5,498	0.126	LANDSCAPE & P.U.E.
TRACT D	2,055	0.047	LANDSCAPE & P.U.E.
TRACT E	2,084	0.048	LANDSCAPE & P.U.E.
TRACT F	4,424	0.102	20' WATER LINE EASEMENT
TRACT G	2,347	0.054	LANDSCAPE & P.U.E.
TRACT H	1,424	0.033	LANDSCAPE
TRACT I	1,424	0.033	LANDSCAPE
TRACT J	2,074	0.048	LANDSCAPE & P.U.E.
TRACT K	2,047	0.047	LANDSCAPE & P.U.E.
TRACT L	8,407	0.193	20' SEWER EASEMENT, DRAINAGE & EMERGENCY ACCESS
TRACT M	4,108	0.094	LANDSCAPE, UTILITY, DRAINAGE & EMERGENCY ACCESS
TRACT N	130,614	2.988	PRIVATE DRIVE

OWNER

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC
 6720 N. SCOTTSDALE ROAD, SUITE 130
 SCOTTSDALE, AZ 85253
 PHONE: (480) 600-1304
 CONTACT: CHRIS KILICKA
 EMAIL: CHRIS@FIVESTARDEVELOPMENT.COM

ENGINEER

CEL CONSULTANTS
 4800 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 248-8521
 FAX: (602) 248-4851
 CONTACT: HEIDI TILSON

RATIFICATION

(NAMES OF ANY AND ALL MORTGAGEES OF ALL OR ANY PART OF THE SUBDIVISION) MORTGAGEE(S) OF _____ HEREBY RATIFIES, APPROVES, AND ACCURSES IN THE DESIGNATIONS AS STATED IN THIS DECLARATION.
 BY: _____ (NAME AND TITLE OF RESPONSIBLE OFFICIAL, EMPLOYER TO SO REPRESENT THE MORTGAGEE)

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 2016, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

BY: ERIC C. COFFEY
 REGISTERED SURVEYOR NUMBER 42198
 4800 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 248-8521
 ECV@SURVEY@CVCGL.COM

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016.
 BY: _____ MAYOR
 ATTEST: _____ TOWN CLERK
 _____ TOWN ENGINEER
 _____ PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
 COUNTY OF MARICOPA }
 BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND ACKNOWLEDGED (A) THEMSELVES TO BE _____ AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DEDICATION

STATE OF ARIZONA } SS
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("FIVE STAR"), AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR RITZ-CARLTON - PARCEL B OF A RESUBDIVISION OF PARCEL B OF AMENDED 7000 EAST LINCOLN AS RECORDED IN BOOK _____ OF MAPS, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA, 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 PLAT OF THE RITZ-CARLTON - PARCEL B, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE LOCATION AND TITLE OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT THE FACILITIES AND UTILITIES SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "O" ARE DESIGNATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC. OR OTHER ASSOCIATION CREATED PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY HEREAFTER (THE "COVARS").

TRACT "N" SHALL BE USED AS PRIVATE ACCESS WAYS TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR 7000 EAST LINCOLN RESORT COMMUNITY ASSOCIATION, INC. OR OTHER ASSOCIATION CREATED PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY HEREAFTER (THE "COVARS").

AN EASEMENT FOR PRIVATE SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE (IF THE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC, SOLELY FOR THE FOREGOING PURPOSES, OVER TRACT "M".

