

LOT LINE ADJUSTMENT

AMENDED 7000 E LINCOLN - PARCEL C - AMENDED III

A LOT LINE ADJUSTMENT OF AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II, AS RECORDED IN BOOK 1482 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

NOTES

- ALL ELECTRIC, NATURAL 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, FLOODPLAIN ADMINISTRATION.
- TRACT A IS A PRIVATE DRIVE. TRACT A CONTAINS EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THE DEVELOPMENT OF THE LOTS IN "AMENDED 7000 EAST LINCOLN - PARCEL C" IS PURSUANT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT, AND COVENANT RUNNING WITH THE LAND, AND RELEASE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AT DOCUMENT NUMBER 2016-00048361 AND PURSUANT TO SPECIAL USE PERMIT NO. 15-01 ISSUED BY THE TOWN OF PARADISE VALLEY.
- BUILDING HEIGHTS ARE PURSUANT TO SPECIAL USE PERMIT NO. 15-01 ISSUED BY THE TOWN OF PARADISE VALLEY.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, LIENS AND RESTRICTIONS FOR 7000 EAST LINCOLN RESORT COMMUNITY AS RECORDED IN DOCUMENT NO. 2017-0193183 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP-15-01).
- THOSE PORTIONS OF TRACT B AND LOT 34 WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.
- LOTS 6 THROUGH 17, INCLUSIVE, AND LOTS 26 THROUGH 30, INCLUSIVE, ARE TO BE SINGLE-STORY LIMITED TO A MAXIMUM HEIGHT OF 20 FEET.
- TWO TREES PER LOT SHALL BE PLANTED WITHIN THE 35' LANDSCAPE EASEMENT ON LOTS 26, 27, AND 28.
- ACCESSORY STRUCTURES WITH LIVEABLE SQUARE FOOTAGE ON LOTS 6 THROUGH 17, INCLUSIVE, AND LOTS 26 THROUGH 32, INCLUSIVE, SHALL HAVE A REAR YARD SETBACK OF 20 FEET.
- NO STRUCTURES OR WALLS MAY BE CONSTRUCTED WITHIN THE EMERGENCY ACCESS EASEMENT OVER THE CORNER OF LOT 34.

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 HOMEOWNERS ASSOCIATION. 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.

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 27-700892.0000 DATED OCTOBER 18, 2016.

LEGEND

- — ▲ — —

INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- — (C) — —

INDICATES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED).
- — ○ — —

INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD DET. 120, TYPE "C" MODIFIED (UNLESS OTHERWISE NOTED).
- — ◆ — —

CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- INDICATES CENTERLINE MONUMENT
- AC

INDICATES ACRES
- C1

INDICATES CURVE NUMBER
- P.U.E.

INDICATES PUBLIC UTILITY EASEMENT
- P.A.E.

INDICATES PEDESTRIAN ACCESS EASEMENT
- V.N.A.E.

INDICATES VEHICULAR NON-ACCESS EASEMENT
- S.W.L.E.

INDICATES SIDEWALK, WALL AND LANDSCAPE EASEMENT
- BSL

INDICATES BUILDING SETBACK LINE
- HOA

INDICATES HOME OWNER ASSOCIATION
- APN

INDICATES ASSESSOR PARCEL NUMBER
- EX.

INDICATES EXISTING
- R/W

INDICATES RIGHT OF WAY
- ①

INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- SVD

INDICATES EAST SIERRA VISTA DRIVE
- BVD

INDICATES EAST BELLA VISTA DRIVE
- *

INDICATES SINGLE-STORY LIMITED LOT
- ←

INDICATES FRONT OF LOT
- INDICATES EXISTING LOT LINE (AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II)

UTILITY PROVIDERS

SEWER	TOWN OF PARADISE VALLEY
WATER	EPCOR WATER
TELEPHONE	COX COMMUNICATIONS/CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

SITE TABLE		
GROSS AREA	17,329	754,841 SQ FT
NET AREA	17,329	754,841 SQ FT
ZONING	SUP-RESORT	
YIELD	39	100%
LOTS 10,000 - 15,000 SF	12	31%
LOTS GREATER THAN 15,000 SF	27	69%
GROSS DENSITY	2.25	DU/AC
NET DENSITY	2.25	DU/AC
PRIVATE DRIVE (TRACT A)	2,945	AC

SITE DATA TABLE INCLUDES LOTS THAT ARE NO LONGER A PART OF THIS LOT LINE ADJUSTMENT TO REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE SUP.

