

TOWN OF PARADISE VALLEY

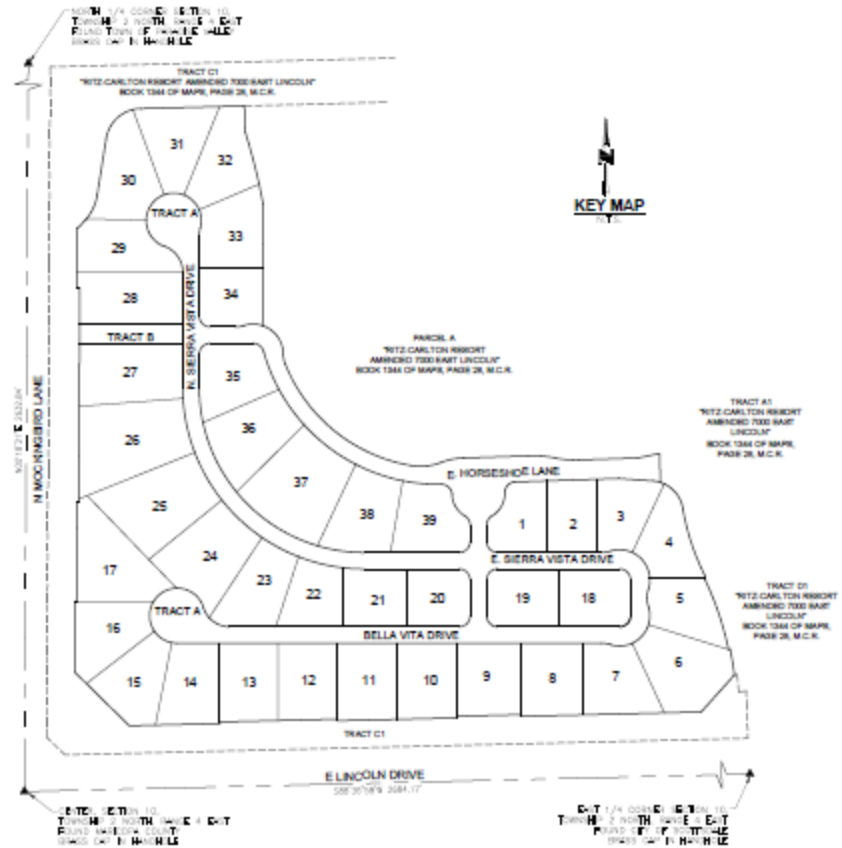
Ritz-Carlton Resort Parcel C – Final Plat



