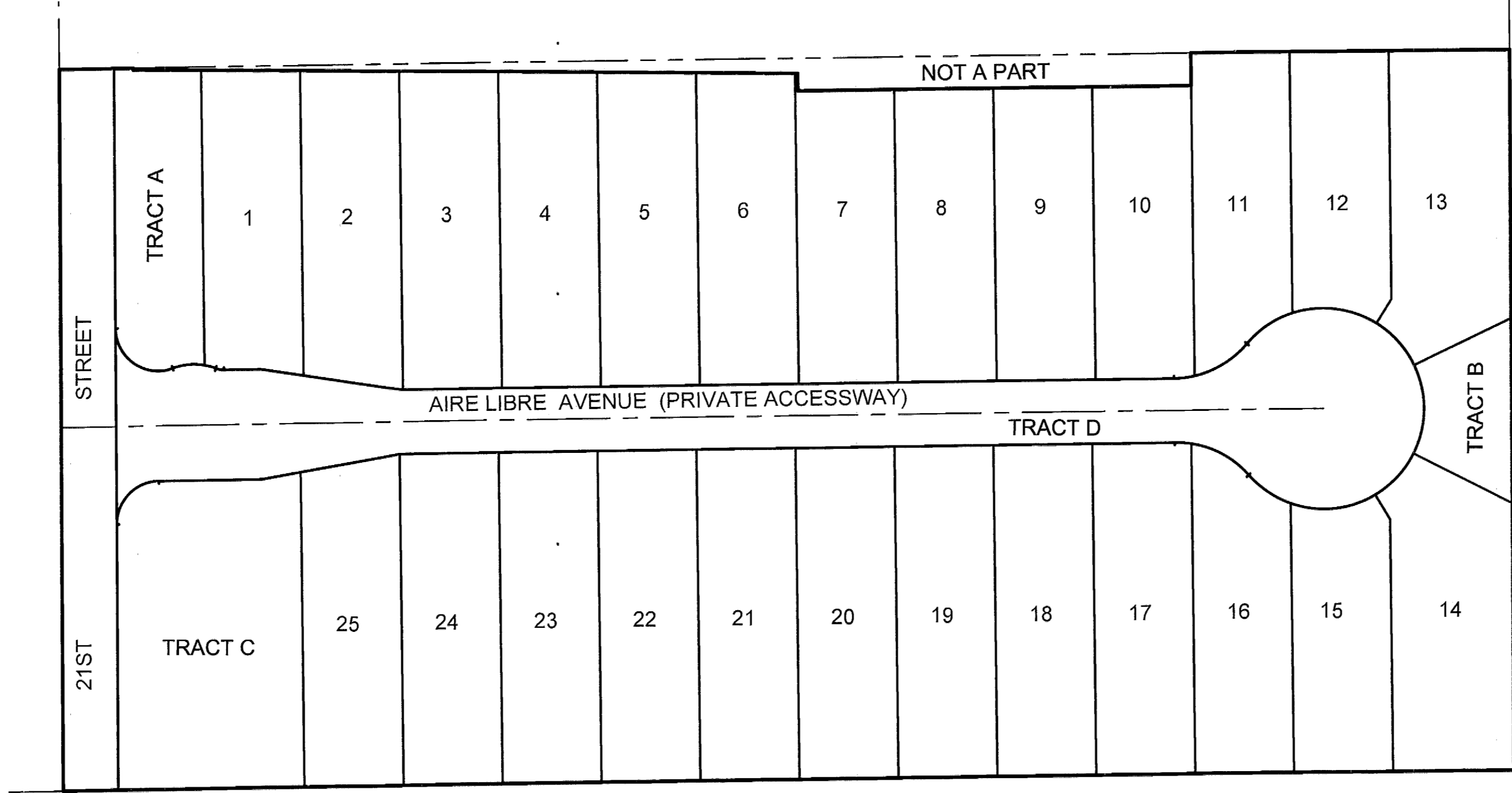


FINAL PLAT FOR "PARADISE 21 SOUTH"

AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION
SUBJECT TO SINGLE-FAMILY DESIGN REVIEW
A SUBDIVISION LOCATED IN A PORTION THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER 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.