MAIN BUILDING SETBACKS		
FRONT YARD	FIRST FLOOR	20'
	SECOND FLOOR	25'
SIDE YARD	LOTS GREATER THAN 15,000 SF	15' EACH SIDE
	LOTS 10,000 - 15,000 SF	20' TOTAL (NOT LESS THAN 5')
REAR YARD	FIRST FLOOR	20'
	SECOND FLOOR	35'

ACCESSORY BUILDING SETBACKS	
FRONT YARD	10'
SIDE YARD	5'
	10' (ABUTTING A STREET)
REAR YARD	*10'

* REFER TO NOTE NO. 12 REGARDING ACCESSORY STRUCTURES WITH LIVEABLE SQUARE FOOTAGE.

OWNER

FSPV RES C, LLC
6720 N. SCOTTSDALE ROAD SUITE 130
SCOTTSDALE, ARIZONA 85253
PHONE: (480) 603-1387
CONTACT: GERALD C. AYOUB
EMAIL: JERRYAY@FIVESTARDEVELOPMENT.COM

ENGINEER

CVL CONSULTANTS, INC
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0938
CONTACT: HEIDI TILSON
EMAIL: HTILSON@CVLCI.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°18'21" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1022 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS.

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 NOVEMBER 2015, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCI.COM

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2020.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2020, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DATE

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS LOT LINE ADJUSTMENT FOR "AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II", A LOT LINE ADJUSTMENT OF AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II, AS RECORDED IN BOOK 1482 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, 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 LINE ADJUSTMENT AS AND FOR THE LOT LINE ADJUSTMENT OF "AMENDED 7000 EAST LINCOLN - PARCEL C - AMENDED II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS THOSE PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN ON THIS PLAT AND HEREBY DEDICATES THOSE AREAS UNDER AND ACROSS THOSE AREAS AS SHOWN. THE PUBLIC UTILITY EASEMENTS AS ARE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND/OR REMOVAL OF PUBLIC AND PRIVATE WATERLINES, SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES.

A PERPETUAL, NON-EXCLUSIVE, UTILITY EASEMENT ("EASEMENT") AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AN ARIZONA CORPORATION AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER, AND UNDER THE SURFACE OF THE UTILITY EASEMENTS CREATED BY THIS PLAT (THE "EASEMENT AREA"), TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES; TO ADD OR TO ALTER THE FACILITIES WITHIN THE EASEMENT AREA, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES AS NECESSARY. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT AREA FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF:

FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

FSPV RES C, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
MANAGER

ITS: AUTHORIZED SIGNATORY

GROSS AREA = 1.342 ACRES

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE AND LOT AREA TABLE



DATE		REVISION		NO.

