

"CAVE CREEK PROMENADE" TOWNHOME SITE CAVE CREEK



Location: Southeast corner of Cave Creek road and School House Road

Zoning: CC (Mixed use - medium density residential and commercial .

Size: 7.26 acres gross

Project Data:

See separate attachments for

- 2007 PP approval by Hook engineering
42- 2 story residential condo units from 1005-1583 sf. and **25** – 2 story retail /office lofts from 1037- 1202 sf
- Site plans by L.R. Niemiec for the above approval as well as other all residential concepts

Comments:

- Available subject to zoning and/or site plan modification.
- Impact fees under \$1000/unit
- 1 mile from 16 restaurants, 122 retailers (gift shops, galleries, office storefronts , freestanding retailers) a hotel and Rancho Manana public golf course and Spa
- Attached product in Cave Creek/Carefree averages \$182/sf and 1832 sf and \$329,000 per MLS (attached)

TRACY GLASS

Office: (602) 385-1511

tglass@insightland.com



Good Shepherd of the Hills
Episcopal Church

Desert Forest
Animal Hospital

Black Mountain
Fitness Center

Future
Redevelopment

US Post Office

Parkway
Bank

Mexicana
Rose

Boutique
Retail
Firecreek Coffee
The Grotto Cafe

Cave Creek Rd

Tumbleweed
Hotel

Subject

Schoolhouse Rd

Villas of
Cave Creek
YOC: 1996
43,816 sqft.

Sonoran Village
Condominiums
YOC: 2012
72,492 sqft.

E. Mark W.



SUBJECT

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Closed	32	10,994,700	10,547,900	Low	199,000	155,000	0.78	1,216	146.65	127.47	2	0
				Avg	343,584	329,622	0.96	1,832	190.46	182.53	177	176
				High	495,000	495,000	1.00	2,670	230.42	223.36	490	489
Overall	32	10,994,700	10,547,900	Low	199,000	155,000	0.78	1,216	146.65	127.47	2	0
				Avg	343,584	329,622	0.96	1,832	190.46	182.53	177	176
				High	495,000	495,000	1.00	2,670	230.42	223.36	490	489

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Dwelling Type of 'Patio Home', 'Townhouse'; City/Town Code like cave creek,Carefree ; Year Built between 2005 and 9999; Close of Escrow Date between '12/31/2015' and '04/14/2027'.

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
5482011	36600 N CAVE CREEK RD 13A	22RO1G1S	2	2	1,573	2014	335,000	329,000	319,900	04/13/2017	209.15 / 203.37	226	226
5532835	6087 E knolls WAY S	22RXO2G2S	2	2	1,470	2005	325,000	315,000	295,000	04/12/2017	214.29 / 200.68	83	83
5565430	36601 N MULE TRAIN RD B12	32.5RXTQO1G	3	2.5	2,060	2005	365,000	355,000	350,000	03/31/2017	172.33 / 169.9	22	22
5358778	7200 E RIDGEVIEW PL 4	33.5RXO2G	3	3.5	2,670	2006	450,000	409,500	394,000	03/17/2017	153.37 / 147.57	458	457
5479651	7199 E RIDGEVIEW PL 102	33RX2G	3	3	2,378	2005	435,000	415,000	410,000	03/17/2017	174.52 / 172.41	218	218
5553519	36600 N CAVE CREEK RD 15C	22RO1G1S	2	2	1,573	2012	334,000	334,000	328,000	03/07/2017	212.33 / 208.52	30	30
5543834	36600 N CAVE CREEK RD B13	32RXO1G	3	2	1,558	2013	314,000	314,000	308,000	03/03/2017	201.54 / 197.69	148	148
5525449	36600 N CAVE CREEK RD C16	22RXO1G1S	2	2	1,558	2011	345,000	345,000	337,000	03/02/2017	221.44 / 216.3	90	90
5524826	36600 N CAVE CREEK RD 9C	32RXO1G1S	3	2	1,573	2013	329,400	329,400	319,000	01/11/2017	209.41 / 202.8	22	22
5504268	6057 E KNOLLS WAY S	22.5RL2G	2	2.5	1,516	2005	299,000	299,000	285,000	12/31/2016	197.23 / 187.99	54	53
5346018	36601 N MULE TRAIN RD 40C	23FRXO1G	2	3	1,970	2005	310,000	288,900	278,000	12/23/2016	146.65 / 141.12	420	420
5509912	36600 N CAVE CREEK RD 8A	32RO1G1S	3	2	1,573	2013	314,000	314,000	308,000	12/05/2016	199.62 / 195.8	32	32
5500103	36600 N CAVE CREEK RD 18A	22RSO1G1S	2	2	1,558	2013	355,000	355,000	348,000	11/22/2016	227.86 / 223.36	44	43
5389688	36601 N Mule Train RD 15 C	23RXQ2G	2	3	2,100	2005	429,000	429,000	390,000	11/21/2016	204.29 / 185.71	274	274
5323591	36600 N CAVE CREEK RD 3A	22RNO1G1S	2	2	1,573	2015	340,000	330,000	320,000	09/30/2016	209.79 / 203.43	398	398
5458036	33550 N DOVE LAKES DR 2024	22RDXO1G	2	2	1,383	2007	225,000	225,000	218,000	09/19/2016	162.69 / 157.63	22	22
5352783	33550 N DOVE LAKES DR 2021	22RDXO1G1S	2	2	1,383	2007	257,000	229,000	229,000	09/15/2016	165.58 / 165.58	292	292
5460649	7199 E RIDGEVIEW PL 123	33FRDXO2G	3	3	2,441	2005	400,000	400,000	370,000	08/25/2016	163.87 / 151.58	378	377
5390108	36600 N CAVE CREEK RD 17A	22RNO1G	2	2	1,558	2012	359,000	359,000	345,000	08/15/2016	230.42 / 221.44	221	199
5323469	36600 N CAVE CREEK RD 3 D	22RNO1G1S	2	2	1,573	2015	340,000	319,000	310,000	08/05/2016	202.8 / 197.08	327	326
5429383	6434 E MILITARY RD 108	22.5RXO2G	2	2.5	2,450	2008	435,000	435,000	415,000	07/22/2016	177.55 / 169.39	36	36
5385567	36601 N MULE TRAIN RD D5	22.5RXO2G	2	2.5	2,100	2005	469,000	469,000	450,000	06/30/2016	223.33 / 214.29	108	108
5223327	36600 N CAVE CREEK RD 2A	22RNO1G1S	2	2	1,573	2015	345,000	345,000	326,000	06/08/2016	219.33 / 207.25	490	489
5353141	38402 N BASIN RD C	31.75FR1S	3	1.75	1,216	2005	209,000	199,000	155,000	05/27/2016	163.65 / 127.47	192	191

5279410	36600 N CAVE CREEK RD 1B	32RNO1G1S	3	2	1,573	2015	345,000	335,000	317,000	05/27/2016	212.97 / 201.53	363	362
5349268	7199 E RIDGEVIEW PL 102	33RX2G	3	3	2,378	2005	425,000	365,000	325,000	05/02/2016	153.49 / 136.67	198	198
5422474	6434 E MILITARY RD 101	22.5RXO2.5G	2	2.5	2,433	2008	495,000	495,000	495,000	04/29/2016	203.45 / 203.45	2	0
5413840	6089 E KNOLLS WAY S	22RXO2G2S	2	2	1,470	2005	315,000	315,000	291,000	04/14/2016	214.29 / 197.96	30	30
5342596	33550 N DOVE LAKES DR 1037	22RXO2G	2	2	1,882	2007	324,500	299,900	292,500	04/05/2016	159.35 / 155.42	190	188
5389590	33550 N DOVE LAKES DR 1026	22RXO2G	2	2	1,702	2007	305,000	305,000	300,000	04/01/2016	179.2 / 176.26	66	66
5348797	36601 N MULE TRAIN RD 4A	22.5RXO1G	2	2.5	2,216	2005	369,000	359,000	349,500	03/30/2016	162 / 157.72	154	154
5357734	7200 E RIDGEVIEW PL 7	32.5RXO2G	3	2.5	2,578	2006	395,000	379,000	370,000	03/04/2016	147.01 / 143.52	99	98

