

# LOT SPLIT MOUNTAIN SHADOWS RESORT ESTATES III

A LOT SPLIT OF LOT 25A MOUNTAIN SHADOWS RESORT ESTATES II  
RECORDED IN BOOK 1291 OF MAPS, PAGE 3, M.C.R.  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

### PARENT LOT 25 A LEGAL DESCRIPTION

LOT 25A OF MOUNTAIN SHADOWS RESORT ESTATES II, AS RECORDED IN BOOK 1291 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF PARADISE VALLEY BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 9 BEARS SOUTH 00°16'59" EAST, A DISTANCE OF 2,641.60 FEET;

THENCE SOUTH 00°16'59" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 789.98 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT D OF MOUNTAIN SHADOWS RESORT ESTATES, AS RECORDED IN BOOK 1192 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89°43'01" EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D;

THENCE NORTH 00°16'59" WEST, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 23A OF SAID MOUNTAIN SHADOWS RESORT ESTATES II;

THENCE NORTH 89°42'50" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 23A, A DISTANCE OF 153.20 FEET;

THENCE SOUTH 53°01'56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 6.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25A, THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 25A THE FOLLOWING COURSES:

THENCE NORTH 00°17'10" WEST, A DISTANCE OF 91.66 FEET;

THENCE NORTH 89°42'50" EAST, A DISTANCE OF 74.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 952.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'22", A DISTANCE OF 74.59 FEET;

THENCE SOUTH 04°46'32" EAST, A DISTANCE OF 132.00 FEET TO A POINT ON A 1,084.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 04°46'32" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'37", A DISTANCE OF 20.37 FEET; TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 97.35 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°28'38", A DISTANCE OF 63.68 FEET;

THENCE NORTH 53°01'56" WEST, A DISTANCE OF 102.42 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20,055 SQUARE FEET OR 0.460 ACRES, MORE OR LESS.

### LOT 25B LEGAL DESCRIPTION

THAT PORTION OF LOT 25A OF MOUNTAIN SHADOWS RESORT ESTATES II, AS RECORDED IN BOOK 1291 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF PARADISE VALLEY BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 9 BEARS SOUTH 00°16'59" EAST, A DISTANCE OF 2,641.60 FEET;

THENCE SOUTH 00°16'59" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 789.98 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT D OF MOUNTAIN SHADOWS RESORT ESTATES, AS RECORDED IN BOOK 1192 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89°43'01" EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D;

THENCE NORTH 00°16'59" WEST, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 23A OF SAID MOUNTAIN SHADOWS RESORT ESTATES II;

THENCE NORTH 89°42'50" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 23A, A DISTANCE OF 153.20 FEET;

THENCE SOUTH 53°01'56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 6.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25A, THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°17'10" WEST, ALONG THE WESTERLY LINE OF SAID LOT 25A, A DISTANCE OF 91.66 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°42'50" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 25A, A DISTANCE OF 74.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 952.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID NORTHERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'49", A DISTANCE OF 6.59 FEET;

THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 153.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 25A;

THENCE NORTH 53°01'56" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 102.42 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET OR 0.230 ACRES, MORE OR LESS.

### LOT 26B LEGAL DESCRIPTION

THAT PORTION OF LOT 25A OF MOUNTAIN SHADOWS RESORT ESTATES II, AS RECORDED IN BOOK 1291 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF PARADISE VALLEY BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 9 BEARS SOUTH 00°16'59" EAST, A DISTANCE OF 2,641.60 FEET;

THENCE SOUTH 00°16'59" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 789.98 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT D OF MOUNTAIN SHADOWS RESORT ESTATES, AS RECORDED IN BOOK 1192 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89°43'01" EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D;

THENCE NORTH 00°16'59" WEST, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 23A OF SAID MOUNTAIN SHADOWS RESORT ESTATES II;

THENCE NORTH 89°42'50" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 23A, A DISTANCE OF 153.20 FEET;

THENCE SOUTH 53°01'56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 6.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25A;

