

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	

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

BENCHMARK

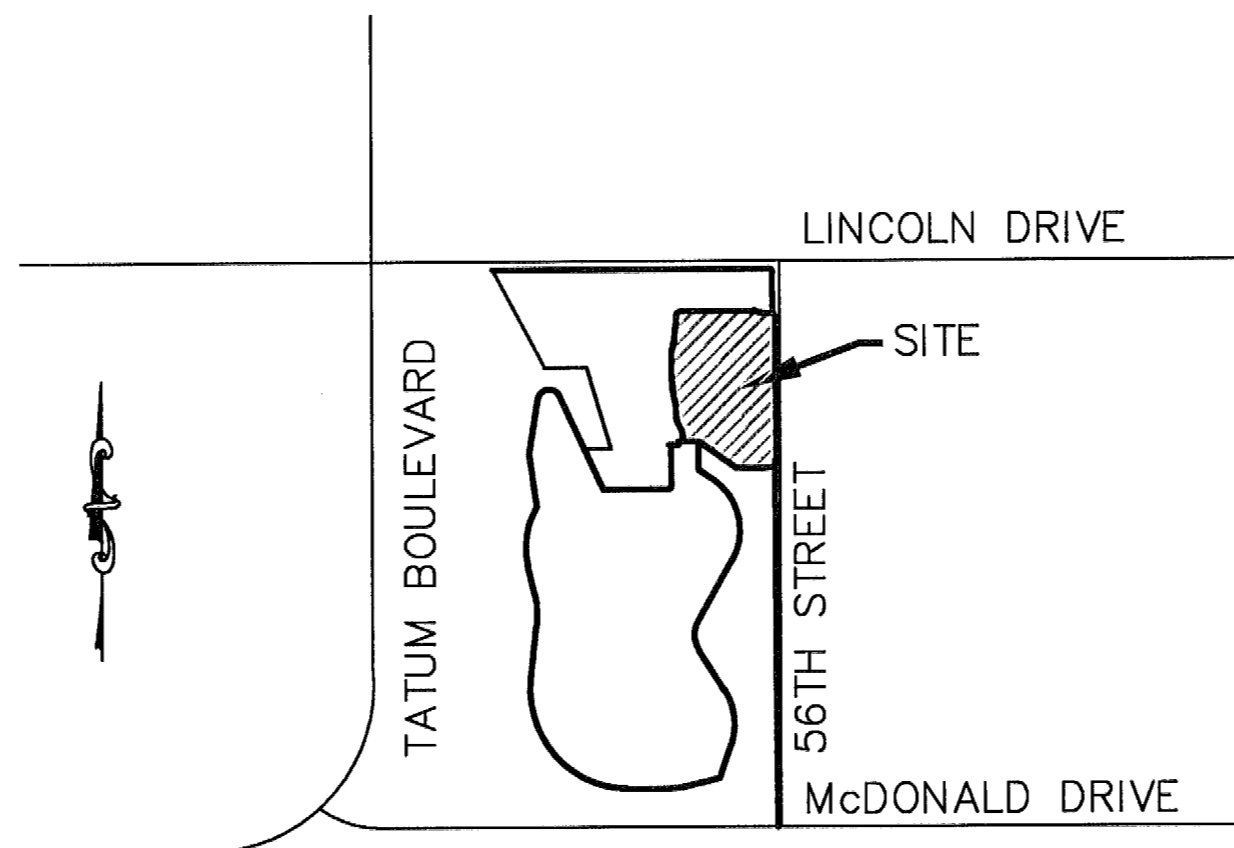
W 1/4 CORNER OF SECTION 9, T.2N., R.4.E.,
 FD BCHH @ INTERSECTION OF 56TH STREET
 AND LINCOLN DRIVE.
 ELEVATION 1363.42 (NAVD 88' DATUM)

ENGINEER

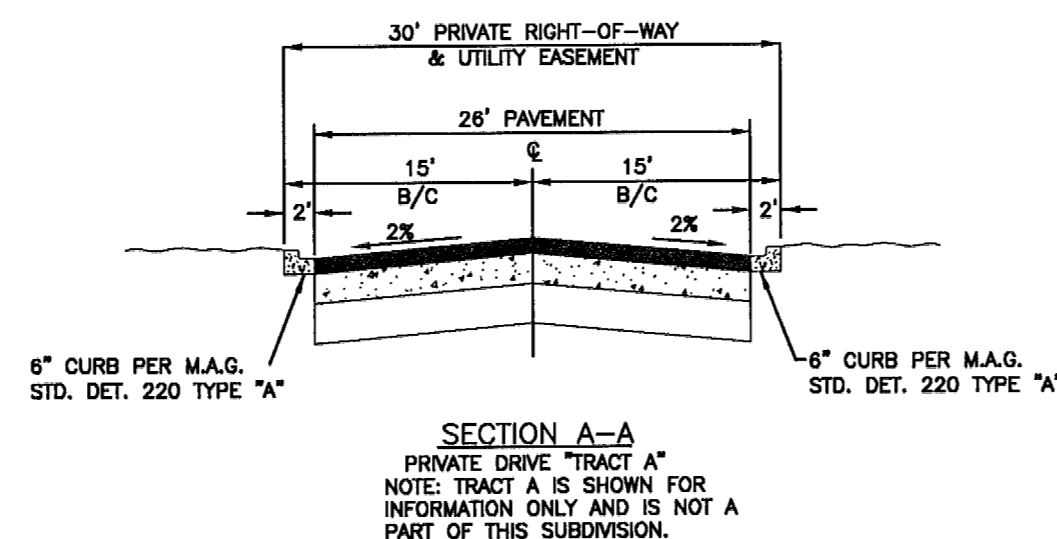
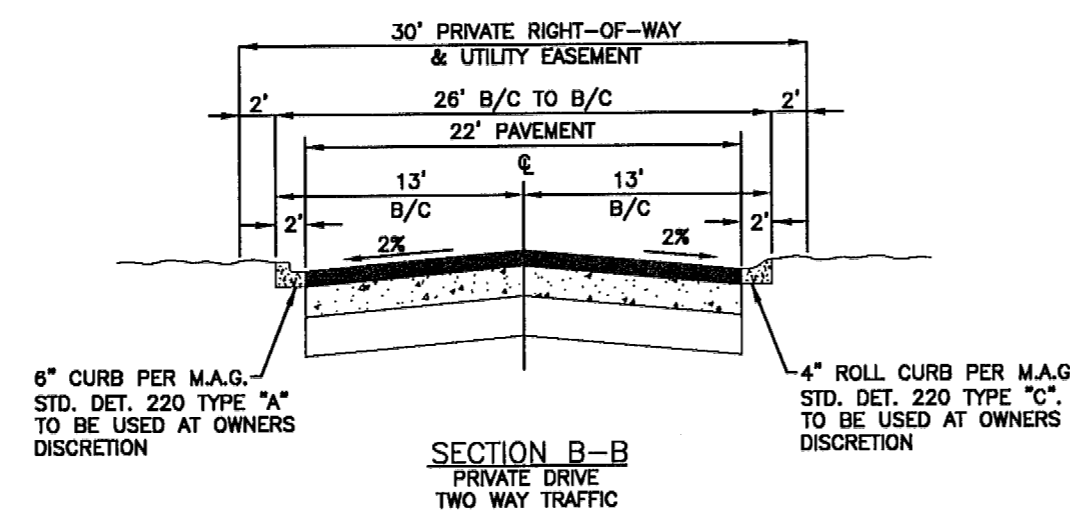
COE & VAN LOO CONSULTANTS, INC.
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0928
 CONTACT: FRED E. FLEET P.E.
 EMAIL: FEF_@CVLCCI.COM

SHEET INDEX

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



VICINITY MAP
N.T.S.



* 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
TOTAL	246,863	

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
TOTAL	64,052

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

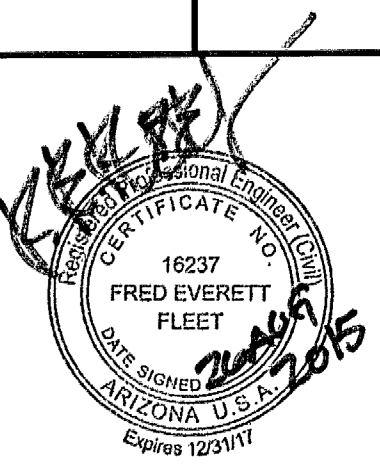
THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF 2015 AND THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT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



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PROJECT NO. XXXXXX

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

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

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

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

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

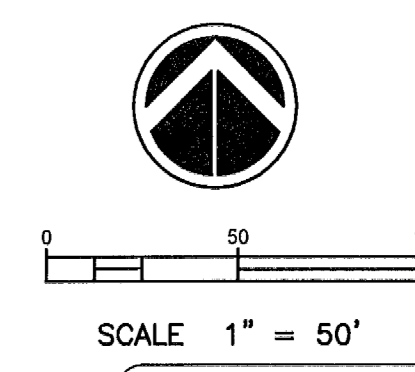
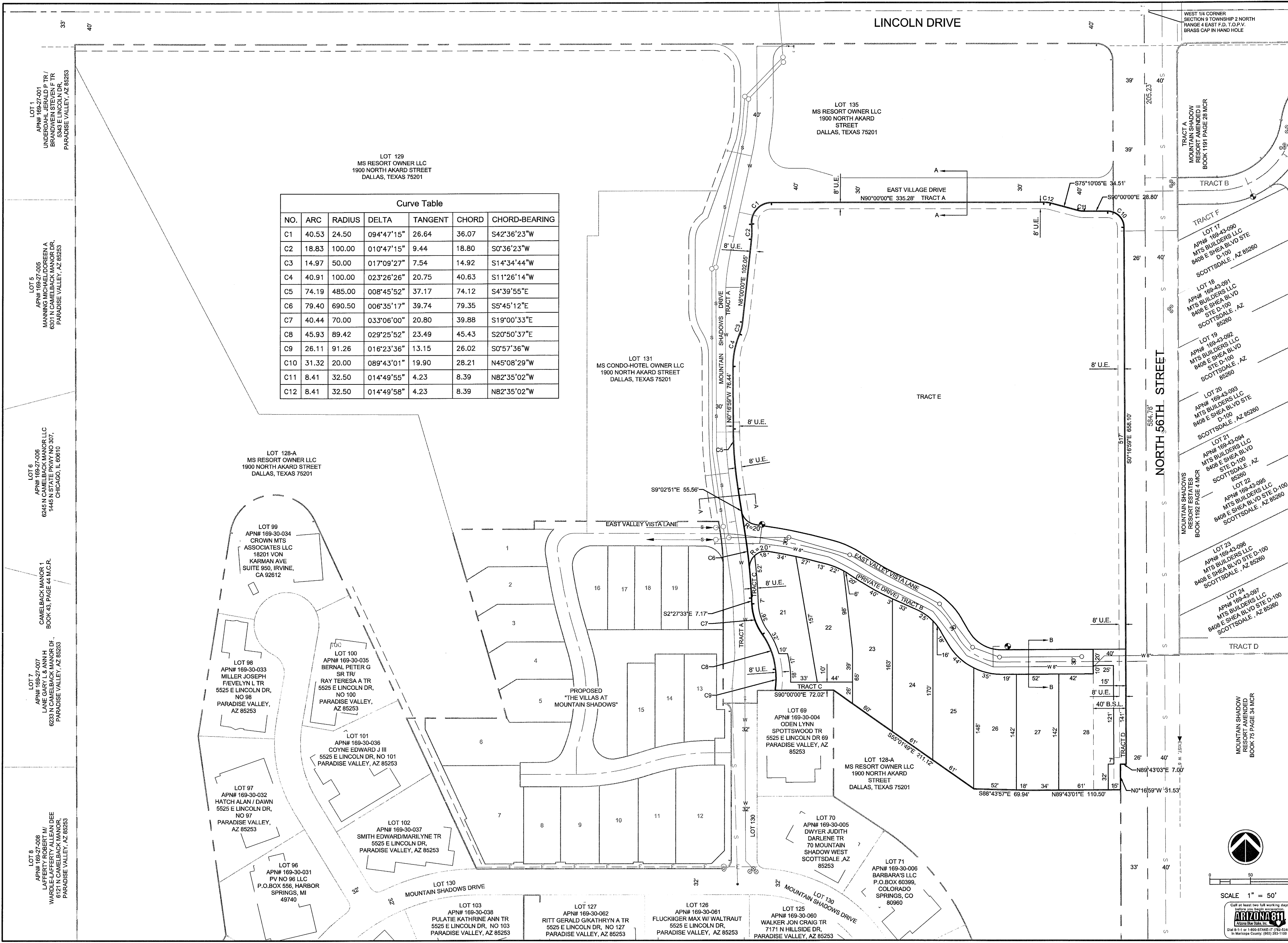
LOT 125
APN# 169-30-060
WALKER JON CRAIG TR
7171 N HILLSIDE DR,
PARADISE VALLEY, AZ 85253

LOT 126
APN# 169-30-061
FLUCKIGER MAX W/ WALTRAUT
5525 E LINCOLN DR,
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 103
APN# 169-30-038
PULATIE KATHRINE ANN TR
5525 E LINCOLN DR, NO 103
PARADISE VALLEY, AZ 85253

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



Call at least two full working days before any building work begins.
ARIZONA
 PROFESSIONAL ENGINEER
 License No. 24313
 Fred Everett Fleet
 State of Arizona, U.S.A.
 Expires 12/31/17
 Dial 8-1-1 or 1-800-528-4177 (782-5146)
 In Maricopa County: (602) 263-1100

NO.	REVISION	DATE

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

SHEET NUMBER
2 OF 3

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

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

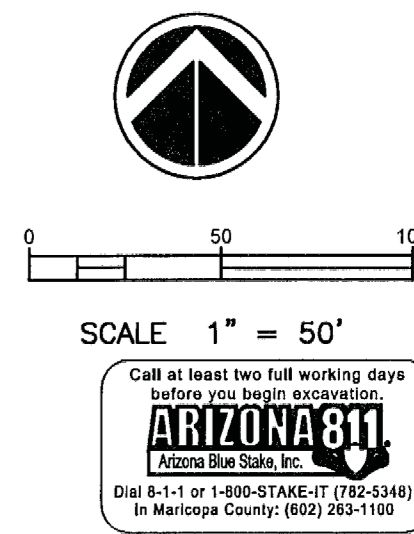
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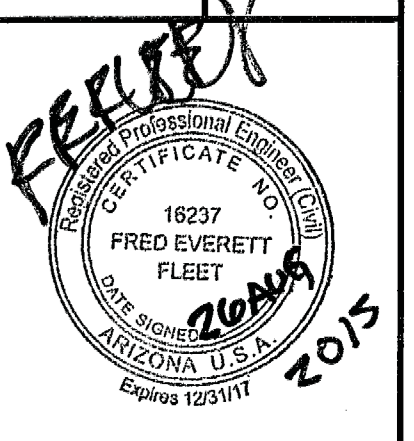
TRACT D



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:

CVL
CONSULTANTS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
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Coe & Van Loo Consultants, Inc.

PROJECT NO. XXXXXX