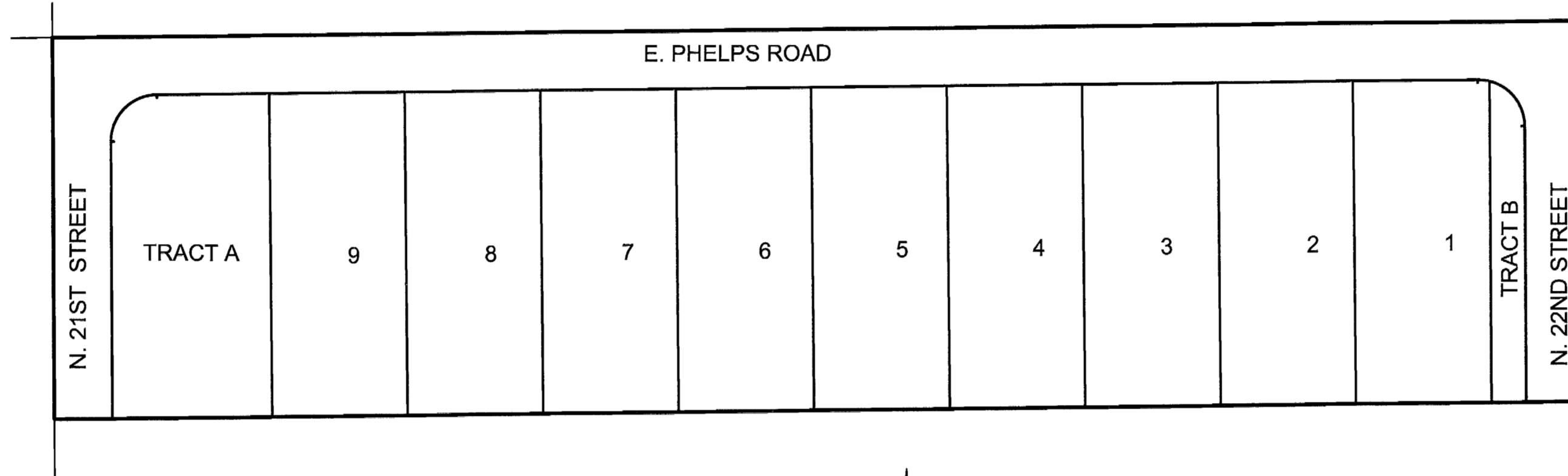


FINAL PLAT FOR "PARADISE 21 NORTH"

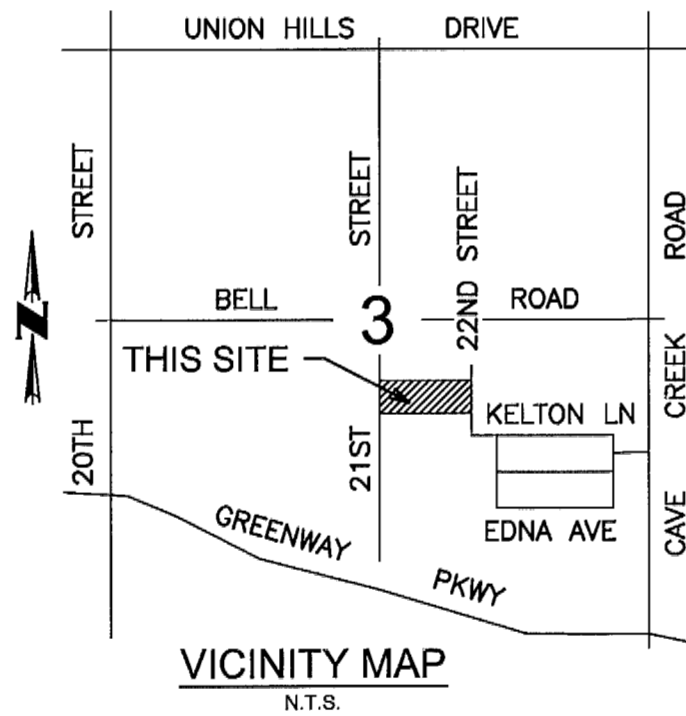
AN R1-6 CONVENTIONAL SUBDIVISION SUBJECT TO SINGLE FAMILY DESIGN REVIEW BEING A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