A PERPETUAL, NON-EXCLUSIVE, UTILITY EASEMENT ("EASEMENT") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPICOR WATER ARIZONA, INC., AN ARIZONA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS COLLECTIVELY ("GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANCES COLLECTIVELY ("FACILITIES") UPON, ACROSS, OVER, AND UNDER THE SURFACE OF THE UTILITY EASEMENT CREATED BY THIS PLAT IN THE EASEMENT AREA, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES, TO ADD OR ALTER THE FACILITIES WITHIN THE EASEMENT AREA, AND TO PROVIDE GRANTEE WITH REASONABLE ACCESS AND EGRESS TO THE FACILITIES AS NECESSARY. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE AND FOR THE PURPOSES OF APPROVAL BY AN AUTHORIZED PERSON TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTEE SHALL NOT EXCEPT AS OTHERWISE PROVIDED FOR IN THIS PLAT, BE RESPONSIBLE FOR ANY REPAIRS, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTEE SHALL NOT, NOR PROMISE, 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 FEES OR CHARGES SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT FEE CHARGING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMAL VERTICAL DISTANCE OF TWO (2) FEET AND GRANTEE SHALL BE RESPONSIBLE FOR THE COSTS THEREOF. GRANTEE SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PERSONS OR OBJECTS. THE GRANTEE SHALL OBTAIN GRANTEE'S CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER LINES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE BELOW GRANTEE'S FACILITIES. NOTHING WITHIN ANYTHING TO THE CONTRARY HEREIN, GRANTEE SHALL MAKE THE RIGHT TO CONSTRUCT AND REPAIR FACILITIES TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USE 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:
 FIVE STAR DEVELOPMENT RESORT COMMUNITIES, 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 SIGNATURE OF THE UNDERSIGNED, ONLY AUTHORIZED OFFICER.
 FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ MANAGER
 DATE: _____
 ITS AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA }
 BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND ACKNOWLEDGED (A) THEMSELVES TO BE _____ AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

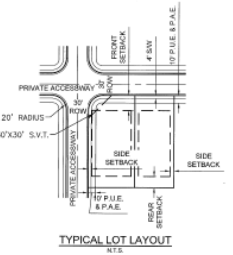
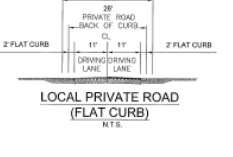
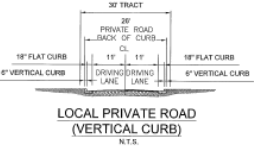
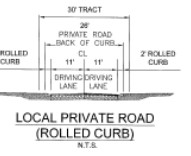
GROSS AREA = 23,853 ACRES

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

1 SHEET OF 4
 DRAWN BY HEIDI TILSON
 DATE: 11-18-16
 CDD: 16-005921
 CDD: 16-005921



File No. 2016-005921-0000 Final Plat November 22, 2016 File No. 2016-005921-0000 Final Plat November 22, 2016



LINE TABLE

NO.	BEARING	LENGTH
L1	S84°01'05"W	14.14'
L2	N05°58'55"W	14.14'
L3	N05°58'55"W	35.00'
L4	N05°58'55"W	35.00'
L5	N05°58'55"W	20.00'
L6	S01°34'03"E	4.04'
L7	S89°41'39"E	11.06'
L8	N89°41'39"E	9.00'
L9	S01°34'03"E	4.80'
L10	N43°20'57"E	28.28'
L11	S48°34'03"E	28.28'
L12	S84°01'05"W	14.14'
L13	S05°58'55"E	14.14'
L14	N05°58'55"W	35.00'
L15	S05°58'55"E	35.00'
L16	N30°01'05"E	30.74'
L17	S65°57'40"E	19.73'
L18	S65°57'40"E	19.73'

