

FINAL PLAT FOR RANCHO ANTIGUA CONDOMINIUMS

A CONDOMINIUM DEVELOPMENT OF PART OF THE EAST HALF OF SECTION 25, T. 3 N.,
R 4 E. AND A PART OF THE WEST HALF OF SECTION 30, T. 3 N., R. 5 E. OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

* ONE MAIN ADDRESS: 9787 E. MOUNTAIN VIEW RD WITH INDIVIDUAL UNIT #'S *

DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 4 EAST AND SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE NORTH 00°14'58", ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, A DISTANCE OF 131.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2000.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'06", A DISTANCE OF 799.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 23°09'04" EAST, A DISTANCE OF 928.03 FEET;

THENCE NORTH 66°50'56" WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 23°09'04", A DISTANCE OF 130.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2100.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 12°04'01" EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'39", A DISTANCE OF 306.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1100.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 81°33'59" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°25'17", A DISTANCE OF 776.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1584.25 FEET, A RADIAL LINE FROM SAID POINT BEARS 48°51'18" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°02'31", A DISTANCE OF 996.58 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°52'25", A DISTANCE OF 7.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1890.00 FEET, A RADIAL FROM SAID POINT BEARS 83°17'22" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°51'42", A DISTANCE OF 985.04 FEET TO THE POINT OF BEGINNING;

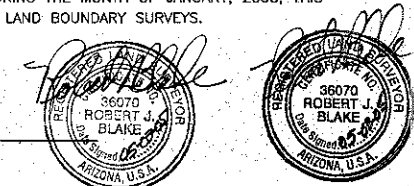
EXCEPT FROM SAID SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST, ALL MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

NOTES

1. THE PHYSICAL BOUNDARIES OF, AND THE ITEMS COMPRISING THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANCHO ANTIGUA CONDOMINIUMS
2. IN INTERPRETING THIS PLAT, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS ACTUAL BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE PLAT, REGARDLESS OF SETTLING, SHIFTING, LATER OR OTHER MOVEMENTS OF ANY OF THE BUILDINGS AND REGARDLESS OF MINOR VARIANCES BETWEEN THE BOUNDARIES AS SHOWN ON THE PLAT AND THOSE OF THE UNIT.
3. THE BUILDING TIES ARE PERPENDICULAR TO THE ADJOINING PROPERTY LINES.
4. UNLESS OTHERWISE SHOWN ON THIS PLAT, EACH PATIO IS DEEMED TO HAVE THE SAME HORIZONTAL BOUNDARIES AS THE IMMEDIATELY ADJACENT CEILING AND FLOOR OF THE UNIT OF WHICH IT IS A PART AND ARE LIMITED COMMON ELEMENTS.
5. WALLS, FENCES AND RAILINGS ENCLOSING PATIO AREAS ARE PART OF THE LIMITED COMMON ELEMENTS.
6. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. NORMALLY, AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC IN ORDER TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES.
7. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND CONDOMINIUM PLAT OF THE PREMISES DESCRIBED HEREON, WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2005, THIS MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.



REGISTERED LAND SURVEYOR NO. 36070

APPROVAL # 72-SA-2005
PLAN CHECK # 1463-05

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS:

THAT RANCHO ANTIGUA CONDOMINIUMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CREATED UNDER THE NAME OF RANCHO ANTIGUA CONDOMINIUMS, SITUATED IN A PORTION OF THE EAST HALF OF SECTION 25, T3N, R4E AND A PORTION OF THE WEST HALF OF SECTION 30, T3N, R5E OF THE G&SR&M, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF RANCHO ANTIGUA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE UNITS, COMMON ELEMENTS/TRACTS, AND LIMITED COMMON ELEMENTS CONSTITUTING SAME AND THAT EACH UNIT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES THE PRIVATE DRIVE (TRACT "A") IS A COMMON ELEMENT/TRACT, OVER WHICH AN EASEMENT FOR PRIVATE INGRESS/EGRESS, PUBLIC UTILITIES, REFUSE & EMERGENCY VEHICLES IS HEREBY DEDICATED TO THE CITY OF SCOTTSDALE AS SHOWN ON SAID PLAT. TRACTS "B" THRU "E" AND OTHER COMMON ELEMENTS ARE TO BE OWNED AND MAINTAINED BY THE RANCHO ANTIGUA CONDOMINIUMS ASSOCIATION.

