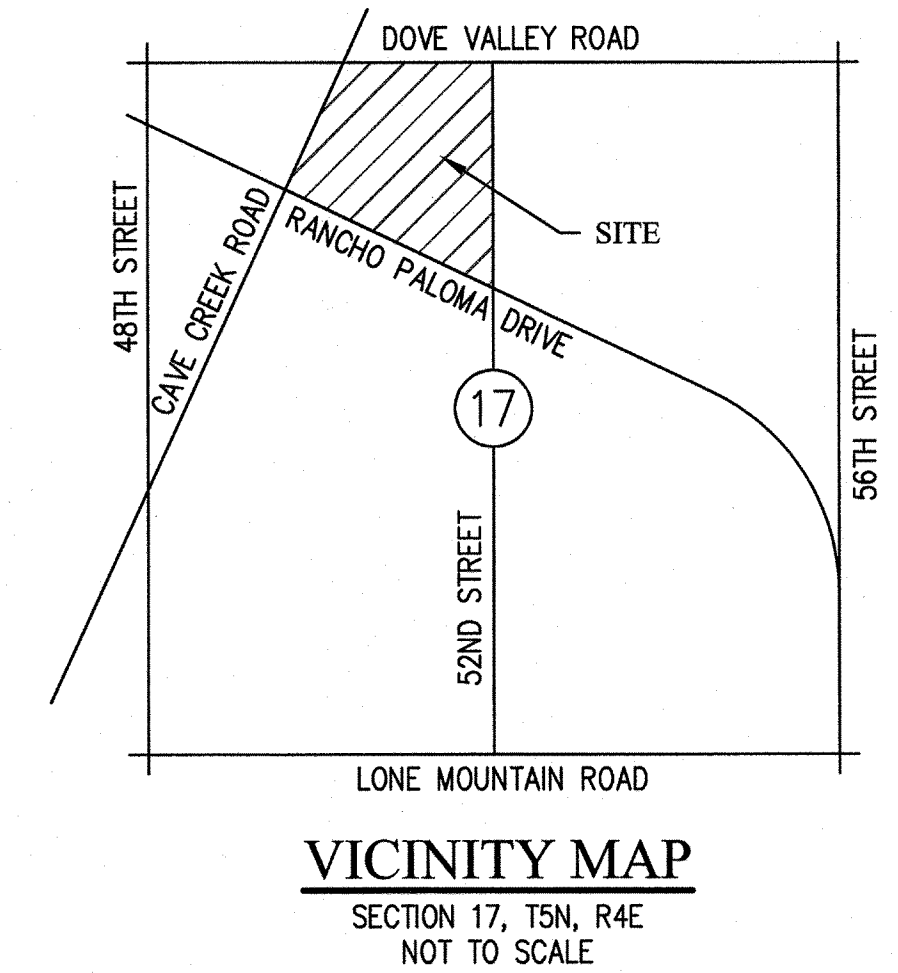


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CONDOMINIUM PLAT FOR RANCHO NORTH CONDOS

A CONDOMINIUM DEVELOPMENT LYING WITHIN LOTS 1 AND 2 OF THE RANCHO NORTH FINAL PLAT, RECORDED AS BOOK 1336, PAGE 14, MARICOPA COUNTY RECORDS (MCR), SITUATED IN SECTION 17, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS:

THAT HBT OF RANCHO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RANCHO NORTH CONDOS", A CONDOMINIUM DEVELOPMENT LYING WITHIN LOTS 1 AND 2 OF THE RANCHO NORTH FINAL PLAT, RECORDED AS BOOK 1336, PAGE 14, MARICOPA COUNTY RECORDS (MCR), SITUATED IN SECTION 17, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT:

SAID CONDOMINIUM PLAT SETS FORTH THE LOCATIONS AND GIVES DIMENSIONS OF THE UNITS AND LIMITED COMMON ELEMENTS CONSTITUTING SAME, AND THAT THE UNIT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY ON SAID CONDOMINIUM PLAT.