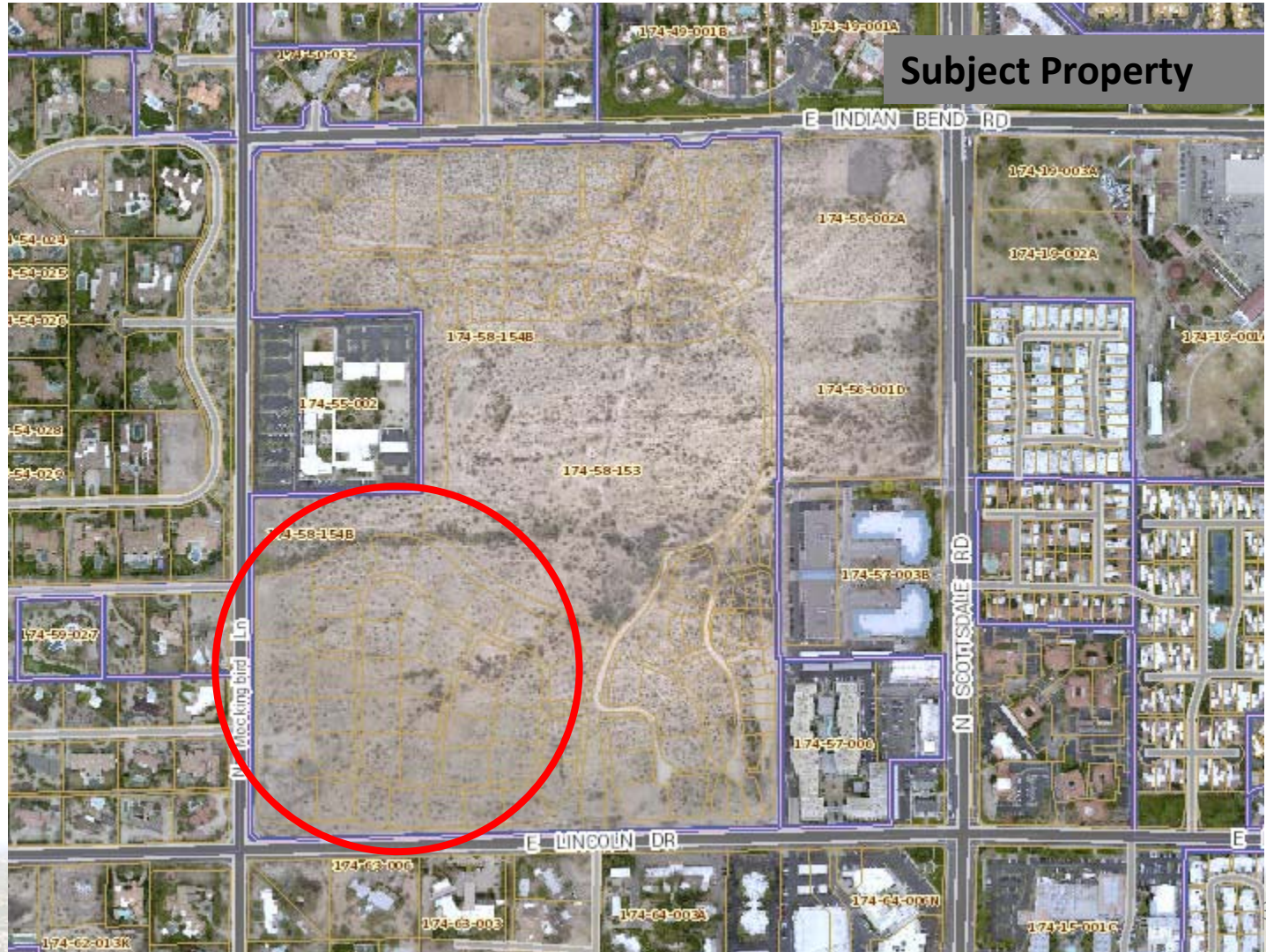
Town Council
May 24, 2018

Request

Final Plat for 39 lots on 17.224 acres



Vicinity Map



Background

- 2015 the Town approved the current SUP amendment.
- 45 detached single family homes on minimum 12,000 square-foot lots



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**



SUP

45 LOTS

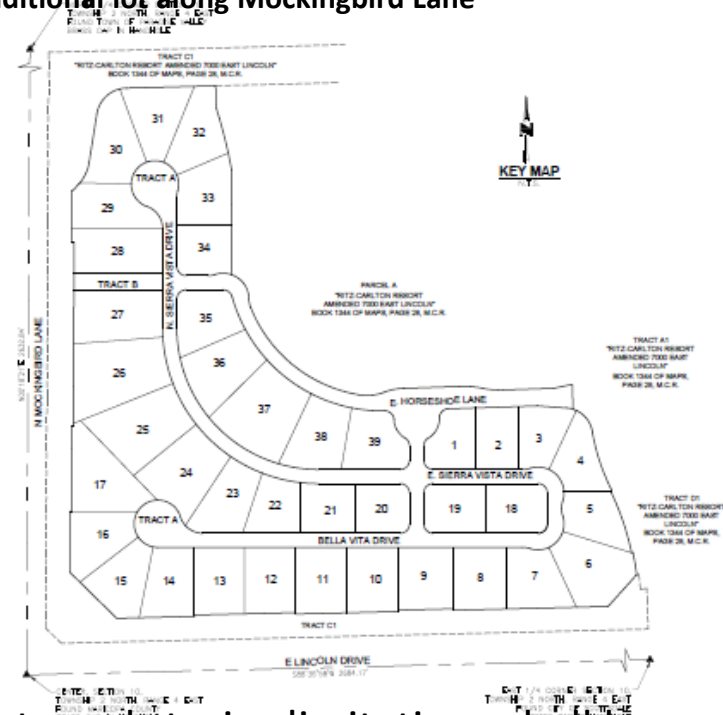


SUBMITTAL

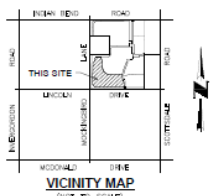
39 LOTS

Modifications to interior circulation

Additional lot along Mockingbird Lane



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



FINAL PLAT

AMENDED 7000 EAST LINCOLN - PARCEL C

A RESUBDIVISION OF PARCEL C OF AMENDED 7000 EAST LINCOLN AS RECORDED IN BOOK 1344 OF MAPS, PAGE 28, 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



DATE: _____

REVISION: _____

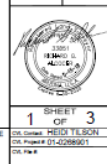
NO. _____

Coe & Van Loo Consultants, Inc.

