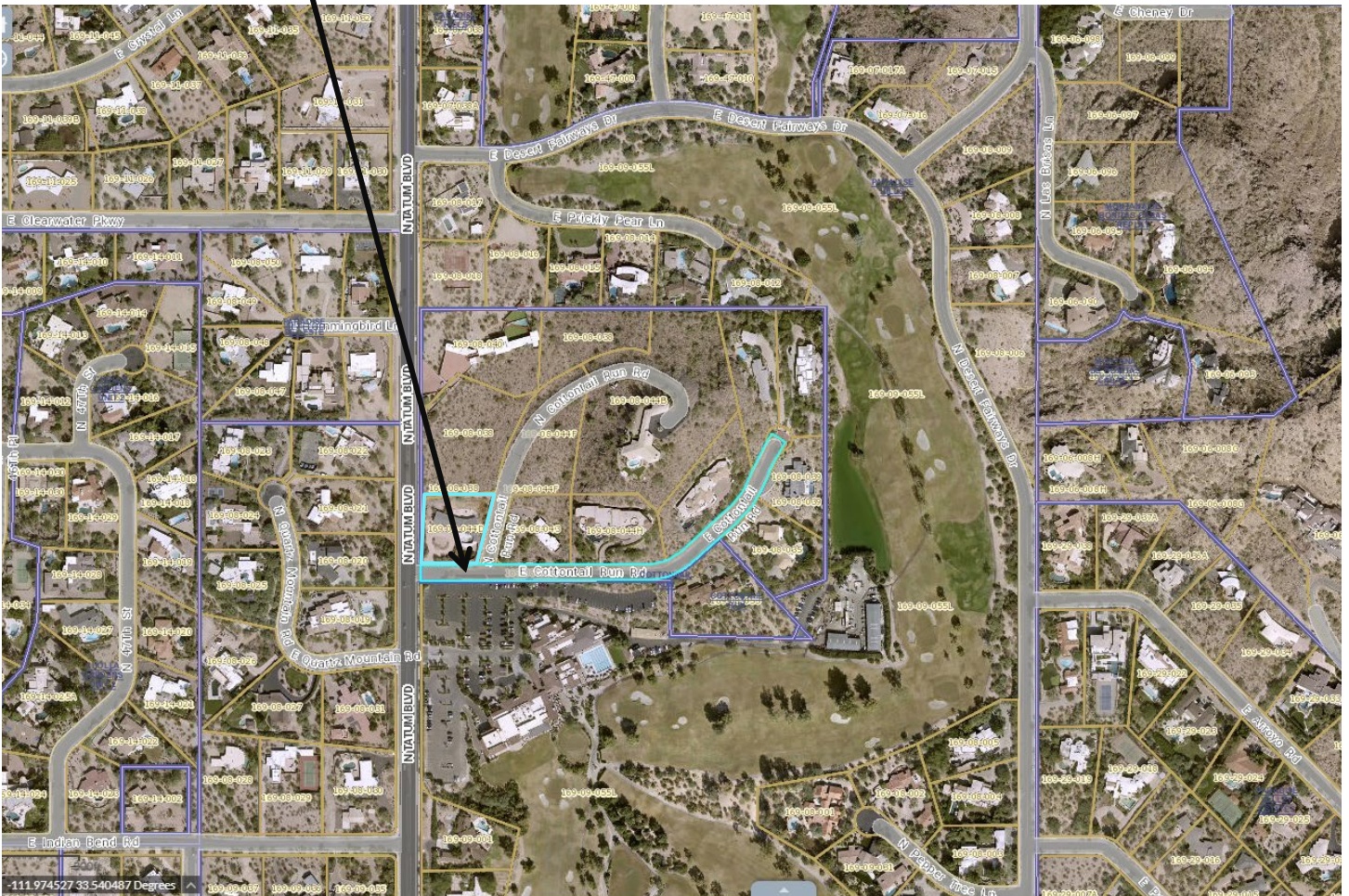




# VICINITY MAP

**Subject Property**



East Cottontail Run Road Private Roadway Gate SUP  
5000 E Cottontail Run Rd & 7117 N Tatum Blvd



# GENERAL PLAN

## Subject Property



### Legend

Low Density Residential OR Resort/Country Club	Private Open Space
Private Open Space OR Resort/Country Club	Public Open Space
Very Low Density Residential	Medical Office
Low Density Residential	Public/Quasi Public
Medium Density Residential	Resort/Country Club