IN WITNESS WHEREOF:

HBT OF RANCHO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED MEMBER REPRESENTATIVE DULY AUTHORIZED THIS 2nd DAY OF October, 2017

BY: HBT OF RANCHO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Kevin Kiesel
 KEVIN KIESEL

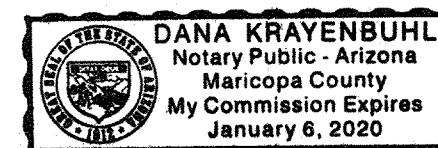
ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 2nd DAY OF October, 2017.

BY: Kevin Kiesel
 AUTHORIZED REPRESENTATIVE

Dana Krayenbuhl
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 01/06/2020

SHEET INDEX

SHEET 1	COVER AND NOTES
SHEET 2	PLAT MAP
SHEET 3-4	UNIT DETAILS FOR FIRST & SECOND FLOORS
SHEET 5	ELEVATION DETAILS

NOTES

- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT IS FORMED AND HAS RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS" INCLUDING PRIVATE STREETS, LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- NO STRUCTURES 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 LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENTS. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENTS "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.
- VERTICAL UNIT BOUNDARIES - ALL DIMENSIONS TO BUILDINGS, AS DEPICTED ON SHEET 3 ARE SHOWN TO THE OUTSIDE OF EXTERIOR WALLS AT GROUND LEVEL. THE VERTICAL BOUNDARIES OF THE UNITS ARE DEFINED IN THE INTERIOR UNFINISHED STUD SURFACES OF THE WALLS.
- HORIZONTAL UNIT BOUNDARIES - ARE DEFINED AS THE UNFINISHED STUD SURFACES OF THEIR RESPECTIVE FLOORS AND CEILINGS. CEILING ELEVATIONS WITHIN UNITS MAY VARY IN ACCORDANCE WITH THE ARCHITECTURAL PLANS. CEILING ELEVATIONS CRITERIA SET FORTH ON SHEET 5 MAY OVERLAP FROM VARIOUS LOCATIONS AND ROOMS.
- IN INTERPRETING ANY DEED, THE DECLARATION AND THIS PLAT, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT, OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLAN, SHALL BE CONCLUSIVELY PRESUMED TO THE ITS BOUNDARIES, RATHER THAN THE DESCRIPTION EXPRESSED IN THE DEED, DECLARATION, OR THE CONDOMINIUM PLAT, REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE THE CONDOMINIUM PLAT OR IN ANY DEED OR DECLARATION AND THOSE OF THE BUILDING, AND REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING.
- THE DEFINITIONS AND RIGHTS RELATING TO "UNITS", "COMMON ELEMENTS", "LIMITED COMMON ELEMENTS", "ASSOCIATION" AND "DECLARATION" ARE SET FORTH IN THE CONDOMINIUM DECLARATION FOR RANCHO NORTH CONDOS, A CONDOMINIUM.
- FOR SPECIFIC UNIT DIMENSIONS REFER TO THE ARCHITECTURAL PLANS FOR THESE BUILDINGS.

LEGEND

	BUILDINGS OR TRACTS
	BUILDING TIES
	CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	SECTION LINES
L#	LINE NUMBER
C#	CURVE NUMBER
	LCE LIMITED COMMON ELEMENT
BK	BOOK
PG	PAGE
MCR	MARICOPA COUNTY RECORDS
P	PATIO/BALCONY
G	GARAGE
E	ENTRY
S	STAIRWAY

OWNER/DEVELOPER

HBT OF RANCHO NORTH LLC
 706 E. BELL ROAD, SUITE 212
 PHOENIX, AZ 85022
 TEL: (602) 358-2193
 CONTACT: MIKE AIELLO

SURVEYOR

HOSKIN RYAN CONSULTANTS, INC.
 5050 N. 40TH STREET, SUITE 100
 PHOENIX, AZ 85018
 TEL: (602) 252-8384
 FAX: (602) 252-8385
 CONTACT: KEN CONVERSE, RLS

BASIS OF BEARING

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 4 EAST, HAVING A BEARING OF SOUTH 00°00'30" WEST.