FINAL PLAT

AMENDED 7000 EAST LINCOLN - PARCEL C

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 UNLESS OTHERWISE NOTED. SECTION TYPE FINISHES 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 2016040001 AND PURSUANT TO SPECIAL USE PERMIT NO. 15401 ISSUED BY THE TOWN OF PARADISE VALLEY.
- BUILDING HEIGHTS ARE PURSUANT TO SPECIAL USE PERMIT NO. 15401 ISSUED BY THE TOWN OF PARADISE VALLEY.
- CCARFS FOR THIS DEVELOPMENT ARE AS PER THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 7000 EAST LINCOLN RESORT COMMUNITY AS RECORDED IN DOCUMENT NO. 2017091918 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15401).
- 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 8 THROUGH 17, INCLUSIVE, AND LOTS 28 THROUGH 30, INCLUSIVE, ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 30 FEET.
- TWO TREES PER LOT SHALL BE PLANTED WITHIN THE 30' LANDSCAPE EASEMENT ON LOTS 26, 27, AND 28.
- ACCESSORY STRUCTURES WITH LIVABLE SQUARE FOOTAGE ON LOTS 6-17 AND LOTS 26-32 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.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 07°02'51" 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 1322 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §485(D)(2) AND SECTION 6-4 (REG), 6-4.1 (ET, REG) AND 6-4.4 OF THE CODES 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, IMPIDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSIDERED A VIOLATION OF ANY TOWN CODE, ORDINANCE OR CITY OF SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS IS THE RESPONSIBILITY AND DUTY OF THE HOMEOWNERS ASSOCIATION. 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, CONTRACT 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.

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 6-619 ARIZONA REVISED STATUTES PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-70986-0000 DATED OCTOBER 18, 2016.

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDSHE (UNLESS OTHERWISE NOTED).
- INDICATES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.S. STD DET. 126-1, TYPE "1C" MODIFIED (UNLESS OTHERWISE NOTED).
- CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.S. STD DET. 130, TYPE "1C" (UNLESS OTHERWISE NOTED).
- INDICATES CENTERLINE MONUMENT
- AC INDICATES ACRES
- CI 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
- B.S.L. INDICATES BUILDING SETBACK LINE
- H.O.A. INDICATES HOME OWNER ASSOCIATION
- A.P.N. INDICATES ASSessor'S PARCEL NUMBER
- EX. INDICATES EXISTING
- R.O.W. INDICATES RIGHT OF WAY
- INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- S.V.D. INDICATES EAST SIERRA VISTA DRIVE
- B.V.D. INDICATES EAST BELLA VITA DRIVE
- ★ INDICATES SINGLE-STORY LIMITED LOT
- INDICATES FRONT OF LOT

UTILITY PROVIDERS

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

SITE TABLE		
GROSS AREA	17,224	750,288 SQ. FT.
NET AREA	17,224	750,288 SQ. FT.
TOTAL	39	1,500
LOTS 10,000 - 15,000 SF	13	535
LOTS GREATER THAN 15,000 SF	26	978
DEVELOPABILITY	2.26	DU/AC
LOT DEPTH	2.26	0.7/AC
STRADE DRIVE (TRACT A)	2,911	AC

MAIN BUILDING SETBACKS		
FRONT YARD	FIRST FLOOR	30'
	SECOND FLOOR	30'
SIDE YARD	LOTS GREATER THAN 10,000 SF	15' EACH SIDE
	LOTS 10,000 - 15,000 SF	20' TOTAL (NOT LESS THAN 15')
REAR YARD	FIRST FLOOR	30'
	SECOND FLOOR	30'

ACCESSORY BUILDING SETBACKS		
FRONT YARD	30'	
SIDE YARD	5'	
	(ADJUTING A STREET)	
REAR YARD	10'	

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

OWNER

FIVE STAR RESORT OWNER, LLC
 4720 N. SCOTTSDALE ROAD SUITE 130
 SCOTTSDALE, ARIZONA 85253
 PHONE: (480) 953-1367
 CONTACT: EDNA LOPEZ
 EMAIL: EDNA@FIVESTARDEVELOPMENT.COM

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 2018, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS REQUIRED.