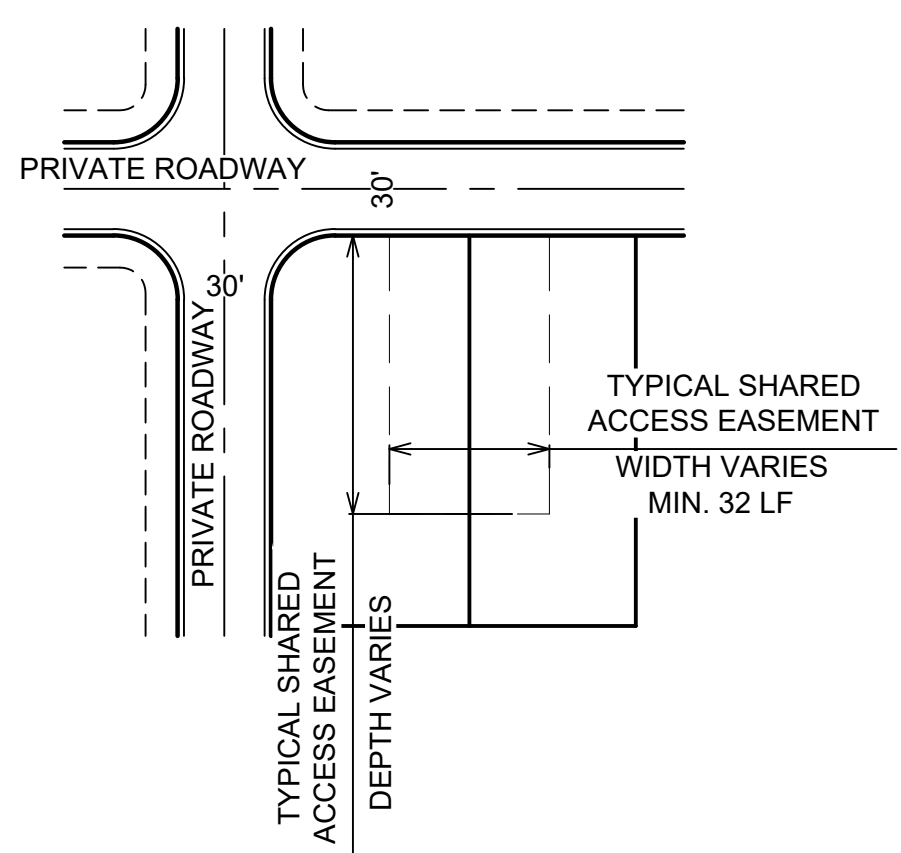
