

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT MIRAGE MOUNTAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY PLATTED UNDER THE NAME OF "MIRAGE MOUNTAIN - PHASE II", A CONDOMINIUM PLAT OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "MIRAGE MOUNTAIN - PHASE II", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION OF EACH CONDOMINIUM UNIT, AND THAT SAID PLAT GIVES A NUMBER TO EACH CONDOMINIUM UNIT.

OWNER HEREBY DECLARES THAT TRACT "A" SHOWN HEREON, A PORTION OF THE COMMON ELEMENT, IS A PRIVATE STREET FOR THE EXCLUSIVE USE OF THE OWNERS OF THE CONDOMINIUM UNITS AND FOR OTHER PERSONS SPECIFIED IN THE CONDOMINIUM DECLARATION OF "MIRAGE MOUNTAIN" AND FOR THE PERSONS OR ENTITIES SPECIFIED HEREON. THERE IS HEREBY DEDICATED TO THE CITY OF SCOTTSDALE AN EASEMENT OVER TRACT "A" FOR PUBLIC WATER AND SEWER LINES, INGRESS AND EGRESS FOR REFUSE COLLECTION, PUBLIC UTILITIES, CABLE TELEVISION AND EMERGENCY AND SERVICE TYPE VEHICLES AND DRAINAGE MAINTENANCE ACCESS, TOGETHER WITH A 28-FOOT WIDE EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS ABUTTING OVERLOOK LOOP OF TRACT A, PROVIDED AS SHOWN ON THIS PLAT.

FURTHERMORE, THE OWNER DEDICATES TO THE CITY OF SCOTTSDALE, A DRAINAGE EASEMENT FOR STORM WATER STORAGE BASINS OVER PORTIONS OF TRACTS "C" & "D". A MAINTENANCE ACCESS EASEMENT IS ALSO DEDICATED TO THE CITY OF SCOTTSDALE FOR THOSE AREAS IN TRACTS "C" AND "D" WHERE THERE ARE NO STRUCTURES, AND IS ONLY FOR THE PURPOSE OF PROVIDING MAINTENANCE TO THE DRAINAGE EASEMENT AREA IN THE EVENT OF THE UNIT OWNERS ASSOCIATION FAILURE TO MAINTAIN. COST OF SUCH MAINTENANCE WILL BE CHARGED BACK TO THE UNIT OWNERS ASSOCIATION.

TRACTS "A", "B", "C" & "D" ARE COMMON ELEMENTS AND ARE TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION. TRACT "B" IS EXCLUSIVELY FOR THE UNIT OWNER'S RECREATIONAL AND CLUBHOUSE PURPOSES.

SAID EASEMENTS SHOWN HEREIN SHALL INCLUDE THE RIGHT FOR THE UTILITY COMPANIES AND THE CITY OF SCOTTSDALE TO USE THE PRIVATE STREETS FOR INGRESS, EGRESS, INSTALLATION REPLACEMENT, REPAIR MAINTENANCE AND OPERATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION AND ELECTRICITY. THESE EASEMENTS SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENTS ON SAID PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SCOTTSDALE FOR THE PURPOSES AS SHOWN, WITH MAINTENANCE RESPONSIBILITIES BEING THAT OF THE UNIT OWNER'S ASSOCIATION, AND ARE NOT REVOCABLE WITHOUT WRITTEN CONSENT OF THE CITY OF SCOTTSDALE.

OWNER HEREBY DEDICATES TO THE CITY OF SCOTTSDALE, NATURAL AREA OPEN SPACE (N.A.O.S.) EASEMENTS UPON, OVER AND ACROSS AREAS DESIGNATED AS SUCH HEREON FOR THE PURPOSE OF PERMANENTLY PRESERVING SUCH LAND IN ITS NATURAL DESERT STATE. THE N.A.O.S. EASEMENTS SHALL NOT BE USED FOR ANY PURPOSE INCONSISTENT WITH THE PRESERVATION OF SAID AREAS IN THEIR NATURAL STATE AND NO GRADING, GRUBBING, EXCAVATING OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENTS EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES. MAINTENANCE OF NATURAL AREA OPEN SPACE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE UNIT OWNER'S ASSOCIATION.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVISE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE 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:

MIRAGE MOUNTAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: *[Signature]* DATE 9/24, 2004

ITS: *[Signature]*

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th day of September, 2004, BY *[Signatures]* AS *[Signatures]* of MIRAGE MOUNTAIN, LLC.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

[Signature] MY COMMISSION EXPIRES: 3-13-08



LEGAL DESCRIPTION (per ALTA Survey)

PARCEL NO. 2

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 332.32 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST, 660.84 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS EAST, 332.31 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, ALONG SAID EAST LINE, 660.92 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

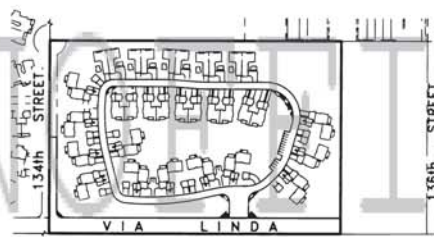
EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 332.32 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST, 660.84 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS EAST, 332.31 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, ALONG SAID EAST LINE, 660.92 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE DESCRIBED PARCELS COMBINED CONTAIN 653,400 SQUARE FEET OR 15.00 ACRES MORE OR LESS.)

A CONDOMINIUM PLAT OF MIRAGE MOUNTAIN - PHASE II

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

SHEET INDEX

- 1. COVER SHEET
2. SITE PLAN
3. BUILDING TIES & NAOS PLAN
4. FOURPLEX DETAILS
5. DUPLEX DETAILS

ZONING

THE EXISTING ZONING FOR THIS PROPERTY IS: R-4 ESL.

GENERAL NOTES

- 1. THE PHYSICAL BOUNDARIES OF, AND THE ITEMS COMPRISING, THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION FOR "MIRAGE MOUNTAIN".
2. THE PHYSICAL LOCATION OF THE CONSTRUCTED UNITS SHALL DEFINE THE AIRSPACE AS GRAPHICALLY DEPICTED UPON THIS CONDOMINIUM PLAT.
3. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, DOORS AND WINDOWS OF THE UNIT (INCLUDING THE GARAGE) AS DESCRIBED IN THE CONDOMINIUM DECLARATION.
4. THE BOUNDARY OF THIS CONDOMINIUM PLAT IS BASED UPON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY HERB L. BLAIR, RLS 30343, AS AGENT FOR KIMLEY-HORN, JOB NO 2002-22, DATED OCTOBER 3, 2002.
5. THE CONDOMINIUM OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACTS, EASEMENTS, FENCES AND EXTERIOR WALLS.
6. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
7. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CO&R'S AND DESIGN GUIDELINES.
8. SIGHT DISTANCE EASEMENTS SHALL BE CLEAR OF ALL VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT AND 6" MAXIMUM DIAMETER.
9. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS AND SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLANS.
10. EACH BALCONY, PATIO AND OTHER AREAS SO DELINEATED HEREON IS A "LIMITED COMMON ELEMENT" OF THE UNIT TO WHICH IT IMMEDIATELY ADJOINS, AS MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION. CERTAIN DRIVEWAYS SHOWN AS "LCE" OR "LIMITED COMMON ELEMENTS" SHALL BE SHARED BY THE OWNERS OF THE RESPECTIVE UNITS.
11. THE BUILDING TIES ARE PERPENDICULAR TO TANGENT LINES AND RADIAL TO CURVES.
12. THIS DEVELOPMENT IS IN THE CITY OF SCOTTSDALE WATER SYSTEM WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
13. THE OPTIONAL "CASITA" BUILDING ADDITIONS THAT ARE SHOWN, SHALL BE PART OF THE UNIT.
14. THE AREA CONTAINED WITHIN THE DUPLEX PATIO AND ENTRYWAY COURTYARD WALL ENCLOSURES SHOWN HEREIN ARE LIMITED COMMON ELEMENTS (LCE) FOR THE ADJOINING DUPLEX UNIT ONLY. THE CONSTRUCTED LOCATION OF THE PATIO AND ENTRYWAY COURTYARD WALLS SHALL DEFINE THE BOUNDARY OF THE LIMITED COMMON AREA (LCE).

TRACT AREA TABLE

Table with columns: TRACT, AREA, U.S.E.
* A 52,752 SF/1.21 Ac. PRIVATE STREET & DEFINED IN DEDICATION
* B 26,352 SF/0.60 Ac. RECREATION, CLUBHOUSE AREA, BLANKET DRAINAGE & MAINTENANCE EASEMENT
* C 178,482 SF/4.10 Ac. BLANKET DRAINAGE & ACCESS EASEMENT
* D 325,155 SF/7.46 Ac. BLANKET DRAINAGE & ACCESS EASEMENT
NET 582,740 SF/13.38 Ac. (EXCLUDING PUBLIC RIGHT OF WAYS)
+R/W 70,660 SF/1.62 Ac. (PUBLIC RIGHT OF WAYS)
GROSS 653,400 SF/15.00 Ac. (INCLUDING PUBLIC RIGHT OF WAYS)

NATURAL AREA OPEN SPACE (N.A.O.S.)

Table with columns: N.A.O.S. EASEMENT #, AREA, ACRES
N.A.O.S. EASEMENT #1 = 43,998 SQ. FT. / 1.01 ACRES
N.A.O.S. EASEMENT #2 = 15,967 SQ. FT. / 0.37 ACRE
N.A.O.S. EASEMENT #3 = 57,848 SQ. FT. / 1.33 ACRES
N.A.O.S. EASEMENT #4 = 10,200 SQ. FT. / 0.23 ACRE (99 SQ. FT. ISLAND ALREADY EXCEPTED)
N.A.O.S. EASEMENT #5 = 5,725 SQ. FT. / 0.13 ACRE
N.A.O.S. EASEMENT #6 = 36,037 SQ. FT. / 0.83 ACRE
TOTAL NATURAL AREA OPEN SPACE = 169,973 SQ. FT. / 3.90 ACRES

LEGEND

- SET SURVEY MONUMENT UPON COMPLETION OF CONSTRUCTION
○ INDICATES FOUND MONUMENT AS SHOWN
● INDICATES FOUND BRASS CAP FLUSH
--- EASEMENT LINE
- - - SECTIONAL LINE
- - - BOUNDARY LINE
PUE PUBLIC UTILITY EASEMENT
VNAE VEHICULAR NON-ACCESS EASEMENT
SVE SIGHT VISIBILITY EASEMENT
(R) RADIAL
(NR) NON-RADIAL
LCE LIMITED COMMON ELEMENT
N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT
(N.A.O.S.) LINE
UNIT NUMBER
(FLOOR NUMBER)
OPTIONAL BUILDING ADDITION



VICINITY MAP

OWNER

MIRAGE MOUNTAIN, LLC - OWNER
16927 E. SAGUARO BLVD.
FOUNTAIN HILLS, AZ 85268
TELEPHONE: (480) 837-8700
CONTACT: MICHAEL G. DUFFY

ENGINEER

KIMLEY-HORN & ASSOCIATES
7600 N. 15TH STREET, SUITE 250
PHOENIX, AZ 85021
TELEPHONE: (602) 944-5000
CONTACT: MICHAEL L. DELMARTER, P.E.

OWNER

MORRISON-MAERLE, INC.
7600 N. 15TH STREET, SUITE 201
TEMPE, AZ 85281
TELEPHONE: (480) 517-5800
CONTACT: MARK A. LUONO, R.L.S.

ENGINEER

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BASIS OF BEARINGS

BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. (AKA THE CENTERLINE OF VIA LINDA) SAID LINE BEARS: N.87°28'14.7"W. PER THE RECORDED CONDOMINIUM PLAT OF "MIRAGE MOUNTAIN - PHASE I" AS SHOWN IN BOOK 859, PAGE 32, MARICOPA COUNTY RECORDS.

APPROVALS

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED SITE PLAN.
PROJECT COORDINATION MANAGER DATE 9-27-04

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH.
DATE 9/27/04

CERTIFICATION

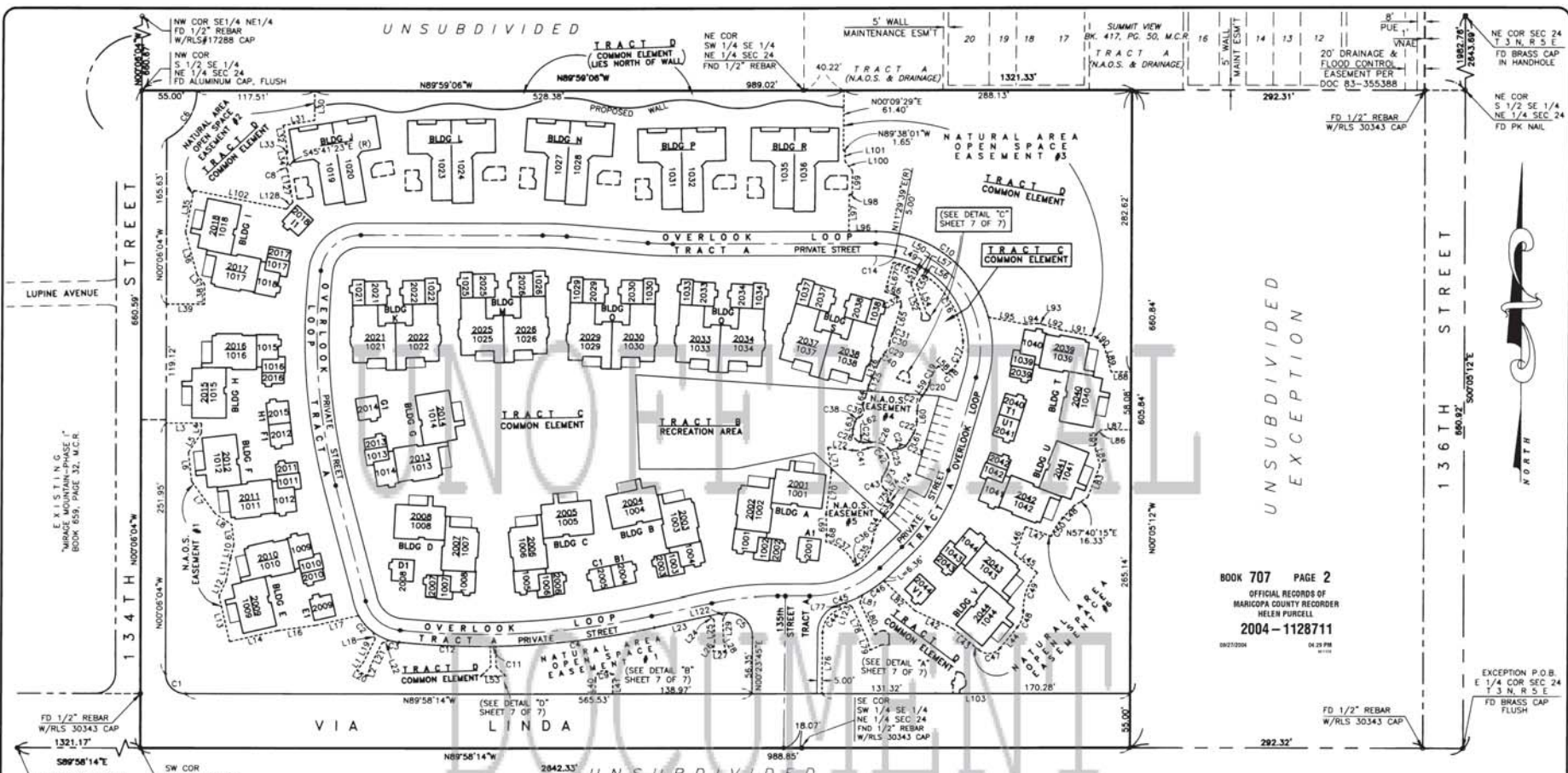
THIS IS TO CERTIFY THAT THE SURVEY AND CONDOMINIUM PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2004, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BOOK 707 PAGE 2
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2004-1128711

707-02



Vertical sidebar containing: METRIC SCALE, MORRISON-MAERLE, INC. logo, CONDOMINIUM PLAT COVER SHEET MIRAGE MOUNTAIN PHASE II, PROJECT NO. 829400501, SHEET NUMBER 1 OF 7, and PLAN CHECK 5489-02-B ZONING CASE #5-ZN-2002 DRB CASE # 12-DR-2003.

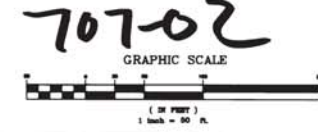


BOOK 707 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2004-1128711

LEGEND

- SET SURVEY MONUMENT UPON COMPLETION OF CONSTRUCTION
- INDICATES FOUND MONUMENT AS SHOWN
- ⊙ INDICATES FOUND BRASS CAP FLUSH
- EASEMENT LINE
- - - SECTIONAL LINE
- BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- SV SIGHT VISIBILITY EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- LCE LIMITED COMMON ELEMENT
- NATURAL AREA OPEN SPACE EASEMENT (N.A.O.S.) LINE
- 1030 UNIT NUMBER
- (FLOOR NUMBER)
- OPTIONAL BUILDING ADDITION

LINE TABLE-THIS SHEET ONLY			LINE TABLE-THIS SHEET ONLY			LINE TABLE-THIS SHEET ONLY			CURVE TABLE-THIS SHEET ONLY			CURVE TABLE-THIS SHEET ONLY			CURVE TABLE-THIS SHEET ONLY						
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	D E L T A	RADIUS	LENGTH	TANGENT	CURVE	D E L T A	RADIUS	LENGTH	TANGENT			
L1	N38°49'04"	10.20	L33	S82°54'37"	1.87	L64	N15°37'03"	22.85	L95	N79°09'09"	38.05	C1	89°52'10"	20.00	31.37	19.85	C32	90°00'00"	10.00	15.71	10.00
L2	S16°11'52"	10.20	L34	S09°24'23"	10.87	L65	N19°27'03"	21.82	L96	N89°57'56"	27.08	C2	24°50'31"	52.00	22.85	11.45	C33	05°46'21"	140.00	14.10	7.06
L3	N89°53'56"	35.20	L35	N11°08'02"	42.00	L66	N74°22'57"	9.48	L97	N00°22'01"	37.01	C3	11°16'20"	52.00	10.23	5.13	C34	33°42'47"	50.00	29.42	15.15
L4	N00°06'04"	9.99	L36	N15°11'25"	44.35	L67	N15°37'03"	31.03	L98	S89°38'01"	3.00	C4	11°14'56"	812.00	159.42	79.87	C35	47°15'48"	35.00	28.87	15.31
L5	N33°15'27"	23.43	L37	N38°34'26"	12.24	L68	N08°21'10"	7.04	L99	N00°21'59"	23.50	C5	92°08'16"	25.00	40.20	25.95	C36	01°56'15"	83.00	2.81	1.40
L6	N08°32'53"	29.00	L38	N00°06'04"	20.00	L69	N00°24'15"	21.09	L100	N38°46'21"	12.14	C6	82°50'54"	55.00	60.33	33.60	C37	80°41'15"	38.00	40.25	22.24
L7	N35°03'22"	39.93	L39	N89°53'56"	38.08	L70	N08°21'10"	44.33	L101	N00°21'59"	10.67	C7	SEE SHEET 7 OF 7				C38	53°45'44"	7.00	8.57	3.85
L8	N58°18'09"	20.11	L40	N00°01'46"	14.85	L71	N09°35'32"	23.59	L102	N78°51'08"	94.49	C8	84°47'17"	5.02	7.43	4.58	C39	102°18'39"	7.00	12.50	8.89
L9	N08°32'53"	20.00	L41	N00°01'46"	14.58	L72	N82°41'04"	24.82	L103	N89°58'14"	308.37	C9	148°12'46"	8.86	22.40	30.41	C40	203°35'01"	30.00	10.78	5.45
L10	N13°15'54"	14.62	L42	S84°32'37"	41.90	L73	N28°30'26"	8.91	L122	N28°11'15"	8.13	C10	74°36'36"	117.00	152.42	89.20	C41	30°32'08"	30.00	15.99	8.19
L11	N10°54'11"	23.80	L43	S50°50'32"	34.33	L74	N58°17'57"	6.25	L123	N84°53'24"	8.18	C11	00°22'43"	812.00	5.37	2.68	C42	14°44'07"	15.00	37.11	43.24
L12	N24°30'33"	16.40	L44	N39°28'48"	22.01	L75	N34°25'10"	7.52	L124	S81°56'51"	8.00	C12	S8°14'28"	812.00	91.48	45.48	C43	88°48'53"	10.00	15.15	9.48
L13	N13°03'34"	47.00	L45	N50°28'22"	29.59	L76	N02°23'45"	60.82	L125	N23°35'59"	7.70	C14	11°31'43"	93.00	18.71	9.39	C44	74°18'50"	25.00	32.43	18.95
L14	N78°56'26"	49.33	L46	N21°01'32"	29.99	L77	N15°17'26"	5.00	L126	N22°26'42"	18.02	C15	15°13'05"	88.00	23.37	11.76	C45	02°32'43"	112.00	4.98	2.49
L16	N81°55'34"	38.01	L47	S68°58'28"	27.60	L78	N24°53'24"	37.81	L127	S03°38'22"	32.52	C16	S07°16'50"	88.00	77.23	41.30	C46	12°53'38"	112.00	25.20	12.65
L17	N78°56'26"	44.28	L48	N42°27'38"	16.74	L79	N15°32'39"	10.19	L128	S42°07'46"	9.01	C17	S43°07'05"	35.00	33.57	18.20	C47	90°00'00"	15.00	23.56	15.00
L18	N14°11'32"	7.35	L49	N35°43'55"	2.19	L80	N26°52'42"	16.86													
L19	N28°51'33"	25.83	L50	N59°12'55"	1.75	L81	N19°47'45"	7.80													
L20	N62°29'32"	11.99	L51	N30°47'05"	13.69	L82	N48°43'38"	43.58													
L21	N28°51'33"	25.92	L52	N19°44'56"	32.96	L83	N21°01'32"	34.00													
L22	N67°54'38"	7.35	L53	S89°09'38"	23.39	L84	S16°24'56"	16.37													
L23	N77°44'07"	56.47	L54	N19°44'56"	30.60	L85	S04°23'24"	18.86													
L24	N47°47'07"	6.14	L55	N32°47'05"	11.33	L86	S48°24'57"	5.29													
L25	N01°48'45"	21.81	L56	N59°12'55"	1.75	L87	S82°54'48"	30.00													
L26	S09°29'51"	10.12	L57	N83°00'15"	2.19	L88	S82°54'48"	20.00													
L27	N88°31'30"	12.85	L58	N45°28'21"	11.77	L89	N12°28'37"	26.37													
L28	N13°07'21"	10.20	L59	N34°37'15"	7.72	L90	N41°24'19"	13.02													
L29	N01°48'45"	21.81	L60	N01°30'01"	10.65	L91	N72°09'09"	35.00													
L30	S00°00'54"	30.00	L61	N28°31'41"	8.24	L92	N72°53'46"	18.35													
L31	S80°34'37"	31.69	L62	N82°41'04"	4.21	L93	N79°09'09"	6.67													
L32	S09°25'23"	28.00	L63	N12°18'44"	7.44	L94	S82°43'38"	11.49													



VERTICAL SCALE: 1" = 40'

ENGINEERS: MORRISON MAIERLE INC. (Professional Seal)

PLANNERS: MORRISON MAIERLE INC. (Professional Seal)

PROJECT NO: 829400501

SHEET NUMBER: 3

DATE: 02/20/04

BY: [Signature]

REVISIONS:

NO. DESCRIPTION DATE

UNSUBDIVIDED EXCEPTION

134TH STREET

136TH STREET

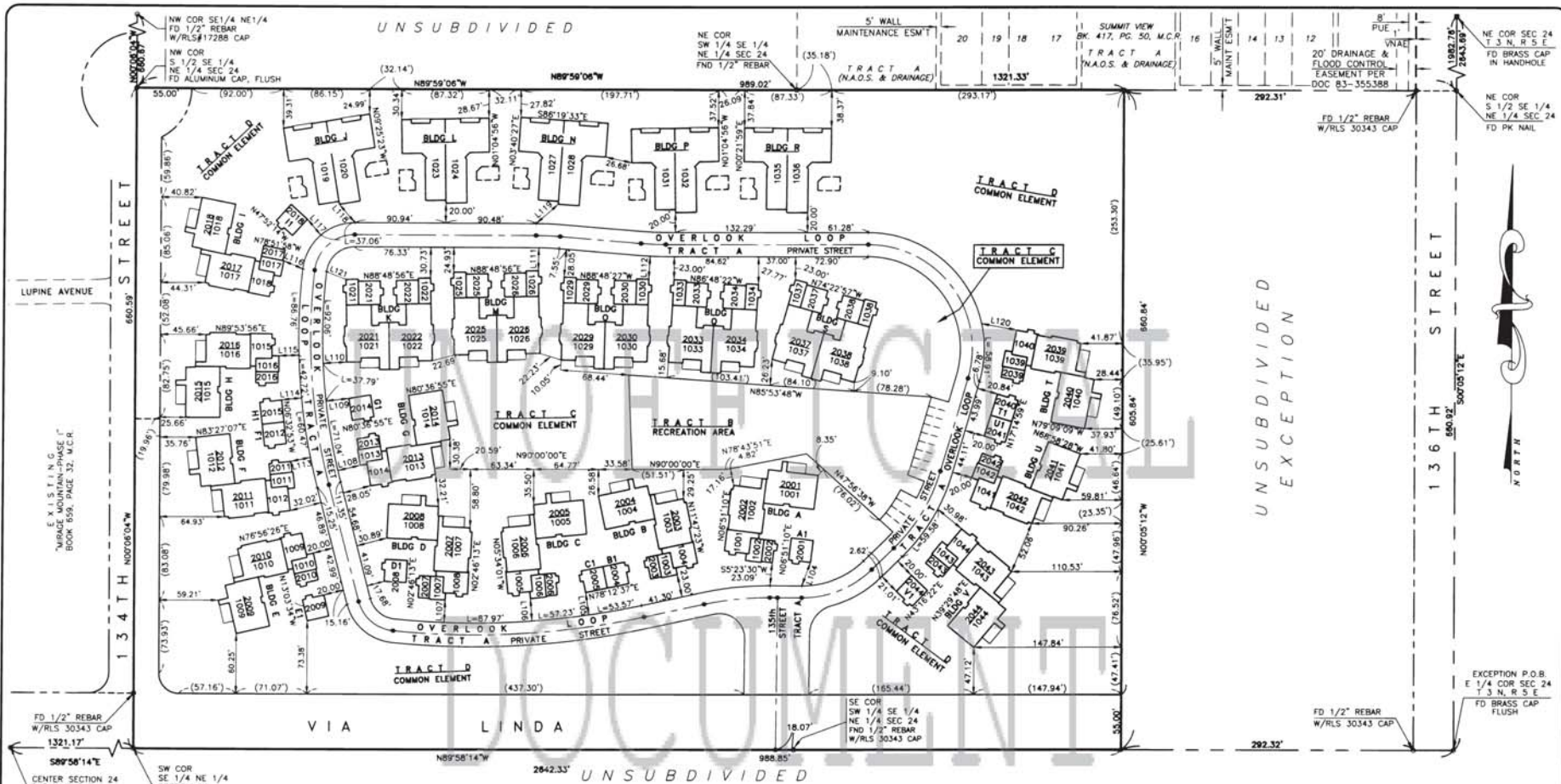
VIA LINDA

70702

GRAPHIC SCALE

(1" = 40')

1 inch = 40 ft.



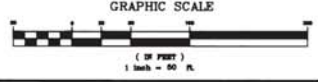
LEGEND

- SET SURVEY MONUMENT UPON COMPLETION OF CONSTRUCTION
- INDICATES FOUND MONUMENT AS SHOWN
- ⊙ INDICATES FOUND BRASS CAP FLUSH
- EASEMENT LINE
- - - SECTIONAL LINE
- BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT
- VWAE VEHICULAR NON-ACCESS EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- LCE LIMITED COMMON ELEMENT
- NATURAL AREA OPEN SPACE EASEMENT (N.A.O.S.) LINE
- 1030 UNIT NUMBER
- (FLOOR NUMBER)
- OPTIONAL BUILDING ADDITION

NOTE: SEE SHEETS 5 OF 7 AND 6 OF 7 FOR BUILDING DETAILS.

LINE	BEARING	DISTANCE
L104	S27°04'13"W	25.01'
L105	N08°22'11"W(R)	23.00'
L106	N04°12'31"W(R)	23.00'
L107	N02°11'15"E(R)	23.00'
L108	N76°29'33"E(R)	23.00'
L109	N83°29'55"E(R)	23.00'
L110	N87°13'30"E(R)	23.45'
L111	N00°41'12"E(R)	23.00'
L112	N02°51'23"E(R)	23.00'
L113	N78°18'52"E(R)	20.00'
L114	N84°02'27"E(R)	20.00'
L115	N88°05'11"E(R)	20.00'
L116	S67°09'57"W	20.82'
L117	N40°42'59"W(R)	20.88'
L118	S40°45'25"E	24.13'
L119	S48°45'52"W	29.18'
L120	N79°09'09"W	35.73'
L121	N68°21'42"W	20.90'

707-02



BOOK 707 PAGE 2
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PIRELLI
2004-1128711

VERTICAL SCALE
THIS PRINT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF THE ORIGINAL DRAWING

NO.	DESCRIPTION	REVISIONS	DATE BY

ENGINEERS
SCIENTISTS
SURVEYORS
PLANNERS
LAND SURVEYORS
PHOTOGRAMMETRISTS
PHYSICISTS
METEOROLOGISTS
CIVIL ENGINEERS
ELECTRICAL ENGINEERS
MECHANICAL ENGINEERS
INDUSTRIAL ENGINEERS
CHEMICAL ENGINEERS
NUCLEAR ENGINEERS
AERONAUTICAL ENGINEERS
Agricultural Engineers
Biomedical Engineers
Environmental Engineers
Food Engineers
Health, Safety and Environmental Engineers
Marine Engineers
Petroleum Engineers
Professional Engineers
Public Health Engineers
Sanitary Engineers
Soil and Water Conservation Engineers
Structural Engineers
Transportation Engineers
Water Resources Engineers
Other

MORRISON MAIRLE, INC.
An Arizona Corporation
100 E. McDowell Ave., Suite 201
Scottsdale, AZ 85260
Phone: (480) 317-5800
Fax: (480) 317-5801
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DRAWN BY: MMH
CHKD BY: JCS
APPR BY: JCS
DATE: 08/22/2004
SCALE: AS SHOWN
DATE:

A CONDOMINIUM PLAT
BUILDING TIES
SCOTTSDALE
MIRAGE MOUNTAIN
PHASE II

PROJECT NO.
829400501

SHEET NUMBER
4
4 OF 7

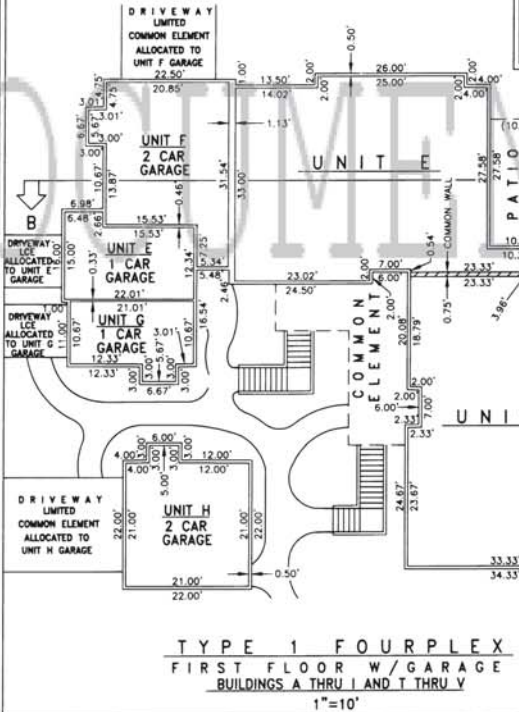
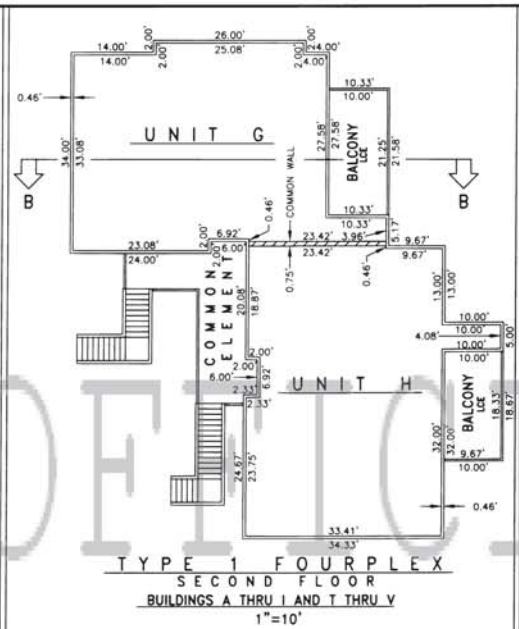
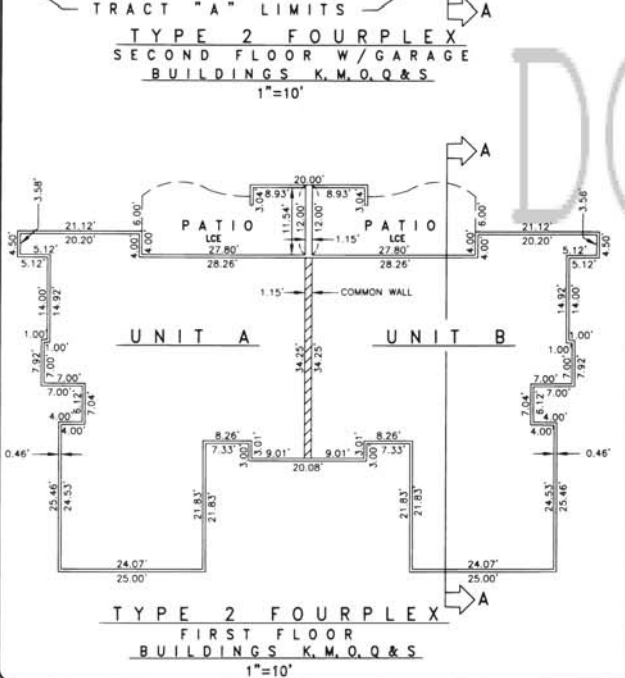
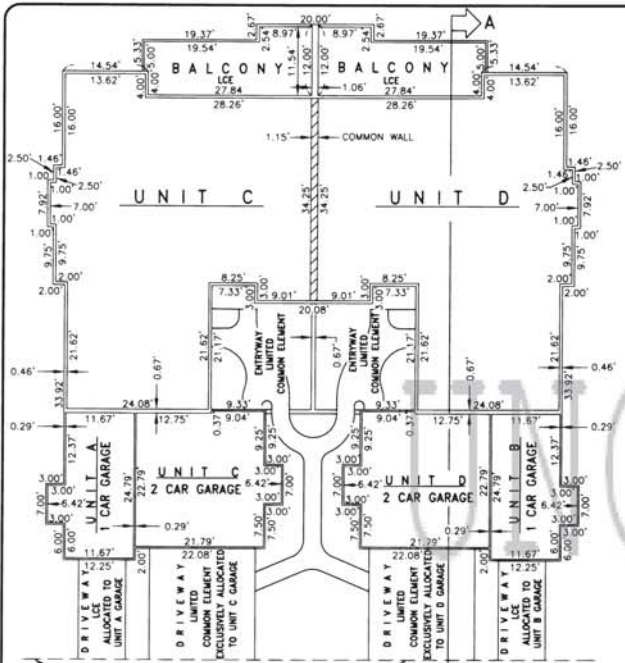
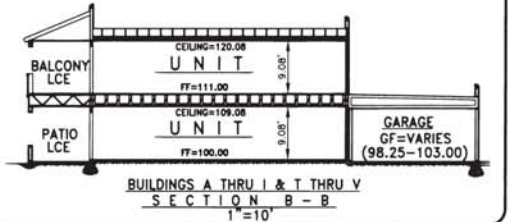
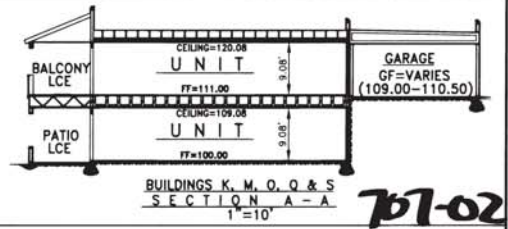


TABLE OF ELEVATIONS									
BUILDING NUMBER	UNIT NUMBER	UNIT TYPE	FINISH FLOOR	GARAGE FLOOR	BUILDING NUMBER	UNIT NUMBER	UNIT TYPE	FINISH FLOOR	GARAGE FLOOR
BUILDING A	1001	F	1696.00	1694.25	BUILDING I	1017	E	1704.50	1704.50
	1002	E	1696.00	1694.25		1018	F	1704.50	1704.50
	2001	H	1707.00	---		2017	G	1713.00	1704.50
	2002	G	1707.00	1694.25		2018	H	1713.00	---
	2001	---	---	1694.70		2018	---	---	---
BUILDING B	1003	E	1696.00	1694.50	BUILDING N	1021	B	1696.00	1705.25
	1004	F	1696.00	1694.50		1022	A	1696.00	1705.00
	2003	G	1707.00	1694.50		2021	D	1707.00	1705.25
	2004	H	1707.00	---		2022	C	1707.00	1705.00
BUILDING C	1005	F	1698.00	1697.50	BUILDING O	1025	B	1695.00	1705.00
	1006	E	1698.00	1697.00		2029	D	1706.00	1705.50
	2006	H	1709.00	---		2026	C	1706.00	1705.50
	2006	G	1709.00	1697.00		1029	B	1695.00	1705.50
BUILDING D	1007	E	1697.00	1697.50	BUILDING P	1030	A	1695.00	1705.00
	1008	F	1697.00	1697.50		2029	D	1706.00	1705.50
	2007	G	1708.00	1697.50		2030	C	1706.00	1705.00
	2008	H	1708.00	---		1033	B	1696.00	1705.00
BUILDING E	1009	F	1695.00	1697.75	BUILDING Q	1034	A	1696.00	1705.50
	1010	E	1695.00	1697.50		2033	D	1707.00	1705.00
	2009	H	1708.00	---		2034	C	1707.00	1705.50
	2010	G	1706.00	1697.50		1037	B	1695.00	1705.50
BUILDING F	1011	E	1700.00	1699.00	BUILDING R	1038	A	1695.00	1705.50
	1012	F	1700.00	1699.00		2037	D	1706.00	1705.50
	2011	G	1711.00	1699.00		2038	C	1706.00	1705.50
	2012	H	1711.00	---		1039	E	1702.00	1702.75
BUILDING G	1013	E	1696.00	1699.00	BUILDING S	1040	F	1702.00	1703.50
	1014	F	1696.00	1696.50		2039	G	1713.00	1702.75
	2013	G	1707.00	1699.00		2040	H	1713.00	---
	2014	H	1707.00	---		2040	---	---	1701.50
BUILDING H	1015	F	1702.00	1703.50	BUILDING U	1041	F	1698.00	1699.00
	1016	E	1702.00	1701.75		1042	E	1698.00	1699.70
	2015	H	1713.00	---		2041	H	1709.00	---
	2016	G	1713.00	1701.75		2042	G	1709.00	1699.70
BUILDING I	1017	F	1696.00	1699.00	BUILDING V	1043	E	1695.00	1697.00
	1018	F	1696.00	1694.25		2041	---	---	1700.75
	2019	H	1707.00	---		1044	F	1695.00	1692.50
	2019	G	1707.00	1701.75		2043	G	1706.00	1697.00
BUILDING J	1019	F	1696.00	1699.00	BUILDING W	2044	H	1706.00	---
	1020	F	1696.00	1694.25		2044	---	---	1695.50
	2020	H	1707.00	---					
	2020	G	1707.00	1701.75					