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 LANDSCAPE 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 3' 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 25 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 SOUTH 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.

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT PARADISE 21, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "PARADISE 21 SOUTH", A PORTION THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 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 SOUTH", (A PLANNED RESIDENTIAL DEVELOPMENT) AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. PARADISE 21, 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.

A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC OVER TRACTS A,B,C & D.

TRACTS "A", "B", AND "C" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

TRACT "D" IS HEREBY DECLARED AS A PRIVATE ACCESS WAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "D".

IN WITNESS WHEREOF, PARADISE 21, 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 16th DAY OF April, 2015.

BY: PARADISE 21, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: Jacob S. Walker

OWNER/AUTHORIZED SIGNER

HOMEOWNERS' ASSOCIATION RATIFICATION

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

NAME: K.D. D. TITLE: Vice President DATE: 4-16-15

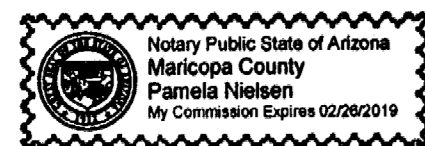
HOMEOWNERS' ASSOCIATION RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)
ON THIS THE 16th DAY OF April, 2015, BEFORE ME PERSONALLY

APPEARED Karen Dresher AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF PARADISE 21 SOUTH 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



BY: Pamela Nielsen MY COMMISSION EXPIRES: 4-16-15
NOTARY PUBLIC DATE

APPROVAL

APPROVED BY: [Signature] DATE: 4/29/15
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, ON THIS
13 DAY OF MAY, 2015

ATTEST: C. Meyer DATE: _____
CITY CLERK

KEY MAP

(NOT-TO-SCALE)



SHEET INDEX

- COVER
- PLAT

TRACT TABLE

TRACT	USE
TRACT A = 0.122 ACRES	OPEN SPACE, LANDSCAPE, DRAINAGE, 8' P.U.E.
TRACT B = 0.061 ACRES	OPEN SPACE, LANDSCAPE, DRAINAGE, 8' P.U.E.
TRACT C = 0.269 ACRES	OPEN SPACE, LANDSCAPE, DRAINAGE, 8' P.U.E.
TRACT D = 0.543 ACRES	PRIVATE ACCESSWAY, UTILITIES, SIDEWALK
TOTAL = 0.995 ACRES	

OWNER/DEVELOPER

PARADISE 21, 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) 264-0928
CONTACT: DOUGLAS W. CHUBIN, P.E.

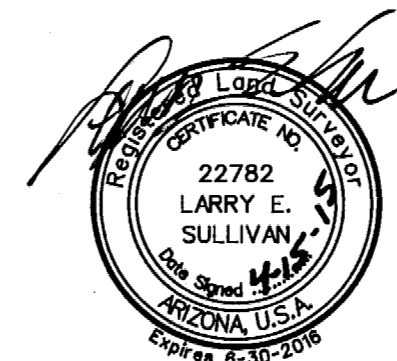
BASIS OF BEARING

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.

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS 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 DATE: 4-15-15
LARRY E. SULLIVAN, RLS
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCL.COM



(Place signed seal here)

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE 16th DAY OF April, 2015, BEFORE ME

PERSONALLY APPEARED Jacob S. Walker AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF PARADISE 21, 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: 4-16-15
NOTARY PUBLIC DATE

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2015-0444359 06/22/15 02:54 PM
BOOK 1233 PAGE 9
PAPER RECORDING
0485506-2-2-1
r oger s j

GROSS AREA = 4.855 ACRES
NET AREA = 4.667 ACRES

KIVA #13-2883
SDEV #1300453
PLAT # 140096
PAPP #1303581
Q.S. #36-32

FINAL PLAT

PARADISE 21 SOUTH

21ST STREET AND AIRE LIBRE AVENUE
PHOENIX, ARIZONA

DATE

REVISION

NO.