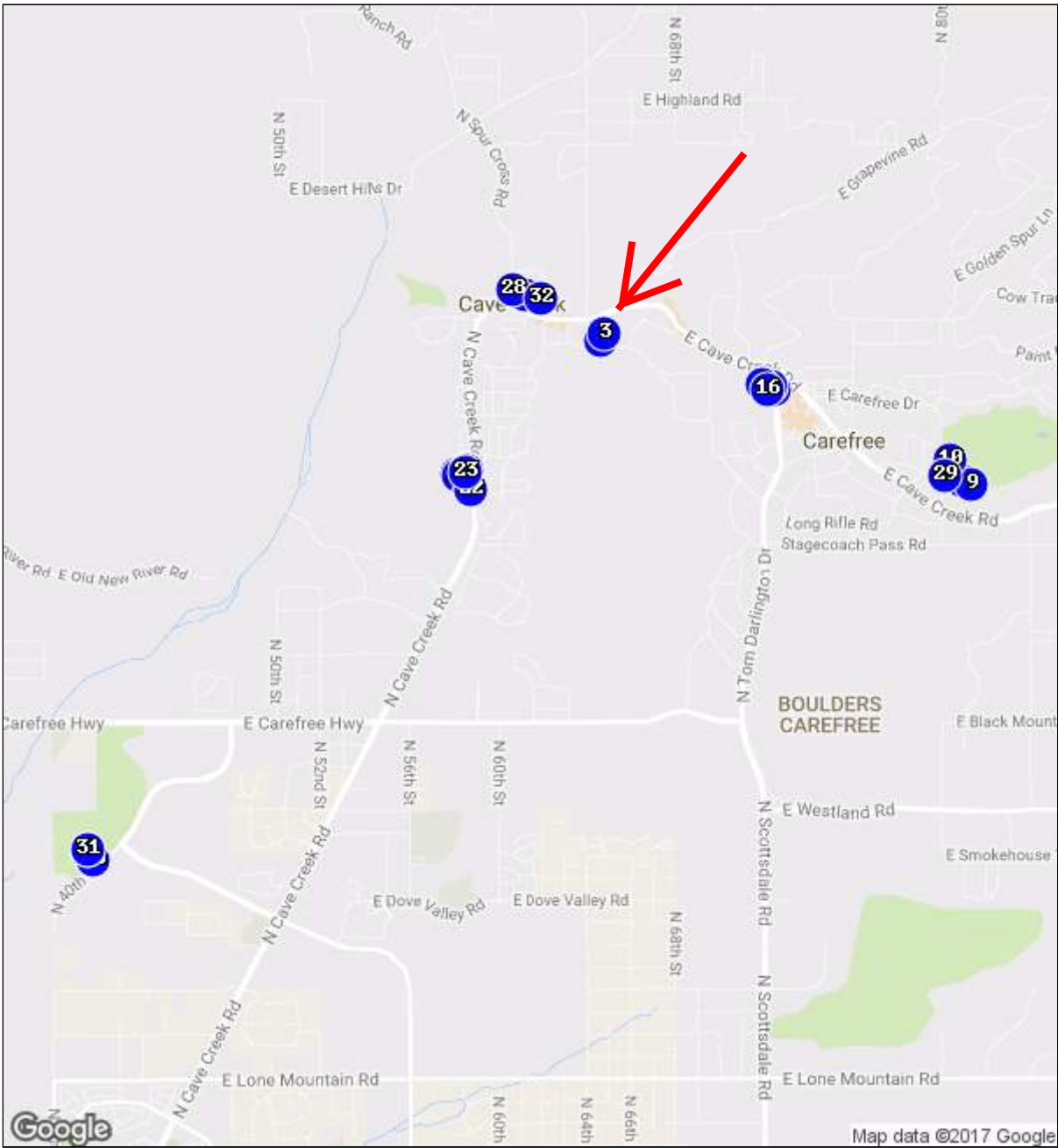
Prepared by: Jeremy Lovejoy

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Legend

1. 6434 E MILITARY RD 101, Cave Creek, AZ 85331(5422474)	17. 36600 N CAVE CREEK RD 3A, Cave Creek, AZ 85331(5323591)
2. 36601 N MULE TRAIN RD D5, Carefree, AZ 85377(5385567)	18. 36600 N CAVE CREEK RD 13A, Cave Creek, AZ 85331(5482011)
3. 6434 E MILITARY RD 108, Cave Creek, AZ 85331(5429383)	19. 36600 N CAVE CREEK RD 9C, Cave Creek, AZ 85331(5524826)
4. 7199 E RIDGEVIEW PL 102, Carefree, AZ 85377(5479651)	20. 36600 N CAVE CREEK RD 1B, Cave Creek, AZ 85331(5279410)
5. 7200 E RIDGEVIEW PL 4, Carefree, AZ 85377(5358778)	21. 36600 N CAVE CREEK RD 3 D, Cave Creek, AZ 85331(5323469)
6. 36601 N Mule Train RD 15 C, Carefree, AZ 85377(5389688)	22. 36600 N CAVE CREEK RD 8A, Cave Creek, AZ 85331(5509912)
7. 7200 E RIDGEVIEW PL 7, Carefree, AZ 85377(5357734)	23. 36600 N CAVE CREEK RD B13, Cave Creek, AZ 85331(5543834)
8. 7199 E RIDGEVIEW PL 123, Carefree, AZ 85377(5460649)	24. 33550 N DOVE LAKES DR 1026, Cave Creek, AZ 85331(5389590)
9. 36601 N MULE TRAIN RD B12, Carefree, AZ 85377(5565430)	25. 6087 E knolls WAY S, Cave Creek, AZ 85331(5532835)
10. 36601 N MULE TRAIN RD 4A, Carefree, AZ 85377(5348797)	26. 33550 N DOVE LAKES DR 1037, Cave Creek, AZ 85331(5342596)
11. 36600 N CAVE CREEK RD 18A, Cave Creek, AZ 85331(5500103)	27. 6089 E KNOLLS WAY S, Cave Creek, AZ 85331(5413840)
12. 36600 N CAVE CREEK RD 17A, Cave Creek, AZ 85331(5390108)	28. 6057 E KNOLLS WAY S, Cave Creek, AZ 85331(5504268)
13. 36600 N CAVE CREEK RD C16, Cave Creek, AZ 85331(5525449)	29. 36601 N MULE TRAIN RD 40C, Carefree, AZ 85377(5346018)
14. 36600 N CAVE CREEK RD 15C, Cave Creek, AZ 85331(5553519)	30. 33550 N DOVE LAKES DR 2021, Cave Creek, AZ 85331(5352783)
15. 36600 N CAVE CREEK RD 2A, Cave Creek, AZ 85331(5223327)	31. 33550 N DOVE LAKES DR 2024, Cave Creek, AZ 85331(5458036)
16. 7199 E RIDGEVIEW PL 102, Carefree, AZ 85377(5349268)	32. 38402 N BASIN RD C, Cave Creek, AZ 85331(5353141)





Residential

32 Properties

		Price / Status / MLS #	Map Code/Grid	Dwelling Type	# Bedrooms	# Bathrooms	Approx SQFT	Price/SqFt	Subdivision	Auction	Listing Member
1		\$495,000 6434 E MILITARY RD 101 Cave Creek, AZ 85331 Closed / 5422474	F36	TH	2	2.5	2,433	203.45	Sonoran Villas		
2		\$450,000 36601 N MULE TRAIN RD D5 Carefree, AZ 85377 Closed / 5385567	F37	TH	2	2.5	2,100	214.29	VILLAGE AT CAREFREE		
3		\$415,000 6434 E MILITARY RD 108 Cave Creek, AZ 85331 Closed / 5429383	F36	TH	2	2.5	2,450	169.38	SONORAN VILLAS CONDOMINIUMS		
4		\$410,000 7199 E RIDGEVIEW PL 102 Carefree, AZ 85377 Closed / 5479651	F37	TH	3	3	2,378	172.41	MONTACINO CAREFREE CONDOMINIUM		
5		\$394,000 7200 E RIDGEVIEW PL 4 Carefree, AZ 85377 Closed / 5358778	F37	TH	3	3.5	2,670	147.57	CLARENDON ESTATES		
6		\$390,000 36601 N Mule Train RD 15 C Carefree, AZ 85377 Closed / 5389688	F37	TH	2	3	2,100	185.71	Village at Carefree Conference Resort		
7		\$370,000 7200 E RIDGEVIEW PL 7 Carefree, AZ 85377 Closed / 5357734	F37	TH	3	2.5	2,578	143.52	The Villages of Clarendon Estates		
8		\$370,000 7199 E RIDGEVIEW PL 123 Carefree, AZ 85377 Closed / 5460649	F37	TH	3	3	2,441	151.57	MONTACINO		
9		\$350,000 36601 N MULE TRAIN	F37	TH	3	2.5	2,060	169.9	VILLAGE AT CAREFREE CONFERENCE RESORT		

		RD B12 Carefree, AZ 85377 Closed / 5565430									
10		\$349,500 36601 N MULE TRAIN RD 4A Carefree, AZ 85377 Closed / 5348797	F37	TH	2	2.5	2,216	157.71	Village at Carefree		
11		\$348,000 36600 N CAVE CREEK RD 18A Cave Creek, AZ 85331 Closed / 5500103	F36	TH	2	2	1,558	223.36	VILLAGE AT SURREY HILLS CONDOMINIUM AMD		
12		\$345,000 36600 N CAVE CREEK RD 17A Cave Creek, AZ 85331 Closed / 5390108	F36	TH	2	2	1,558	221.44	Village at Surrey Hills		
13		\$337,000 36600 N CAVE CREEK RD C16 Cave Creek, AZ 85331 Closed / 5525449	F36	TH	2	2	1,558	216.3	VILLAGE AT SURREY HILLS CONDOMINIUM AMD		
14		\$328,000 36600 N CAVE CREEK RD 15C Cave Creek, AZ 85331 Closed / 5553519	F36	TH	2	2	1,573	208.51	VILLAGE AT SURREY HILLS CONDOMINIUM AMD		
15		\$326,000 36600 N CAVE CREEK RD 2A Cave Creek, AZ 85331 Closed / 5223327	F36	TH	2	2	1,573	207.25	Village at Surrey Hills		
16		\$325,000 7199 E RIDGEVIEW PL 102 Carefree, AZ 85377 Closed / 5349268	F37	TH	3	3	2,378	136.67	MONTACINO CAREFREE CONDOMINIUM		
17		\$320,000 36600 N CAVE CREEK RD 3A Cave Creek, AZ 85331 Closed / 5323591	F36	TH	2	2	1,573	203.43	Village at Surrey Hills		
18	 Status Change	\$319,900 36600 N CAVE CREEK RD 13A Cave Creek, AZ 85331 Closed / 5482011	F36	TH	2	2	1,573	203.36	VILLAGE AT SURREY HILLS CONDOMINIUM AMD		

19		\$319,000 36600 N CAVE CREEK RD 9C Cave Creek, AZ 85331 Closed / 5524826	F36	TH	3	2	1,573	202.79	VILLAGE AT SURREY HILLS CONDOMINIUM AMD		
20		\$317,000 36600 N CAVE CREEK RD 1B Cave Creek, AZ 85331 Closed / 5279410	F36	TH	3	2	1,573	201.53	Village at Surrey Hills		
21		\$310,000 36600 N CAVE CREEK RD 3 D Cave Creek, AZ 85331 Closed / 5323469	F36	TH	2	2	1,573	197.07	Village at Surrey Hills		
22		\$308,000 36600 N CAVE CREEK RD 8A Cave Creek, AZ 85331 Closed / 5509912	F36	TH	3	2	1,573	195.8	Village at Surrey Hills		
23		\$308,000 36600 N CAVE CREEK RD B13 Cave Creek, AZ 85331 Closed / 5543834	F36	TH	3	2	1,558	197.68	VILLAGE AT SURREY HILLS		
24		\$300,000 33550 N DOVE LAKES DR 1026 Cave Creek, AZ 85331 Closed / 5389590	G36	TH	2	2	1,702	176.26	VILLAGIO AT DOVE VALLEY RANCH LOT 2 CONDOMINIUM		
25	 Status Change	\$295,000 6087 E knolls WAY S Cave Creek, AZ 85331 Closed / 5532835	F36	TH	2	2	1,470	200.68	KNOLLS REVISED		
26		\$292,500 33550 N DOVE LAKES DR 1037 Cave Creek, AZ 85331 Closed / 5342596	G36	TH	2	2	1,882	155.42	VILLAGIO AT DOVE VALLEY RANCH LOT 2 CONDOMINIUM		
27		\$291,000 6089 E KNOLLS WAY S Cave Creek, AZ 85331 Closed / 5413840	F36	TH	2	2	1,470	197.96	KNOLLS REVISED		
28		\$285,000 6057 E KNOLLS WAY S Cave Creek, AZ 85331 Closed / 5504268	F36	TH	2	2.5	1,516	187.99	KNOLLS REVISED		

29		\$278,000 36601 N MULE TRAIN RD 40C Carefree, AZ 85377 Closed / 5346018	F37	TH	2	3	1,970	141.11	VILLAGE AT CAREFREE CONFERENCE		
30		\$229,000 33550 N DOVE LAKES DR 2021 Cave Creek, AZ 85331 Closed / 5352783	G36	TH	2	2	1,383	165.58	Villagio at Dove Valley Ranch		
31		\$218,000 33550 N DOVE LAKES DR 2024 Cave Creek, AZ 85331 Closed / 5458036	G36	TH	2	2	1,383	157.63	VILLAGIO AT DOVE VALLEY RANCH LOT 2 CONDOMINIUM		
32		\$155,000 38402 N BASIN RD C Cave Creek, AZ 85331 Closed / 5353141	F37	TH	3	1.75	1,216	127.47	SAGUARO CONDOMINIUMS		

Prepared by Jeremy Lovejoy

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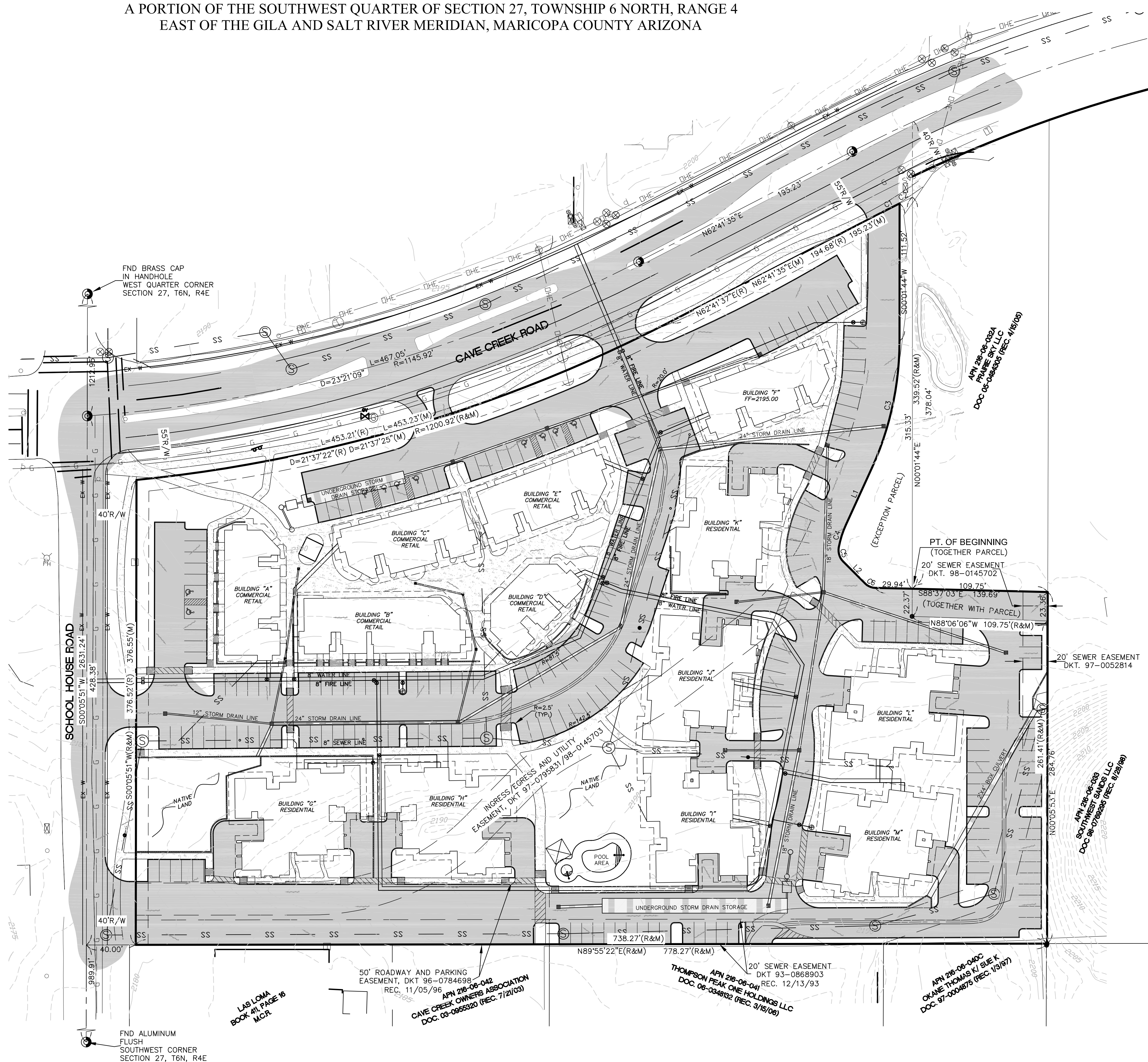
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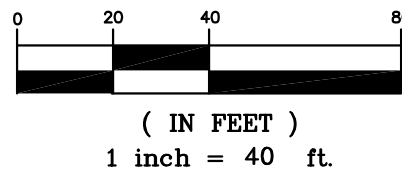
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PRELIMINARY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA



GRAPHIC SCALE

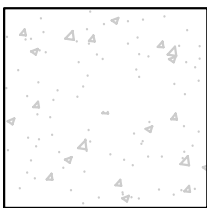


LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°04'22"W	49.23'
L2	N45°00'00"W	25.15'

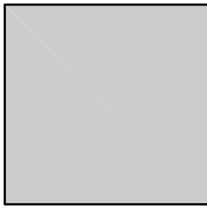
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.22	1090.92	0°44'49"
C2	11.59	1090.92	0°36'32"
C3	105.49	247.75	24°23'42"
C4	19.14	80.00	13°42'29"
C5	12.66	13.00	55°47'50"
C6	9.14	12.00	43°38'25"

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	SECTION LINE
- . - .	EASEMENT LINE
SS	SEWER LINE
OHE	OVERHEAD ELECTRIC
---	WATERLINE
---	FIRELINE
⊕	ELECTRIC POWER POLE
⊙	SEWER MANHOLE
⌒	DOWN GUY
⊗	TELEPHONE PEDISTAL
⊕	WATER VALVE
⊙	TELEPHONE MANHOLE
⊙	GAS VALVE
⊗	BACK FLOW PREVENTER
⊗	WATER METER
⊗	STORM INLET
⊙	DRYWELL



CONCRETE



ASPHALT

PRELIMINARY PLAT

CAVE CREEK PROMENADE
APN 216-06-031D

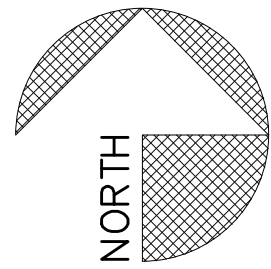
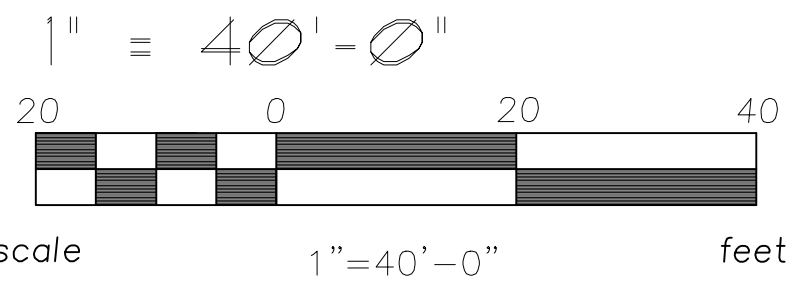
HOOK ENGINEERING, INC.
3221 NORTH 24TH STREET, SUITE 10
PHOENIX, ARIZONA 85016
(602)954-0166 FAX (602)954-0289

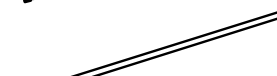
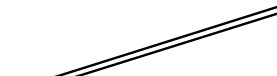








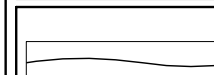









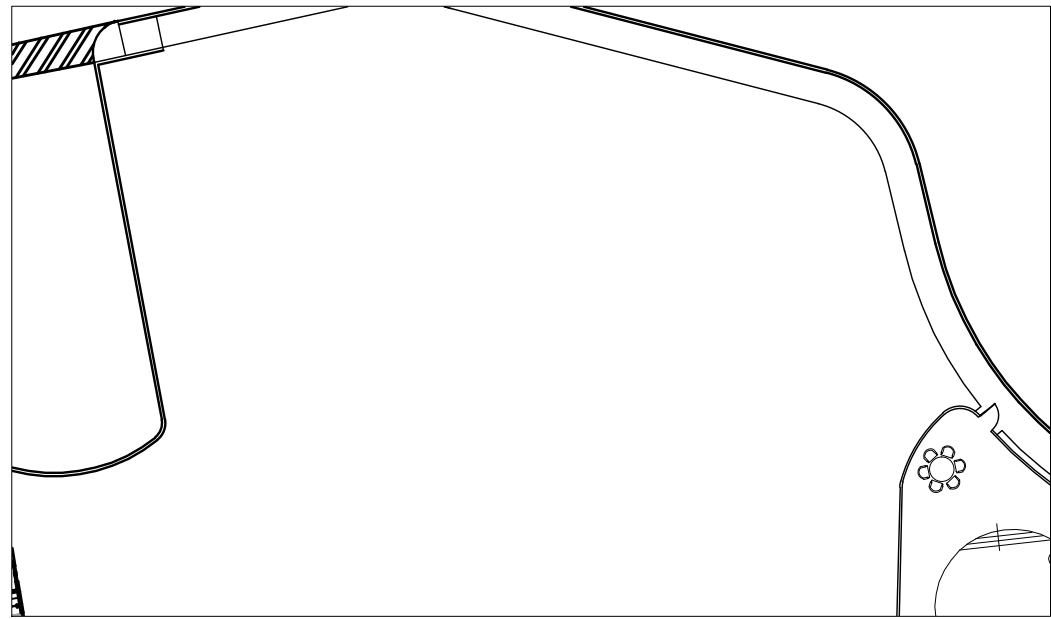
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT SCALE:
JOB NO.
DATE
SHEET

CSD Jr
CSD Jr
1"=40'
6089.07.01
3/28/07
2 of 2

Site Plan



SITE LEGEND									
  TYPICAL ASPHALT DRIVE, 24' WIDE MIN.	 RETAINING WALLS SEE CIVIL	 REPRESENTS RAMPS SEE CIVIL	<table><tr><td></td><td>REPRESENTS ACCESSIBLE SUITE</td></tr><tr><td></td><td>REPRESENTS ACCESSIBLE SUITE W/ ROLL IN SHOWER</td></tr></table>		REPRESENTS ACCESSIBLE SUITE		REPRESENTS ACCESSIBLE SUITE W/ ROLL IN SHOWER		
		REPRESENTS ACCESSIBLE SUITE							
	REPRESENTS ACCESSIBLE SUITE W/ ROLL IN SHOWER								
	 TYPICAL SIDEWALK SEE LANDSCAPE	 REPRESENTS SITE RETENTION SYSTEM SEE CIVIL	<table><tr><td></td><td>CROSSWALK SEE CIVIL PLANS</td></tr><tr><td></td><td>GAS LINE SEE CIVIL PLANS</td></tr><tr><td></td><td>SEWER LINE SEE CIVIL PLANS</td></tr></table>		CROSSWALK SEE CIVIL PLANS		GAS LINE SEE CIVIL PLANS		SEWER LINE SEE CIVIL PLANS
	CROSSWALK SEE CIVIL PLANS								
	GAS LINE SEE CIVIL PLANS								
	SEWER LINE SEE CIVIL PLANS								



POOL AREA



Land Use Table / Project Data										
LOT SIZE: 126 ACRES OR 316,245.6 SF. GROSS					ZONING CC					
6.81 ACRES OR 299,251.2 SF. NET					DENSITY ALLOWED 14.0					
TOTAL SF. OF ALL AREA'S UNDER ROOF: 10,346					DENSITY PROVIDED: 11.35 D.U. / NET ACRE					
LOT COVERAGE: 18,364 / 299,251 = 26.18%					LANDSCAPE SPACE REQUIRED: 15% **					
DISTURBED AREA: xxxxx SF.					LANDSCAPE SPACE PROVIDED: **					
UNDISTURBED AREA PROVIDED: **										
WATER		POOL		SPA		TOTAL WATER SURFACE SF				
SURFACE SF.		1366		95		1,461				
CONDOMINIUM UNITS	QUANTITY	TYPE	CONST. TYPE	GROSS SF.	ENTRY SF.	REAR PATIO BALC. G.S.F.	PORCH G.S.F.	GARAGE SF.	TOTAL SF.	\$/SPRINK.
A1	13	R-2	V-A	1005	107	119	120	445	1796	13R
B1	13	R-2	V-A	1218	-	192	23	445	1878	13R
B2	13	R-2	V-A	1515	116	99	-	445	2115	13R
B3	13	R-2	V-A	1431	107	103	-	445	2086	13R
C1	13	R-2	V-A	1432	-	103	26	433	1934	13R
C2	13	R-2	V-A	1503	123	146	-	503	2355	13R
TOTALS	78			8,184	453	762	169	2,716	12,284 x 13 = 159,692	
PARKING REQUIRED:		QUANTITY / SF		MULTIPLIER		TOTAL				
CONDOS		42		x2		156				
TOTAL						156 SPACES				
PARKING PROVIDED		PARKING TYPE		QUANTITY		PARKING TYPE		QUANTITY		
		APRON		28		SHARED PARKING		55		
		2 CAR GARAGE		26		LEASED PARKING		54		
		2 CAR TANDEN GARAGE		65						
		ACCESSIBLE		1						
		SURFACE PARKING		51						
		TOTAL PROVIDED:		171				109		
* REPRESENTS SHARED PARKING SPACES SPACES										
** PER LANDSCAPE ARCHITECT										

- KEYNOTES:
- 24' WIDE MINIMUM ASPHALT DRIVE.
 - 6' CONCRETE CURB.
 - TYPICAL 18" DEEP (2' ADDITIONAL OVERHANG) BY 9' WIDE SURFACE PARKING SPACE.
 - TYPICAL 18" DEEP (2' ADDITIONAL OVERHANG) X 11' WIDE ACCESSIBLE PARKING SPACE.
 - SEE DETAIL ON SHEET A52.
 - ACCESSIBLE PARKING SIGNAGE.
 - RETAINING WALL, SEE CIVIL AND L/S PLANS.
 - TYPICAL 3'-0" WIDE SIDEWALK, SEE LANDSCAPE PLANS.
 - POOL FENCING, SEE LANDSCAPE.
 - REFUSE LOCATION, SEE SHEET A52 FOR DETAILS.
 - NATIVE LANDSCAPE AREA, SEE LANDSCAPE.
 - MONUMENT SIGN LOCATION.
 - STEP STONE PATH, SEE LANDSCAPE PLANS.

- A. GENERAL NOTES:
B. SEE ALTA SURVEY FOR LEGAL DESCRIPTION.
C. SEE THE CIVIL PLANS FOR WASH LOCATIONS, EASEMENTS, DRAINAGE AND PROFILE INFORMATION, FOR ALL WATER AND SEWER INFORMATION.
D. SEE THE ELECTRICAL SHEETS FOR THE OUTDOOR LIGHTING AND CUT SHEETS.
E. SEE THE LANDSCAPE PLANS FOR THE NATIVE PLANT PRESERVATION AND SALVAGE PLAN.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY FOR SCHOOL HOUSE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST A DISTANCE OF 738.27 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 53 SECONDS EAST A DISTANCE OF 261.41 FEET;

THENCE SOUTH 88 DEGREES 06 MINUTES 08 SECONDS WEST (RECORD) NORTH 88 DEGREES 06 MINUTES 06 SECONDS WEST (MEASURED) A DISTANCE OF 109.75 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS EAST A DISTANCE OF 339.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 1090.92 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY FOR CAVE CREEK ROAD;

THENCE ALONG SAID RIGHT OF WAY THROUGH SAID CURVE, A DELTA OF 01 DEGREE 23 MINUTES 07 SECONDS AN ARC LENGTH OF 26.38 FEET WITH A CHORD BEARING SOUTH 63 DEGREES 23 MINUTES 10 SECONDS WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 62 DEGREES 41 MINUTES 37 SECONDS WEST A DISTANCE OF 194.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID RIGHT OF WAY THROUGH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1200.92 FEET WITH A DELTA OF 21 DEGREES 37 MINUTES 22 SECONDS AN ARC LENGTH OF 453.21 FEET AND A CHORD BEARING SOUTH 73 DEGREES 30 MINUTES 18 SECONDS WEST TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF SCHOOL HOUSE ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 00 DEGREES 05 MINUTES 51 SECONDS WEST A DISTANCE OF 376.52 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, 1418.36 FEET TO THE INTERSECTION OF SCHOOL HOUSE ROAD AND CAVE CREEK ROAD AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 03 DEGREES 57 MINUTES 43 SECONDS WEST AND HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 54 SECONDS, AN ARC DISTANCE OF 466.97 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 62 DEGREES 41 MINUTES 23 SECONDS EAST, 194.68 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 00 SECONDS, AN ARC DISTANCE OF 54.33 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, 60.82 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A LINE 50 SOUTH OF AND CONCENTRIC WITH THE CENTERLINE OF CAVE CREEK ROAD AS SHOWN ON MAP RECORDED IN BOOK 17 OF ROAD MAPS, PAGE 29 TO 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, 315.33 FEET;

THENCE NORTH 88 DEGREES 37 MINUTES 03 SECONDS WEST, 29.60 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 37 MINUTES 03 SECONDS, AN ARC DISTANCE OF 9.14 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 25.15 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55 DEGREES 48 MINUTES 55 SECONDS, AN ARC DISTANCE OF 12.66 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 80.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 22 SECONDS, AN ARC DISTANCE OF 19.14 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 24 DEGREES 31 MINUTES 18 SECONDS EAST, 50.91 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 247.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 29 MINUTES 34 SECONDS, AN ARC DISTANCE OF 105.59 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, 60.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 26 DEGREES 30 MINUTES 37 SECONDS EAST AND HAVING A RADIUS OF 1090.92 FEET, SAID CURVE BEING 50 FEET SOUTH OF AND CONCENTRIC WITH THE CENTERLINE OF CAVE CREEK ROAD;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 18 SECONDS, AN ARC DISTANCE OF 11.20 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST 1418.36 FEET TO THE INTERSECTION OF SCHOOL HOUSE ROAD AND CAVE CREEK ROAD AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE CENTER BEARS NORTH 03 DEGREES 57 MINUTES 43 SECONDS WEST AND HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 54 SECONDS AN ARC DISTANCE OF 466.97 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 62 DEGREES 41 MINUTES 23 SECONDS EAST 194.68 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 00 SECONDS AN ARC DISTANCE OF 54.33 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST A DISTANCE OF 76.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 37 MINUTES 03 SECONDS EAST A DISTANCE OF 109.76 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 97-00528 13, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 25.19 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH 88 DEGREES 30 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 109.74 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE NORTH 00 DEGREES 01 MINUTE 44 SECONDS EAST, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 24.20 FEET TO THE TRUE POINT OF BEGINNING;

VILLAS AT SADDLE HORSE RANCH
CAVE CREEK, ARIZONA

SITE PLAN
1"=40'-0"

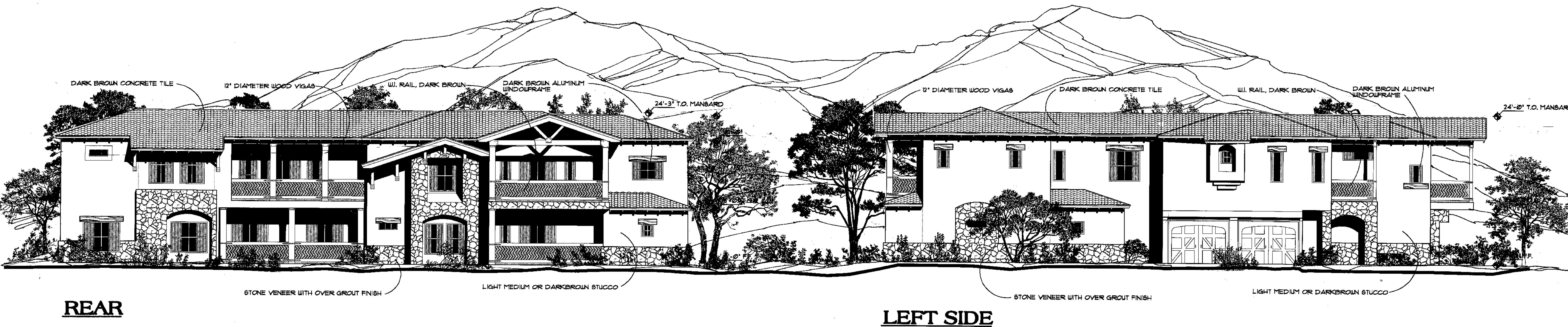
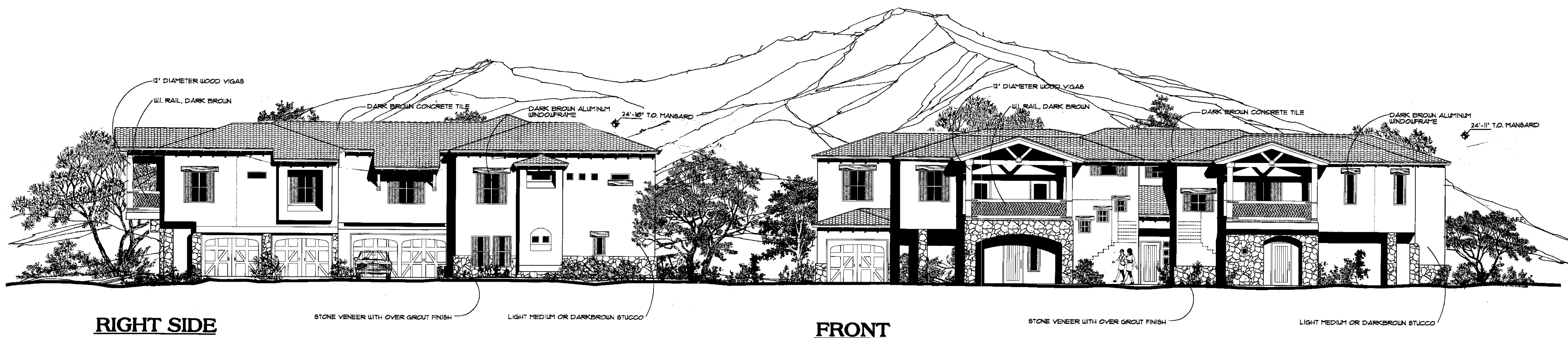
DRAWN BY: CopperPlate
CHECKED BY: L.R.N.
PROJECT NO: 26-09
DATE:
SHEET NO.

AS1

NOTICE TO EXTEND PAYMENT PROVISION:
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 30 DAYS AFTER RECEIVING CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.
The drawings & specifications are the property of the Architect. The drawings & specifications shall not be used by anyone on any other project, for additions to or deletions from the project, without the written permission of the Architect.
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L.R. Niemiec Architects

L.R. NIEMIEC ARCHITECTS/PLANNERS, INC. • 8585 EAST HARTFORD DRIVE, SUITE 155 • SCOTTSDALE, ARIZONA 85255 • (480) 998-7576



Villas at Saddle Horse Ranch

NOTICE TO EXTEND PAYMENT PROVISION:
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 30 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES

Contractor must verify all dimensions at project before beginning construction. The drawings & specifications are the instruments of service and shall remain the property of the Architect. The drawings & specifications shall not be used by anyone on any other projects, for additions to this project or for completion of this project by others without the written permission of the Architect.
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VILLAS AT SADDLE HORSE RANCH
CAVE CREEK, ARIZONA

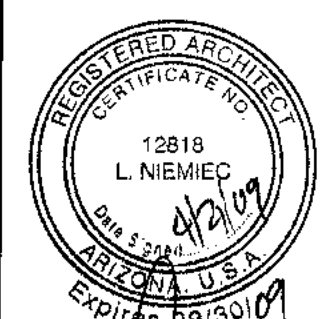
Exterior Elevations
1/8" = 1'-0"

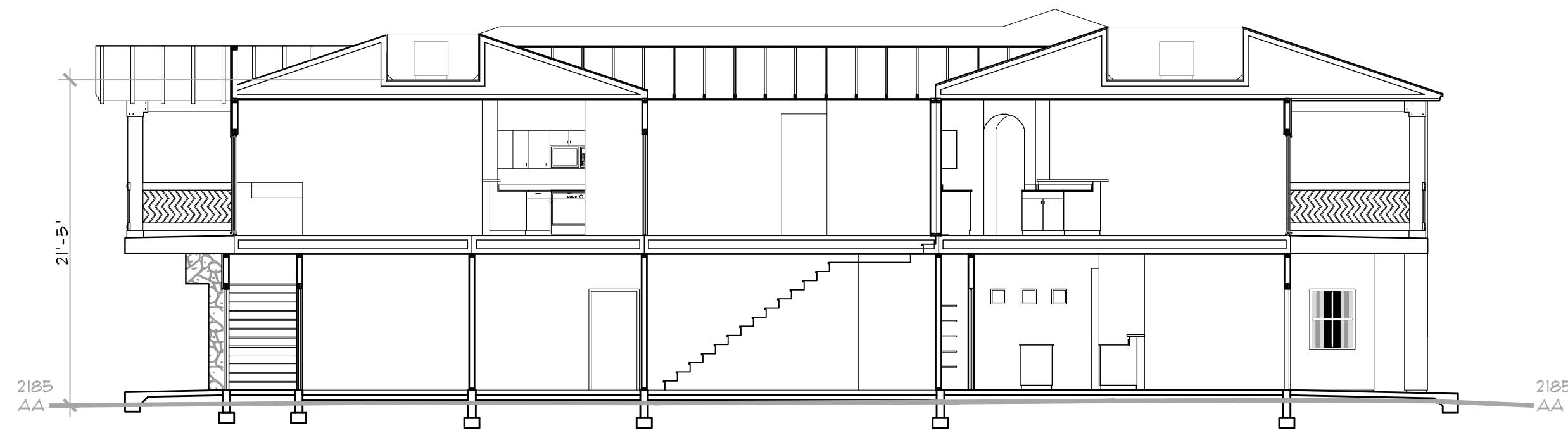
DRAWN BY
CHECKED BY
PROJECTING
FILE NAME
DATE

A3

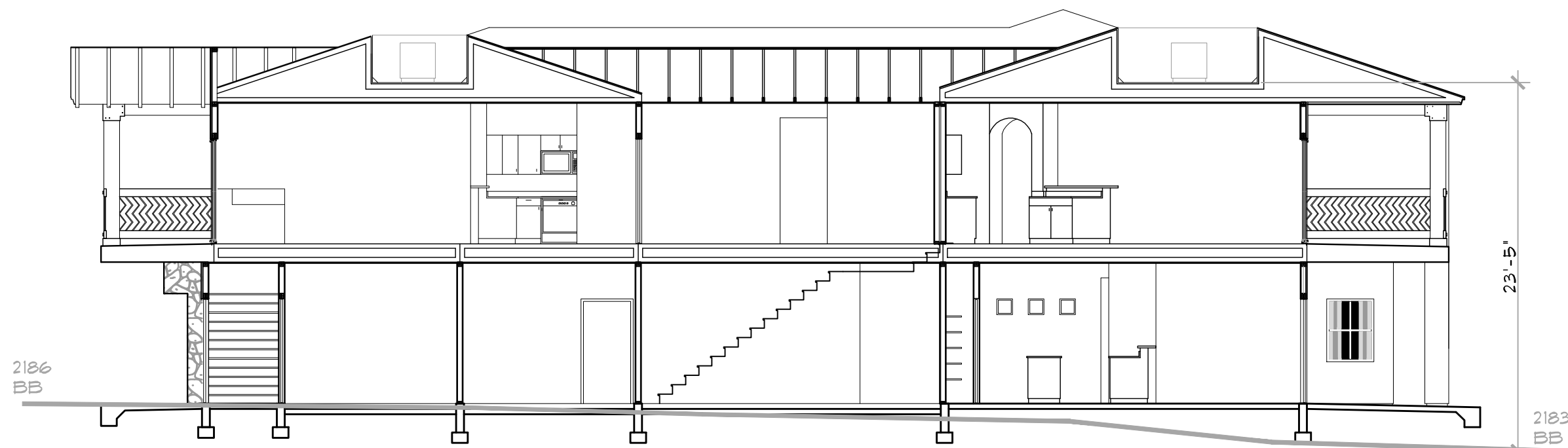
L.R. Niemiec Architects

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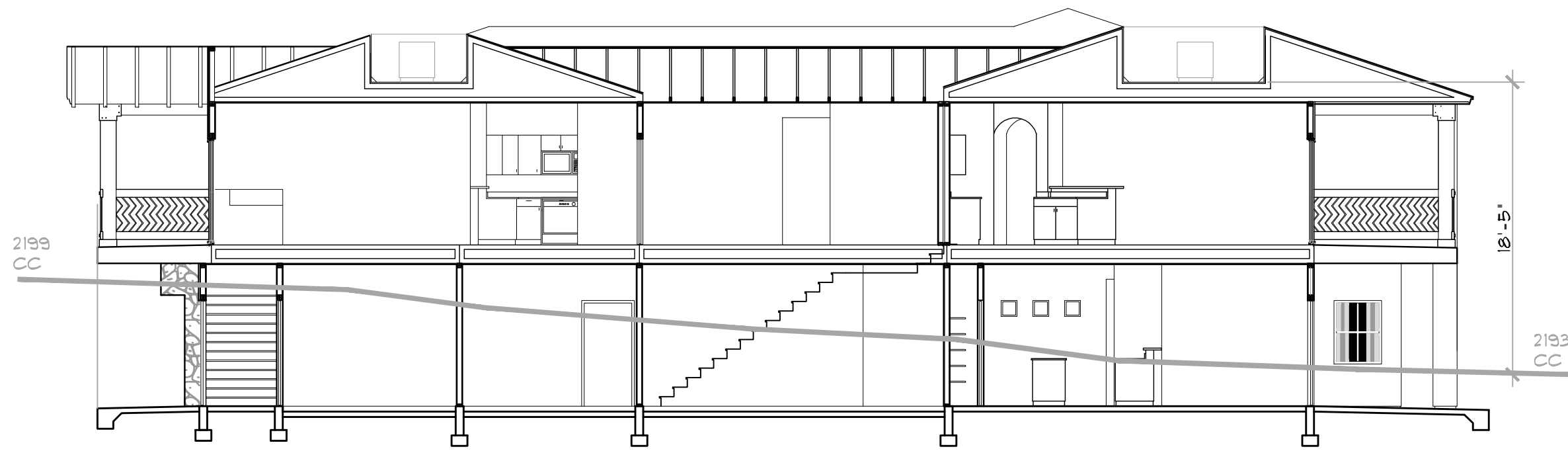




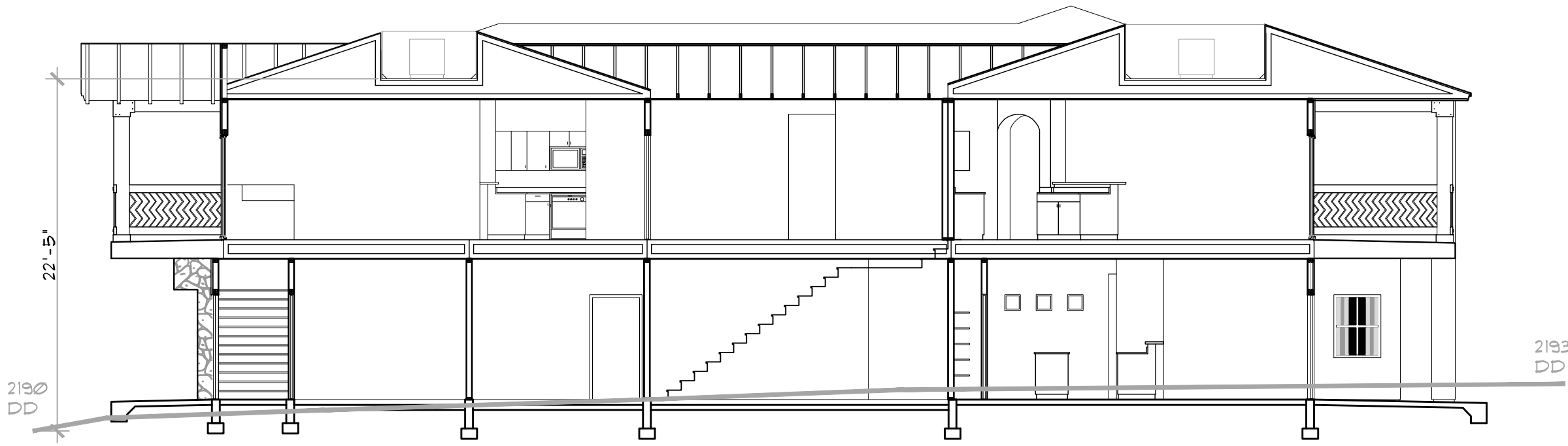
CONDO SECTION
SECTION AA
1/8" = 1'-0"



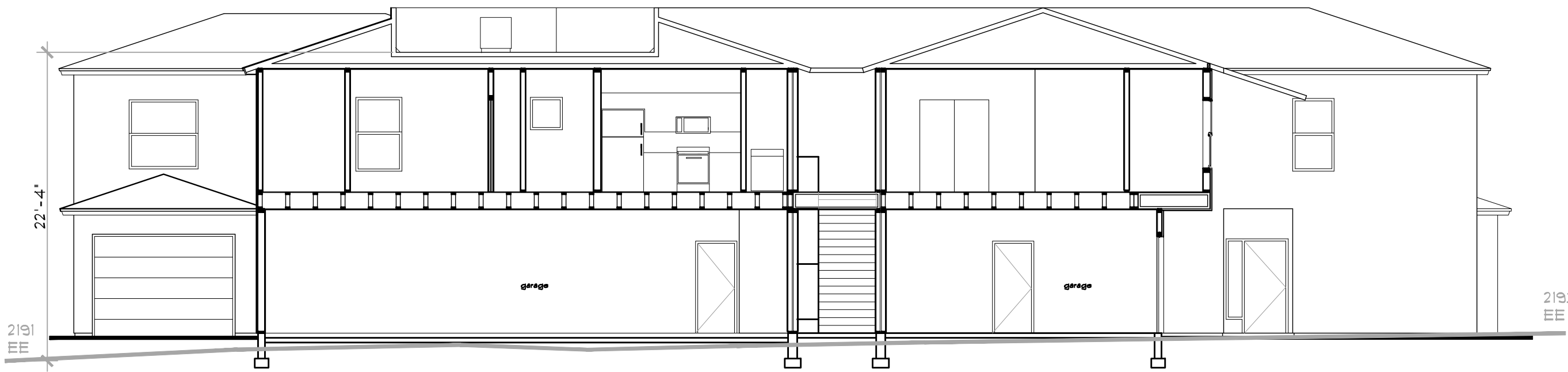
CONDO SECTION
SECTION BB
1/8" = 1'-0"



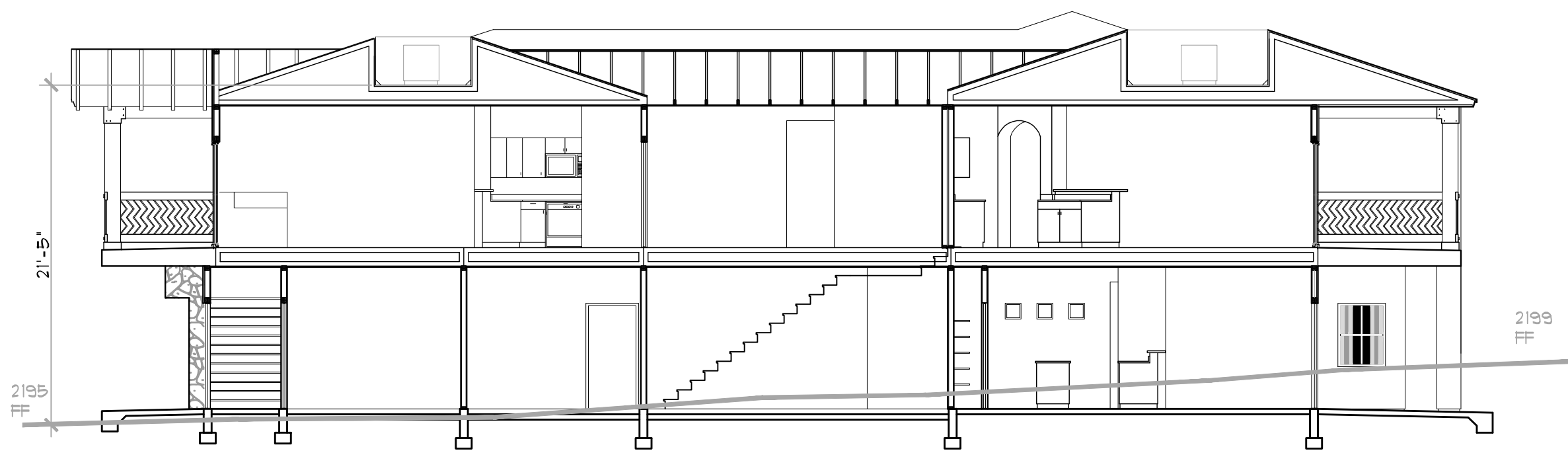
CONDO SECTION
SECTION CC
1/8" = 1'-0"



CONDO SECTION
SECTION DD
1/8" = 1'-0"



CONDO SECTION
SECTION EE
1/8" = 1'-0"



CONDO SECTION
SECTION FF
1/8" = 1'-0"

BY:	DATE:
BY:	DATE:
BY:	DATE:
BY:	DATE:
BY:	DATE:

NOTICE TO EXTEND PAYMENT
PROVISION:
THIS CONTRACT
ALLSOWS THE
OWNER TO MAKE
PAYMENT WITHIN
30 DAYS AFTER
CERTIFICATION
AND APPROVAL
OF BILLINGS AND
ESTIMATES
Contractor must verify all dimensions of project before
proceeding with this work. Do not reproduce the drawings
& specifications without the expressed written permission of
the Architects. The drawings & specifications are the property
of the Architects and shall remain confidential. No part of these
drawings shall be used for any other project without the
expressed written permission of the Architect.
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VILLAS AT SADDLE HORSE RANCH
CAVE CREEK, ARIZONA

BUILDING SECTIONS
1/8" = 1'-0"

DRAWN BY:
CHECKED BY:
PROJECT NO.
FILE NAME
DATE

SHEET NO.

A4

L.R. Niemiec Architects

110 NIEMIEC ARCHITECTS/BI AVENUE INC • 9505 EAST HADLEIGH DRIVE SUITE 100 SCOTTSDALE ARIZONA 85258 • (480) 900-7575

FINAL PLAT OF
CAVE CREEK PROMENADE

A CONDOMINIUM PLAT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 27;

THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY FOR SCHOOL HOUSE
ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST DISTANCE OF 738.27 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 53 SECONDS EAST A DISTANCE OF 261.41 FEET;

THENCE SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST (RECORD) NORTH 88 DEGREES 06 MINUTES 06 SECONDS WEST (MEASURED) A
DISTANCE OF 109.75 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS EAST A DISTANCE OF 339.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE
SOUTHERLY WITH A RADIUS OF 1090.92 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY FOR CAVE CREEK ROAD;

THENCE ALONG SAID RIGHT OF WAY, THROUGH SAID CURVE, A DELTA OF 01 DEGREE 23 MINUTES 07 SECONDS AN ARC LENGTH OF 26.38
FEET WITH A CHORD BEARING SOUTH 63 DEGREES 23 MINUTES 10 SECONDS WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 62 DEGREES 41 MINUTES 37 SECONDS WEST A DISTANCE OF 194.68 FEET TO A
POINT OF CURVATURE;

THENCE ALONG SAID RIGHT OF WAY THROUGH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1200.92 FEET WITH A DELTA OF 21
DEGREES 37 MINUTES 22 SECONDS AN ARC LENGTH OF 453.21 FEET AND A CHORD BEARING OF SOUTH 73 DEGREES 30 MINUTES 18
SECONDS WEST TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF SCHOOL HOUSE ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 00 DEGREES 05 MINUTES 51 SECONDS WEST A DISTANCE OF 376.52 FEET TO THE TRUE
POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, 1418.36 FEET TO THE
INTERSECTION OF SCHOOL HOUSE ROAD AND CAVE CREEK ROAD AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST,
WHOSE CENTER BEARS NORTH 03 DEGREES 57 MINUTES 43 SECONDS WEST AND HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 54 SECONDS, AN ARC DISTANCE OF
466.97 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 62 DEGREES 41 MINUTES 23 SECONDS EAST, 194.68 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE
SOUTHEAST, HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 00 SECONDS, AN ARC DISTANCE OF
54.33 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, 60.82 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A LINE
55 SOUTH OF AND CONCENTRIC WITH THE CENTERLINE OF CAVE CREEK ROAD, AS SHOWN ON MAP RECORDED IN BOOK 17 OF ROAD MAPS,
PAGE 29 TO 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, 315.33 FEET;

THENCE NORTH 88 DEGREES 37 MINUTES 03 SECONDS WEST, 29.60 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE
NORTHEAST HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 37 MINUTES 03 SECONDS, AN ARC DISTANCE OF
9.14 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 25.15 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE
NORTHEAST, HAVING A RADIUS OF 13.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH, A CENTRAL ANGLE OF 55 DEGREES 48 MINUTES 55 SECONDS, AN ARC DISTANCE OF
12.66 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 80.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 22 SECONDS, AN ARC DISTANCE OF
19.14 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 24 DEGREES 31 MINUTES 18 SECONDS EAST, 50.91 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE WEST,
HAVING A RADIUS OF 247.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 29 MINUTES 34 SECONDS, AN ARC DISTANCE OF 105.59
FEET TO THE POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS, 109.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST
WHOSE CENTER BEARS SOUTH 26 DEGREES 30 MINUTES 37 SECONDS EAST AND HAVING A RADIUS OF 1090.92 FEET, SAID CURVE BEING 55
FEET SOUTH OF AND CONCENTRIC WITH SAID CENTERLINE OF CAVE CREEK ROAD;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 18 SECONDS, AN ARC DISTANCE OF
11.20 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVE BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST 1418.36 FEET TO THE
INTERSECTION OF SCHOOL HOUSE AND CAVE CREEK ROAD AND POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE
CENTER BEARS NORTH 03 DEGREES 57 MINUTES 43 SECONDS WEST AND HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 54 SECONDS AN ARC DISTANCE OF
466.97 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 62 DEGREES 41 MINUTES 23 SECONDS EAST 194.68 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE
SOUTHEAST HAVING A RADIUS OF 1145.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 00 SECONDS AN ARC DISTANCE OF
54.33 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST A DISTANCE OF 378.04 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 88 DEGREES 37 MINUTES 03 SECONDS EAST A DISTANCE OF 109.76 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY
DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 97-00528 13, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 25.19 FEET TO THE
SOUTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH 88 DEGREES 30 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 109.74 FEET TO
THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE NORTH 00 DEGREES 01 MINUTE 44 SECONDS EAST, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 24.20 FEET TO THE
TRUE POINT OF BEGINNING;

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID KIPPER, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CAVE CREEK PROMENADE",
A PORTION OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID PLAT
SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BUILDING UNITS, COMMON ELEMENTS
AND LIMITED COMMON ELEMENTS CONSTITUTING THE SAME, AND THAT EACH BUILDING, UNIT AND
LIMITED COMMON ELEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH,
RESPECTIVELY, ON SAID PLAT.

THE COMMON ELEMENTS SHALL BE OWNED IN COMMON IN EQUAL OWNERSHIP SHARES BY THE
INDIVIDUAL UNIT OWNERS OF CAVE CREEK PROMENADE AS FURTHER INDICATED IN THAT CERTAIN
DECLARATION OF CONDOMINIUM FOR CAVE CREEK PROMENADE, PROVIDED, HOWEVER, THE LIMITED
COMMON ELEMENTS SHALL BE RESERVED FOR THE BENEFIT OF THOSE UNIT OWNERS IDENTIFIED IN
THE DECLARATION. EXCEPT AS MAY BE PROVIDED IN THE DECLARATION CONCERNING LIMITED COMMON
ELEMENTS MAINTENANCE, THE COMMON ELEMENTS SHALL BE MAINTAINED BY A CONDOMINIUM UNIT
OWNERS ASSOCIATION COMPRISED OF THE INDIVIDUAL UNIT OWNERS.

THERE IS HEREBY PROVIDED A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER THE COMMON
ELEMENTS FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE TYPE VEHICLES, LANDSCAPING
AND CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL
UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, DRAINAGE AND CABLE
TELEVISION. THIS EASEMENT SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENT ON THE
CONDOMINIUM.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF CAVE CREEK TO BE THE SOLE OWNER OF THE
PROPERTY COVERED HEREBY AND THAT ANY HOMEOWNERS' ASSOCIATION, LENDER, EASEMENT HOLDER
OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN SAID PROPERTY HAS CONSENTED TO AND
JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY
RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS
PLAT IS RECORDED.

IN WITNESS WHEREOF, DAVID KIPPER, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED.

THIS _____ DAY OF _____, 2007.

BY:

ITS:MANAGING MEMBER _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE
OF ARIZONA, APPEARED DAVE KIPPER, MANAGING MEMBER OF PLANNING AND DEVELOPMENT
CONSULTING, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME APPEARS ON THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, ON BEHALF
THEREOF.

IN WITNESS WHWHEREOF, I HAVE HEREUNTO SET MY OFFICIAL HAND AND SEAL THE DAY AND YEAR
FIRST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF ARIZONA
MY COMMISSION EXPIRES: _____

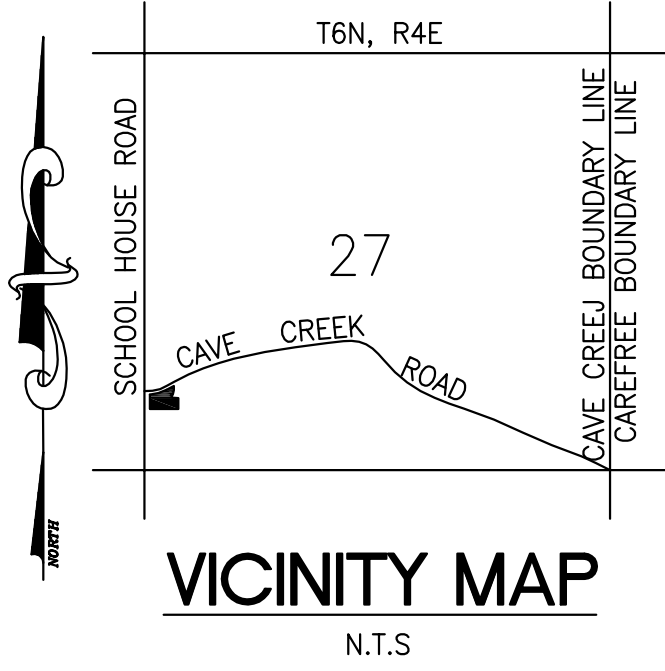
RATIFICATION:

BY THIS RATIFICATION: _____
PRINTED NAME

DULY ELECTED: _____
PRINTED TITLE

OF: _____
NAME OF OWNERS ASSOCIATION

SIGNATURE _____ DATE _____



GENERAL NOTES:

1. ZONING IS CURRENTLY R-3.
2. UNIT DIMENSIONS SHOWN HEREON ARE TO THE INTERIOR OF UNIT'S FINISHED
BUT UNDECORATED CEILING, FLOOR AND EXTERIOR WALLS.
3. ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE AIRSPACE CONTAINED
WITHIN THE UNITS AND LIMITED COMMON ELEMENTS, ARE COMMON ELEMENTS.
4. UNLESS OTHERWISE SHOWN ON THIS PLAT, EACH PATIO IS DEEMED TO HAVE
THE SAME VERTICAL BOUNDARIES AS THE IMMEDIATELY ADJACENT CEILING
AND FLOOR OF THE UNIT OF WHICH IT IS A PART.
5. WALLS, FENCES AND RAILINGS ENCLOSING PATIO AREAS ARE PART OF THE
COMMON ELEMENTS.
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED VALUES
UNLESS OTHERWISE NOTED.
7. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH
STEWART TITLE AND TRUST TITLE AGENCY TITLE REPORT
NO. 06450143, EFFECTIVE DATE: JULY 26, 2006 AT 7:30
8. LIMITED COMMON ELEMENTS: THE PATIO APPURTENANT TO EACH FLOOR UNIT
IS A LIMITED COMMON ELEMENT APPURTENANT TO THAT UNIT.

BENCHMARK

USGS MONUMENT O 1LH3 (AJ3733). FOUND 3" ALUMINUM
CAP FLUSH STAMPED "1LH3 1999"
ELEVATION= 2288.60 (NAVD 88 DATUM)

OWNER

DAVID KIPPER
7087 S. CHAPARRAL CIRCLE WEST
CENTENNIAL, CO. 80016

EXISTING ZONING

CITY OF CAVE CREEK CODE : CC

AREA

316,437 SQ.FT. 7.26 ACRES

BASIS OF BEARING

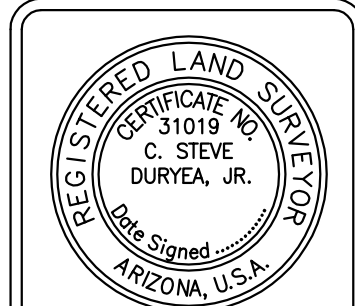
THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 27, BEING THE CENTERLINE OF SCHOOL
HOUSE ROAD, MONUMENTED BY AN ALUMINUM CAP AT
THE SOUTHWEST CORNER, AND A BRASS CAP AT THE
WEST QUARTER CORNER, BEARING NORTH 00°05'51"
EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE "ARIZONA
BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED IN FEB., 2002,
AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS SURVEYED AND
DRAWN UNDER MY DIRECTION IN THE MONTH OF APRIL, 2007.

C. STEVE DURYEA, JR., R.L.S.#31019 DATE _____

REVISIONS		
NO.	DATE	DESCRIPTIONS



HOOK ENGINEERING, INC.
3221 NORTH 24TH STREET, SUITE 10
PHOENIX, ARIZONA 85016
(602)956-0166 (602)956-0289

JOB NO:
6089.07.01
SHEET:
1 of 5

THE LIST

Compiled by Dale Brown
 602-308-6511, @PhxBizDaleBrown
 dbrown@bizjournals.com

WEALTHIEST ZIP CODES

RANKED BY ESRI WEALTH INDICATORS

ZIP Code Community	Dominant Esri tapestry segment	2016 median net worth	2016 average net worth	2016 median household income	2016 median home value	2016 median disposable income	Population
1 85253 Paradise Valley	Top Tier	\$500,001	\$2,781,735	\$130,169	\$1,000,001	\$102,157	18,055
2 85262 Scottsdale	Silver & Gold	\$500,001	\$2,657,300	\$124,842	\$764,454	\$98,844	13,118
3 85255 Scottsdale	Top Tier	\$500,001	\$2,037,123	\$121,103	\$724,322	\$93,692	40,788
4 85266 Scottsdale	Exurbanites	\$500,001	\$2,424,203	\$108,704	\$720,113	\$85,057	11,984
5 85259 Scottsdale	Top Tier	\$387,906	\$1,903,325	\$100,789	\$684,467	\$77,216	21,491
6 85284 Tempe	Savvy Suburbanites	\$500,001	\$1,851,883	\$114,240	\$384,446	\$87,259	17,389
7 85377 Carefree	Silver & Gold	\$416,351	\$2,310,343	\$89,385	\$859,456	\$72,588	2,691
8 85263 Rio Verde	The Elders	\$500,001	\$3,157,082	\$101,510	\$525,202	\$95,546	2,255
9 85045 Phoenix	Professional Pride	\$465,464	\$1,167,016	\$117,952	\$395,087	\$88,752	7,813
10 85331 Cave Creek	Savvy Suburbanites	\$358,762	\$1,280,923	\$100,245	\$445,355	\$76,807	31,188
11 85258 Scottsdale	Golden Years	\$214,718	\$1,440,391	\$75,288	\$496,567	\$59,440	24,874

► CLOSER LOOK

\$126,964

Average of the household income averages for the 25 wealthiest ZIP codes in Maricopa County, as measured by Esri wealth indicators. Last year's average: \$119,432

\$75,773

Average of the median disposable income figures for the 25 wealthiest ZIP codes as measured by Esri wealth indicators. Last year's average: \$72,366

HIGHEST PER-CAPITA INCOME ZIP CODES AMONG THE TOP 25

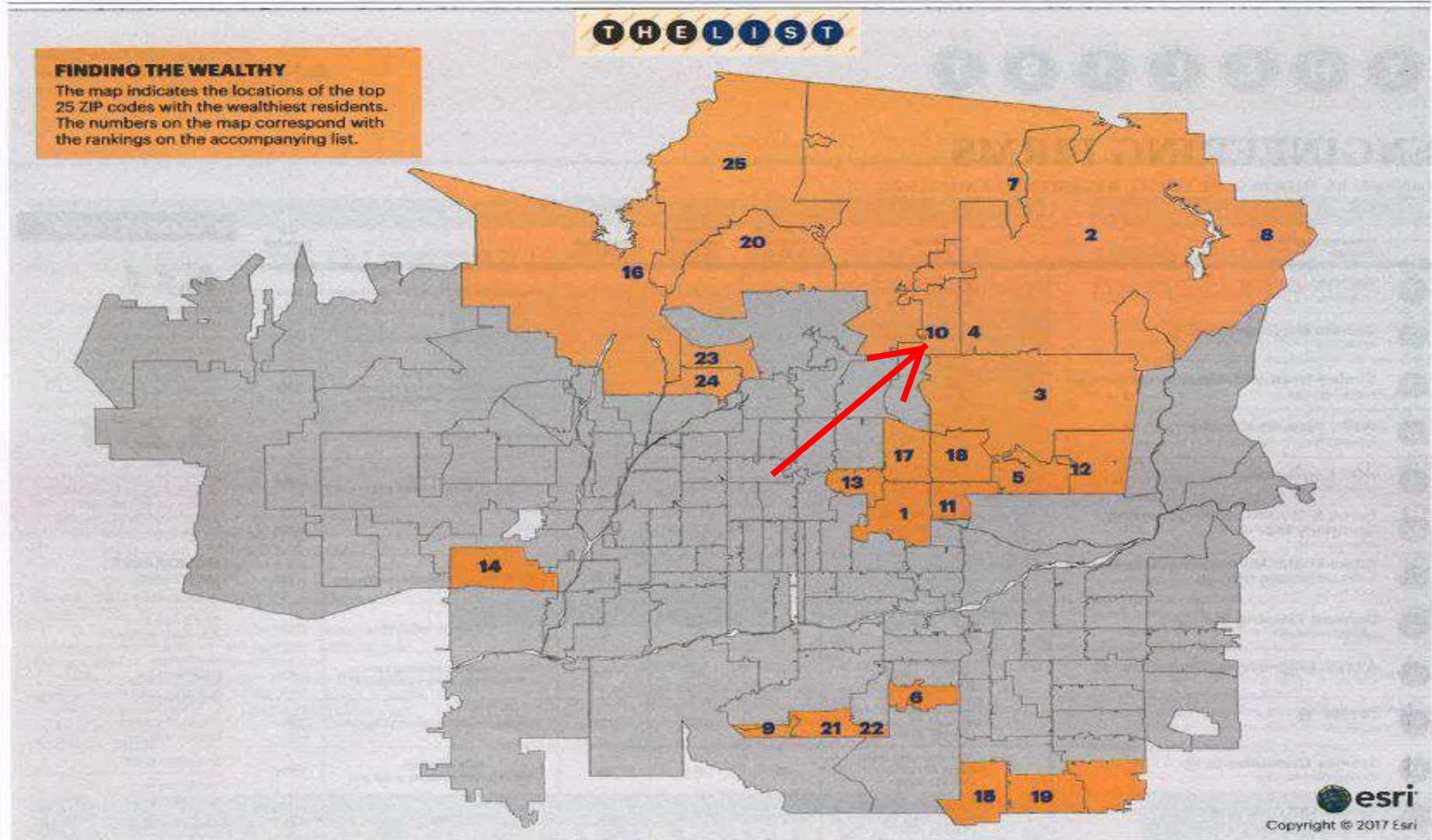
85253	\$80,563
85262	\$76,260
85255	\$69,128
85377	\$68,794
85259	\$65,741

ABOUT THE LIST

All information, research and ranking for this list provided by Esri, Redlands, Calif. Esri ranks the top ZIP

FEBRUARY 3, 2017

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Where the wealthy live

THOSE MAKING MONEY TEND TO LIVE IN THE FAR-FLUNG SUBURBAN LANDSCAPE

Where the wealthy live

THOSE MAKING MONEY TEND TO LIVE IN THE FAR-FLUNG SUBURBAN LANDSCAPE

BY PATRICK O'GRADY
pogrady@bizjournals.com
602-308-6519, @PhxBiz_pogrady

While there seems to be big demand for people to move into the Valley's central core, with plenty of housing packed in to areas such as Tempe and downtown Phoenix, the wealthy are having none of it. At least not yet.

Every year, the *Phoenix Business Journal* runs a list of the wealthiest ZIP codes in the region ranked by Redlands, California-based Esri, a mapping, software and analytics company.

That list is remarkably stable, and for years it has shown the wealthy tend to congregate in areas well outside the central corridors. The closest areas where the affluent reside near downtown Phoenix, for example, are Paradise Valley and Scottsdale.

From there, where the wealthy live branches out

away from the central core. The wealthy prefer areas primarily in the northeast Valley with towns such as Fountain Hills and Cave Creek. The wealth expands in areas near Ahwatukee, Tempe, Chandler and Gilbert in the East Valley as well as Glendale, Peoria and Goodyear in the West Valley.

The map shows the location of each ZIP code ranked by Esri's proprietary system that incorporates average net worth, median net worth, household income and median home values among other stats.

While stable in terms of rankings, some areas on the list have moved up or down. Paradise Valley, however, has held the top spot for a while, and the Scottsdale ZIP codes following it also have been among the richest in the Valley.

The charts on page 21 take a look at the rankings from a different perspective, breaking out categories Esri factors into its report.

WHAT THE WEALTHY LIKE

Here's some interesting information we gleaned from all the data on the 25 wealthiest ZIP codes:

- **Wealthy and want to live cheap? Don't move to Scottsdale:** Known as the place for the wealthy to live, that notion has clearly affected home values as 60 percent of the list with the highest average home prices are in Scottsdale ZIP codes.
- **The wealthy are earning more:** A quick look at the top 10 lists with the highest average household income see a big boost in earnings from 2015 to 2016. Paradise Valley, which was tops on both of those metrics, saw its average household income rise from \$169,788 in 2015 to \$199,019 last year. Other areas saw similar increases in income.
- **High net-worth people like views:** The households ranking highest on the net worth list like their landscape varied. From Scottsdale to Fountain Hills, they tend to live in areas that are a little more natural.

► BY THE NUMBERS

\$1.57 million

Overall average net worth

\$126,986

Overall average income

\$523,604

Overall average home value

\$94,079

Overall average disposable income