- LEGEND**
- SET SURVEY MONUMENT IN PAVEMENT UPON COMPLETION OF CONSTRUCTION
 - INDICATES FOUND MONUMENT AS SHOWN
 - INDICATES FOUND BRASS CAP FLUSH
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 - - - SECTIONAL LINE
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 - - - EASEMENT (N.A.O.S.) LINE
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 - - - VEHICULAR NON-ACCESS EASEMENT
 - PLUE PUBLIC UTILITY EASEMENT
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 - (NR) NON-RADIAL
 - LCE LIMITED COMMON ELEMENT
 - 1030 UNIT NUMBER
 - (FLOOR NUMBER)
 - OPTIONAL BUILDING ADDITION
 - SVE SIGHT VISIBILITY EASEMENT



UNIT SCALE
 1"=10'
 REPRODUCED FROM ORIGINAL DRAWING

DATE BY: _____
 NO. DESCRIPTION REVISIONS

ENGINEERS
 SCIENTISTS
 SURVEYORS
 PLANNERS

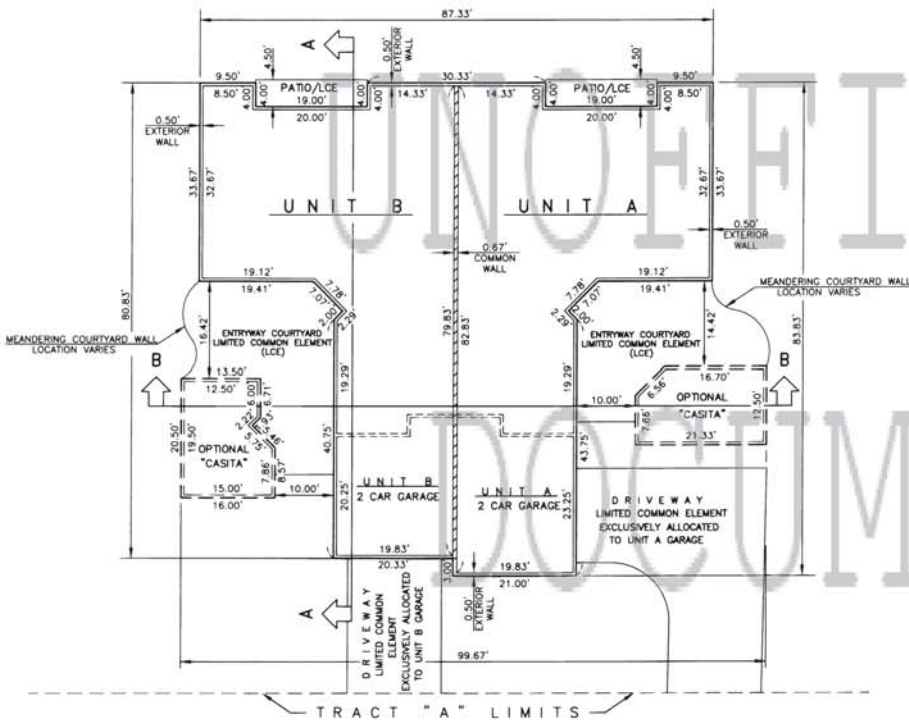
MORRISON MAERLE INC.
 AN AFFILIATE CORPORATION
 80 E. Rio Grande Parkway, Ste. 201
 Phoenix, AZ 85001
 Phone: (602) 511-3800
 Fax: (602) 511-3801

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A CONDOMINIUM PLAT
 TYPE 1 & 2 FOURPLEX DETAILS
 SCOTTSDALE
 MIRAGE MOUNTAIN
 PHASE II

PROJECT NO.
 829400501

SHEET NUMBER
 5
 OF 7

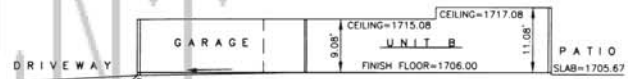


BUILDINGS J, L, N, P & R
 PLAN VIEW
 SCALE: 1" = 10'

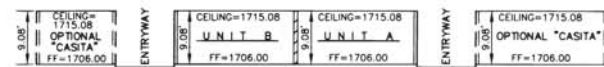
LEGEND

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- SVE SIGHT VISIBILITY EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- LCE LIMITED COMMON ELEMENT
- 1030 UNIT NUMBER
- () (FLOOR NUMBER)
- [] OPTIONAL BUILDING ADDITION

TABLE OF ELEVATIONS				
DUPLEX UNITS	UNIT NUMBER	UNIT TYPE	FIRST FLOOR	GARAGE FLOOR
BUILDING J	1019	B	1706.00	1705.50
	1020	A	1706.00	1705.50
BUILDING L	1023	B	1706.00	1705.50
	1024	A	1706.00	1705.50
BUILDING N	1027	B	1706.00	1705.75
	1028	A	1706.00	1705.75
BUILDING P	1031	B	1706.00	1705.50
	1032	A	1706.00	1705.50
BUILDING R	1035	B	1706.00	1705.75
	1036	A	1706.00	1705.75



SECTION A - A
 SCALE: 1" = 10'



SECTION B - B
 SCALE: 1" = 10'

BOOK 707 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELENA PURCELL
 2004-1128711
 09/21/05 34 29 PPM

707-02

SHEET SCALE: 1/4" = 1'-0" (AS SHOWN) REDUCED TO 1/4" = 1'-0" (AS SHOWN) ORIGINAL DRAWING: 1/4" = 1'-0" ACCORDANCE: 1/4" = 1'-0"

MORRISON MAIRLE, INC.
 ENGINEERS SURVEYORS PLANNERS
 100 E. Rio, Scottsdale Parkway, Ste. 201
 Tempe, AZ 85281
 Phone: (480) 511-5000
 Fax: (480) 511-5001
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A CONDOMINIUM PLAT
 DUPLEX DETAILS
 SCOTTSDALE
 MIRAGE MOUNTAIN
 PHASE II

PROJECT NO. 029400501
 SHEET NUMBER 6 OF 7

DRAWN BY: BSL
 CHECKED BY: JLD
 DATE: 09/20/04
 BY: G.A. REVIEW
 DATE:

NO. DESCRIPTION
 REVISIONS
 DATE BY