OWNERS WARRANT AND REPRESENT TO THE CITY OF SCOTTSDALE TO BE THE SOLE OWNERS OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS 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: RANCHO ANTIGUA CONDOMINIUMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS MANAGING MEMBER, THEREUNTO DULY AUTHORIZED.

RANCHO ANTIGUA CONDOMINIUMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY: MANAGING MEMBER

ACKNOWLEDGEMENT

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

ON THIS, THE 23 DAY OF May, 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, John Hupacine, WHO ACKNOWLEDGED HIMSELF TO BE MANAGING MEMBER OF RANCHO ANTIGUA CONDOMINIUMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: MY COMMISSION EXPIRES: Jan. 11, 2009

RATIFICATION

CORUS BANK, N.A., AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FUTURE FILING, DATED AS OF FEBRUARY 22, 2005, AND RECORDED FEBRUARY 23, 2005, AT INSTRUMENT NO. 2005-0214809, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND ACTING PURSUANT TO THE TERMS THEREOF AND THE AUTHORITY THEREIN GRANTED, HEREBY RATIFIES, APPROVES, AND ACQUIRES IN THE DEDICATION AS STATED IN THIS PLAT.

CORUS BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY:
NAME: Chris Barkidija
TITLE: Vice President

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF May, 2005, BY Chris Barkidija, THE Vice President OF CORUS BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF CORUS BANK, N.A.

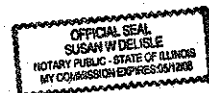
NOTARY PUBLIC

APPROVALS

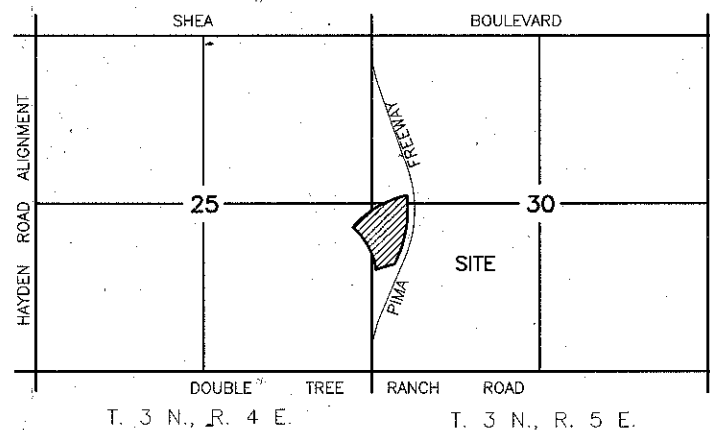
I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH

BY: DATE: 6-2-05

BY: DATE: 5-31-05
PROJECT COORDINATOR



FINAL PLAT FOR



VICINITY MAP

N.T.S.

BLDG NO.	UNIT TYPE	FIRST FLOOR		SECOND FLOOR	
		FINISHED FLOOR ELEVATION	FINISHED CEILING ELEVATION	UNIT TYPE	FINISHED FLOOR ELEVATION
21	B, C, E	1351.00	1359.15	B, C	1360.08
20	A, B, C, D, E	1351.50	1359.65	A, B, C, D	1360.58
19	A, B, C, D, E	1351.50	1359.65	A, B, C, D	1360.58
18	B, C, D, E	1350.50	1359.65	B, C, D	1359.58
17	A, B, C, D, E	1349.50	1357.65	A, B, C, D	1358.58
16	B, C, D, E	1349.50	1357.65	B, C, D	1358.58
15	B, C, D, E	1349.00	1357.15	B, C, D	1358.08
14	A, B, C, D, E	1348.50	1356.65	A, B, C, D	1357.58
13	A, B, C, D, E	1348.00	1356.15	A, B, C, D	1357.08
12	A, B, C, D, E	1347.50	1355.65	A, B, C, D	1356.58
11	A, B, C, D, E	1347.00	1355.15	A, B, C, D	1356.08
10	A, B, C, D, E	1346.50	1354.65	A, B, C, D	1355.58
9	A, B, C, D, E	1347.00	1355.15	A, B, C, D	1356.08
8	B, C, D	1347.50	1355.65	B, C, D	1356.58
7	A, B, C, D, E	1347.50	1355.65	A, B, C, D	1356.58
6	A, B, C, D, E	1348.00	1356.15	A, B, C, D	1357.08
5	A, B, C, D, E	1348.00	1356.15	A, B, C, D	1357.08
4	A, B, C, D, E	1348.50	1356.65	A, B, C, D	1357.58
3	B, C, D	1349.00	1357.15	B, C, D	1358.08
2	A, B, C, D, E	1349.50	1357.65	A, B, C, D	1358.58
1	A, B, C, D, E	1350.00	1358.15	A, B, C, D	1359.08

BOOK 753 PAGE 6

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0760939

06/07/2005 01:06 PM

BENCHMARK
CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT
INTERSECTION OF 86TH STREET AND MOUNTAIN VIEW
ROAD. ELEVATION: 1360.771 (C.O.S. DATUM, NAD 88)

BASIS OF BEARING

THE BASIS OF BEARING IS THE SECTION LINE BETWEEN SECTION 25, T3N, R4E AND SECTION 30, T3N, R5E, USING A BEARING OF NORTH 00 DEGREES 14 MINUTES 58 SECONDS EAST PER THE PLAT OF PARADISE PARK MANOR II, RECORDED IN BOOK 209 OF MAPS, PAGE 11, M.C.R.

RANCHO ANTIGUA CONDOMINIUMS MARCH 07, 2005
REY APRIL 11, 2005



Clouse Engineering, Inc.
ENGINEERS - SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

SH. 1
OF 3

1749 RANCHO ANTIGUA, CONDO P6 2003

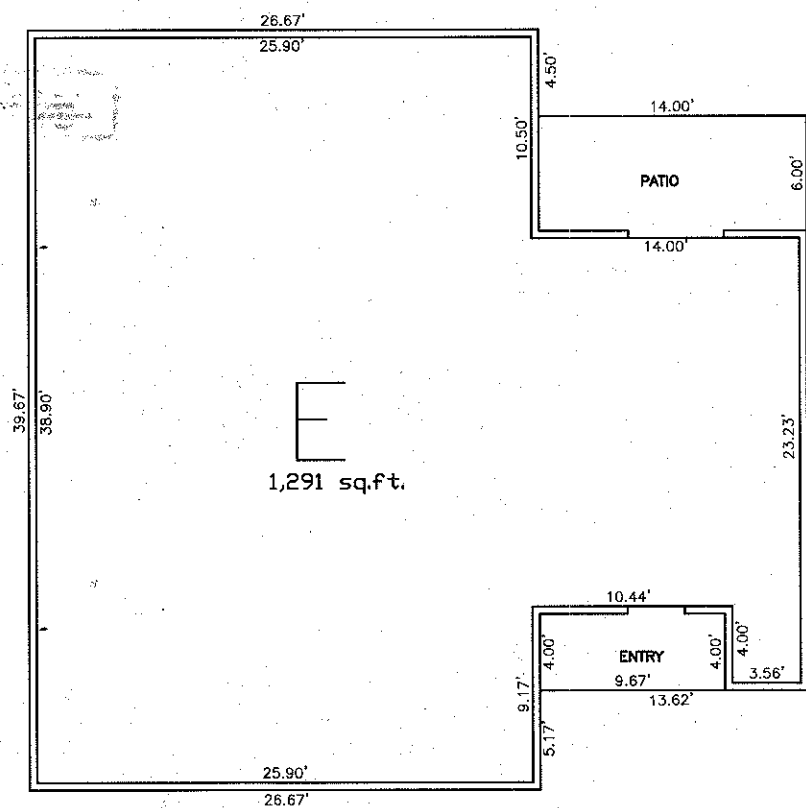
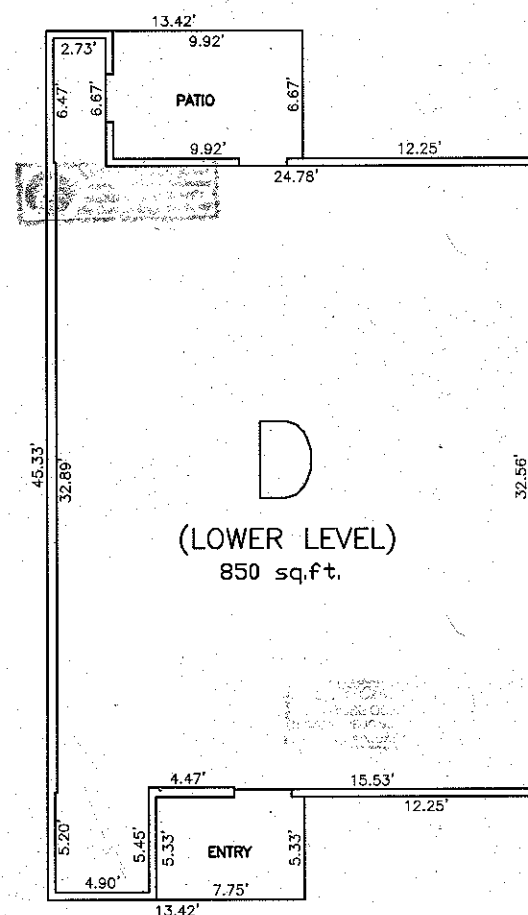
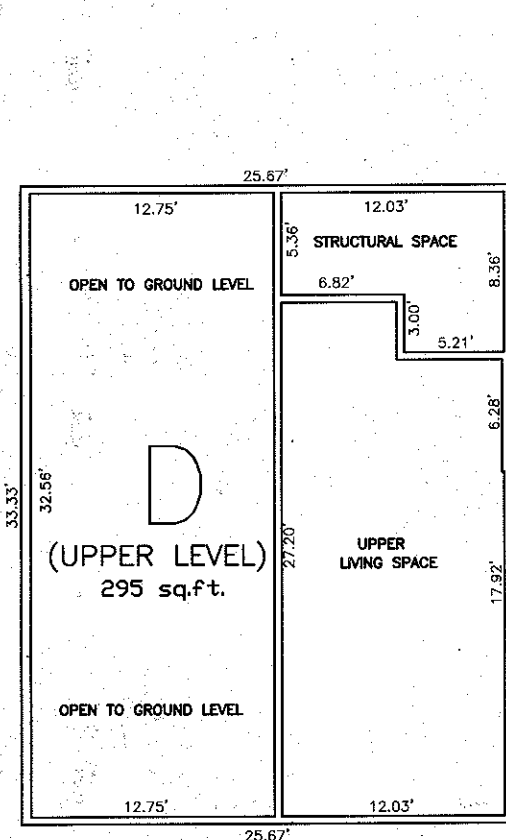
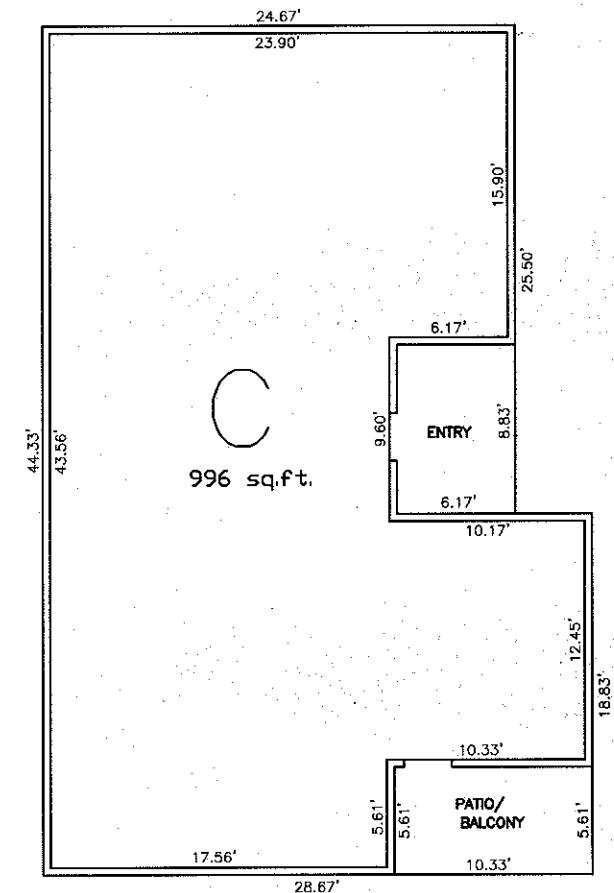
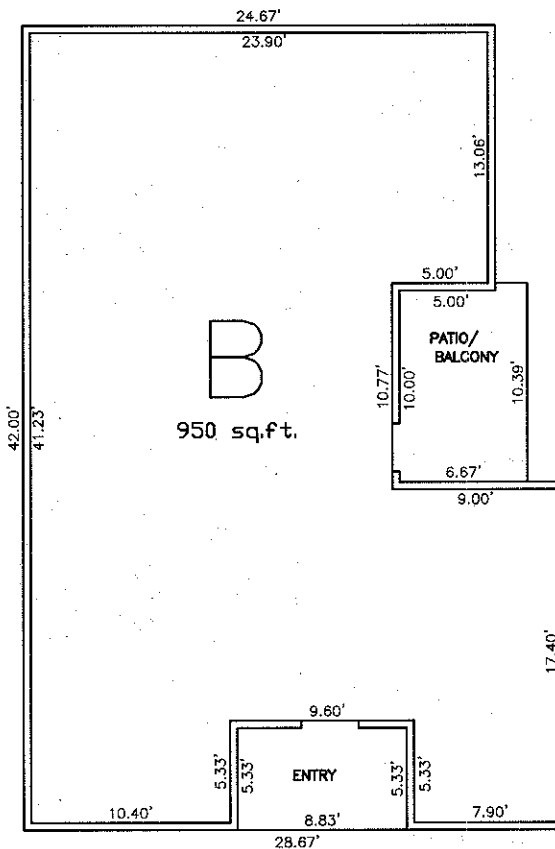
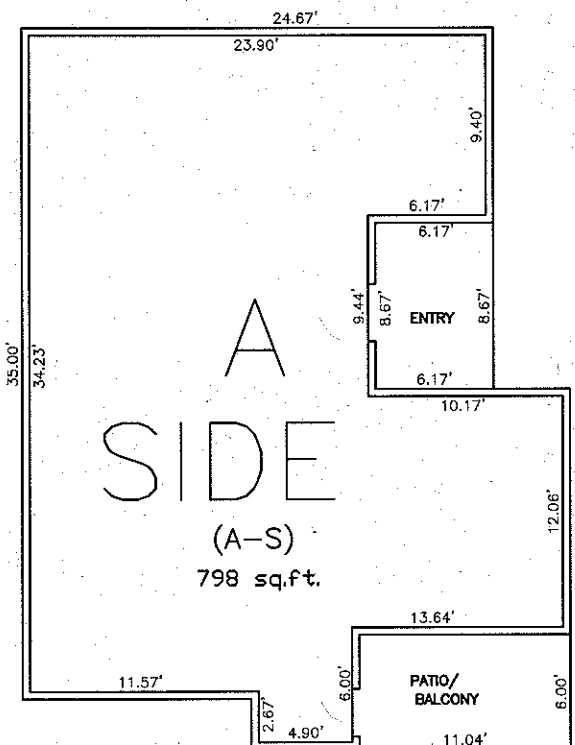
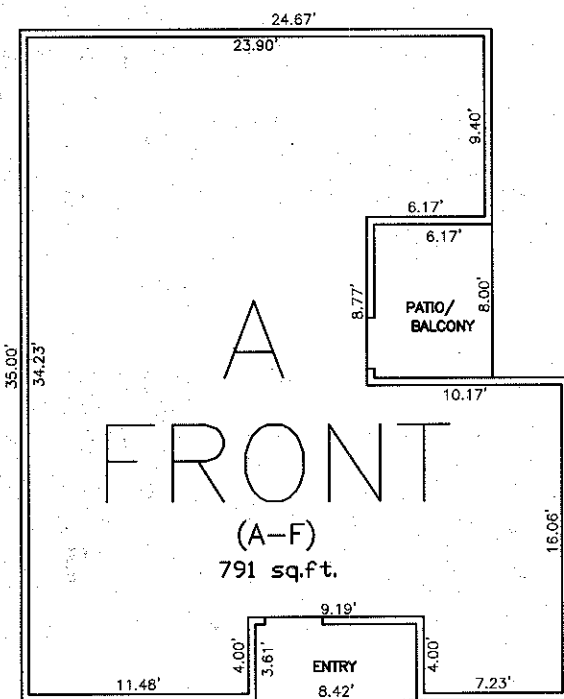
FINAL PLAT FOR RANCHO ANTIGUA CONDOMINIUMS

BOOK 753 PAGE 6
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0760939
06/07/2005 01:05 PM KELLEY

UNIT NO.	FLOOR PLAN	UNIT NO.	FLOOR PLAN	UNIT NO.	FLOOR PLAN
1001	F	1075	B	2027	C
1002	A-S	1076	A-F	2028	A-S
1003	B	1077	C	2029	B
1004	A-F	1078	D	2030	A-S
1005	C	1079	D	2031	A-S
1006	D	1080	A-F	2032	C
1007	D	1081	C	2033	A-F
1008	A-F	1082	A-S	2034	C
1009	A-S	1083	B	2035	A-F
1010	A-S	1084	E	2036	A-S
1011	B	1085	E	2037	B
1012	F	1086	B	2038	C
1013	C	1087	A-S	2039	C
1014	B	1088	C	2040	A-S
1015	A-S	1089	A-F	2041	B
1016	C	1090	D	2042	C
1017	A-F	1091	E	2043	C
1018	D	1092	E	2044	C
1019	E	1093	B	2045	B
1020	A-S	1094	B	2046	B
1021	B	1095	C	2047	A-F
1022	A-S	1096	D	2048	B
1023	C	1097	D	2049	C
1024	D	1098	B	2050	A-F
1025	D	1099	C	2051	A-S
1026	A-F	1100	C	2052	A-S
1027	C	1101	B	2053	B
1028	B	1102	E	2054	B
1029	A-S	1103	E	2055	A-S
1030	F	1104	F	2056	A-F
1031	F	1105	B-C	2057	C
1032	B	1106	C	2058	A-F
1033	A-S	1107	B	2059	A-F
1034	C	1108	D	2060	A-S
1035	A-F	1109	E	2061	A-S
1036	D	1110	A-S	2062	A-S
1037	D	1111	A-S	2063	C
1038	A-F	1112	A-F	2064	A-S
1039	C	1113	C	2065	A-F
1040	A-S	1114	D	2066	B
1041	B	1115	D	2067	A-S
1042	F	1116	A-F	2068	A-F
1043	C	1117	C	2069	C
1044	C	1118	A-S	2070	A-S
1045	B	1119	B	2071	B
1046	B	1120	C	2072	A-S
1047	C	1121	E	2073	B
1048	D	1122	B	2074	A-S
1049	D	1123	C	2075	B
1050	A-F	1124	C	2076	A-F
1051	A-S	1125	C	2077	C
1052	A-S	1126	B	2078	C
1053	B	1127	C	2079	C
1054	F	1128	C	2080	A-S
1055	F	1129	F	2081	A-S
1056	F	1130	F	2082	A-S
1057	A-S	2002	A-S	2083	B
1058	C	2003	C	2084	B
1059	A-F	2004	A-F	2085	B
1060	D	2005	C	2086	B
1061	D	2006	A-F	2087	A-S
1062	A-F	2007	A-S	2088	A-S
1063	C	2008	A-S	2089	A-S
1064	A-S	2009	A-S	2090	A-S
1065	B	2010	B	2091	A-S
1066	F	2011	C	2092	C
1067	D	2012	B	2093	B
1068	A-F	2013	B	2094	B
1069	C	2014	B	2095	C
1070	A-S	2015	A-S	2096	B
1071	B	2016	C	2097	C
1072	E	2017	A-F	2098	C
1073	E	2018	A-S	2099	C
1074	A-S	2019	C	2100	C
		2020	B	2101	B
		2021	B	2102	B
		2022	A-S	2103	B
		2023	C	2104	B
		2024	C	2105	C
		2025	C	2106	C
		2026	A-F	2107	A-S
				2108	A-S
				2109	A-S
				2110	A-S
				2111	B
				2112	B
				2113	C
				2114	A-F
				2115	A-S
				2116	A-S
				2117	B
				2118	B
				2119	B
				2120	C
				2121	C
				2122	C
				2123	C
				2124	C
				2125	C
				2126	C
				2127	C
				2128	C
				2129	C
				2130	C
				2131	C
				2132	C
				2133	C
				2134	C
				2135	C
				2136	C
				2137	C
				2138	C
				2139	C
				2140	C
				2141	C
				2142	C
				2143	C
				2144	C
				2145	C
				2146	C
				2147	C
				2148	C
				2149	C
				2150	C
				2151	C
				2152	C
				2153	C
				2154	C
				2155	C
				2156	C
				2157	C
				2158	C
				2159	C
				2160	C
				2161	C
				2162	C
				2163	C
				2164	C
				2165	C
				2166	C
				2167	C
				2168	C
				2169	C
				2170	C
				2171	C
				2172	C
				2173	C
				2174	C
				2175	C
				2176	C
				2177	C
				2178	C
				2179	C
				2180	C
				2181	C
				2182	C
				2183	C
				2184	C
				2185	C
				2186	C
				2187	C
				2188	C
				2189	C
				2190	C
				2191	C
				2192	C
				2193	C
				2194	C
				2195	C
				2196	C
				2197	C
				2198	C
				2199	C
				2200	C
				2201	C
				2202	C
				2203	C
				2204	C
				2205	C
				2206	C
				2207	C
				2208	C
				2209	C
				2210	C
				2211	C
				2212	C
				2213	C
				2214	C
				2215	C
				2216	C
				2217	C
				2218	C
				2219	C
				2220	C
				2221	C
				2222	C
				2223	C
				2224	C
				2225	C
				2226	C
				2227	C
				2228	C
				2229	C
				2230	C
				2231	C
				2232	C
				2233	C
				2234	C
				2235	C
				2236	C
				2237	C
				2238	C
				2239	C
				2240	C
				2241	C
				2242	C
				2243	C
				2244	C
				2245	C
				2246	C
				2247	C
				2248	C
				2249	C
				2250	C
				2251	C
				2252	C
				2253	C
				2254	C
				2255	C
				2256	C
				2257	C
				2258	C
				2259	C
				2260	C
				2261	C
				2262	C
				2263	C
				2264	C
				2265	C
				2266	C
				2267	C
				2268	C
				2269	C
				2270	C
				2271	C
				2272	C
				2273	C
				2274	C
				2275	C
				2276	C
				2277	C
				2278	C
				2279	C
				2280	C
				2281	C
				2282	C
				2283	C
				2284	C
				2285	C
				2286	C
				2287	C
				2288	C
				2289	C
				2290	C
				2291	C
				2292	C
				2293	C
				2294	C
				2295	C
				2296	C
				2297	C
				2298	C
				2299	C
				2300	C
				2301	C
				2302	C
				2303	C
				2304	C
				2305	C
				2306	C
				2307	C
				2308	C
				2309	C
				2310	C
				2311	C
				2312	C
				2313	C
				2314	C
				2315	C
				2316	C
				2317	C
				2318	C
				2319	C
				2320	C
				2321	C
				2322	C
				2323	C
				2324	C
				2325	C
				2326	C
				2327	C
				2328	C
				2329	C
				2330	C
				2331	C
				2332	C
				2333	C
				2334	C
				2335	C
				2336	C
				2337	C
				2338	C
				2339	C
				2340	C
				2341	C
				2342	C
				2343	C
				2344	C
				2345	C
				2346	C
				2347	C
				2348	C
				2349	C
				2350	C
				2351	C
				2352	C

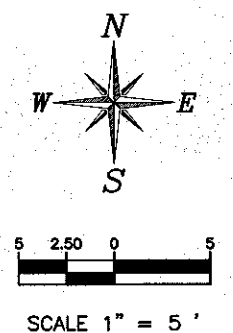
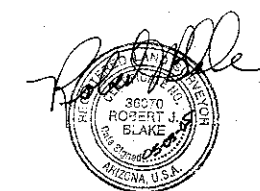
17.49 RANCHO ANTIGUA, CONDO PB 3003

CONDOMINIUM PLAT FOR RANCHO ANTIGUA



BOOK 753 PAGE 6
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0760939
08/07/2005 01:06 PM
HLL/PC

NOTE:
ENTRY, PATIO AND BALCONY
ARE LIMITED COMMON
ELEMENTS



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1842 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-385-9300 Fax 602-385-9310

Job No.
050102
SH. 3
OF 3
BORDER.DWG