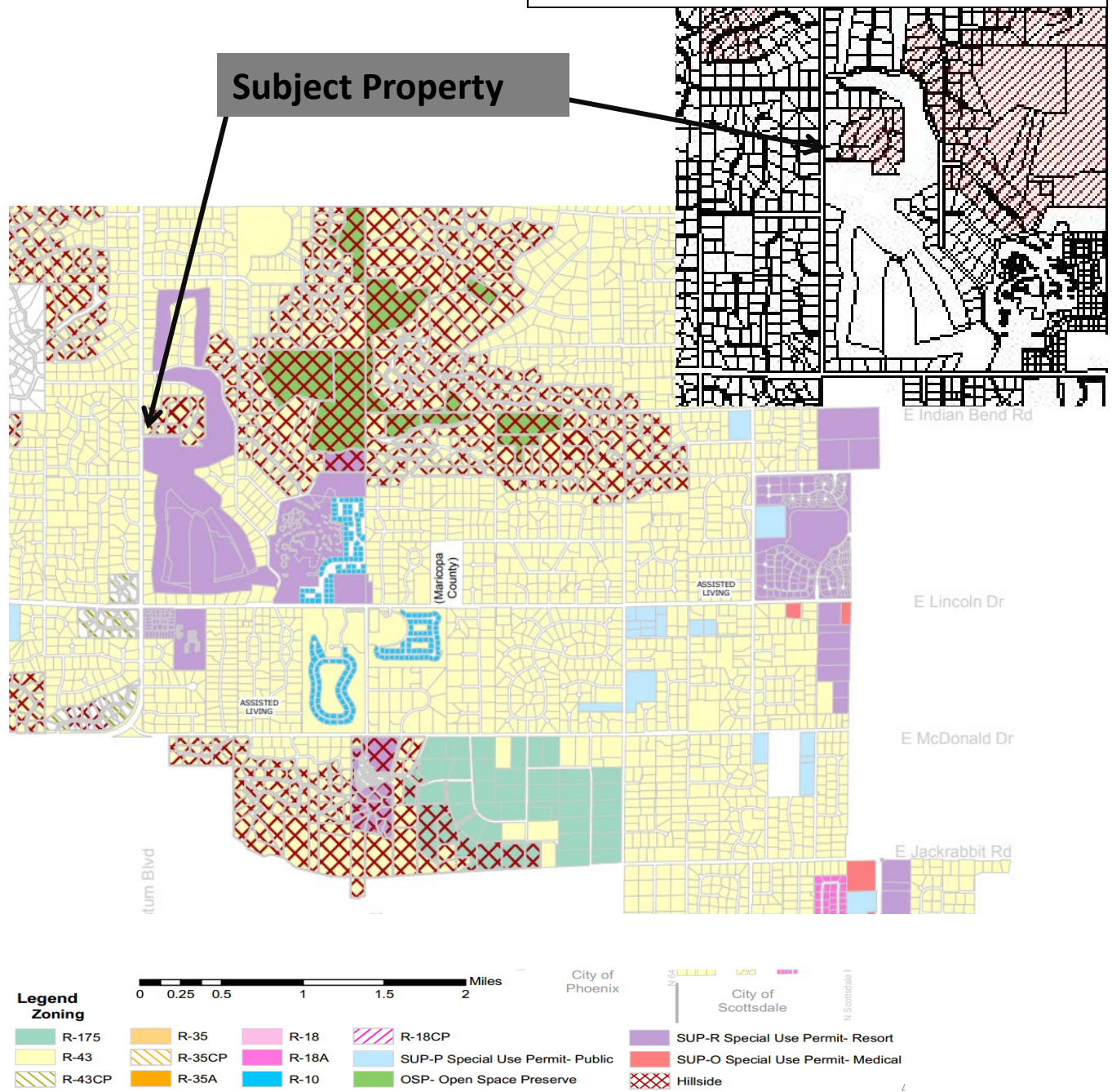
East Cottontail Run Road Private Roadway Gate SUP  
5000 E Cottontail Run Rd & 7117 N Tatum Blvd





# ZONING & HILLSIDE

Figure 1 - Hillside Development Area Excerpt

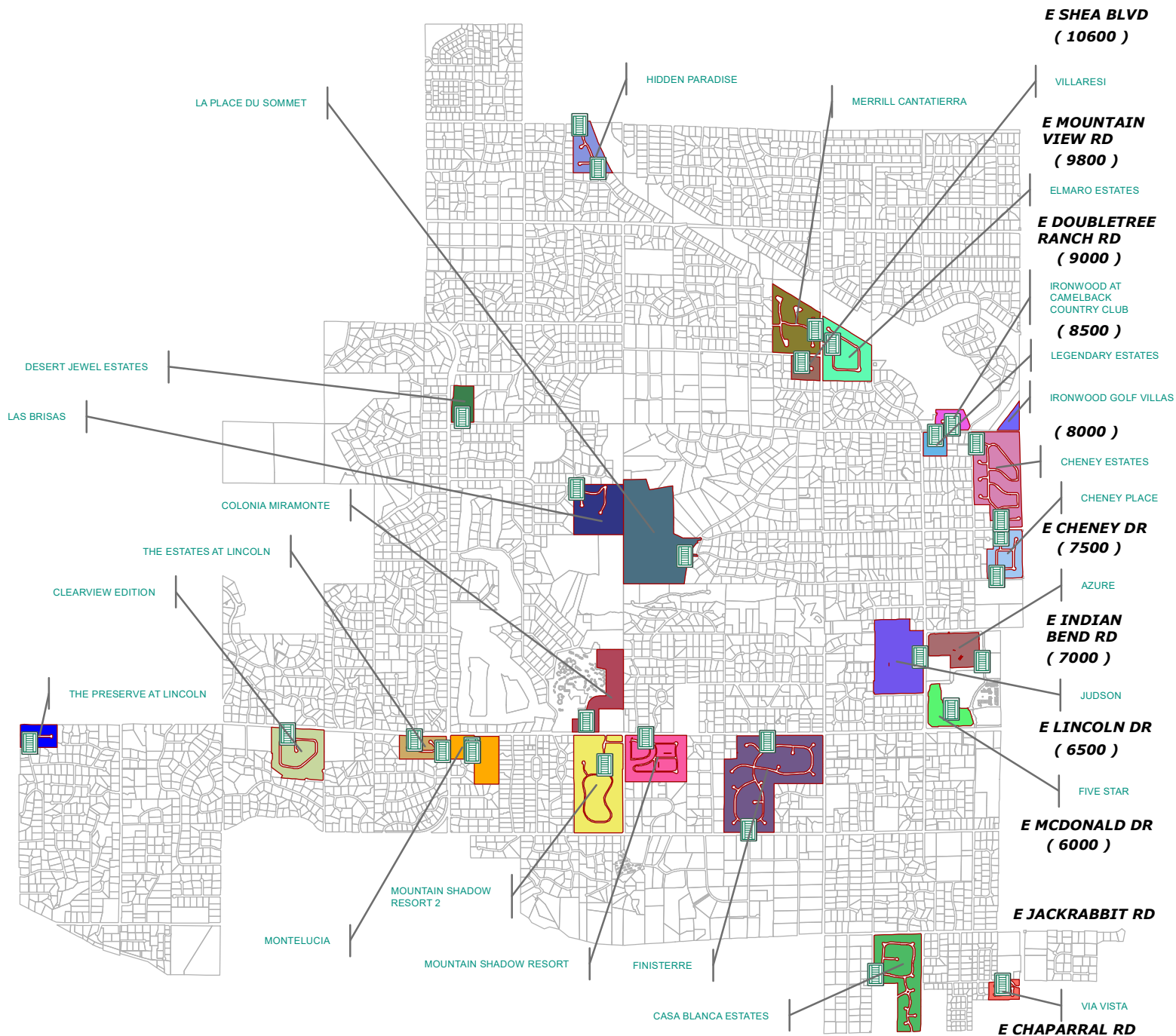


East Cottontail Run Road Private Roadway Gate SUP  
5000 E Cottontail Run Rd & 7117 N Tatum Blvd