CENTERLINE CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BE
CL1	89.39	200.00	025°36'28"	45.45	88.85	N78°45'
CL2	164.90	90.00	104°58'45"	117.25	142.78	S78°31'
CL3	141.67	200.00	040°35'07"	73.95	138.73	N71°16'
CL4	141.67	200.00	040°35'07"	73.95	138.73	S71°16'
CL5	172.48	200.00	049°24'47"	92.02	167.19	S28°16'
CL6	40.22	90.00	025°38'28"	20.45	39.89	S11°14'
CL7	205.13	90.00	130°35'13"	195.62	163.52	S63°43'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C8	31.39'	20.00'	089°55'58"	15.98'	29.27'	N43°32'02"W
C9	11.85'	46.00'	01°44'52"	5.94'	11.82'	S81°02'55"W
C10	64.90'	46.00'	089°49'53"	29.17'	59.65'	S65°57'04"E
C11	32.48'	46.00'	040°27'33"	16.58'	31.81'	N45°43'54"W
C12	24.22'	20.00'	089°23'25"	13.85'	22.77'	S79°26'27"W
C13	22.03'	20.00'	087°07'03"	12.28'	20.93'	S82°28'48"W
C14	2.19'	20.00'	098°16'32"	1.16'	2.16'	S47°47'08"W
C15	154.61'	105.00'	084°22'10"	95.15'	141.02'	N85°50'00"E
C16	44.88'	105.00'	024°29'32"	22.79'	44.54'	N65°54'17"E
C17	82.70'	105.00'	034°12'40"	32.31'	81.77'	N81°14'42"E
C18	47.04'	105.00'	022°39'58"	23.82'	46.64'	S57°48'55"E
C19	170.94'	75.00'	130°35'13"	163.61'	136.23'	N83°43'29"E
C20	146.23'	75.00'	111°56'38"	111.67'	124.31'	N54°24'10"E
C21	24.40'	75.00'	018°38'36"	12.31'	24.30'	S80°18'13"E
C22	31.42'	20.00'	090°00'00"	20.00'	28.28'	S84°01'05"W
C23	31.42'	20.00'	090°00'00"	20.00'	28.28'	N05°58'55"W
C24	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C25	50.12'	185.00'	013°31'25"	25.22'	49.97'	N58°14'38"W
C26	80.92'	185.00'	025°03'42"	41.12'	80.28'	N70°02'12"W
C27	152.28'	215.00'	040°35'07"	79.50'	146.13'	N71°16'29"W
C28	58.59'	215.00'	015°36'53"	29.48'	58.41'	N58°17'22"W
C29	69.31'	215.00'	018°28'19"	34.96'	69.02'	N75°49'58"W
C30	24.36'	215.00'	009°29'55"	12.21'	24.37'	N88°18'02"W
C31	18.87'	55.00'	017°21'11"	8.40'	18.68'	S74°43'07"W
C32	18.94'	55.00'	019°43'34"	9.56'	18.84'	N87°56'03"E

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C33	31.42'	20.00'	090°00'00"	20.00'	28.28'	S48°34'03"E