SHEET
1 OF 2
CVL Contact: DOUG CHUBIN
CVL Project #: 01/0247701
SHEET NAME:
432P15

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

Coe & Van Loo Consultants, Inc.

LEGEND

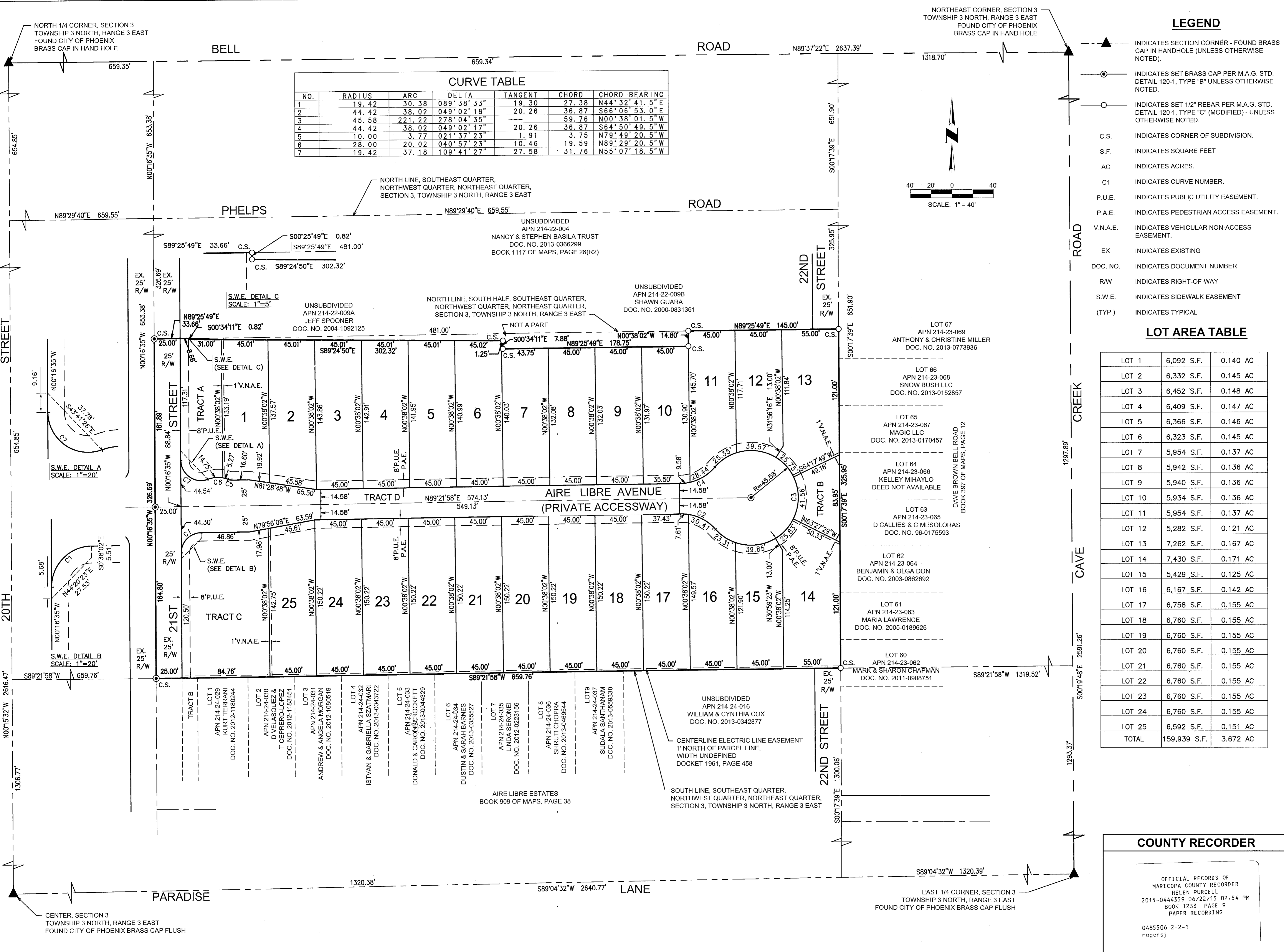
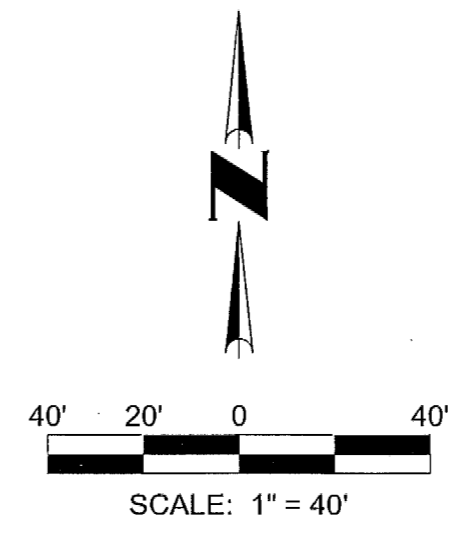
- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES SET BRASS CAP PER M.A.G. STD. DETAIL 120-1, TYPE "B" UNLESS OTHERWISE NOTED.
- INDICATES SET 1/2" REBAR PER M.A.G. STD. DETAIL 120-1, TYPE "C" (MODIFIED) - UNLESS OTHERWISE NOTED.
- C.S. INDICATES CORNER OF SUBDIVISION.
- S.F. INDICATES SQUARE FEET
- 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.
- EX INDICATES EXISTING
- DOC. NO. INDICATES DOCUMENT NUMBER
- R/W INDICATES RIGHT-OF-WAY
- S.W.E. INDICATES SIDEWALK EASEMENT
- (TYP.) INDICATES TYPICAL

LOT AREA TABLE

LOT	S.F.	AC
LOT 1	6,092	0.140
LOT 2	6,332	0.145
LOT 3	6,452	0.148
LOT 4	6,409	0.147
LOT 5	6,366	0.146
LOT 6	6,323	0.145
LOT 7	5,954	0.137
LOT 8	5,942	0.136
LOT 9	5,940	0.136
LOT 10	5,934	0.136
LOT 11	5,954	0.137
LOT 12	5,282	0.121
LOT 13	7,262	0.167
LOT 14	7,430	0.171
LOT 15	5,429	0.125
LOT 16	6,167	0.142
LOT 17	6,758	0.155
LOT 18	6,760	0.155
LOT 19	6,760	0.155
LOT 20	6,760	0.155
LOT 21	6,760	0.155
LOT 22	6,760	0.155
LOT 23	6,760	0.155
LOT 24	6,760	0.155
LOT 25	6,592	0.151
TOTAL	159,939	3.672

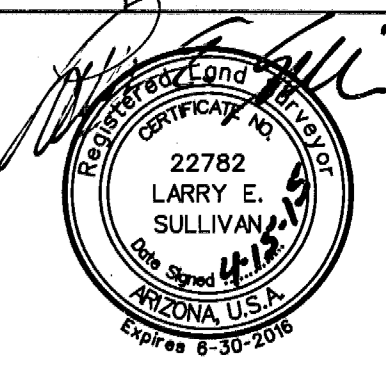
CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	19.42	30.38	089°38'33"	19.30	27.38	N44°32'41.5"E
2	44.42	38.02	049°02'18"	20.26	36.87	S66°06'53.0"E
3	45.58	221.22	278°04'35"	---	59.76	N00°38'01.5"W
4	44.42	38.02	049°02'17"	20.26	36.87	S64°50'49.5"W
5	10.00	3.77	021°37'23"	1.91	3.75	N79°49'20.5"W
6	28.00	20.02	040°57'23"	10.46	19.59	N89°29'20.5"W
7	19.42	37.18	109°41'27"	27.58	31.76	N55°07'18.5"W