SURVEYOR'S CERTIFICATION

I, KENNETH P. CONVERSE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF FIVE (5) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

Kenneth P. Converse
 KENNETH P. CONVERSE
 ARIZONA REGISTERED LAND SURVEYOR
 REGISTRATION 29259
 HOSKIN RYAN CONSULTANTS, INC.
 5050 N. 40TH STREET, SUITE 100
 PHOENIX, AZ 85018

10/2/2017
 DATE

Expires 06/30/2019



Kenneth P. Converse

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____

c:\Projects\13\13-060 Cave Creek & Rancho Paloma Condos\Survey\DWG's\13060S-FF01.dwg

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 ADRIAN FONTES
 20170742035 10/06/2017 11:19
 BOOK 1346 PAGE 28
 ELECTRONIC RECORDING

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TRACT "B"
 (NOT A PART)

PARCEL B
 EXCEPTION
 (NOT A PART)

LOT 2

LOT 1

TRACT "A"
 (NOT A PART)

TRACT "A"
 (NOT A PART)

TRACT "A"
 (NOT A PART)

LOT 2

TRACT "D"
 (NOT A PART)

TRACT "E"
 (NOT A PART)

FIRST FLOOR PLAN

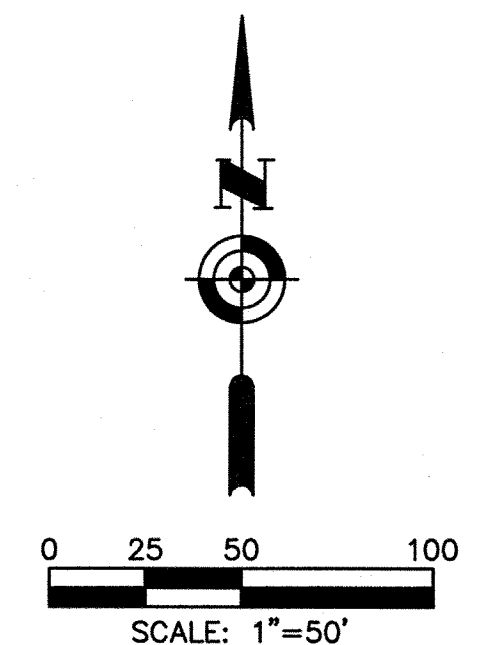
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	318.61	N67°03'59"W
L2	138.65	N57°04'37"E
L3	175.98	N39°29'55"E
L4	218.19	N90°00'00"E
L5	326.16	S0°00'00"E
L6	208.29	S68°40'35"W
L7	39.37	N22°56'01"E
L8	83.02	S22°56'01"W
L9	71.77	S22°56'01"W
L10	73.96	N22°56'01"E
L11	74.39	N22°56'01"E
L12	40.04	S22°56'01"W
L13	63.87	N59°03'11"E
L14	83.63	N74°02'35"E
L15	79.04	S60°48'01"E
L16	73.76	S50°14'48"E
L17	49.41	S32°55'23"E
L18	60.23	S32°55'23"E
L19	46.04	N32°55'23"W
L20	78.79	N50°30'05"W
L21	48.39	S50°30'05"E
L22	69.74	N50°30'05"W
L23	40.72	S50°30'05"E
L24	46.41	N50°30'05"W
L25	77.48	S50°30'05"E
L26	35.58	N50°30'05"W
L27	84.00	S50°30'05"E
L28	46.46	S28°26'57"E
L29	63.52	S24°37'30"E
L30	57.85	N7°30'17"W
L31	76.61	S0°00'00"E
L32	74.91	N0°00'00"E
L33	74.90	S0°00'00"E
L34	40.58	N0°00'00"E
L35	40.57	S0°00'00"E
L36	48.29	S0°00'00"E
L37	32.20	N0°00'00"E
L38	78.01	S17°56'49"W
L39	90.09	S26°06'17"W
L40	124.87	S64°29'00"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L41	78.35	S75°00'20"W
L42	39.64	N90°00'00"W
L43	38.48	N90°00'00"E
L44	39.75	N90°00'00"W
L45	43.98	N90°00'00"E
L46	74.07	N90°00'00"W
L47	83.66	N90°00'00"E
L48	74.11	N90°00'00"W
L49	71.42	N90°00'00"E
L50	39.76	N90°00'00"W
L51	39.47	N73°20'58"W
L52	48.13	S71°42'52"E
L53	61.22	N45°45'53"W
L54	55.29	N40°08'12"W
L55	46.02	S21°19'25"E
L56	82.76	N21°19'25"W
L57	74.73	N21°19'25"W
L58	75.87	S21°19'25"E
L59	80.61	S21°19'25"E
L60	40.40	N21°19'25"W
L61	59.81	N21°19'25"W
L62	79.09	N4°02'18"E
L63	76.99	N9°10'26"E
L64	37.69	S9°29'47"W
L65	40.80	N22°56'01"E
L66	48.47	S22°56'01"W