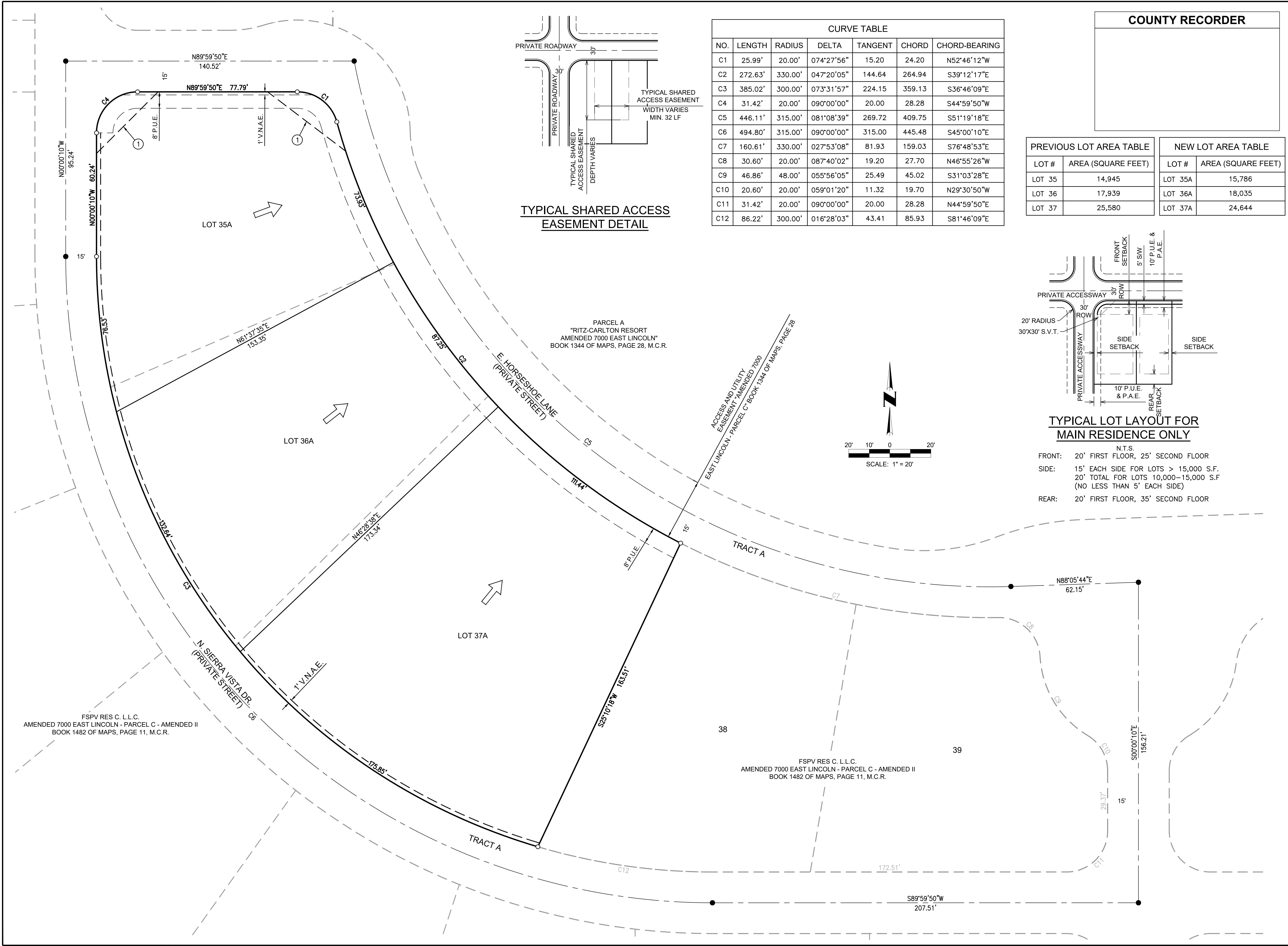
LOT LINE ADJUSTMENT