BY: _____
 RICHARD G. ALCOCKER
 REGISTRATION NUMBER 23981
 4800 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8021
 CVLSURVEY@CVALCO.COM

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2018.

BY: _____ MAYOR

ATTEST: _____ TOWN CLERK

_____ TOWN ENGINEER

_____ PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2018, BEFORE ME

PERSONALLY APPEARED _____ AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF FIVE STAR RESORT OWNER, LLC, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY COINFORMED 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: _____ DATE: _____
 NOTARY PUBLIC

BY: _____ DATE: _____
 ITS AUTHORIZED SIGNATORY

ENGINEER

CVL CONSULTANTS, INC.
 4800 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-8021
 FAX: (602) 264-0208
 CONTACT: HEIDI TELSON
 EMAIL: HTELSON@CVALCO.COM

DEDICATION

STATE OF ARIZONA)
) S.S.
 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 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 WATER LINES, SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES.

TRACTS "A", "B" AND "C" ARE DESIGNATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED BY FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR FIVE STAR DEVELOPMENT RESORT COMMUNITY ASSOCIATION, INC. OR OTHER ASSOCIATION CREATED PURSUANT TO THE CCARFS (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 "CCARFS").

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 FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, OR FIVE STAR DEVELOPMENT RESORT COMMUNITY ASSOCIATION, INC. OR OTHER ASSOCIATION CREATED PURSUANT TO THE CCARFS, AND MAINTAINED PURSUANT TO THE CCARFS.

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

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 EPICOR 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 ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE AND FOR THE CONSTRUCTION AND APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTEE SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTEE SHALL NOT, NOR PERMIT, THE GRACE OR 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 OR CONDUITS GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET AS MEASURED FROM THE CLOSEST POINTS OF THE CROSS SECTIONS SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING TO OTHERWISE. ANY AND ALL SEWER PIPES WITHIN THE EASEMENT GRANTED HEREIN SHALL BE LAD BELOW GRANTEE'S FACILITIES.

GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FACILITIES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH MAY BE 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 DULY AUTHORIZED OFFICER.

