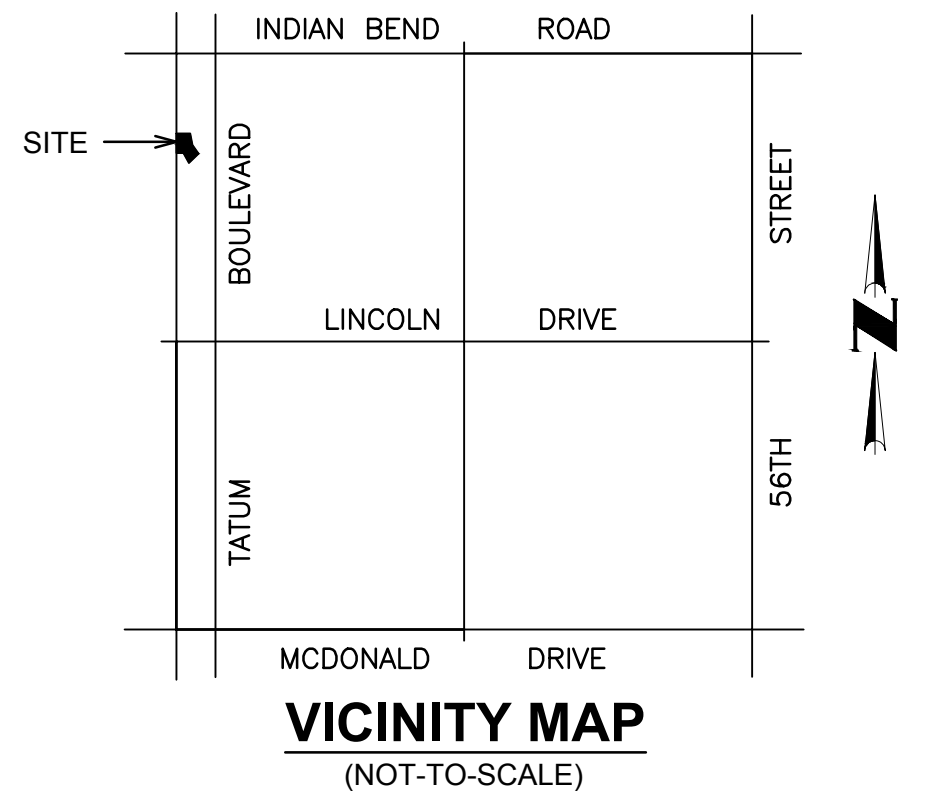


COUNTY RECORDER

PARADISE HILLS IV LOT SPLIT

A LOT SPLIT OF LOT 143 OF "REPLAT OF LOTS 143 & 144 OF PARADISE HILLS, A SUBDIVISION AS RECORDED IN BOOK 57, PAGE 11, M.C.R." AS RECORDED IN BOOK 198, PAGE 11, M.C.R., BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
- 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, FLOODPLAIN ADMINISTRATION.
- LANDSCAPING IN THE RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH SECTION 5-10-1(G), LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY, OF THE PARADISE VALLEY TOWN CODE. THIS INCLUDES SUCH LANDSCAPING BEING MAINTAINED BY THE ADJACENT PROPERTY OWNER.
- THERE WILL BE NO C.C. & R.'S WITH APPROVAL OF THIS PLAT.
- THERE WILL BE NO LANDSCAPE, ACCENT OR AESTHETIC LIGHTING LOCATED WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY, OR EASEMENT FOR PUBLIC RIGHT-OF-WAY ADJOINING THIS PLAT.
- PURCHASERS OR OTHERS WITH AN INTEREST IN THE LOTS IDENTIFIED ON THIS PLAT (HEREIN REFERRED TO AS "PURCHASERS") ARE HEREBY NOTIFIED THAT THIS PROPERTY IS LOCATED IN A DESIGNATED LOW WATER PRESSURE AREA SERVED BY EPCOR WATER AND THAT THE WATER PRESSURE AND RESULTING RISKS AND INCONVENIENCES ASSOCIATED WITH SUCH LOW WATER PRESSURE ARE BEYOND THE CONTROL OF THE TOWN OF PARADISE VALLEY. ALL PURCHASERS ASSUME THE RISK OF LOCATING IN HIS LOW WATER PRESSURE AREA AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE TOWN OF PARADISE VALLEY FROM ANY CLAIMS, COSTS, INJURIES, DEATHS, OR LIABILITIES THAT COULD ARISE FROM ANY PROBLEM ASSOCIATED WITH LOW WATER PRESSURE.
- A SEPARATE WATER STORAGE TANK AND PUMP OR EQUIVALENT ALTERNATIVE THAT IS COMPLIANT WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND DEEMED APPROPRIATE BY THE TOWN FIRE MARSHAL WILL BE REQUIRED FOR THE FIRE SPRINKLER SYSTEM PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOT 1 AND LOT 2.
- PROPERTY IS SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS CONTAINED IN INSTRUMENTS RECORDED IN DOCKET DOCKET 1198, PAGE 130 AND DOCKET 1194, PAGE 115; THEREAFTER AMENDED IN DOCKET 2474, PAGE 583
- THE EXISTING WROUGHT IRON FENCE WITHIN THE 40 FOOT FRONT YARD SETBACK WILL BE REMOVED PRIOR TO THE RECODING OF THIS PLAT.

PROPERTY OWNER

TMS PARADISE VALLEY, LLC
 8197 EAST SUNNYSIDE DRIVE
 SCOTTSDALE, ARIZONA 85260
 CONTACT: TOM M. SILVERMAN
 EMAIL: TOMMSILVERMAN@GMAIL.COM

ENGINEER/SURVEYOR

COE & VAN LOO CONSULTANTS, INC.
 4450 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: 602-264-6831
 FAX: 602-264-0928
 CONTACT: FRED E. FLEET, P.E.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°12'20" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 57 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS.

PARENT PARCEL LEGAL DESCRIPTION

LOTS 143 AND 144, OF PARADISE HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 57 OF MAPS, PAGE 11.

ALSO KNOWN AS:

LOT 143, OF RE-PLAT OF LOTS 143 & 144 OF PARADISE HILLS, ACCORDING TO THE PLAT OR SURVEY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 198 OF MAPS, PAGE 11.

LOT 1 LEGAL DESCRIPTION

LOT 1:

THAT PART OF LOT 143 OF "REPLAT OF LOTS 143 & 144 OF PARADISE HILLS, A SUBDIVISION AS RECORDED IN BOOK 57, PAGE 11, M.C.R." AS RECORDED IN BOOK 198 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR WITH CAP LS#26065 MARKING THE NORTHEAST CORNER OF SAID LOT 143, SAID POINT BEING ON A 296.05 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 82°07'04" EAST;

THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 143 AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'23", A DISTANCE OF 118.27 FEET;

THENCE SOUTH 59°50'22" WEST, A DISTANCE OF 262.40 FEET TO A 1/2" REBAR WITH CAP LS#42186 MARKING A SOUTHERLY CORNER OF SAID LOT 143;

THENCE SOUTH 89°52'32" WEST, ALONG THE SOUTH LINE OF SAID LOT 143, A DISTANCE OF 110.73 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°12'20" WEST, ALONG THE WEST LINE OF SAID LOT 143, A DISTANCE OF 201.81 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 82°10'42" EAST, ALONG THE NORTH LINE OF SAID LOT 143, A DISTANCE OF 302.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 58,322 SQUARE FEET OR 1.339 ACRES, MORE OR LESS.

LOT 2 LEGAL DESCRIPTION

LOT 2:

THAT PART OF LOT 143 OF "REPLAT OF LOTS 143 & 144 OF PARADISE HILLS, A SUBDIVISION AS RECORDED IN BOOK 57, PAGE 11, M.C.R." AS RECORDED IN BOOK 198 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR WITH CAP LS#33866 MARKING THE SOUTH CORNER OF SAID LOT 143;

THENCE NORTH 48°56'37" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 143, A DISTANCE OF 277.30 FEET TO THE 1/2" REBAR WITH CAP LS#42186 MARKING THE SOUTH CORNER THEREOF;

THENCE NORTH 59°50'22" EAST, A DISTANCE OF 262.40 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 143, SAID POINT BEING ON A 296.05 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 59°13'41" EAST;

THENCE SOUTHEASTERLY, ALONG SAID EASTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°10'55", A DISTANCE OF 130.12 FEET TO THE 1/2" REBAR WITH CAP LS#42186 MARKING THE EASTERLY CORNER THEREOF;

THENCE SOUTH 25°47'44" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 143, A DISTANCE OF 244.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 48,577 SQUARE FEET OR 1.115 ACRES, MORE OR LESS.

UTILITY PROVIDERS

WATER - EPCOR WATER
 SEWER - CITY OF PHOENIX
 ELECTRIC - ARIZONA PUBLIC SERVICE COMPANY
 TELEPHONE - CENTURYLINK
 GAS - SOUTHWEST GAS CORPORATION
 CABLE - COX COMMUNICATIONS
 POLICE - TOWN OF PARADISE VALLEY
 FIRE PROTECTION - CITY OF PHOENIX

SITE DATA

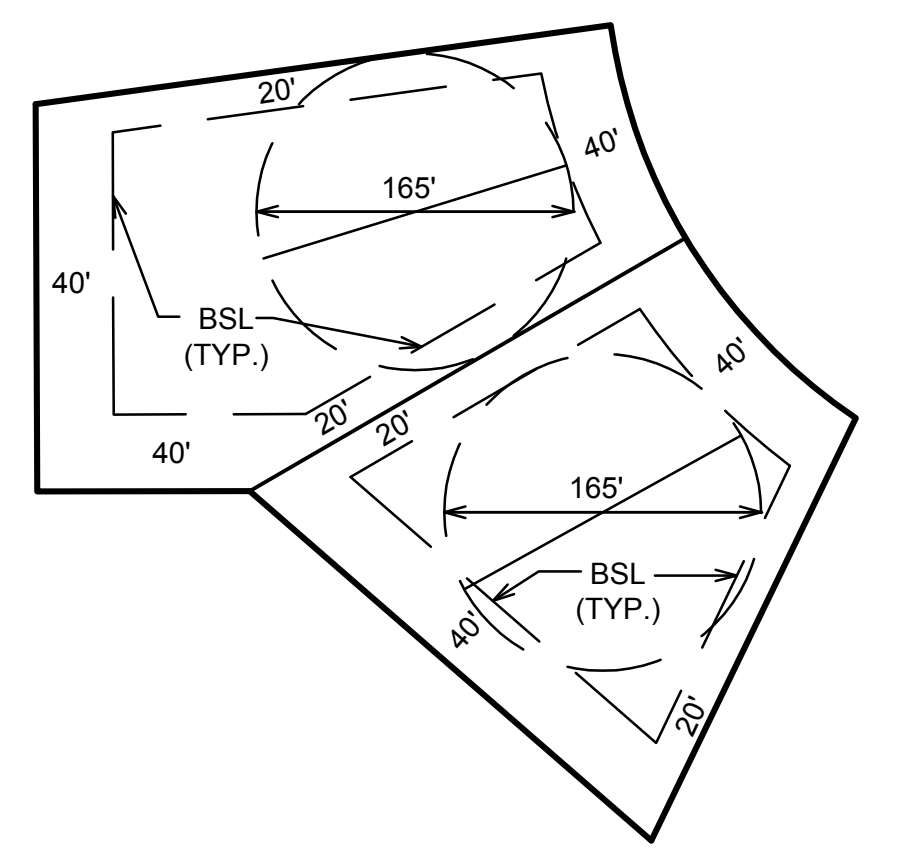
EXISTING ZONING - R-43
 NO. OF LOTS - 2
 NET AREA - 106,899 SQUARE FEET (2.454 ACRES)

LEGEND

- (R) RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 11
- (R1) RECORD INFORMATION PER BOOK 198 OF MAPS, PAGE 11 WHERE DIFFERENT THAN (R)
- (M) MEASURED INFORMATION
- AC. ACRES
- APN ASSESSOR PARCEL NUMBER
- BSL BUILDING SETBACK LINE
- CL CENTER LINE
- DOC. NO. DOCUMENT NUMBER
- EX. EXISTING
- M.C.R. MARICOPA COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- FOUND BRASS CAP FLUSH
- _{AC} FOUND ALUMINUM CAP
- _R FOUND REBAR AS NOTED
- SET 1/2" REBAR WITH CAP LS#42186
- _C CALCULATED POINT - NOTHING FOUND OR SET
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- --- CENTERLINE
- - - - SECTION LINE

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 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 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 PLATTED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY 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.



BUILDING SETBACKS DETAIL
 (NOT-TO-SCALE)

DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

TMS PARADISE VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "PARADISE HILLS IV" LOT SPLIT, BEING A LOT SPLIT OF LOT 143 OF "REPLAT OF LOTS 143 & 144 OF PARADISE HILLS, A SUBDIVISION AS RECORDED IN BOOK 57, PAGE 11, M.C.R." AS RECORDED IN BOOK 198 OF MAPS, PAGE 11, M.C.R., SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, 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 LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF:

TMS PARADISE VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED.

TMS PARADISE VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
 TOM M. SILVERMAN

ITS: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2017, BEFORE ME PERSONALLY APPEARED TOM M. SILVERMAN, WHO ACKNOWLEDGED HIMSELF TO BE MANAGING MEMBER OF TMS PARADISE VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS MANAGING MEMBER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA
 THIS _____ DAY OF _____, 2017.

BY: _____
 MAYOR

ATTEST: _____
 TOWN CLERK

 TOWN ENGINEER

 PLANNING DIRECTOR

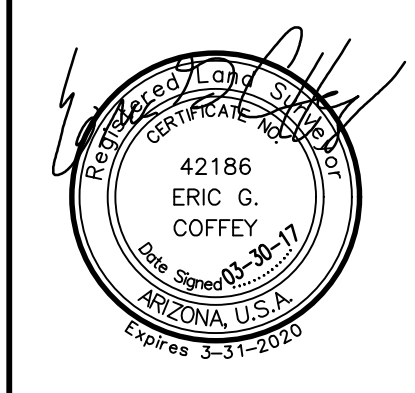
CERTIFICATION

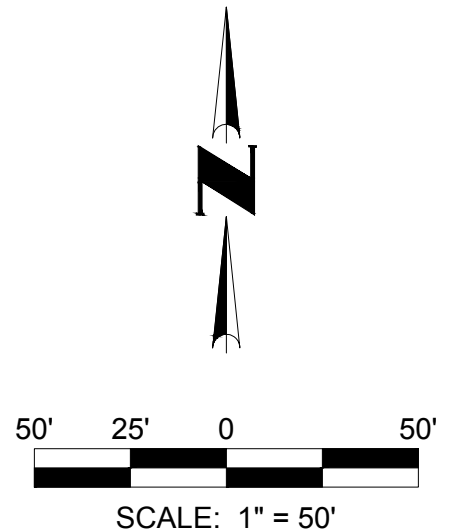
I, ERIC G. COFFEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS 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: _____
 ERIC G. COFFEY
 REGISTRATION NUMBER 42186
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCI.COM

DATE	03/22/17
REVISION	
NO.	1
REVISED PER TOWN COMMENTS	

LOT SPLIT MAP
PARADISE HILLS IV
 TOWN OF PARADISE VALLEY, ARIZONA





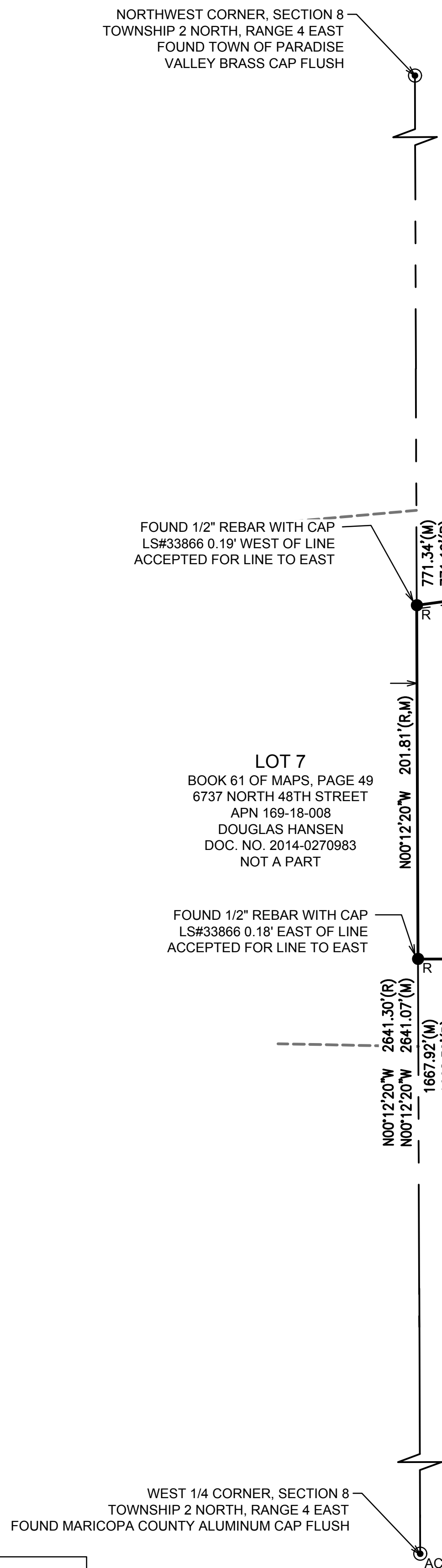
LEGEND

- (R) RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 11
- (R1) RECORD INFORMATION PER BOOK 198 OF MAPS, PAGE 11 WHERE DIFFERENT THAN (R)
- (M) MEASURED INFORMATION
- AC. ACRES
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- M.C.R. MARICOPA COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- ⊙ FOUND BRASS CAP FLUSH
- ⊙_{AC} FOUND ALUMINUM CAP
- _R FOUND REBAR AS NOTED
- SET 1/2" REBAR WITH CAP LS#42186
- _C CALCULATED POINT - NOTHING FOUND OR SET
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- - - - SECTION LINE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°07'04"E	28.00'
L2	N34°02'46"E	28.00'

MEASURED CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.39'	296.05'	048°04'17"	132.03'	241.17'	S31°55'05"E
C2	384.79'	268.05'	082°14'55"	234.04'	352.59'	S49°00'24"E

RECORD CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.79'	296.05'	048°08'58"	-----	-----	-----
C2	-----	268.05'	082°29'00"	235.00'	-----	-----



LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC.)
LOT 1	58,322	1.339
LOT 2	48,577	1.115
TOTAL	106,899	2.454

COUNTY RECORDER

CVL CONSULTANTS
 4560 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com

NO.	REVISION PER TOWN COMMENTS	DATE
1		03/22/17

LOT SPLIT MAP
PARADISE HILLS IV
 TOWN OF PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

2 SHEET OF 2
 CVL Contact: F. FLEET
 CVL Project #: 1-01-02936-01
 CVL File #:

Printed By: Bradt Print Date: March 30, 2017 Filename: N:\0102936\1\CADD\VS\LOT_SPLIT.dwg