AMENDED 7000 EAST LINCOLN - PARCEL C
- AMENDED III
PARADISE VALLEY, ARIZONA



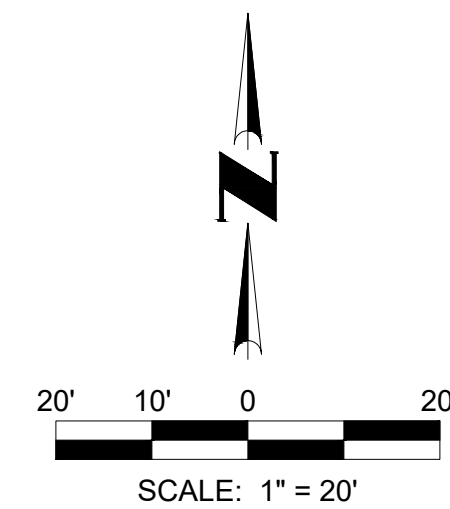
1 SHEET OF 2

CVL Contact: HEIDI TILSON
CVL Project #: 01-0268908
CVL File #:



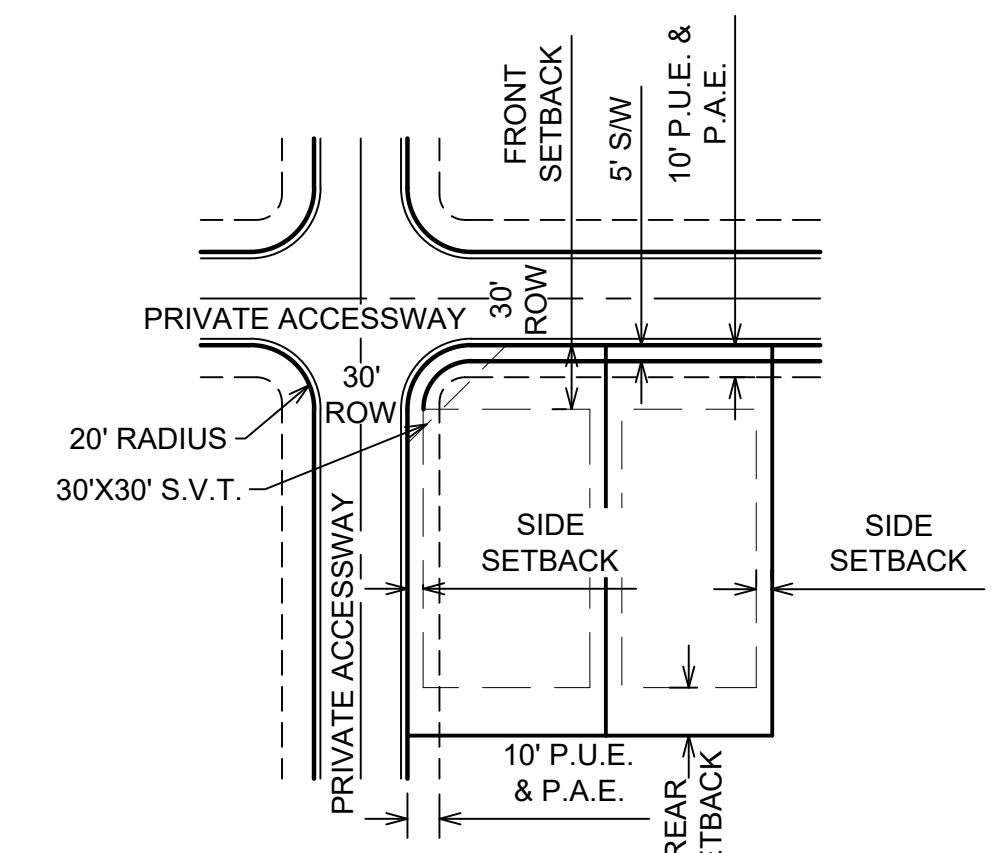
TYPICAL SHARED ACCESS EASEMENT DETAIL

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	25.99'	20.00'	074°27'56"	15.20	24.20	N52°46'12"W
C2	272.63'	330.00'	047°20'05"	144.64	264.94	S39°12'17"E
C3	385.02'	300.00'	073°31'57"	224.15	359.13	S36°46'09"E
C4	31.42'	20.00'	090°00'00"	20.00	28.28	S44°59'50"W
C5	446.11'	315.00'	081°08'39"	269.72	409.75	S51°19'18"E
C6	494.80'	315.00'	090°00'00"	315.00	445.48	S45°00'10"E
C7	160.61'	330.00'	027°53'08"	81.93	159.03	S76°48'53"E
C8	30.60'	20.00'	087°40'02"	19.20	27.70	N46°55'26"W
C9	46.86'	48.00'	055°56'05"	25.49	45.02	S31°03'28"E
C10	20.60'	20.00'	059°01'20"	11.32	19.70	N29°30'50"W
C11	31.42'	20.00'	090°00'00"	20.00	28.28	N44°59'50"E
C12	86.22'	300.00'	016°28'03"	43.41	85.93	S81°46'09"E



COUNTY RECORDER

PREVIOUS LOT AREA TABLE		NEW LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
LOT 35	14,945	LOT 35A	15,786
LOT 36	17,939	LOT 36A	18,035
LOT 37	25,580	LOT 37A	24,644



TYPICAL LOT LAYOUT FOR MAIN RESIDENCE ONLY

N.T.S.
FRONT: 20' FIRST FLOOR, 25' SECOND FLOOR
SIDE: 15' EACH SIDE FOR LOTS > 15,000 S.F.
20' TOTAL FOR LOTS 10,000-15,000 S.F.
(NO LESS THAN 5' EACH SIDE)
REAR: 20' FIRST FLOOR, 35' SECOND FLOOR

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

DATE	
REVISION	
NO.	

LOT LINE ADJUSTMENT

AMENDED 7000 EAST LINCOLN - PARCEL C
- AMENDED III
PARADISE VALLEY, ARIZONA

2 SHEET OF 2

CVL Contact: HEIDI TILSON
CVL Project #: 01-0268908
CVL File #: