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.

3. 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.

4. TRACTS B AND C ARE PRIVATE DRIVES. TRACTS B, C, D, E, F, G, AND H WILL CONTAIN EASEMENTS FOR PRIVATE SEWER LIVES, PUBLIC & PRIVATE WATER LIVES, CAS, ELECTRIC, TELEPHONE, CASILE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TIPE VEHICLES.

5. THESE SUBDIVISIONS, "THE VILLAS AT MOUNTAIN SHADOWS II & III" ARE LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAVE A 100 YEAR ASSURED WATER SUPPLY APPLICATION IN PROGRESS.

6. THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS II & III" 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.

7. BUILDING HEIGHTS AND BUILDING SETBACKS ARE PURSUANT TO THE SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS.

9. INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT.

10. THOSE PORTIONS OF TRACT B AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

11. THERE ARE NO EXISTING STRUCTURES ON LOT 133 OR LOT 134

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 WALLEY, DRAINAGE WALLEY, DRAINAGE STORY, TUDON AND OTHER WATERS TO PASS. AND THE CODE OF ORDINANCES OF THE TOWN OF PARADISE WALLEY, DRAINAGE WAS CONSTRUCTED, PARCE TO ANY DESCRIES, MPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PARCED, PANATICE, OR ALLOWED TO GROW ON OR IN SUCH EXSEMBITS. THE MANNERWAGE AND CLEARING OF THESE DRAINAGE ASSEMBITS SHALL BE THE SOLE CLEAR OF THE CODE OF THE SUCH CASE OF THE CODE OF THE SOLE OF THE CODE OF THE SUCH CASE OF THE TOWN OF PARADISE WALLEY, A MUNICIPAL PROCEDER THE TOWN OF PARADISE WALLEY, A MUNICIPAL PROCEDER TO THE WELFARE OF THE TOWN OF PARADISE WALLEY, CONSTRUCTED WAS THE TOWN OF PARADISE WALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL HOTEROOF OF THE TOWN OF PARADISE WALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL HOTEROOF OF COMMENTS AND EMPCADED OF THE TOWN OF PARADISE WALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL HOTEROOF OF SCHOOL EXCENSION AT ALL TIMES.

UTILITY PROVIDERS

SEWER CITY OF PHOENIX WATER TELEPHONE CENTURY LINK COX COMMUNICATIONS CABLE

GAS SOUTHWEST GAS ELECTRIC

FSMT - FASEMENT

EXST. - EXISTING

TYP. - TYPICAL

STD. - STANDARD

- TELEPHONE

C - CABLE

H.F. - HITHITY FASEMENT

S.U.P.- SPECIAL USE PERMIT

P.U.E. - PUBLIC UTILITY EASEMENT

M.A.G. - MARICOPA ASSOCIATION OF GOVERNMENTS

ARIZONA PUBLIC SERVICE

SITE DATA UNIT II

EXISTING ZONING - S.U.P.- RESORT TOTAL TRACTS - 3

TOTAL LOTS - 8 GROSS SITE AREA - 1.94 AC.

NET SITE AREA - 1.94 AC.

SITE DATA UNIT III

EXISTING ZONING - S.U.P.- RESORT TOTAL TRACTS - 4

GROSS SITE AREA - 5.20 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

A - FND. OR SET MONUMENT AT SECTION

SUBDIVISION CORNER &/OR FND. OR SET MONUMENT AS NOTED

4P. - FIRE HYDRANT (EXISTING)

FIRE HYDRANT (PROPOSED)

S - SEWER MANHOLE (EXISTING OR PROPOSED)

TR - DENOTES TRUST

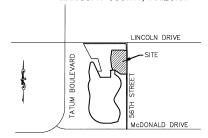
MCR - DENOTES MARICOPA COUNTY RECORDS

-DENOTES AREA TO BE DESIGNATED FOR GUEST PARKING

PRELIMINARY PLAT

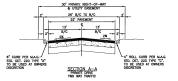
"THE VILLAS AT MOUNTAIN SHADOWS II & III"

A RESUBDIVISION OF LOTS 133 & 134, OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK . MAPS AT PAGE __ OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.







* ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND OR RIBBON CURB AT OWNERS DISCRETION.

OWNER

MTS LAND, LLC, A DELEWARE LIMITED LIABILITY

BENCHMARK

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

TRACT TABLE UNIT II

TRACTS	SQ FT	DESCRIPTION		
A	0	NOT A PART OF THIS SUBDIVISION		
С	15,713	PRIVATE DRIVE / UTILITY EASEMENTS		
D	2,383	LANDSCAPE TRACT/CART PATH/UTILITY EASEMENT		
G	2,175	LANDSCAPE TRACT/ UTILITY EASEMENTS		
TOTAL	20,270			

LOT AREAS UNIT II

<u>LUI</u>	AKE	40
U	NITII	
LOTS	SQ.FT.	
21	7,802	
22	7,586	
23	8,276	
24	8,415	
25	7,754	
26	7,504	
27	7,406	
28	9,375	
UNITII	64,118	
TOTAL	04,116	

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_@CVLCI.COM

TRACT TABLE UNIT III

		UNITIII
TRACTS	SQ FT	DESCRIPTION
Α	0	NOT A PART OF THIS SUBDIVISION
В	40,418	PRIVATE DRIVE / UTILITY EASEMENTS
E	4,711	LANDSCAPE TRACT/ UTILITY EASEMENTS
F	9,202	LANDSCAPE TRACT/ UTILITY EASEMENTS
н	10,143	LANDSCAPE TRACT/ UTILITY EASEMENTS
TOTAL	64,474	

LOT AREAS UNIT III

UI	UNITIII		UNITIII	
LOTS	SQ.FT.		LOTS	SQ.FT.
29	4,588		47	4,069
30	4,717		48	5,281
31	4,717		49	3,917
32	4,716		50	3,394
33	4,717		51	4,287
34	4,717		52	4,171
35	4,717		53	4,566
36	4,716		54	5,344
37	4,717		55	8,179
38	4,717		56	6,020
39	4,717		57	4,521
40	4,717		58	4,296
41	4,717		59	4,423
42	5,519	Ш	60	4,015
43	4,496	Ш	61	3,933
44	4,050	Ш	62	3,819
45	4,057	П	63	4,445
46	4,063		UNIT III TOTAL	162,053

SHEET INDEX

- 1. VICINITY MAP & NOTES
- 2. LOT CONFIGURATION
- 3 EXISTING CONDITIONS MAD

DEDICATION

STATE OF ARIZONA SS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MARICOPA 3 ""

KNOW ALL BUS BY THESE PRESENTS:

THAT MYS LAND, LLC A, ELLAWARE LIMITED LABBILTY COUPANY, AS OWNER, HAS SUBPRYDDED

THAN MYS LAND, LLC A, ELLAWARE LIMITED LABBILTY COUPANY, AS OWNER, HAS SUBPRYDDED

THAN SUMPLIFIED AND OF THE MARICOPA COUNTY RECORDED REPORT TO TAJ. OF THE

MOUNTAIN SHADOW RESORT LIMIT 2"-AMENDED WY AS RECORDED IN BOOK

THE OFFICE OF THE MARICOPA COUNTY RECORDED REMEMBED WY] AND STILATED

IN THE SOUTHEAST 1/A OF SECTION B TEXT, REG OF THE GIA AND SALT RIFER MERIDAN,

MARICOPA COUNTY, ARZONA, AS SHOWN PLATED BERGON AND PREFER PUBLISHES THAN SHOWN PROPERTY THE SUMPLIFIES AND THAT SHADOW REPORT THAN SHADOW REPORT

MTS LAND LLC, A DELEWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF:

MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO 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

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THA THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: ANN M VERA

APPROVALS:

BY:			
	MAYOR		
ATTEST:			
	TOWN CLERK		

CERTIFICATION

PLANNING DIRECTOR

THIS IS TO CERTIFY THAT THE SURVEY AND DIMISION 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 RETRIKACE.

REGISTERED LAND SURVEYOR



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<u>ပ</u> Consultants,

<u>8</u> Van ంర 9

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RELIMINARY

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SHEET NUMBER

OF