THENCE NORTH 00°17'10" WEST, ALONG THE WESTERLY LINE OF SAID LOT 25A, A DISTANCE OF 91.66 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°42'50" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 25A, A DISTANCE OF 74.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 952.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID NORTHERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'49", A DISTANCE OF 6.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY, ALONG SAID NORTHERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°05'33", A DISTANCE OF 68.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 25A;

THENCE SOUTH 04°46'32" EAST, ALONG THE EASTERLY LINE OF SAID LOT 25A, A DISTANCE OF 132.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON A 1,084.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 04°46'32" WEST;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 25A AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'37", A DISTANCE OF 20.37 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 97.35 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°28'38", A DISTANCE OF 63.68 FEET;

THENCE NORTH 00°17'10" WEST, A DISTANCE OF 153.68 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 10,055 SQUARE FEET OR 0.231 ACRES, MORE OR LESS.

### 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.

### DECLARATION

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT IRIS J. YELLEN, TRUSTEE, U/T/A OF IRIS J. YELLEN, DATED JUNE 18 1996 AS AMENDED, AS THE OWNER OF LOT 25A, "MOUNTAIN SHADOWS RESORT ESTATES II", A LOT COMBINATION RECORDED IN BOOK 1291 OF MAPS, PAGE 3, M.C.R. HAS HEREBY SUBDIVIDED LOT 25A INTO TWO LOTS WHICH SHALL HENCEFORTH BE KNOWN AS LOT 25B AND LOT 26B AND HEREBY PUBLISHES THIS LOT SPLIT FOR "MOUNTAIN SHADOWS RESORT ESTATES III" BEING A LOT SPLIT OF LOT 25A OF "MOUNTAIN SHADOWS RESORT ESTATES II", A LOT COMBINATION RECORDED IN BOOK 1291 OF MAPS, PAGE 3, M.C.R. AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT FOR "MOUNTAIN SHADOWS RESORT ESTATES III" AND HEREBY DECLARES THAT EACH PLAT 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 RESPECTFULLY ON SAID LOT SPLIT. NO STREETS AND OR EASEMENTS ARE DEDICATED WITH THIS PLAT.

IN WITNESS WHEREOF:

IRIS J. YELLEN, TRUSTEE, U/T/A OF IRIS J. YELLEN, DATED JUNE 18 1996 AS AMENDED, AS OWNER, OF THE LAND DESCRIBED HEREIN, HAS CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER.

IRIS J. YELLEN, TRUSTEE, U/T/A OF IRIS J. YELLEN, DATED JUNE 18 1996 AS AMENDED, AS OWNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
IRIS J. YELLEN, TRUSTEE, U/T/A OF IRIS J. YELLEN, DATED JUNE 18 1996 AS AMENDED, OWNER

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

\_\_\_\_\_, PERSONALLY KNOWN TO ME (OR 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

### APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
TOWN CLERK

\_\_\_\_\_  
TOWN ENGINEER

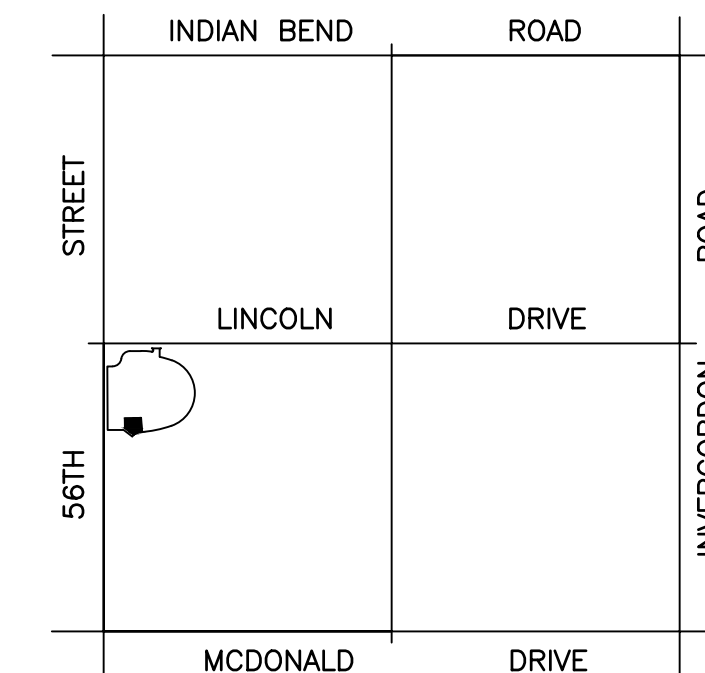
\_\_\_\_\_  
PLANNING DIRECTOR

### SURVEYOR/ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-6831  
CONTACT: FRED FLEET, P.E.

### OWNER

IRIS J. YELLEN, TRUSTEE, U/T/A OF IRIS J. YELLEN  
DATED JUNE 18, 1996 AS AMENDED  
1981 LONG LAKE SHORES DR.  
BLOOMFIELD HILLS, MICHIGAN 48302



### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

### UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	QWEST
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

### CERTIFICATION

I, RICHARD G. ALCOCER, 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 MARCH, 2013, 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: *Richard G. Alcocer*  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCCI.COM

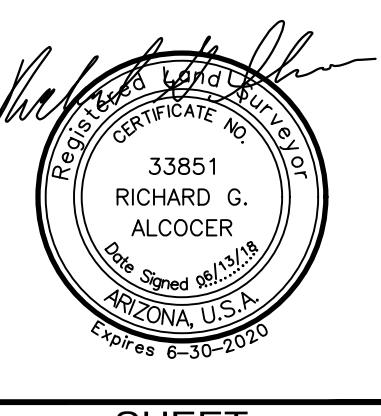
**CVL**  
CONSULTANTS

4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

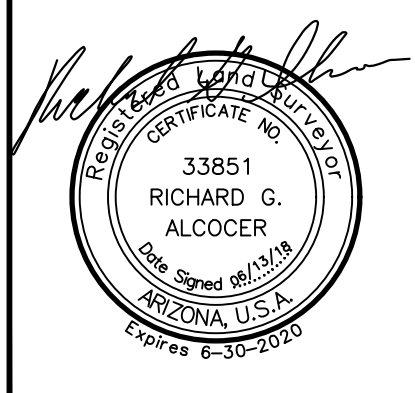
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LOT SPLIT

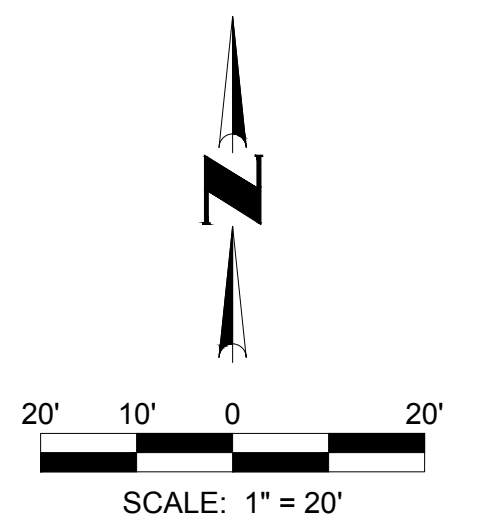
MOUNTAIN SHADOWS RESORT ESTATES III  
TOWN OF PARADISE VALLEY, ARIZONA



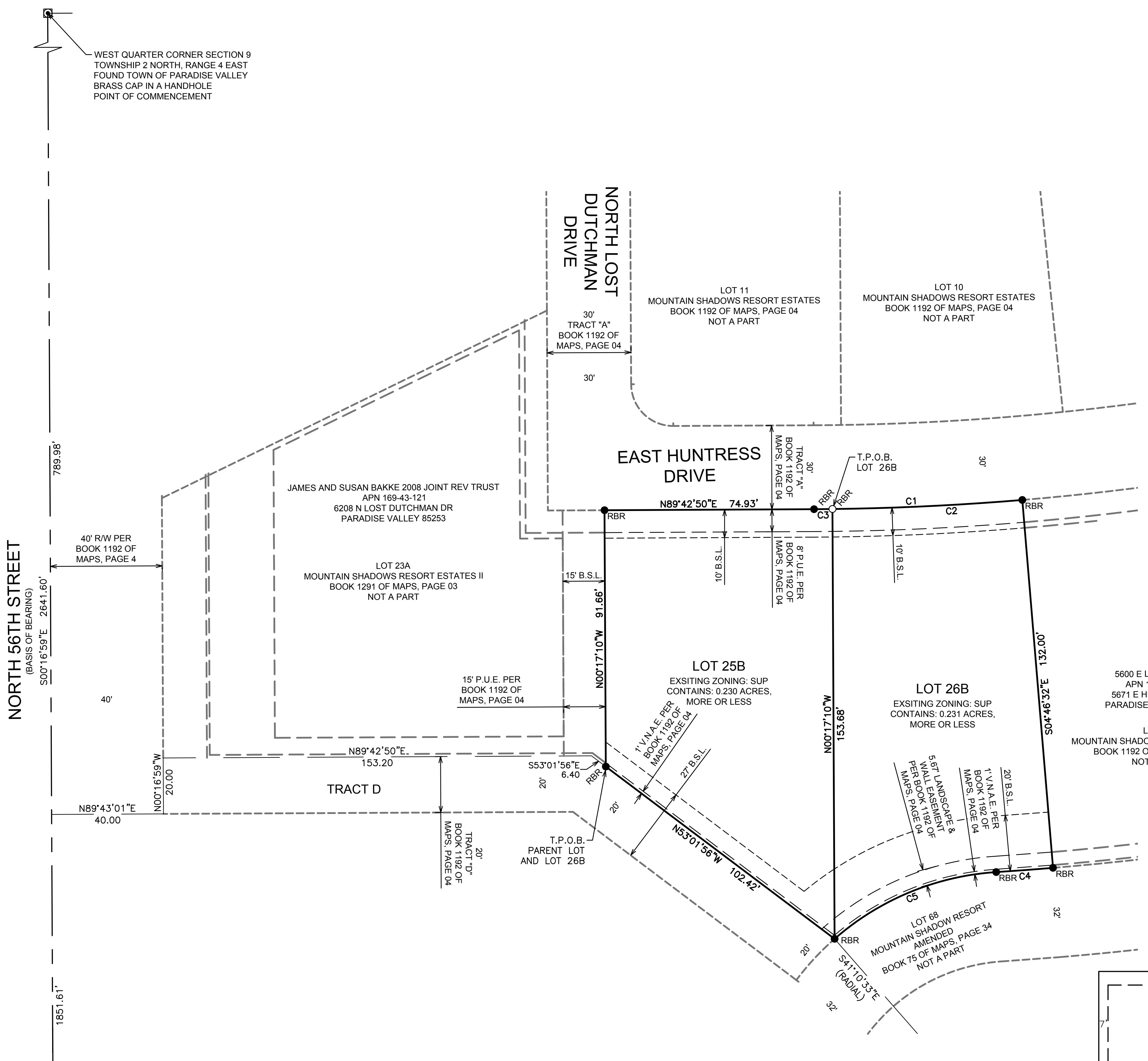




**COUNTY RECORDER**

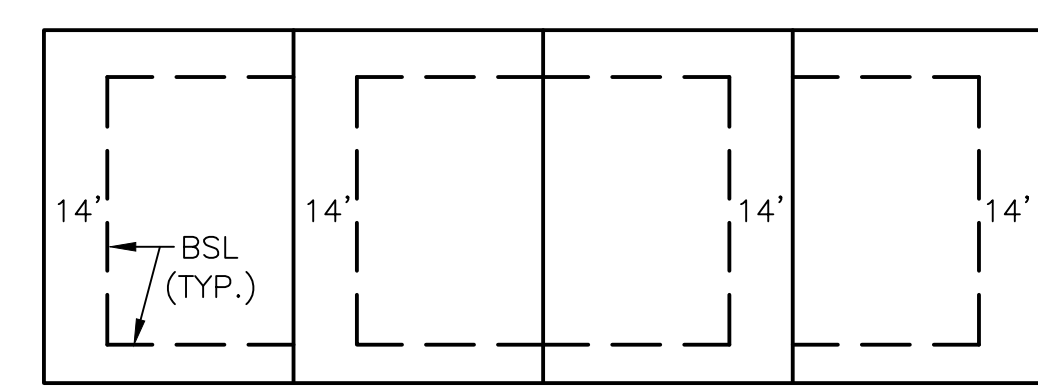
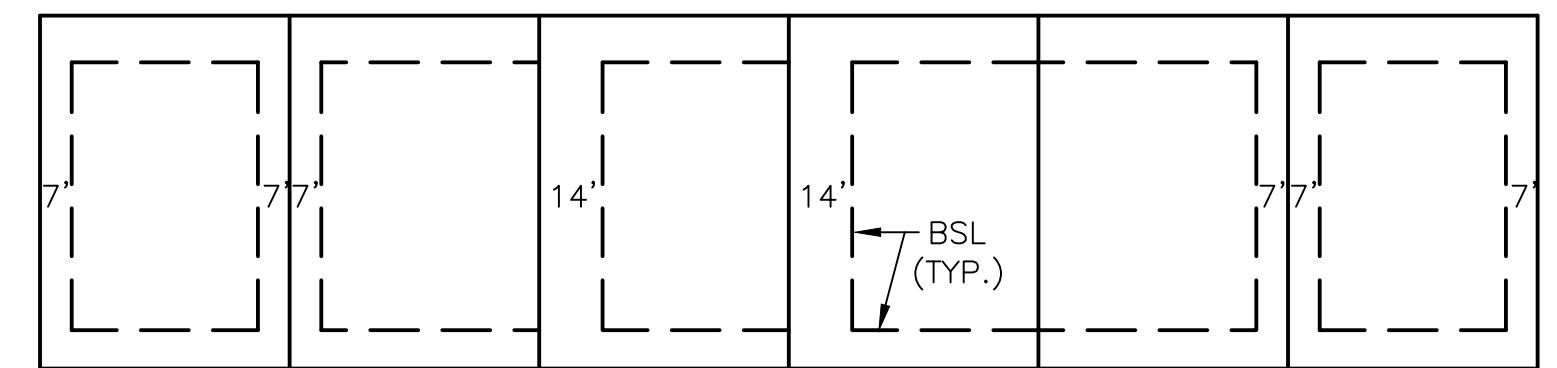


- LEGEND**
- ⊙ BRASS CAP IN A HANDHOLE
  - RBR FOUND 1/2" REBAR WITH PLASTIC CAP AND TAG RLS #22782
  - RBR SET 1/2" REBAR WITH PLASTIC CAP AND TAG RLS #33851
  - P.U.E. PUBLIC UTILITY EASEMENT
  - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
  - B.S.L. BUILDING SETBACK LINE PER BOOK 1192 OF MAPS, PAGE 04
  - R/W RIGHT-OF-WAY
  - T.P.O.B. TRUE POINT OF BEGINNING
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - SECTION LINE
  - - - SETBACK LINE
  - - - TIE LINE



CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	74.59	952.00	004°29'22"	37.32	74.57	N87°28'09"E
C2	68.00	952.00	004°05'33"	34.01	67.99	N87°16'15"E
C3	6.59	952.00	000°23'49"	3.30	6.59	N89°30'56"E
C4	20.37	1084.00	001°04'37"	10.19	20.37	N85°45'47"E
C5	63.68	97.35	037°28'38"	33.02	62.55	S67°33'46"W

LOT DATA TABLE		
LOT #	S.F.	ACRES
25B	10,000	0.230
26B	10,055	0.231



**ALLOWED SIDE YARDS**  
 (NOT-TO-SCALE)

WEST QUARTER CORNER SECTION 9  
 TOWNSHIP 2 NORTH, RANGE 4 EAST  
 FOUND TOWN OF PARADISE VALLEY  
 BRASS CAP IN A HANDHOLE  
 POINT OF COMMENCEMENT

SOUTHWEST CORNER SECTION 9  
 TOWNSHIP 2 NORTH, RANGE 4 EAST  
 FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT  
 BRASS CAP IN A HANDHOLE