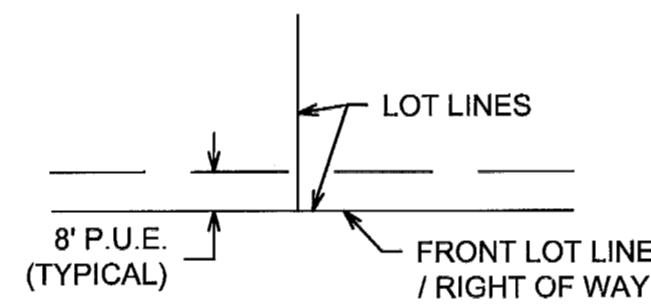
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 9 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- THE PARADISE 21 NORTH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HAS BEEN FORMED AND HAS THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.



KEY MAP (NOT-TO-SCALE)



TYPICAL PUBLIC UTILITY EASEMENT DETAIL (NOT-TO-SCALE)



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT GARRETT-WALKER HOMES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "PARADISE 21 NORTH", AN R1-6 CONVENTIONAL SUBDIVISION SUBJECT TO SINGLE FAMILY DESIGN REVIEW BEING A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "PARADISE 21 NORTH", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT GARRETT-WALKER HOMES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

A DRAINAGE AND SIDEWALK EASEMENT IS HEREBY DEDICATED TO THE PUBLIC OVER TRACTS "A" AND "B".

MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY FROM BACK OF CURB TO RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PARADISE 21 NORTH COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION OR ABUTTING PROPERTY OWNERS.

TRACTS "A" AND "B" ARE HEREBY DECLARED AS COMMON AREA FOR THE PURPOSES SHOWN, AND FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARADISE 21 NORTH, TO BE HEREIN AFTER RECORDED, AND ARE TO BE OWNED AND MAINTAINED BY THE PARADISE 21 NORTH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACT.

IN WITNESS WHEREOF, GARRETT-WALKER HOMES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF Jacob S. Walker, ITS Manager THEREUNTO DULY AUTHORIZED THIS 12 DAY OF March 2015.

BY: GARRETT-WALKER HOMES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY.

BY: OWNER/AUTHORIZED SIGNER Jacob S. Walker

SHEET INDEX

- 1 - COVER
- 2 - PLAT

OWNER

GARRETT-WALKER HOMES, LLC.,
1599 E. ORANGEWOOD STE 150
PHOENIX, AZ 85020
PHONE: (480) 607-6580
CONTACT: JACOB WALKER

ENGINEER

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

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°37'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO BOOK 704 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS.

ACKNOWLEDGEMENT

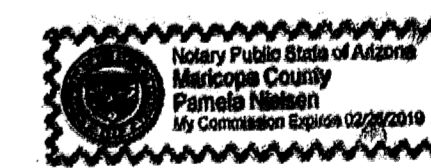
STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE 12th DAY OF March, 2015, BEFORE ME

PERSONALLY APPEARED _____ AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF GARRETT-WALKER HOMES, LLC., AN ARIZONA 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: Pamela Nielsen MY COMMISSION EXPIRES: 02/26/2019
NOTARY PUBLIC DATE

HOMEOWNERS' ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Karen Dresher DULY AUTHORIZED AGENT OF THE PARADISE 21 NORTH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "PARADISE 21 NORTH" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: K.D. Dial
TITLE: V.P. DATE: 3-12-15

HOMEOWNERS' ASSOCIATION RATIFICATION

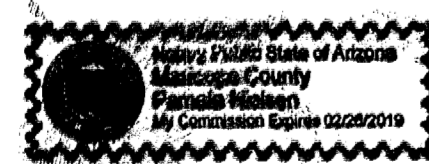
ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE 12th DAY OF March, 2015, BEFORE ME PERSONALLY APPEARED Karen Dresher AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF PARADISE 21 NORTH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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



PAMELA NIELSEN
EXP. 2-26-2019

BY: Pamela Nielsen MY COMMISSION EXPIRES: 02/26/2019
NOTARY PUBLIC DATE

CERTIFICATION

I, LARRY E. SULLIVAN, 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, 2014, 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: Larry E. Sullivan 3-1-15 DATE
LARRY E. SULLIVAN, RLS
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCL.COM



(Place signed seal here)

APPROVAL

APPROVED BY: [Signature] 3-23-15 DATE
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, ON THIS
15 DAY OF APRIL, 2015

ATTEST: [Signature] DATE
CITY CLERK

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2015-0314920 05/05/15 11:14 AM
BOOK 1227 PAGE 49
PAPER RECORDING
0349445-2-1-1
rogersj

PLAT# 140110
KIVA # 13-2882
SDEV # 1300452
Q.S. # 36-32

GROSS AREA = 2.471 ACRES
NET AREA = 1.929 ACRES

CVL
4550 North 12th Street
Phoenix, Arizona 85014
Telephone 602-264-6831
http://www.cvlcl.com

DATE

REVISION

NO.

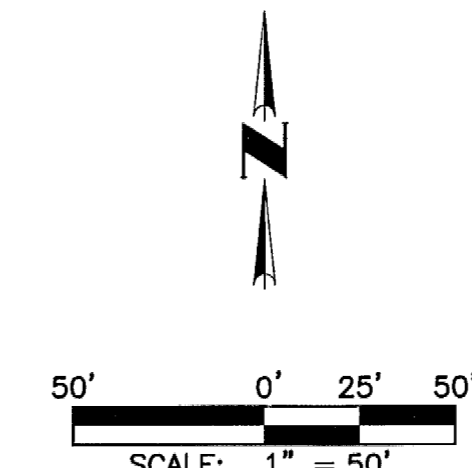
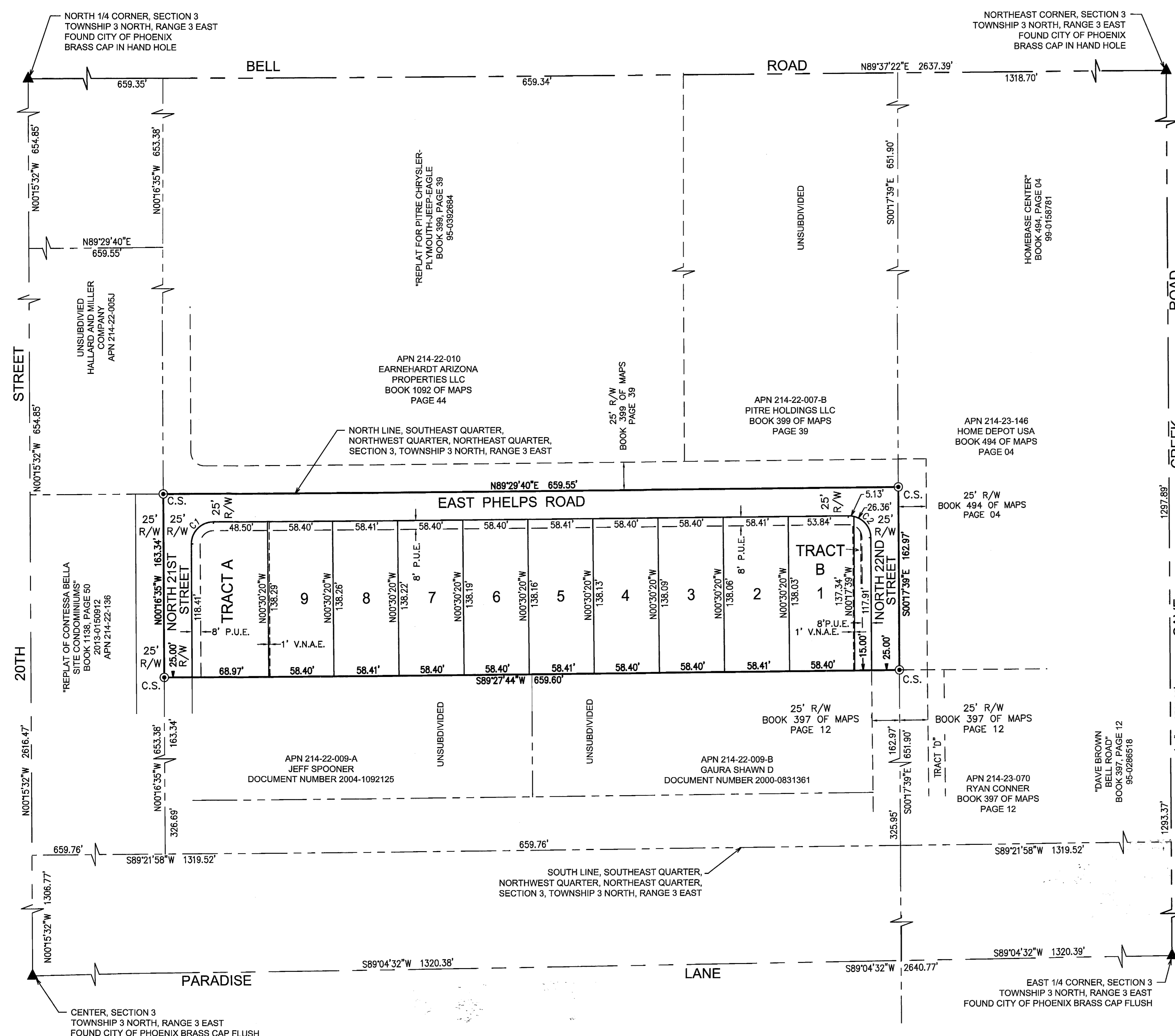
Coe & Van Loo Consultants, Inc.

FINAL PLAT
PARADISE 21 NORTH
N. 21ST STREET AND E. PHELPS ROAD
PHOENIX, ARIZONA

SHEET
1 OF 2
CVL Contact: DOUG CHUBIN
CVL Project #: 01/0247702
SHEET NAME: 216P15

KIVA #13-2882 SDEV #1300452 PLAT#140110 Q.S. #36-32

PARADISE 21 NORTH



- LEGEND**
- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
 - INDICATES SET BRASS CAP PER M.A.G. 120.
 - C.S. INDICATES CORNER OF SUBDIVISION.
 - AC INDICATES ACRES.
 - C1 INDICATES CURVE NUMBER.
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
 - V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
 - R/W INDICATES RIGHT OF WAY
 - S.F. INDICATES SQUARE FEET

LOT AREA TABLE

LOT	S.F.	ACRES
1	8,094	0.186
2	8,062	0.185
3	8,064	0.185
4	8,066	0.185
5	8,068	0.185
6	8,070	0.185
7	8,072	0.185
8	8,074	0.185
9	8,076	0.185
TOTAL	72,646	1.668

TRACT TABLE

TRACT	S.F.	ACRES	DESCRIPTION
A	9,416	0.216	OPEN SPACE/LANDSCAPE/RETENTION/SIDEWALK
B	1,984	0.046	OPEN SPACE/LANDSCAPE/RETENTION/SIDEWALK

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	20.00	31.34	089° 46' 15"	19.92	28.23	N44° 36' 32.5" E
2	20.00	31.49	090° 12' 41"	20.07	28.34	S45° 23' 59.5" E



NO.	REVISION	DATE

FINAL PLAT
PARADISE 21 NORTH
 N. 21ST STREET AND E. PHELPS ROAD
 PHOENIX, ARIZONA

COUNTY RECORDER

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2015-0314920 05/05/15 11:14 AM
 BOOK 1227 PAGE 49
 PAPER RECORDING

0349445-2-1-1
 rogersj

22782
 LARRY E.
 SULLIVAN
 REGISTERED LAND SURVEYOR
 ARIZONA U.S.A.
 Expires 6/30/2016

SHEET
 2 OF 2
 CVL Contact: DOUG CHUBIN
 CVL Project #: 0110247702
 SHEET NAME:

Coe & Van Loo Consultants, Inc.

KIVA #13-2882 SDEV #1300452 PLAT#140110 Q.S.#36-32