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
 MANAGER

BY: _____ DATE: _____
 AUTHORIZED SIGNATORY

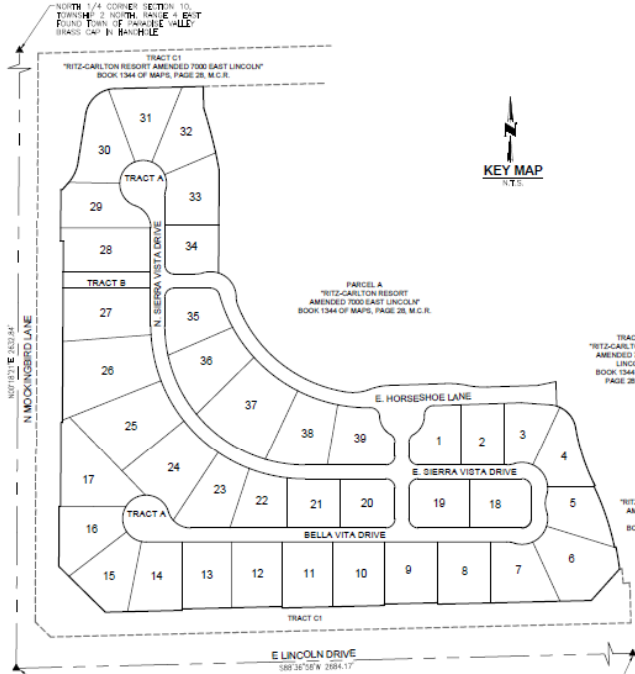
GROSS AREA = 17,224 ACRES

SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE

SEE SHEET 3 FOR LOT AREA TABLE



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	65.31'	60.00'	062°21'51"	36.31'	62.13'	S48°47'05"E
C2	125.84	430.00	016°46'51"	63.42'	125.49'	S17°59'35"E
C3	6.09'	570.00	000°36'44"	3.04'	6.09'	N28°04'40"W
C4	138.28	587.00	013°58'23"	69.49'	137.84'	S18°47'05"E
C5	47.61'	570.00	004°47'10"	23.82'	47.60'	S59°24'18"E
C6	51.58'	80.35'	032°43'04"	26.52'	50.90'	N25°28'08"E
C7	80.69'	65.00'	078°34'55"	53.68'	83.05'	S48°48'02"W
C8	136.38'	1088.45'	007°56'48"	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	20.60'	55.00'	020°50'10"	10.11'	19.89'	S11°32'18"E
C11	307.35'	300.00'	058°42'51"	166.70'	294.09'	S51°18'22"E
C12	52.77'	100.00'	030°14'50"	27.01'	52.16'	N44°13'35"E
C13	43.57'	131.50'	018°58'59"	21.99'	43.38'	N78°34'07"E
C14	47.62'	208.00'	013°29'38"	23.92'	47.52'	S49°20'45"E
C15	43.66'	192.00'	013°29'33"	22.08'	43.86'	S49°20'44"E
C16	14.52'	60.00'	013°29'37"	7.30'	14.49'	S78°54'05"E
C17	14.52'	60.00'	013°29'37"	7.30'	14.49'	S78°54'05"E
C18	31.00'	23.00'	088°48'28"	19.25'	23.98'	S42°42'11"W
C19	48.88'	48.00'	059°39'42"	27.52'	47.75'	N38°11'19"E
C20	20.40'	20.00'	089°01'28"	11.32'	19.70'	S39°32'30"W
C21	31.42'	20.00'	090°00'00"	20.00'	28.28'	S45°00'10"E
C22	16.65'	55.00'	017°29'29"	8.39'	16.56'	N81°19'35"E
C23	119.69'	55.00'	124°40'58"	104.94'	97.43'	N43°00'10"W
C24	16.36'	55.00'	017°29'30"	8.24'	16.30'	S08°49'03"W
C25	16.36'	55.00'	017°29'30"	8.24'	16.30'	S08°49'03"W
C26	118.69'	55.00'	124°40'58"	104.94'	97.43'	N43°00'10"E
C27	16.65'	55.00'	017°29'29"	8.39'	16.56'	N81°19'35"E
C28	220.38'	50.00'	252°32'33"	-58.14'	80.62'	S39°16'56"W
C29	63.31'	50.00'	079°29'23"	34.66'	56.16'	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°38'23"	19.85'	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'	N30°09'06"W
C34	232.09'	50.00'	289°9'38"	-33.66'	73.16'	S62°40'48"W
C35	13.67'	50.00'	015°38'44"	6.88'	13.63'	S07°48'42"W
C36	31.42'	20.00'	090°00'00"	20.00'	28.28'	S45°00'10"E
C37	16.65'	55.00'	017°29'29"	8.39'	16.56'	N81°19'35"E
C38	34.25'	55.00'	035°40'30"	17.70'	33.70'	N69°30'24"W
C39	101.97'	55.00'	106°13'28"	73.29'	87.98'	N54°13'50"W
C40	25.90'	20.00'	074°27'56"	15.20'	24.20'	N52°46'12"W
C41	118.62'	330.00'	020°15'45"	58.96'	117.99'	N52°34'28"W
C42	30.60'	20.00'	087°40'02"	19.20'	27.70'	N48°35'26"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°32'50"W
C45	31.42'	20.00'	090°00'00"	20.00'	28.28'	N44°59'50"W
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°59'50"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	484.80'	315.00'	090°00'00"	315.00'	445.48'	S45°00'10"E
C53	446.11'	315.00'	081°58'39"	269.72'	409.75'	S51°19'18"E
C54	47.92'	35.00'	078°27'53"	28.57'	44.27'	N39°34'21"E
C55	5.90'	55.00'	000°08'31"	2.95'	5.89'	S79°43'36"W



COUNTY RECORDER

LINE TABLE		
NO.	BEARING	LENGTH
L1	S84°13'42"W	3.00'
L2	N78°12'03"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	S80°41'30"E	3.00'
L8	S80°41'30"E	3.00'
L9	S80°00'37"W	16.02'
L10	N89°41'38"W	8.00'
L11	S89°41'38"E	3.00'
L12	N41°48'41"E	18.03'
L13	N78°22'30"E	40.28'
L14	S01°48'17"E	32.56'
L15	S00°00'10"E	29.57'
L16	N00°00'10"W	29.57'
L17	N00°00'10"W	35.00'
L18	S89°59'50"W	31.29'



Coe & Van Loo Consultants, Inc.

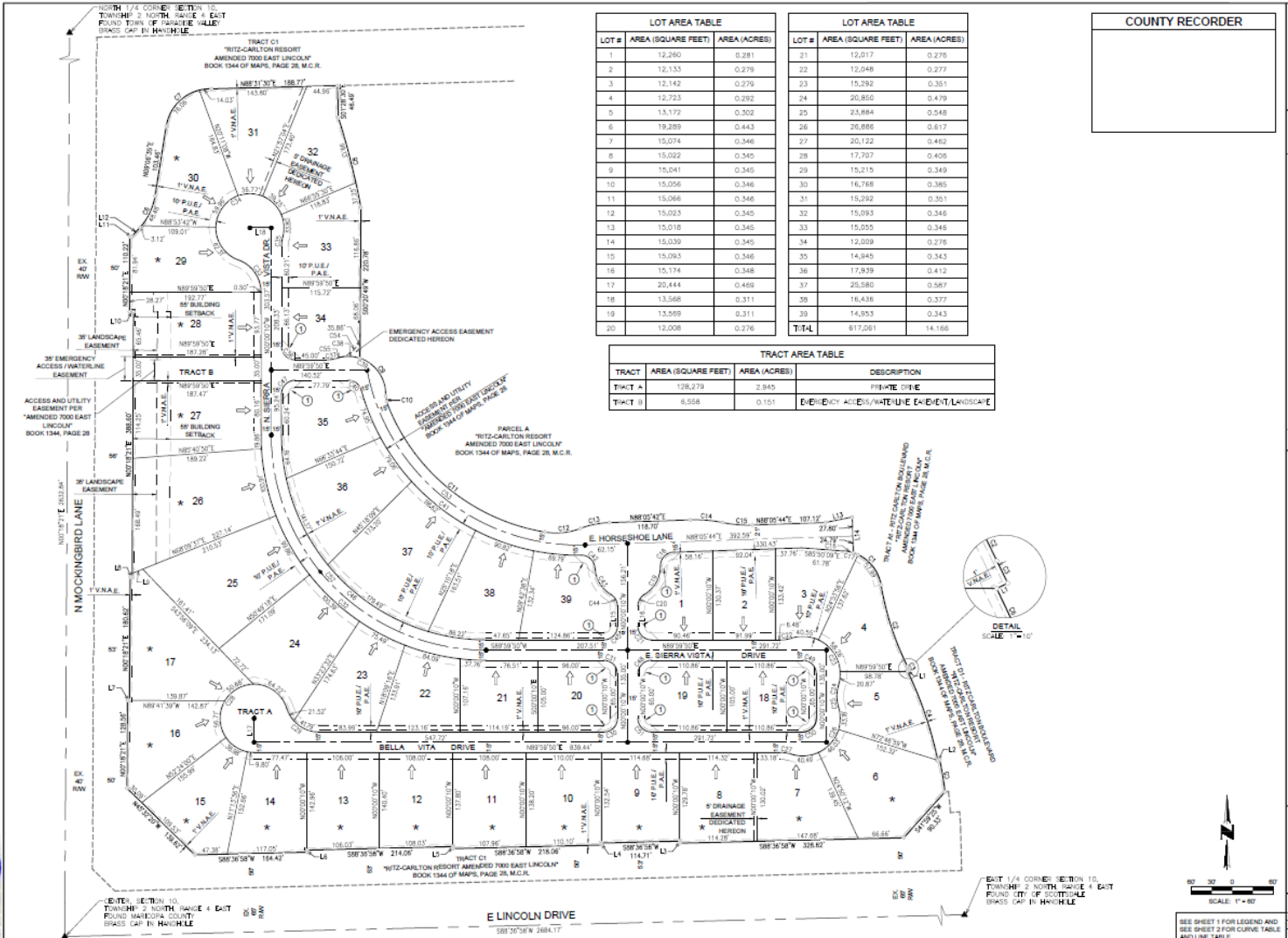
FINAL PLAT
AMENDED 7000 EAST LINCOLN - PARCEL C
PARADISE VALLEY, ARIZONA



2 SHEET OF 3

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





LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	12,260	0.281
2	12,135	0.279
3	12,142	0.279
4	12,723	0.292
5	13,172	0.302
6	19,289	0.443
7	15,074	0.346
8	15,022	0.345
9	15,041	0.345
10	15,056	0.346
11	15,066	0.346
12	15,023	0.345
13	15,018	0.345
14	15,039	0.345
15	15,093	0.346
16	15,174	0.348
17	20,444	0.469
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	12,017	0.276
22	12,049	0.277
23	15,292	0.351
24	20,850	0.479
25	23,884	0.548
26	26,886	0.617
27	20,122	0.462
28	17,797	0.406
29	15,215	0.349
30	16,768	0.385
31	15,292	0.351
32	15,093	0.346
33	15,055	0.346
34	12,009	0.276
35	14,845	0.343
36	17,939	0.412
37	23,580	0.547
38	14,436	0.327
39	14,953	0.343
TOTAL	617,061	14.166

TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	128,279	2.945	PRIVATE DRIVE
TRACT B	6,558	0.151	EMERGENCY ACCESS/WATERLINE EASEMENT/LANDSCAPE

COUNTY RECORDER



DATE: _____
 REVISION: _____
 INC. _____
Coe & Van Loo Consultants, Inc.

FINAL PLAT
 AMENDED 7000 EAST LINCOLN - PARCEL C
 PARADISE VALLEY, ARIZONA

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

3 SHEET OF 3
 PREPARED BY: _____
 DATE: _____

RECOMMENDATION:

- Recommendation that the Town Council approve the final plat map, “Amended 7000 East Lincoln-Parcel C”, subject to the following stipulations:
 1. 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.
 2. 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.
 3. 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.



RECOMMENDATION (stips.)

4. All perimeter lots bordering Lincoln and Mockingbird shall be one story with non-repetitive adjacent elevations and/or colors and/or orientations such that it creates a visually interesting varied streetscape.
5. The owner of the property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a grant of access easement and a private right-of-way easement and maintenance agreement for the private roadway, private roadway gates, emergency access gate, and any related roadway/gate improvements on this property; along with a drainage easement and drainage easement maintenance agreement for the storm drainage improvement areas. These easement agreements shall be reviewed by the Town Attorney, be in compliance to applicable local and state laws, and be recorded with the Maricopa County Recorder's Office. Said agreements shall be recorded prior to or on the date of the recordation of this final plat.



Conditions

SUP Stip.24

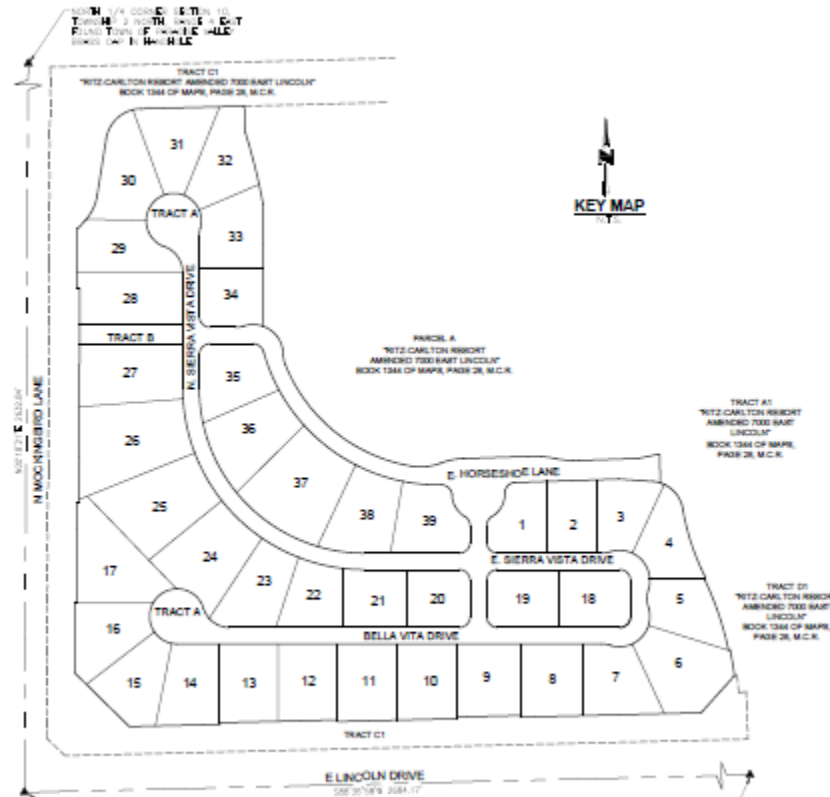
- g. Prior to the issuance of any certificate of occupancy for any structure within an Area, all internal streets within such Area, together with the connecting street(s) to a public right-of-way, shall be complete.

Development Agreement

2.3.2.6.2 Areas A1 and C. For Areas A1 and C, the Owner(s) thereof hereby agree that the Town may withhold issuance of certificates of occupancy (but not building permits) until the primary building of the Principal Resort Hotel (the building that houses the lobby, meeting space, and ballroom) and one hundred fifty (150) of the Hotel Keys in Area A have received certificates of occupancy and the spa building is substantially complete.

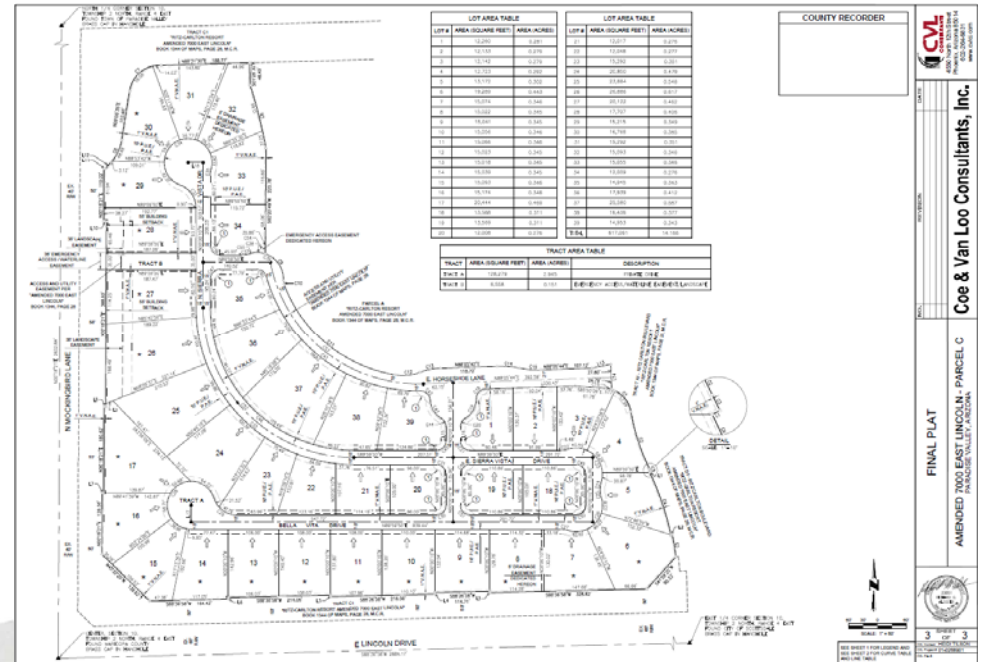
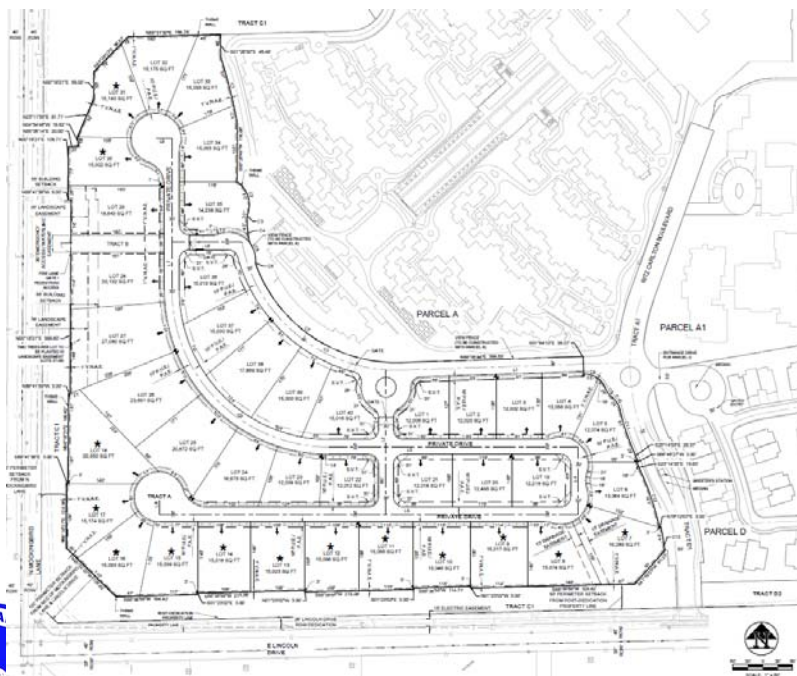


Questions?



Preliminary

Final



COUNTY RECORDER

CVA
Coe & Van Loo Consultants, Inc.
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL ARCHITECT

FINAL PLAT
AMENDED 7003 EAST LINCOLN - PARCEL C
PARADISE VALLEY, ARIZONA

3 OF 3