C34	10.47'	20.00'	030°00'00"	5.36'	10.35'	S78°34'03"E
C35	20.94'	20.00'	080°00'00"	11.55'	20.00'	S31°34'03"E
C36	183.31'	293.00'	039°50'48"	94.77'	180.34'	S61°15'33"E
C37	14.69'	55.00'	015°18'13"	7.39'	14.65'	N06°05'04"E
C38	31.42'	20.00'	090°00'00"	20.00'	28.28'	S43°25'57"W
C39	20.94'	20.00'	080°00'00"	11.55'	20.00'	S28°25'57"W
C40	10.47'	20.00'	030°00'00"	5.36'	10.35'	S73°25'57"W
C41	28.05'	55.00'	027°08'08"	13.23'	25.81'	N87°47'38"W
C42	16.65'	55.00'	017°20'28"	8.39'	16.58'	S82°53'48"E
C43	31.42'	20.00'	090°00'00"	20.00'	28.28'	N43°25'57"E
C44	31.42'	20.00'	090°00'00"	20.00'	28.28'	S48°34'03"E
C45	131.04'	185.00'	040°35'07"	68.41'	128.32'	N71°16'29"W
C46	115.27'	185.00'	035°41'54"	59.57'	113.41'	N68°49'53"W
C47	15.78'	185.00'	004°53'13"	7.89'	15.77'	N89°07'28"W
C48	152.29'	215.00'	040°35'07"	79.50'	149.13'	N71°16'29"W
C49	51.50'	215.00'	013°43'30"	25.88'	51.38'	N84°42'17"W
C50	71.26'	215.00'	018°59'26"	35.96'	70.94'	N68°20'50"W
C51	29.53'	215.00'	007°52'11"	14.79'	29.51'	N54°50'01"W
C52	31.42'	20.00'	090°00'00"	20.00'	28.28'	N84°01'05"E
C53	31.42'	20.00'	090°00'00"	20.00'	28.28'	S05°58'55"E
C54	185.42'	215.00'	049°24'47"	98.92'	179.73'	N26°16'32"W
C55	63.51'	215.00'	018°55'32"	31.99'	63.28'	N43°31'09"W
C56	66.16'	215.00'	017°37'53"	33.34'	65.90'	N25°14'27"W
C57	55.75'	215.00'	014°51'22"	28.03'	55.59'	N08°59'49"W
C58	159.55'	185.00'	049°24'47"	85.12'	154.65'	N26°16'32"W
C59	9.16'	105.00'	004°59'54"	4.58'	9.16'	N00°50'48"E
C60	24.22'	20.00'	069°23'25"	13.85'	22.77'	S31°15'07"E
C61	9.99'	20.00'	028°36'19"	5.10'	9.88'	S10°52'24"E
C62	14.21'	20.00'	040°47'06"	7.43'	13.94'	S45°34'07"E
C63	32.48'	46.00'	040°27'13"	16.59'	31.81'	S81°11'18"E
C64	56.96'	46.00'	070°56'41"	32.78'	53.39'	N70°57'08"W
C65	41.96'	46.00'	052°18'03"	22.57'	40.52'	S61°36'48"E
C66	11.74'	236.27'	002°50'48"	5.87'	11.74'	S89°39'29"E
C67	31.39'	20.00'	089°58'09"	19.98'	28.27'	N43°24'01"E