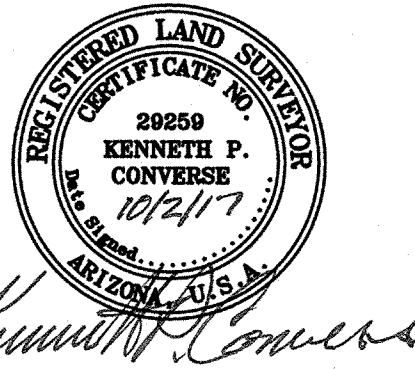
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	16°44'31"	5.84'	5.82	N21°31'30"E
C2	100.00'	13°45'46"	24.02'	23.96	S20°02'08"W
C3	20.00'	93°59'01"	32.81'	29.25	N20°04'29"W
C4	74.58'	124°08'36"	161.59'	131.79	S4°59'41"E
C5	185.42'	17°34'42"	56.89'	56.66	N48°17'16"E
C6	184.58'	50°30'05"	162.69'	157.48	S64°44'58"W
C7	64.58'	90°00'00"	101.44'	91.33	N45°00'00"W
C8	114.58'	68°40'35"	137.34'	129.26	N34°20'18"E
C9	164.58'	44°15'25"	127.13'	123.99	S89°11'42"E
C10	20.00'	94°57'03"	33.14'	29.48	S65°27'29"W
C11	100.00'	13°49'53"	24.14'	24.08	N24°53'54"E
C12	20.00'	16°44'31"	5.84'	5.82	S23°26'36"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C13	45.42'	124°08'36"	98.41'	80.26	S4°59'41"E
C14	214.58'	17°34'42"	65.83'	65.57	N48°17'16"E
C15	155.42'	50°30'05"	136.99'	132.60	S64°44'58"W
C16	35.42'	90°00'00"	55.64'	50.09	N45°00'00"W
C17	85.42'	68°40'35"	102.39'	96.37	N34°20'18"E
C18	135.42'	44°15'25"	104.60'	102.02	S89°11'42"E
C19	60.00'	124°08'36"	130.00'	106.02	S4°59'41"E
C20	200.00'	17°34'42"	61.36'	61.12	N48°17'16"E
C21	170.00'	50°30'05"	149.84'	145.04	S64°44'58"W
C22	50.00'	90°00'00"	78.54'	70.71	N45°00'00"W
C23	100.00'	68°40'35"	119.86'	112.82	N34°20'18"E
C24	150.00'	44°15'25"	115.86'	113.01	S89°11'42"E

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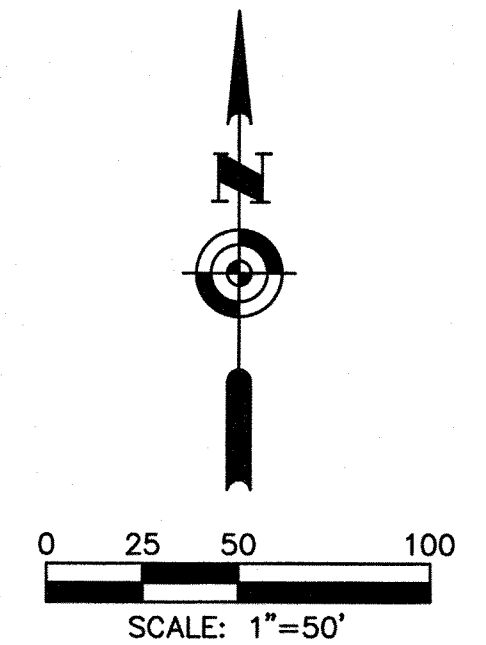
Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

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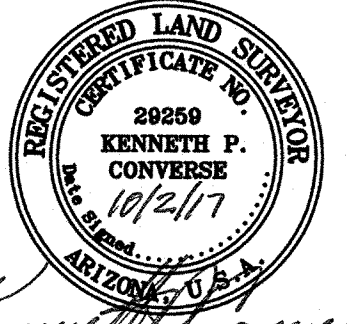


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SECOND FLOOR PLAN
 SEE SHEET 2 FOR BOUNDARY INFORMATION



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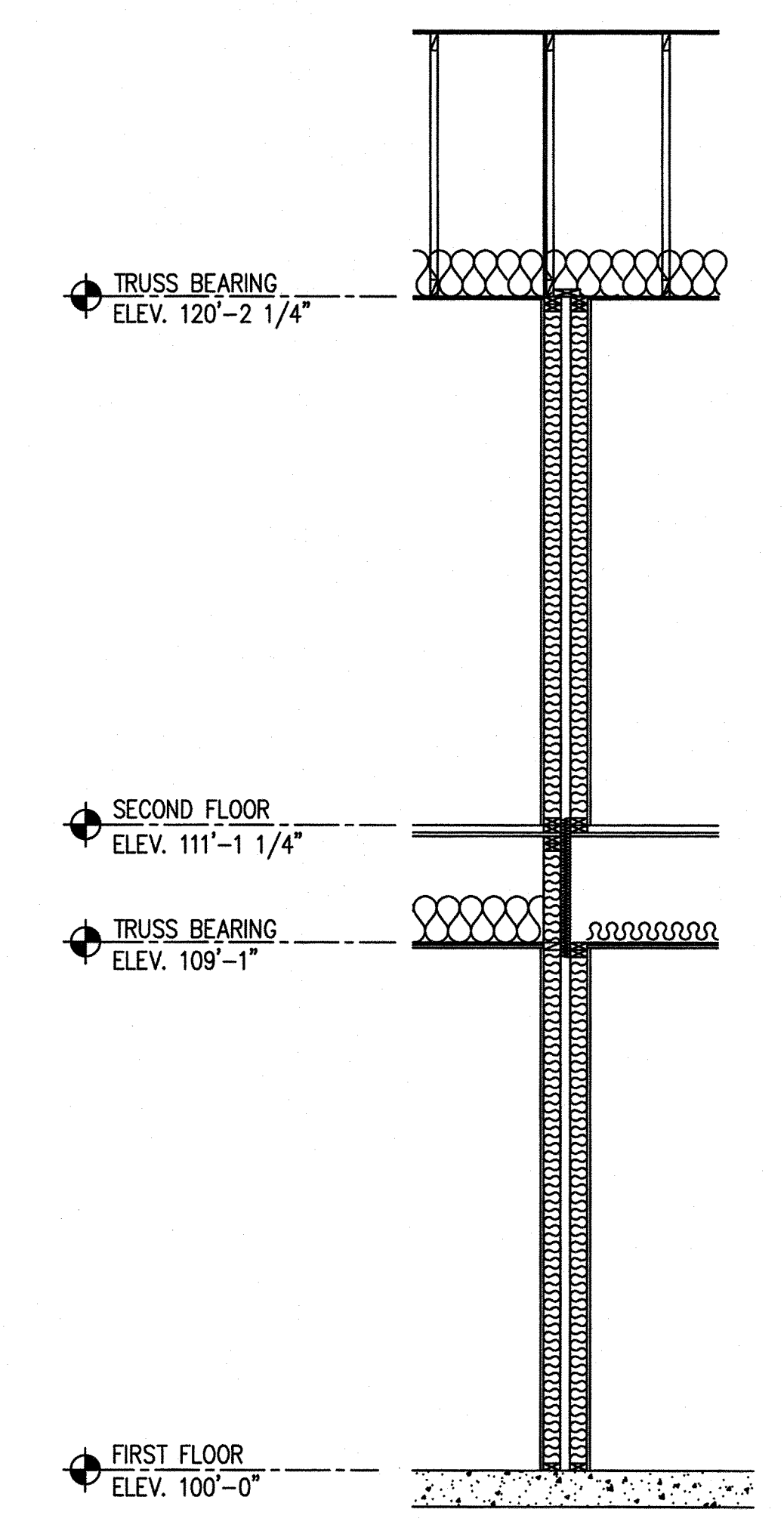
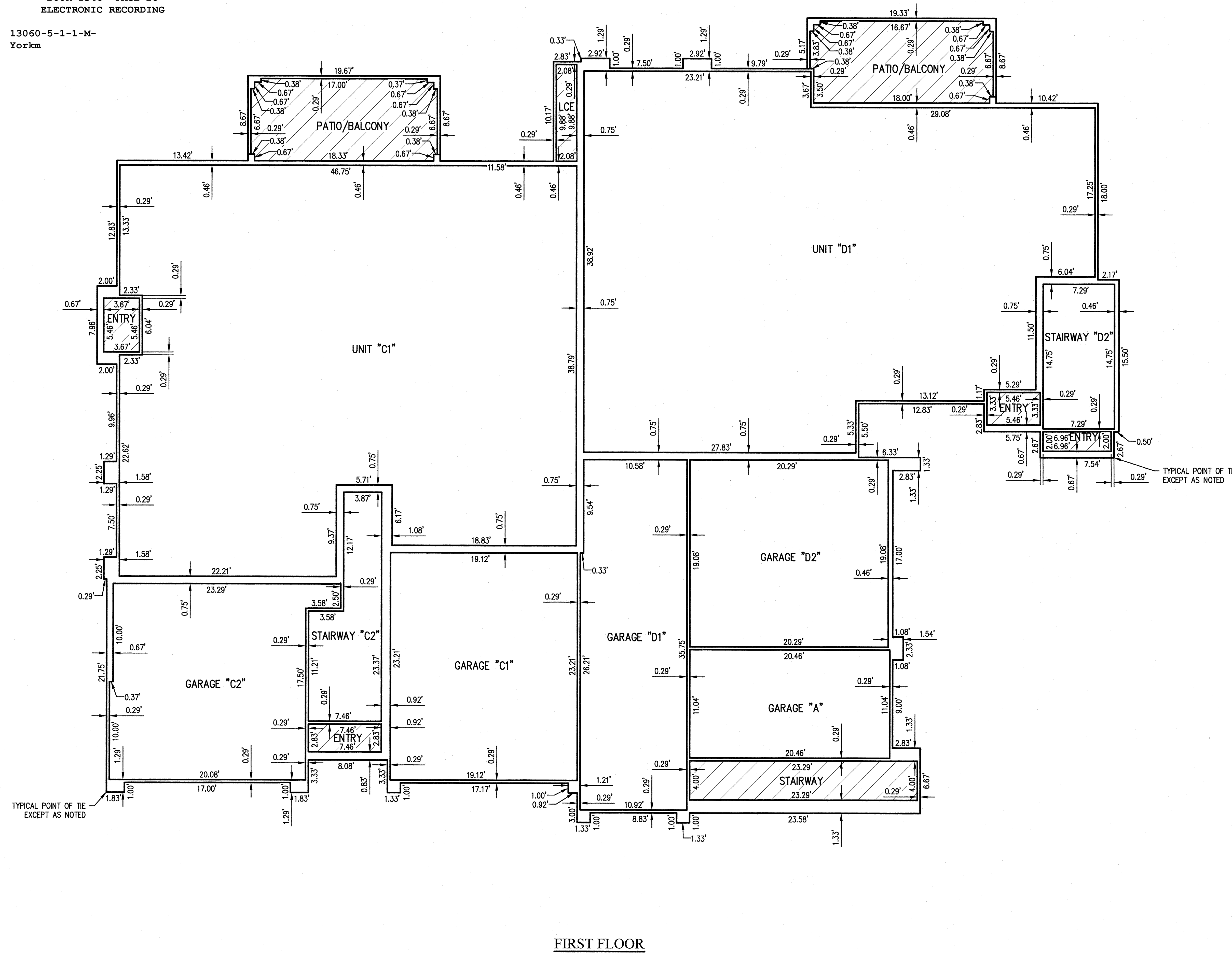
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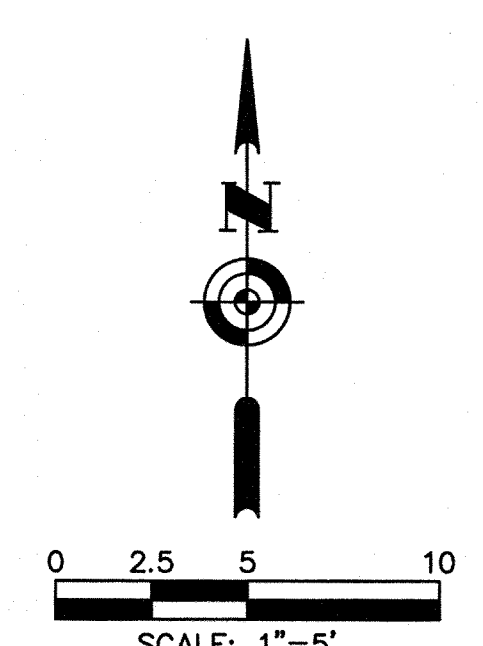
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BUILDING DIMENSION NOTES

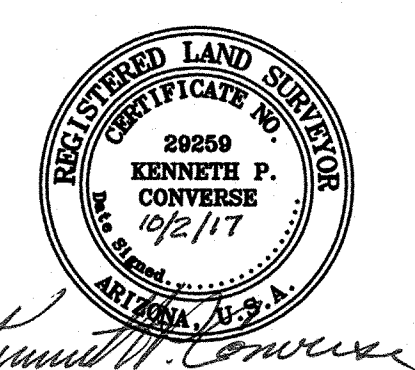
1. ALL DIMENSIONS SHOWN ARE BASED UPON ARCHITECTURAL DRAWINGS PROVIDED BY THE CLIENT.
2. FINAL UNIT DIMENSIONS WILL BE DEPENDENT ON "AS-BUILT" DIMENSIONS OF EACH UNIT.



TYPICAL BUILDING ELEVATIONS



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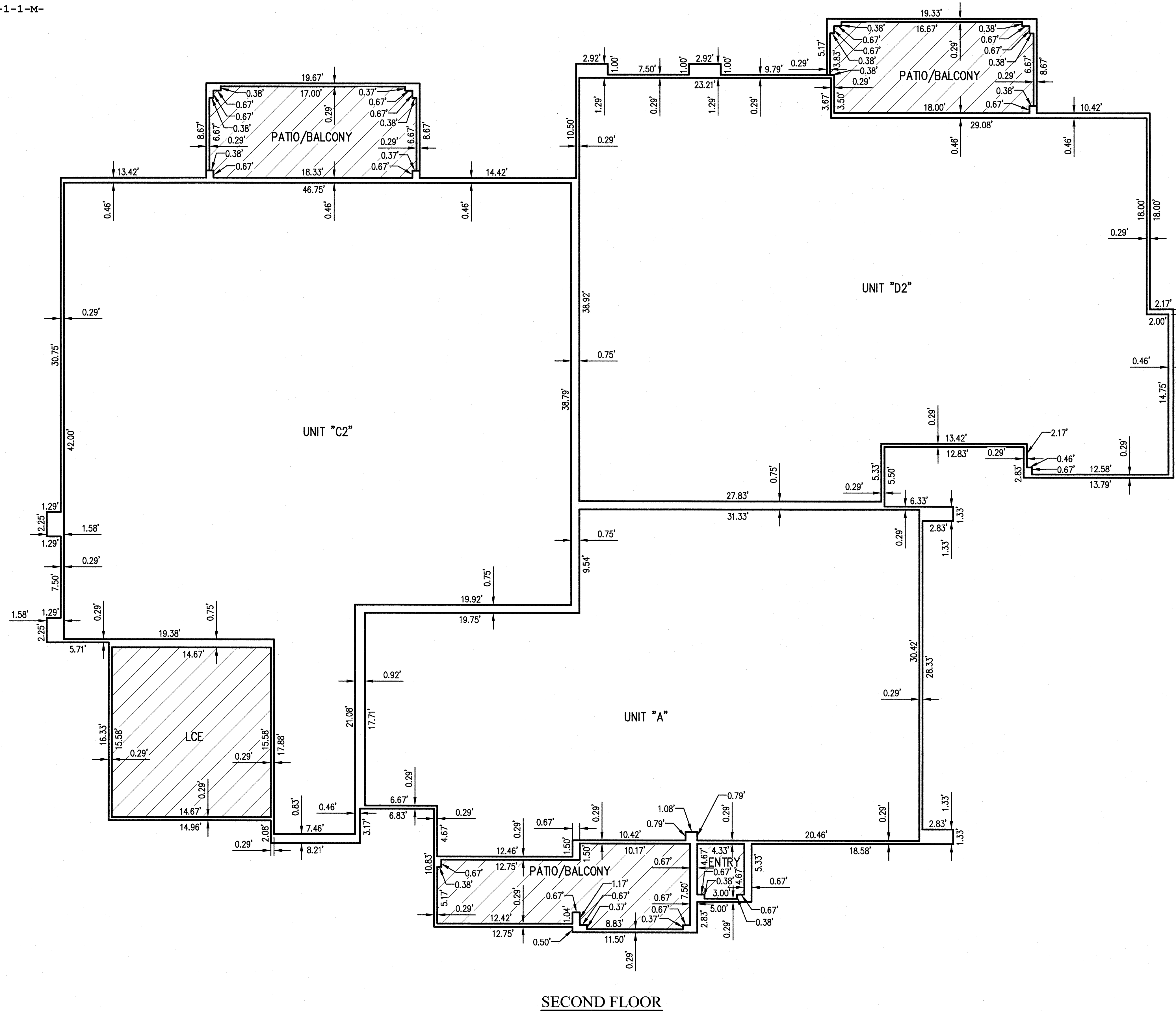
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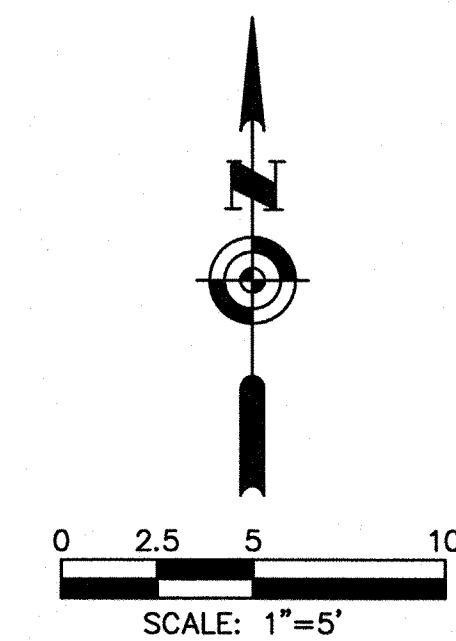
BUILDING DIMENSION NOTES

1. ALL DIMENSIONS SHOWN ARE BASED UPON ARCHITECTURAL DRAWINGS PROVIDED BY THE CLIENT.
2. FINAL UNIT DIMENSIONS WILL BE DEPENDENT ON "AS-BUILT" DIMENSIONS OF EACH UNIT.



SECOND FLOOR

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Job No: 13-060-07	Date: 10/2/2017	Land Planning • Hydrology • Land Development • Civil Engineering • Surveying
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SHEET 5 OF 5

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