COUNTY RECORDER

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2015-0444359 06/22/15 02:54 PM
 BOOK 1233 PAGE 9
 PAPER RECORDING
 0485506-2-2-1
 rogersj



NORTH 1/4 CORNER, SECTION 3
 TOWNSHIP 3 NORTH, RANGE 3 EAST
 FOUND CITY OF PHOENIX
 BRASS CAP IN HAND HOLE

NORTHEAST CORNER, SECTION 3
 TOWNSHIP 3 NORTH, RANGE 3 EAST
 FOUND CITY OF PHOENIX
 BRASS CAP IN HAND HOLE

CENTER, SECTION 3
 TOWNSHIP 3 NORTH, RANGE 3 EAST
 FOUND CITY OF PHOENIX BRASS CAP FLUSH

SOUTH LINE, SOUTHWEST QUARTER,
 NORTHWEST QUARTER, NORTHEAST QUARTER,
 SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST

EAST 1/4 CORNER, SECTION 3
 TOWNSHIP 3 NORTH, RANGE 3 EAST
 FOUND CITY OF PHOENIX BRASS CAP FLUSH

AIRE LIBRE ESTATES
 BOOK 909 OF MAPS, PAGE 38

UNSUBDIVIDED
 APN 214-24-016
 WILLIAM & CYNTHIA COX
 DOC. NO. 2013-0342877

UNSUBDIVIDED
 APN 214-24-037
 SUDALA SANTHANAM
 DOC. NO. 2013-0559330

UNSUBDIVIDED
 APN 214-24-036
 SHRUTI CHOPRA
 DOC. NO. 2013-0469544

UNSUBDIVIDED
 APN 214-24-035
 LINDA SERONEI
 DOC. NO. 2012-023156

UNSUBDIVIDED
 APN 214-24-034
 SHRUTI CHOPRA
 DOC. NO. 2013-0469544

UNSUBDIVIDED
 APN 214-24-033
 DONALD & CAROLE GROCCKETT
 DOC. NO. 2013-0043229

UNSUBDIVIDED
 APN 214-24-032
 ISTVAN & GABRIELLA SZATMARI
 DOC. NO. 2013-0043222

UNSUBDIVIDED
 APN 214-24-031
 ANDREW & ANGELA MORGAN
 DOC. NO. 2012-1080519

UNSUBDIVIDED
 APN 214-24-030
 T CEPERO-LOPEZ &
 D VELASQUEZ
 DOC. NO. 2012-1183451

UNSUBDIVIDED
 APN 214-24-029
 KURT TERRANI
 DOC. NO. 2012-1180244

UNSUBDIVIDED
 APN 214-22-009A
 JEFF SPOONER
 DOC. NO. 2004-1092125

UNSUBDIVIDED
 APN 214-22-009B
 SHAWN GUARA
 DOC. NO. 2000-0831361

UNSUBDIVIDED
 APN 214-22-004
 NANCY & STEPHEN BASILA TRUST
 DOC. NO. 2013-0366299
 BOOK 1117 OF MAPS, PAGE 28(R2)

LOT 67
 APN 214-23-069
 ANTHONY & CHRISTINE MILLER
 DOC. NO. 2013-0773936

LOT 66
 APN 214-23-068
 SNOW BUSH LLC
 DOC. NO. 2013-0152857

LOT 65
 APN 214-23-067
 MAGIC LLC
 DOC. NO. 2013-0170457

LOT 64
 APN 214-23-066
 KELLEY MIHAYLO
 DEED NOT AVAILABLE

LOT 63
 APN 214-23-065
 D CALLIES & C MESOLORAS
 DOC. NO. 96-0175593

LOT 62
 APN 214-23-064
 BENJAMIN & OLGA DON
 DOC. NO. 2003-0862692

LOT 61
 APN 214-23-063
 MARIA LAWRENCE
 DOC. NO. 2005-0189626

LOT 60
 APN 214-23-062
 MARK & SHARON CHAPMAN
 DOC. NO. 2011-0908751