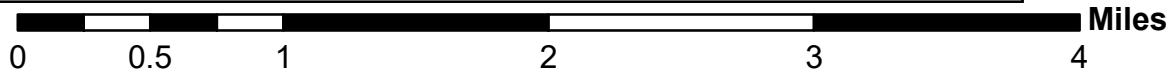


# Town of Paradise Valley, AZ

## Gated Communities Map

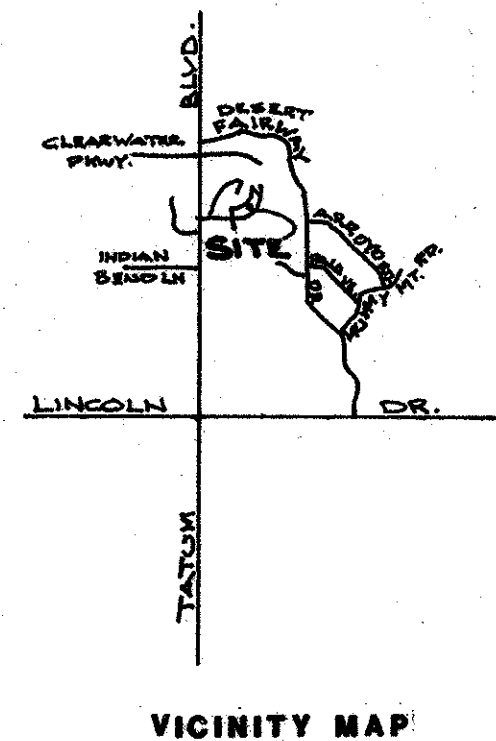
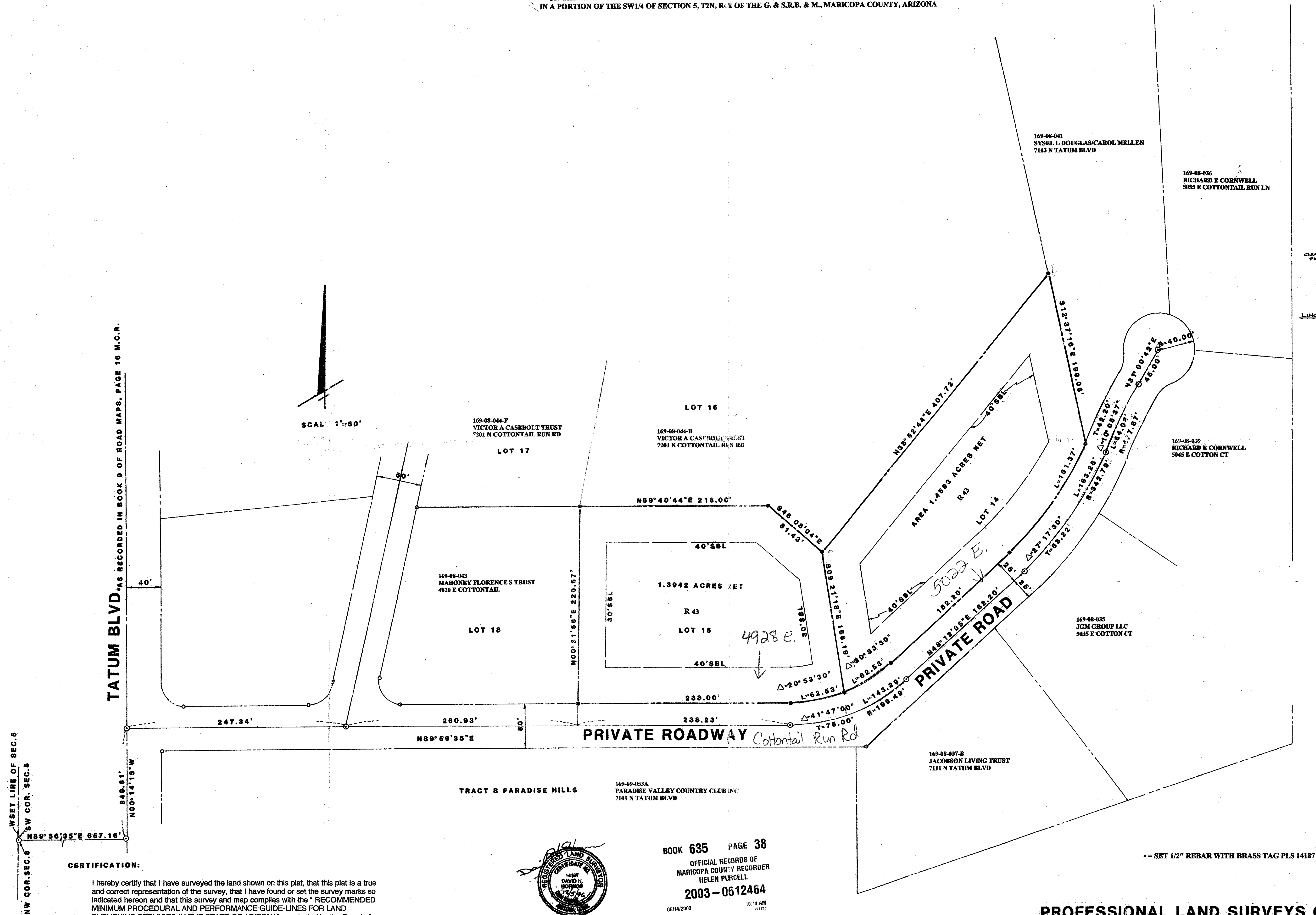


<b>Gated Communities</b>			
AZURE	DESERT JEWEL ESTATES	IRONWOOD AT CAMELBACK COUNTRY CLUB	MERRILL CANTATIERRA
CASA BLANCA ESTATES	ELMARO ESTATES	IRONWOOD GOLF VILLAS	MONTELUCCIA
CHENEY ESTATES	ESTATES AT LINCOLN	JUDSON	MOUNTAIN SHADOW RESORT
CHENEY PLACE	FINISTERRE	LA PLACE DU SOMMET	MOUNTAIN SHADOW RESORT 2
CLEARVIEW EDITION	FIVE STAR	LAS BRISAS	THE PRESERVE AT LINCOLN
COLONIA MIRAMONTE	HIDDEN PARADISE	LEGENDARY ESTATES	VIA VISTA
			VILLARES!
			Subdivision Gates



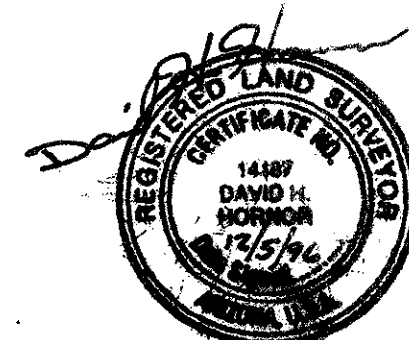


**MARSHMALLOW MOUNTAIN LANDS REPLAT AMENDED**  
AN AMENDMENT CONTAINING ADDITIONAL INFORMATION FOR BOOK 430 OF MAPS, PAGE 39 M.C.R.  
A REPLAT CREATING TWO LOTS (LOTS 14 & 15) FROM THREE LOTS (LOTS 12, 14 & 15)  
AS SHOWN ON MARSHMALLOW MOUNTAIN LANDS, A TRACT SHOWN  
ON THE PLAT OF PARADISE HILLS AS RECORDED AUGUST 26, 1953 IN BOOK 57 OF MAPS, PAGE 11 M.C.R.  
IN A PORTION OF THE SW1/4 OF SECTION 5, T2N, R1E OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA



**CERTIFICATION:**

I hereby certify that I have surveyed the land shown on this plat, that this plat is a true and correct representation of the survey, that I have found or set the survey marks so indicated hereon and that this survey and map complies with the "RECOMMENDED MINIMUM PROCEDURAL AND PERFORMANCE GUIDE-LINES FOR LAND SURVEYING SERVICES IN THE STATE OF ARIZONA" as adopted by the Board of Technical Registration Nov.15,1989 (Accuracy zone "A" max. error is 1:15,000, any combination of direction/ distance).



BOOK 635 PAGE 38  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2003-0612464

REVISED: APRIL 15, 2003

DATE NOV.25,1996

**PROFESSIONAL LAND SURVEYS OF ARIZONA**

2636 E. CACTUS RD. PHOENIX, ARIZONA 85032

PHONE 493-2501

## MARSHMALLOW MOUNTAIN LANDS REPLAT

STATE OF ARIZONA }  
County of Maricopa } ss

KNOW ALL MEN BY THESE PRESENTS:

F.O. Buck as legal  
Name of owner(s) Status (i.e.: husband, wife, corporation,  
etc.)

owners of said real property, have subdivided under the name of MARSHMALLOW MOUNTAIN LANDS REPLAT AMENDED  
(name of subdivision)

a subdivision located at A Portion of the SW 1/4 of section 5, T2N, R4E  
(legal description)

as shown and platted hereon and hereby publish this plat and hereby declare that this plat sets forth the location and gives the dimensions of the lots and streets constituting same and that each lot and street shall be known by the number or name given each respectively on this plat, and hereby dedicate and grant to the Town of Paradise Valley the streets and rights-of-way shown on this plat and included in the above-described premises. Easements are hereby dedicated for the purposes shown.

IN WITNESS WHEREOF:

F.O. Buck, as owners, have hereunto affixed their

signature this 12 day of May, 2003

F.O. Buck  
(name of owner) (name of owner)

## ACKNOWLEDGMENTS

STATE OF ARIZONA }  
County of Maricopa } ss

Before me this 12<sup>th</sup> day of May, 2003, the following persons appeared before me, the undersigned notary public, F.O. Buck, who acknowledged (a) themselves to be \_\_\_\_\_ and \_\_\_\_\_; 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 purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: 8-22-06 Sharon Bennett  
Notary Public



ACCESS TO LOTS 14 & 15, A PRIVATE ROAD AS RECORDED IN  
DOCKET 1500, PAGE 183; DOCKET 1967, PAGE 74; DOCKET 95-731265;  
DOCKET 97-093845; DOCKET 98-664263; DOCKET 99-467225

## LIST OF UTILITIES

WATER.....ARIZONA AMERICAN WATER COMPANY  
GAS.....SOUTHWEST GAS COMPANY  
ELECTRICITY.....ARIZONA PUBLIC SERVICE COMPANY  
TELEPHONE.....QWEST  
CABLE.....COX CABLE

## 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 DECEMBER, 1996, and (2) this plat is correct and accurate, and (3) the monument or monuments shown herein have been located as described.

Daniel H. Blum RLS 14187  
Registered Land Surveyor

## APPROVAL:

Approved by the Town Engineer & Planning Director of the Town of Paradise Valley, Arizona this 12<sup>th</sup> day of May, 2003

By William C. Muehl 5/12/03  
Town Engineer

Samuel Smith  
Planning Director

## OWNER'S SIGNATURE

F.O. Buck May 12, 2003  
(NAME) (DATE)

DESCRIPTION  
LOT 15

A Replat creating two lots (Lots 14 & 15) from three lots (Lots 12, 14 & 15) as shown on Marshmallow Mountain Lands, a Tract shown on the Plat of Paradise Hills as Recorded August 26, 1953 in Book 57 of Maps, Page 11 M.C.R. in a Portion of the SW 1/4 of Section 5, T2N, R4E of the G. & S.R.B. & M., Maricopa County, Arizona and is more particularly described as follows:

Commencing at the Southwest Corner of Section 5, T2N, R4E;  
Thence along the Southerly Line of Section 5 N 89°56'35" E 657.16' to a Point in the Center Line of Tatum Blvd.;  
Thence along the said Center Line of Tatum Blvd. N 00°14'15" W 849.61' to the Center Line Intersection of a Private Roadway;  
Thence along the Center Line of said Private Roadway N 89°59'35" E 508.27' to a Point in Same and at the extended Westerly Line of Lot 15;  
Thence along the extended Westerly Line of Lot 15 N 00°31'58" E 25.00' to the Southwest Corner of Lot 15 and the Northerly Right-of-Way Line of said Private Roadway and THE TRUE POINT OF BEGINNING;  
Thence still along said Westerly Line of Lot 15 N 00°31'58" E 220.67' to a Point at the Northwest Corner of this Lot 15 and Common Corner to Lots 18, 17 & 16;  
Thence along the Southerly Line of Lot 16 N 89°40'44" E 213.00' to an Angle Point in Same;  
Thence still along same S 46°08'04" E 81.43' to an Angle Point in Same and the Northeast Corner to this Lot 15;  
Thence along the Easterly Line of this Lot 15 S 09°21'18" E 156.19' to a Point in the Curved Northerly Right-of-Way Line of a Private Roadway;  
Thence from said Point in the Curved Northerly Right-of-Way Line the Radius bears N 20°53'48" W and curves to the Right with a Radius of 171.49' and a Central Angle of 20°53'30" and an Arc Distance of 62.53' to a Point of Tangent in Same;  
Thence still along said Northerly Right-of-Way Line of a Private Roadway S 89°59'35" W 238.00' to the THE TRUE POINT OF BEGINNING.

Containing 1.3942 Acres Net of Land be the same more or less.

DESCRIPTION  
LOT 14

A Replat creating two lots (Lots 14 & 15) from three lots (Lots 12, 14 & 15) as shown on Marshmallow Mountain Lands, a Tract shown on the Plat of Paradise Hills as Recorded August 26, 1953 in Book 57 of Maps, Page 11 M.C.R. in a Portion of the SW 1/4 of Section 5, T2N, R4E of the G. & S.R.B. & M., Maricopa County, Arizona and is more particularly described as follows:

Commencing at the Southwest Corner of Section 5, T2N, R4E;  
Thence along the Southerly Line of Section 5 N 89°56'35" E 657.16' to a Point in the Center Line of Tatum Blvd.;  
Thence along the said Center Line of Tatum Blvd. N 00°14'15" W 849.61' to the Center Line Intersection of a Private Roadway;  
Thence along the Center Line of said Private Roadway N 89°59'35" E 746.50' to a Point of Tangent in Same;  
Thence still along the Same Curving to the Left with a Radius of 196.49' and a Central Angle of 19°24'23" and an Arc Distance of 66.23' to the extended Westerly Line of Lot 14;  
Thence along the extended Westerly Line of Lot 14 N 09°21'18" W 25.45' to the Southwest Corner of this Lot 14 and in the 25' Northerly Right-of-Way Line of a Private Road and the TRUE POINT OF BEGINNING;  
Thence still along the Westerly Line of Lot 14 N 09°21'18" W 156.19' to the Northwest Corner of this Lot 14 and in the Southerly Line of Lot 16;  
Thence along the Southerly Line of Lot 16 N 38°52'44" E 407.72' to the Southeast Corner of Lot 16 and the Northeast Corner of this Lot 14;  
Thence along the Easterly Line of this Lot 14 S 12°37'16" E 199.08' to the Southeast Corner of this Lot 14 and in the Northerly Right-of-Way Line of a Private Road and said Point marking a Point of Reverse Curve;  
Thence along the Curved Northerly 25' Right-of-Way Line of a Private Road the Radius bears N 69°04'55" W 317.79' Curving to the Right with a Central Angle of 27°17'30" and an Arc Distance of 151.37' to a Point of Tangent in Same;  
Thence still along Same S 48°12'35" W 182.20' to a Point of Curve in Same;  
Thence still along Same Curving to the Right with a Radius of 171.49' and a Central Angle of 20°53'30" and an Arc Distance of 62.53' to the TRUE POINT OF BEGINNING.

Containing 1.4593 Acres Net of Land be the same more or less.

BOOK 635 PAGE 38  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2003 - 0612464

05/14/2003

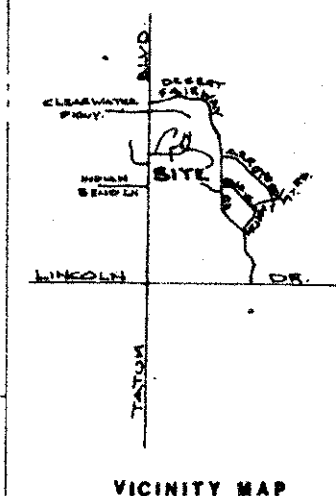
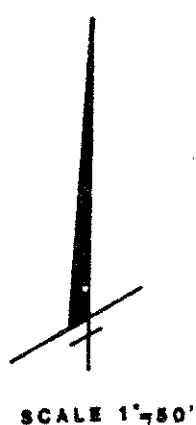
10:14 AM  
651723



# MARSHMALLOW MOUNTAIN LANDS REPLAT

A REPLAT CREATING TWO LOTS (LOT 14 & 15) FROM THREE LOTS (LOTS 12, 14 & 15) AS SHOWN ON MARSHMALLOW MOUNTAIN LANDS  
A TRACT SHOWN ON THE PLAT OF PARADISE HILLS AS RECORDED AUGUST 26, 1983 IN BOOK 57 OF MAPS, PAGE 11 M.C.R.  
IN A PORTION OF THE SW 1/4 OF SECTION 6, T2N, R4E OF THE G.S.B.M., MARICOPA CO., ARIZONA

BOOK 430 PAGE 39  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
96-0894302  
12/24/96 02:47



TATUM BLVD. AS RECORDED IN BOOK 9 OF ROAD MAPS, PAGE 16 M.C.R.

WEST LINE OF SEC. 6  
NW COR. SEC. 6

TRACT B PARADISE HILLS

COTONTAIL RUN EAST  
PRIVATE ROADWAY

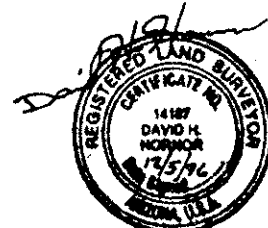
APPROVED BY THE  
TOWN OF PARADISE VALLEY

*William C. Mearl* 12/18/96  
TOWN ENGINEER DATE

*Paul R.* 12-18-96  
TOWN PLANNING DIRECTOR DATE

## CERTIFICATION:

I hereby certify that I have surveyed the land shown on this plat, that this plat is a true and correct representation of the survey, that I have found or set the survey marks so indicated hereon and that this survey and map complies with the "RECOMMENDED MINIMUM PROCEDURAL AND PERFORMANCE GUIDE-LINES FOR LAND SURVEYING SERVICES IN THE STATE OF ARIZONA" as adopted by the Board of Technical Registration Nov. 15, 1989 (Accuracy zone "A" max. error is 1:15,000, any combination of direction/ distance).



PROFESSIONAL LAND SURVEYS OF ARIZONA

2636 E. CACTUS RD. PHOENIX, ARIZONA 85032

PHONE 493-2501

DATE NOV. 25, 1996

JOB No. 981107

PLAT OF  
**MARSH MALLOW  
MOUNTAIN LANDS**

A TRACT SHOWN AS AN EXCEPTION ON THE PLAT OF "PARADISE HILLS", A SUBDIVISION RECORDED IN BOOK 37 OF MAPS AT PAGE 11 THEREOF, RECORDS OF MARICOPA COUNTY, ARIZONA

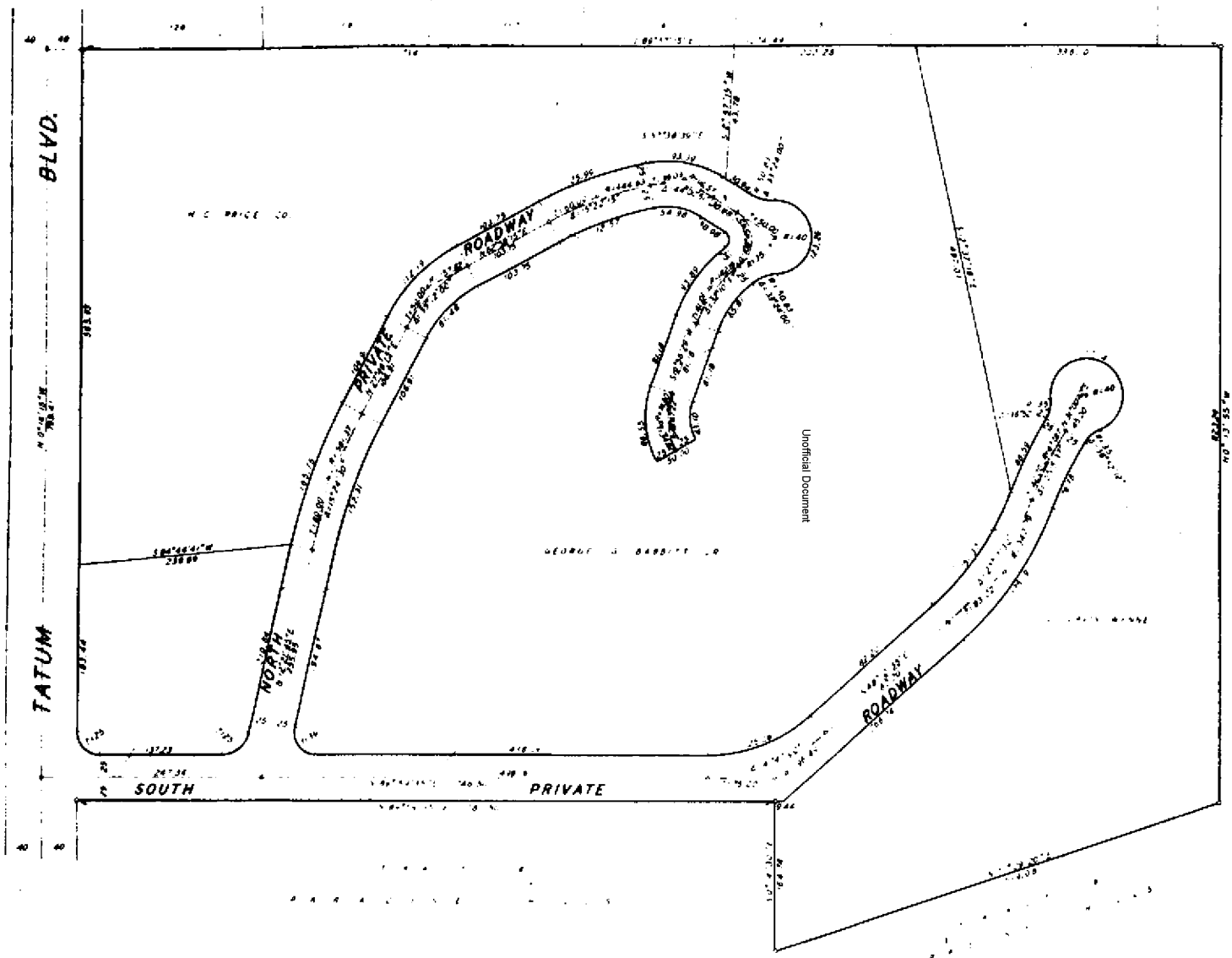
The roadways shown as North Private Roadway and South Private Roadway are over and upon the property owned by George G. Bobbitt Jr., and are for the private use of George G. Bobbitt Jr. or his assignees only.

CERTIFICATE

This is to certify that the survey of the premises described and plotted hereon was made under my direction during the month of December, 1954

*John A. Davis*  
REGISTERED LAND SURVEYOR

WESTERN ENGINEERING, INC.  
29-A E. FIRST AVENUE  
SCOTTSDALE, ARIZONA  
JOB NO. 540722



STATE OF ARIZONA, County of Maricopa; ss.

1954 DEC 24 11 14

119944

at M. Docket.

1500

I do hereby certify that the within instrument was filed and recorded at request of

Page 1836/186 Ad Records of Maricopa County, Arizona.

WITNESS my hand and official seal the day and year first above written.

ROGER L. JOHNSON, County Recorder,

By

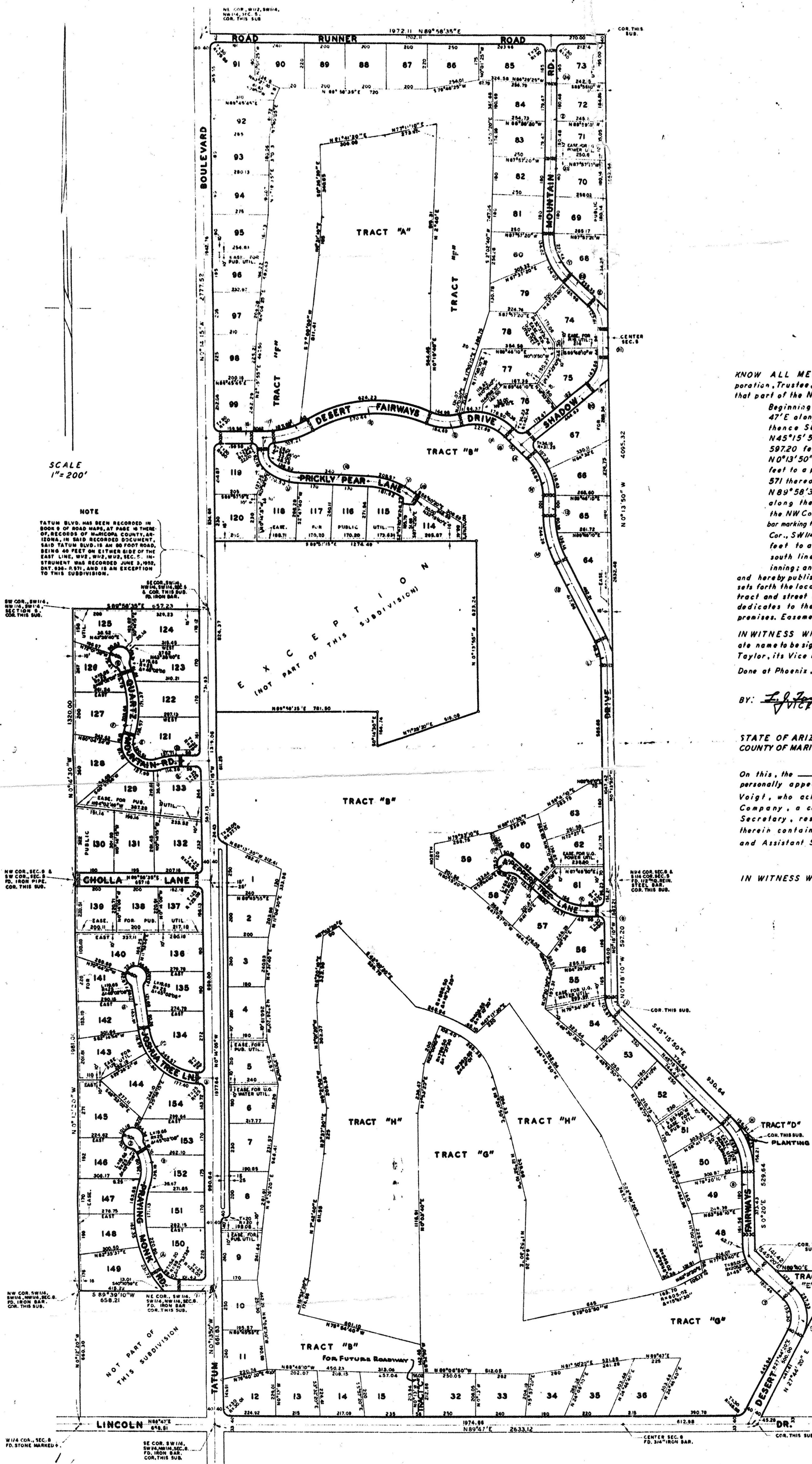
Deputy.

345-1102 Julie Tucker Rls



# PARADISE HILLS

A SUBDIVISION OF A PORTION OF THE W1/2, SECTION 5  
AND A PORTION OF THE N1/2, SECTION 8, T.2N., R.4E.,  
G. & S.R., B. & M., MARICOPA COUNTY, ARIZONA



## DEDICATION

(See Note "A" upon this plat.)

KNOW ALL MEN BY THESE PRESENTS: That the Phoenix Title and Trust Company, an Arizona Corporation, Trustee, has subdivided under the name of PARADISE HILLS, that part of the W1/2, Sec. 5 and that part of the N1/2, Sec. 8, all in T.2N., R.4E., G. & S.R., B. & M., Maricopa County, Arizona, described as follows:

Beginning at an iron bar marking the center of said Sec. 8 and the true point of beginning; thence N89°47'E along the south line of the NE1/4 of said Sec. 8, 658.26 feet; thence N27°44'20"E, 850.00 feet; thence S89°40'W, 300.00 feet; thence N45°20'W, 141.42 feet; thence N0°20'W, 529.64 feet; thence N45°15'50"W, 430.64 feet to a point on the west line of the NE1/4 of said Sec. 8; thence N0°18'10"W, 587.20 feet to a steel bar marking the N1/4 Cor. of said said Sec. 8 and the S1/4 Cor. of said Sec. 5; thence N0°13'50"W along the east line of the W1/2 of said Sec. 5, 4095.32 feet; thence S89°58'35"W, 1972.11 feet to a point on the E. of that certain road known as Tatum Blvd., and recorded in Docket 936 at Page 571 thereof; thence S0°14'15"E, along the E. of said Tatum Blvd., 2777.52 feet to an iron bar; thence N89°58'35"W along the north line of the SW1/4, SW1/4 of said Sec. 5, 657.23 feet; thence S0°14'30"E along the west line of said Sec. 5, 1320.00 feet to an iron pipe marking the SW Cor. of said Sec. 5 and the NW Cor. of said Sec. 8; thence S0°12'20"E along the west line of said Sec. 8, 1981.00 feet to an iron bar marking the NW Cor., SW1/4, SW1/4, NW1/4 of said Sec. 8; thence N89°39'10"E, 658.21 feet to the NE Cor., SW1/4, SW1/4, NW1/4 of said Sec. 8, and the E. of said Tatum Blvd.; thence S0°13'50"E, 661.83 feet to an iron bar marking the SE Cor., SW1/4, SW1/4, NW1/4 of said Sec. 8; thence N89°47'E along the south line of the NW1/4 of said Sec. 8, 1974.86 feet to the center of said Sec. 8 and the true point of beginning; and except those portions as shown on the plat hereon.

and hereby publishes this plat as and for the plat of said PARADISE HILLS, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts and streets constituting same and that each lot, tract and street shall be known by the number, letter, or name given each respectively on said plat, and hereby dedicates to the public for use as such the streets as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown.

IN WITNESS WHEREOF the Phoenix Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed, and the same to be attested by the signatures of L. J. Taylor, its Vice President and Charles S. Voigt, its Assistant Secretary, thereunto duly authorized.

Done at Phoenix, Arizona, this 25 day of August, 1953.

PHOENIX TITLE AND TRUST COMPANY, TRUSTEE

BY: L. J. Taylor VICE PRESIDENT ATTEST: Charles S. Voigt ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this, the 26 day of AUGUST, 1953, before me, the undersigned officer personally appeared L. J. Taylor, who acknowledged himself to be the Vice President, and Charles S. Voigt, who acknowledged himself to be the Assistant Secretary of the Phoenix Title and Trust Company, a corporation, and acknowledged that they, as such Vice President and Assistant Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, as Trustee, by themselves, as Vice President and Assistant Secretary, respectively.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My commission expires APRIL 3, 1954.

John W. Ware  
NOTARY PUBLIC

APPROVAL

Approved by the Planning and Zoning Commission of Maricopa County, Arizona, this 24 day of JUNE, 1953.

BY: Joseph Rhinow

CERTIFICATE

This is to certify that the survey and subdivision of the premises as described and platted hereon was made under my direction during the months of June and July, 1953.

Robert J. Brown  
REGISTERED LAND SURVEYOR

WESTERN ENGINEERING, INC.  
29-A FELTMAN BUILDING — SCOTTSDALE, ARIZONA  
JOB NO. 530401

NOTE: Pipes set at all street intersections, points of tangency and lot corners.

Indicates anchor easement for utility pole lines.

Note "A":  
Phoenix Title and Trust Company, as Trustee, for itself, its successors and assigns, reserves the right at any time or from time to time to further subdivide into lots and to dedicate to the public for use all or any portion or portions of Tracts "A" and "B" as shown hereon without the consent or approval of any mortgagee or other person, firm or corporation, owning or having any interest in any lot or part of PARADISE HILLS subdivision as described and platted hereon.

CURVES											
KEY	T	R	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ
A	280.22	320.00	90°00'00"	1	47.42	102.50	117°14'00"	1	123.82	485.00	28°30'00"
B	84.00	182.40	90°00'00"	2	62.00	254.07	147°14'00"	2	113.54	77.00	107°00'00"
C	235.00	286.00	90°00'00"	3	67.29	286.02	217°14'00"	3	100.00	241.43	36°40'00"
D	62.00	168.17	117°14'00"	4	117.28	488.55	117°14'00"	4	100.00	368.38	30°32'00"
E	213.00	120.48	129°00'00"	5	117.18	284.30	44°00'00"	5	80.00	181.52	50°00'00"
F	117.00	480.48	60°00'00"	6	140.18	230.82	107°00'00"	6	77.28	192.88	107°00'00"
G	119.88	181.77	117°04'20"	7	85.57	249.01	31°00'00"	7	120.04	288.00	48°34'00"
H	143.80	347.76	44°14'50"	8	320.29	669.00	51°00'00"	8	180.00	878.47	2°04'00"

TANGENTS											
KEY	BEARING	DISTANCE	KEY	BEARING	DISTANCE	KEY	BEARING	DISTANCE	KEY	BEARING	DISTANCE
1	S89°39'10"W	230.00	9	S89°47'E	115.00	17	S0°12'20"E	71.82	25	S0°12'20"E	71.82
2	N30°20'W	18.00	10	N45°15'50"W	278.00	18	S89°40'W	340.00	26	S89°40'W	340.00
3	N45°15'50"W	58.00	11	S40°02'00"W	20.00	19	S89°40'W	60.00	27	S89°40'W	60.00
4	N7°48'00"W	214.00	12	N89°47'E	417.86	20	N89°47'E	428.80	28	N89°47'E	428.80
5	S89°40'W	134.00	13	N0°18'10"W	100.00	21	N0°18'10"W	128.00	29	N0°18'10"W	128.00
6	N0°13'50"W	55.00	14	S40°02'00"W	85.00	22	S40°02'00"W	158.88	30	S40°02'00"W	158.88
7	N45°20'W	271.04	15	S40°02'00"W	85.00	23	S2°02'40"	227.40	31	S2°02'40"	227.40
8	N0°20'W	400.00	16	N89°45'00"E	280.00	24	S0°12'20"E	235.00	32	S0°12'20"E	235.00

70226  
INDICATED  
PAGE  
I hereby certify that the within plat is a true and correct copy of the original as on file in the office of the County Recorder of Maricopa County, Arizona.  
AUG 28 1953  
By: John W. Ware  
Notary Public  
Witness my hand and official seal  
the day and year above stated.  
JOHN W. WARE  
Notary Public  
Maricopa County, Arizona