COUNTY RECORDER

ICVL CONSULTANTS
4550 North Central
Phoenix, Arizona 85014
602-264-8831
www.icvl.com

DATE: _____

REVISION: _____

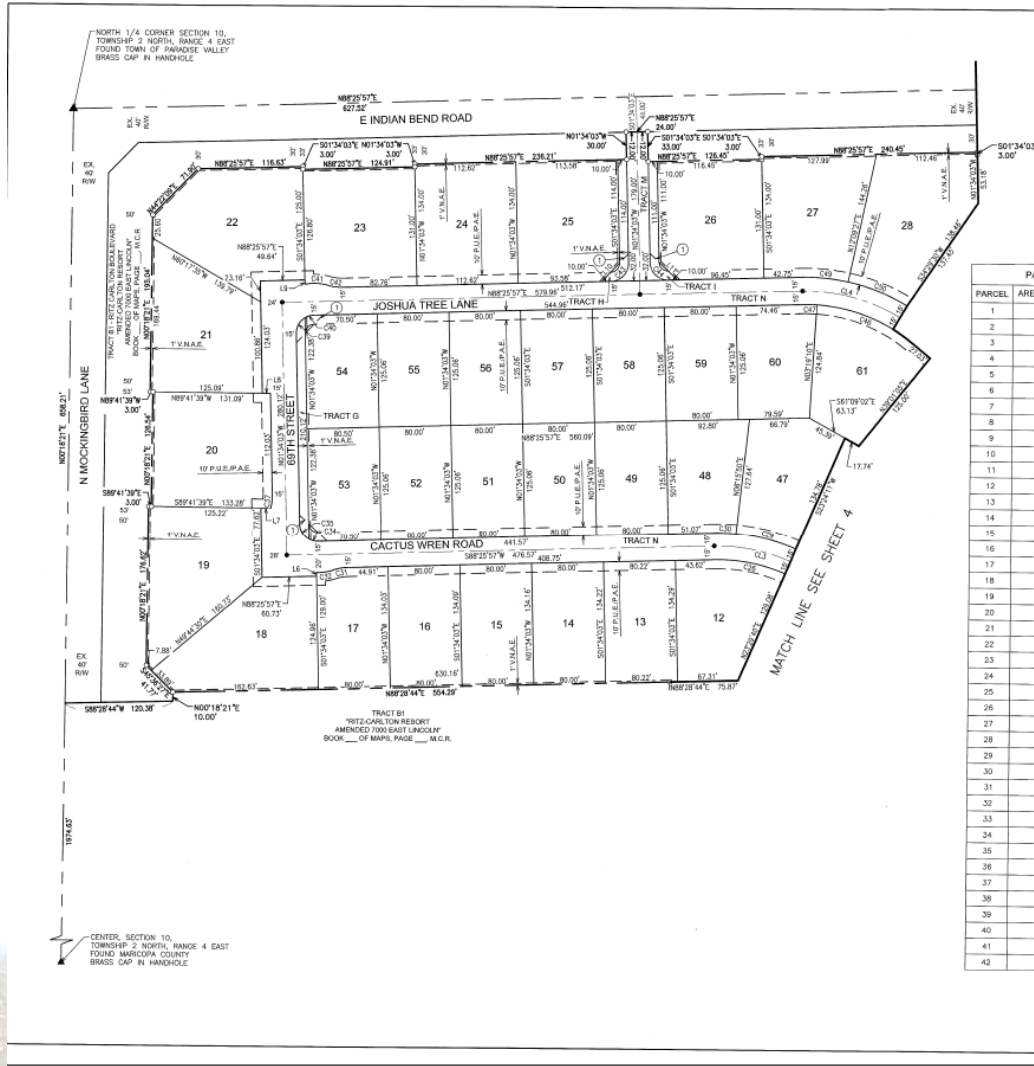
NO.: _____

FINAL PLAT

RITZ-CARLTON RESORT - PARCEL B
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

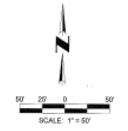
2 SHEET OF 4
DATE PLOTTED: 08/11/2010
C:\Projects\10-000000\Final\10-000000.dwg
DWG FILE



COUNTY RECORDER

PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
1	19,979	0.459
2	15,050	0.346
3	18,755	0.431
4	10,800	0.248
5	10,113	0.233
6	15,179	0.348
7	19,535	0.448
8	19,204	0.441
9	15,783	0.362
10	10,589	0.243
11	12,457	0.286
12	12,743	0.293
13	10,771	0.247
14	10,735	0.246
15	10,730	0.246
16	10,725	0.246
17	10,826	0.244
18	16,663	0.383
19	16,770	0.385
20	16,841	0.387
21	16,823	0.387
22	16,229	0.418
23	16,236	0.373
24	15,091	0.346
25	15,020	0.345
26	15,055	0.346
27	15,067	0.346
28	15,649	0.362
29	12,572	0.289
30	10,350	0.238
31	15,393	0.353
32	17,885	0.411
33	16,281	0.374
34	16,490	0.379
35	10,004	0.230
36	10,800	0.248
37	23,579	0.541
38	13,983	0.321
39	11,758	0.270
40	10,077	0.231
41	10,284	0.236
42	10,000	0.230

PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
43	10,000	0.230
44	10,000	0.230
45	10,000	0.230
46	11,286	0.261
47	12,127	0.278
48	10,541	0.242
49	10,005	0.230
50	10,005	0.230
51	10,005	0.230
52	10,005	0.230
53	10,059	0.231
54	10,059	0.231
55	10,005	0.230
56	10,005	0.230
57	10,005	0.230
58	10,005	0.230
59	10,005	0.230
60	10,618	0.244
61	13,139	0.302
62	10,000	0.230
63	10,000	0.230
64	10,000	0.230
65	10,000	0.230
66	16,631	0.382



ICVL CONSULTANTS
 1432 North 12th Street
 Phoenix, Arizona 85014
 602-264-9331
 www.icvl.com

DATE: _____

REVISION:

NO. _____

FINAL PLAT

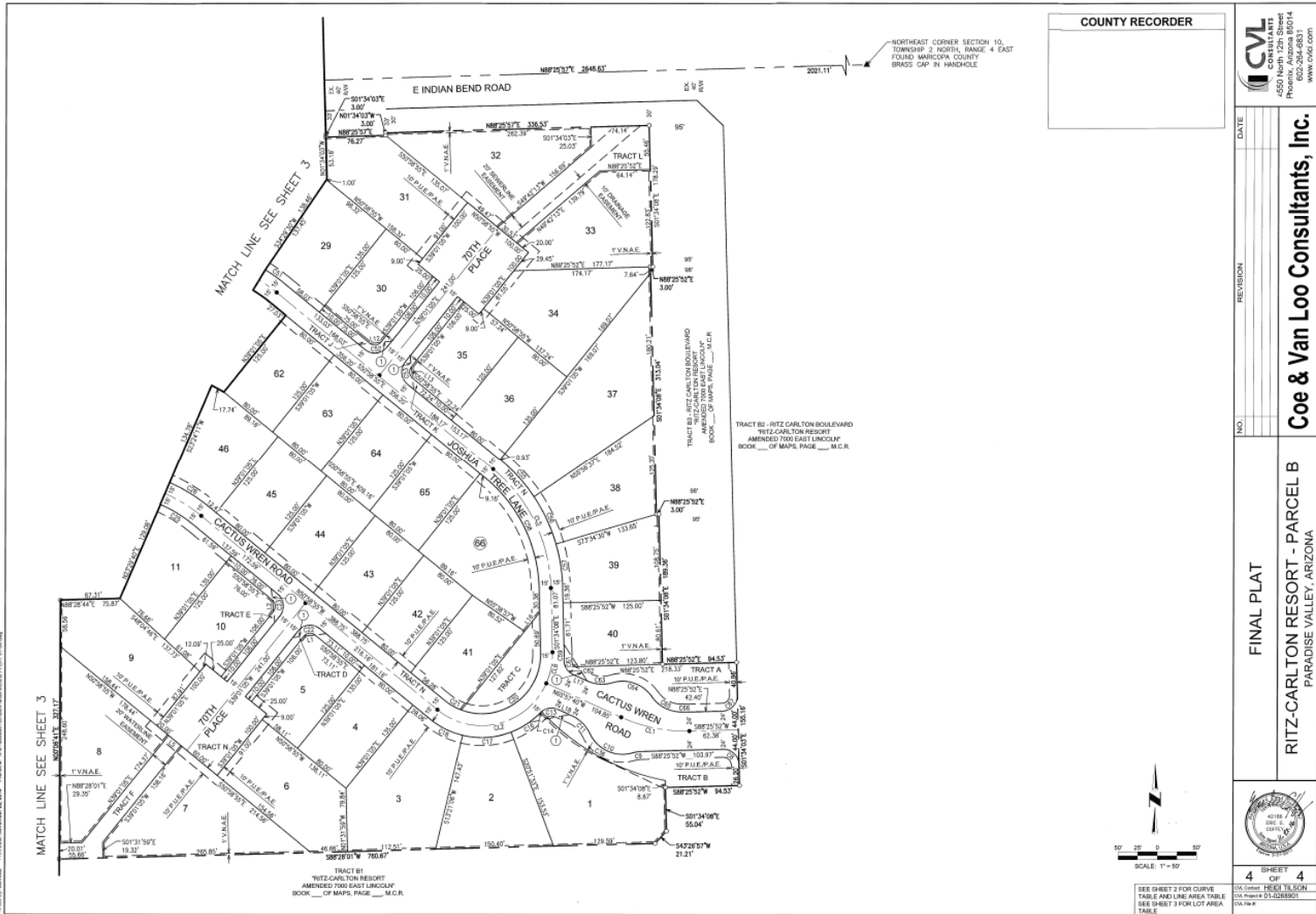
RITZ-CARLTON RESORT - PARCEL B
 PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

3 SHEET OF 4

SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE





COUNTY RECORDER

CVL
 CONSULTANTS, INC.
 4550 North 12th Street
 Phoenix, Arizona 85014
 www.cvl.com

NO.	REVISION

FINAL PLAT
RITZ-CARLTON RESORT - PARCEL B
 PARADISE VALLEY, ARIZONA



4 SHEET OF 4
 SEE SHEET 2 FOR CURVE TABLE AND LINE AREA TABLE
 SEE SHEET 3 FOR LOT AREA TABLE

